



## **AGENDA**

### **Board of Appeals**

**300 Wall Street, Fountain Inn, SC 29644**

**Monday, June 30, 2025 - 6:00 PM**

1. Call to Order
2. Approval of Minutes
  - a. Board of Zoning Appeals Minutes from May 12, 2025
3. Public Hearing(s)
  - a. SE-2025-01  
REQUEST: Special Exception  
TAX MAP #'s: 0344000200803 & 0344000200800  
LOCATION: 403 N Main Street
4. Adjourn

*BZA may enter executive session to discuss any item on the agenda as permitted by S.C. Code Ann. § 30-4-70.*

**FOIA Compliance** – Public notification of this meeting has been published, posted, and distributed in compliance with the Freedom of Information Act and the City of Fountain Inn's requirements.

MINUTES  
300 Wall Street Fountain Inn, SC 29644  
Board of Zoning Appeals  
Monday, May 12, 2024 – 6:00 PM

1. Call to Order

Chairperson AJ Dearybury calls the meeting to order at 6:00PM. Board Member Robinson, Board Member Eberhart, Board Member Morgan, and Chairperson Dearybury were all in attendance.

Pledge of Allegiance was recited.

2. Adoption of 2025 Rules of Procedure

Board Member Morgan made a motion to approve the Adoption of 2025 Rules of Procedures. Board Member Robinson seconded the motion. The motion carried 4-0.

3. Election of Officers

Board Member Eberhart nominated Chairperson Dearybury as Chairperson. Board Member Morgan seconded the motion. The motion carried 4-0. Board Member Eberhart nominated Board Member Morgan as Vice Chairperson. Chairperson Dearybury seconded the motion. The motion carried 4-0.

4. Adoption of the 2025 Meeting Calendar

All Board Members were in favor of the Adoption of the 2025 Meeting Calendar.

5. Approval of Minutes

All members were in favor of approving the minutes for the October 21, 2024, meeting.

6. Public Hearing

a. VAR-2025-01

REQUEST: Variance

TAX MAP NUMBER #: 0350000100408

LOCATION – 303 McCarter Road

Staff presented the case. Debbie Lott with Signs by Design provided further details on the request.

No public comments. Floor closed.

There was discussion among staff, the board, and the applicant regarding sign height, placement, and visibility. Additional conversation focused on the neighboring residential property and coordination efforts with its owner.

Board Member Morgan made a motion for discussion to take place among the board. The motion was seconded by Board Member Robinson.

The board briefly discussed sign height and proximity to the neighbor.

Staff recommended approval.

Board Member Robinson made a motion to approve VAR-2025-01. Chairperson Dearybury seconded the motion. The motion carried 4-0.

## 7. Adjourn

Board Member Robinson made a motion to adjourn at 6:29PM. Board Member Morgan seconded. The motion carried unanimously.

## AGENDA ITEM

---

**June 30, 2025**

To: Board of Zoning Appeals  
From: Planning & Development Director, Jason Knudsen  
Subject: SE-2025-01, Special Exception for a home occupation  
**Meeting Date: June 30, 2025**  
Type of Agenda Item: Special Exception, Public Hearing  
Attachments: Aerial maps  
Zoning Map  
Applicants Request  
Sample Finding of Facts

<b>APPLICANT:</b>	Laura A Wedell-Jenkins
<b>OWNERS:</b>	Jenkins Living Trust
<b>LOCATION:</b>	403 N Main St. (Tax Map's # 0344000200803 & 0344000200800)
<b>CURRENT ZONING:</b>	R-15, Residential
<b>SIZE OF PROPERTY:</b>	Approximately 2.25 acres combined

### ***REQUEST***

---

Pursuant to Sections 5:1.2 & 8:1(G), of the Fountain Inn Zoning Ordinance, the applicant has requested a special exception to allow a home occupation not listed in the permitted uses. It is requested that a rentable dog park be permitted.

### ***LOCATION & SITE DESCRIPTION***

---

The parcel to be used for the park is behind and connected to 403 N Main St. This rear parcel is currently open space with some trees and fenced in with black chain link.

### ***ZONING DISTRICT***

---

The parcel is in the R-15 zoning district. These residential districts are established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for these districts are intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the residential nature of the area included in the districts.

***SPECIAL EXCEPTION REVIEW CRITERIA***

---

Section 8:1 allows for a home occupation in any residential district. This section lists twenty-five home occupations allowed by right. The requested home occupation is not one of those. Section 8:1 allows other home occupations to be permitted by the Board of Zoning Appeals in accordance with the provisions of Article 9 and with specific requirements as outlined below.

**ARTICLE 9. - PROVISIONS FOR USES PERMITTED BY SPECIAL EXCEPTION**

**Section 9:1. - General Provisions.**

The Board of Zoning Appeals may issue permits for those uses permitted by special exception which are in accordance with the provisions of this Ordinance and the specific conditions set forth below.

The Board may grant or deny a request for a use permitted on review after a public hearing has been held on the written request submitted by an applicant.

If the request is granted, the Board shall determine that

- A. The use meets all required conditions.
- B. The use is not detrimental to the public health or general welfare.
- C. The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services.
- D. The use will not violate neighborhood character nor adversely affect the surrounding land use.

**ARTICLE 8. SPECIAL PROVISIONS FOR USES PERMITTED**

**Section 8:1. Home Occupation.**

A home occupation, permitted in any Residential District, shall be in conformance with the following requirements:

- A. Only one person other than those residing in the house shall be engaged in the occupation.
- B. The occupation shall not involve the retail sale of merchandise manufactured off the premises.
- C. No display of merchandise shall be visible from the street. There shall be no outside storage of equipment, vehicles, or supplies associated with the home occupation.
- D. The occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.
- E. No sign shall be permitted, except 1 non-illuminated nameplate not more than 2 square feet in area mounted flat against the wall of the principal building in which the occupation is conducted.
- F. Off-street parking shall be provided in accordance with the provision set forth in Article 7, Section 9.

***STAFF COMMENTS***

---

In granting the permit, the Board may designate such reasonable and appropriate conditions in addition to the specific conditions contained in the Zoning Ordinance to assure that the proposed use will be in harmony with the area in which it is to be located and with the spirit of the Ordinance.

It is the opinion of staff that the applicant will comply with the special exception criteria contained in Sections 8:1 and Article 9 of the Zoning Ordinance.

***RECOMMENDED MOTION: I move that the Board of Zoning Appeals approve the special exception SE-2025-01.***







## INFORMATION ABOUT REQUEST

### **Description of your request (be specific):**

I would like to open up our fenced-in, separate 1.2 acre residential lot, which borders the Younts Center / Excel Academy parking lot, Railroad St and 2 homes on Craig St, to individual dog owners for private enjoyment. This type of business is not currently listed as a home-based business option as defined by the City.

Utilizing an online platform, such as Sniffspot or Rome, local dog owners are able to reserve, on an hourly basis, our land for off-leash play for their dog(s). Only one dog owner at time may reserve the space, with the majority of reservations going to 1 or 2 dogs. We provide a clean and safe environment, including seating, toys, water and waste disposal. Visitors enter from Railroad St, at a small gate closest to the Excel Academy parking lot. Parking is along the fenceline, which does not interfere with the flow of traffic on any city streets, as we have plenty of space on our property's fenceline. Liability insurance is provided by the reserving app.

When we learned of the business opportunity with an online reservation portal, it seemed like an ideal solution to help cover property taxes and offset costs to maintain the green space. In 2020, we bought this parcel of land to return it our Main Street home's original 1894 homestead but mainly to keep this acreage from developers. It has always been and always will be our overriding goal to maintain one of the last remaining green spaces in downtown Fountain Inn, free from developers, but only if it makes financial sense to do so. Allowing local dog owners to rent our land on an hourly basis for their family pet's enjoyment is an ideal solution.

Lastly, by transforming this parcel that is safe for dogs, we have been able to share this open space with the Fountain Inn Police Department K-9 Unit. Deuce is a frequent guest, who can safely exercise before his shift, providing him the necessary mental focus to perform his duties. This home-based business offers more than economic opportunity, it benefits the community as well.



Date Application Filed: May 21, 2025, Application Docket Number: SE-2025-01

The Board of Zoning Appeals held a public hearing on June 30, 2025, to consider Section 8:1 and Article 9 of the Fountain Inn Zoning Ordinance for a special exception which may be permitted by the Board as set forth therein for the property at **(403 N Main Street) Tax Map #'s 0344000200803 & 0344000200800**, Fountain Inn, SC.

After consideration of the evidence and arguments presented, the Board makes the following findings of fact and conclusions.

1. **Finding of Fact:** The Board concludes that only one person other than those residing in the house shall be engaged in the occupation.
2. **Finding of Fact:** The Board concludes that the occupation shall not involve the retail sale of merchandise manufactured off the premises.
3. **Finding of Fact:** The Board concludes that no display of merchandise shall be visible from the street. There shall be no outside storage of equipment, vehicles, or supplies associated with the home occupation.
4. **Finding of Fact:** The Board concludes that the occupation shall not be a nuisance or cause any undue disturbance in the neighborhood.
5. **Finding of Fact:** The Board concludes that no sign shall be permitted, except 1 non-illuminated nameplate not more than 2 square feet in area mounted flat against the wall of the principal building in which the occupation is conducted.
6. **Finding of Fact:** The Board concludes that off-street parking shall be provided in accordance with the provision set forth in Article 7, Section 9
7. **Finding of Fact:** The Board concludes that the use meets all required conditions.
8. **Finding of Fact:** The Board concludes that the use is not detrimental to the public health or general welfare.
9. **Finding of Fact:** The Board concludes that the use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services.
10. **Finding of Fact:** The Board concludes that the use will not violate neighborhood character nor adversely affect the surrounding land use.

THE BOARD, THEREFORE, ORDERS that the special exception is **GRANTED**

Approved by the Board by majority vote, \_\_\_\_\_. Date Issued: \_\_\_\_\_ Date Mailed: \_\_\_\_\_

\_\_\_\_\_  
Chairman

**Notice of appeal to Circuit Court must be filed within 30 days after the date this Order was mailed.**

**200 North Main Street ♦ Fountain Inn, SC 29644  
Office 864.531.0644**