



## **AGENDA**

### **Board of Appeals**

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

**Thursday, September 4, 2025 - 6:00 PM**

1. Call to Order
2. Approval of Minutes
  - a. Board of Zoning Appeals Minutes from June 30, 2025
3. Public Hearing(s)
  - a. SE-2025-02  
REQUEST: Special Exception  
TAX MAP #'s: 0354000104800  
LOCATION: 203 Belmont Dr.
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, June 30, 2025 – 6:00 PM

1. Call to Order

Chairperson Dearybury calls the meeting to order at 6:00PM.

Chairperson Dearybury and Board Members Robinson, Thomas, McCraw, and Morgan was present.

Board member Kelly was absent.

Pledge of Allegiance was recited.

2. Swearing in of Officers

a. Steven Thomas and Connor McCraw are sworn in.

3. Adoption of 2025 Rules of Procedure

a. The 2025 Rules of Procedure were adopted.

4. Approval of Minutes

Board Member Robinson made a motion to approve the May 12, 2025, meeting minutes. Board Member Morgan seconded. The motion carried 5-0.

5. Public Hearing

a. SE-2025-01

REQUEST: Special Exception

TAX MAP NUMBER #: 0344000200803 & 0344000200800

LOCATION – 403 North Main Street

Staff presented the case. Laura Jenkins provided further details on the request.

The floor was opened for public comment.

There were no public comments.

The floor was closed for public comment.

There were general questions and comments from the Board.

Board Member Robinson made a motion to approve SE-2025-01. Board Member McCraw seconded the motion. The motion carried 5-0.

6. Adjourn

Board Member Thomas made a motion to adjourn at 6:09PM. Board Member McCraw seconded. The motion carried unanimously.

## AGENDA ITEM

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**September 04, 2025**

To: Board of Zoning Appeals  
From: Planning & Development Director, Jason Knudsen  
Subject: SE-2025-02, Special Exception for Child Care  
**Meeting Date: September 04, 2025**  
Type of Agenda Item: Special Exception, Public Hearing  
Attachments: Aerial maps  
Zoning Map  
Applicants Request  
Sample Finding of Facts

<b>APPLICANT:</b>	Tracy Gibson
<b>OWNERS:</b>	Tracy Gibson
<b>LOCATION:</b>	203 Belmont Dr. (Tax Map # 0354000104800)
<b>CURRENT ZONING:</b>	R-15, Residential
<b>SIZE OF PROPERTY:</b>	Approximately 1.2 acres

### ***REQUEST***

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Pursuant to Section 5:1.2, of the Fountain Inn Zoning Ordinance, the applicant has requested a special exception to provide child care in a residential district. This would be operated as a home occupation following the standards found in Section 8:1, Home Occupation, of the Fountain Inn Zoning Ordinance.

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

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The parcel is developed with a single-family detached home.

### ***ZONING DISTRICT***

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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.

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***SPECIAL EXCEPTION REVIEW CRITERIA***

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Section 5:1.2, of the Fountain Inn Zoning Ordinance, allows for child care in the R-15 residential district by special exception. The conditions and requirements of a home occupation and special exception are as follows:

**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.

**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.

***STAFF COMMENTS***

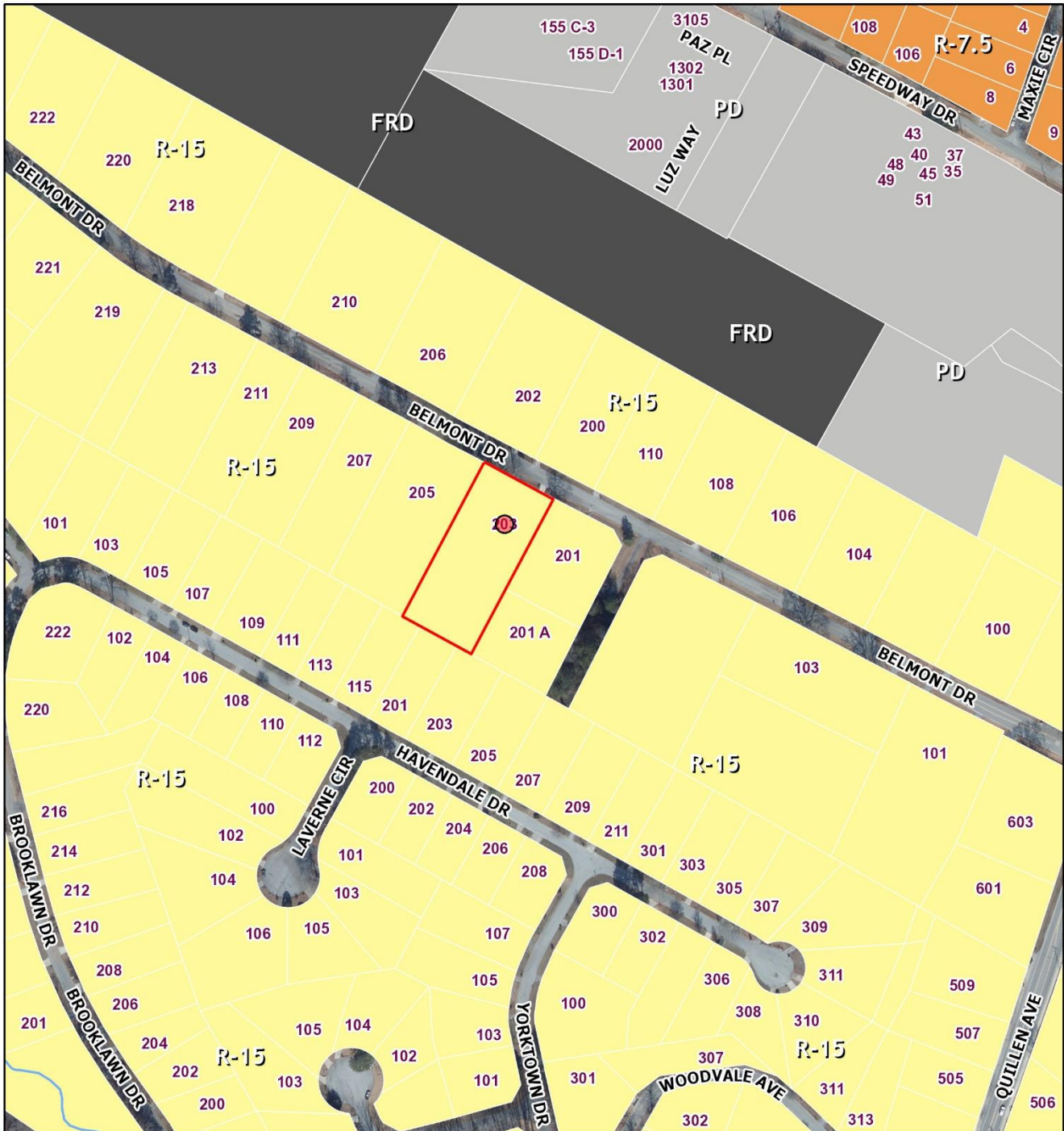
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It is the opinion of staff that the applicant will comply with the special exception and home occupation criteria contained in Sections 8:1 & 9 of the Zoning Ordinance.

***RECOMMENDED MOTION: I move that the Board of Zoning Appeals approve the special exception SE-2025-02.***



ZONING MAP  
203 Belmont Dr.



## Planning & Development Department

Physical Address: 200 N. Main Street, Fountain Inn, SC 29644

Email Address: [planning.development@fountaininn.org](mailto:planning.development@fountaininn.org)

[www.fountaininn.org](http://www.fountaininn.org)

Office: 864-531-0644



**FOUNTAIN INN**  
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## SPECIAL EXCEPTION APPLICATION

### WHEN TO USE THIS PROCESS

Use this application to request a special exception from the Board of Zoning Appeals. A special exception request means that you are asking the Board of Zoning Appeals to allow a use permitted as a special exception within the Fountain Inn Zoning Ordinance.

### APPLICATION PROCESS

1. Prior to submittal, contact the Zoning Administrator to schedule a meeting or phone conversation about the request. (Contact information above.)
2. Submit this application and associated documents, in PDF format, using the Planning Portal at [https://fountaininn\\_pz.portal.iworq.net/portalhome/fountaininn\\_pz](https://fountaininn_pz.portal.iworq.net/portalhome/fountaininn_pz)
3. An invoice will be emailed to the applicant.
  - Application Fee - \$200.00, fees are non-refundable.
  - If you are also requesting another type of request from the Board of Zoning Appeals during the same meeting, such as a variance request, only one application fee is required.
4. The Board of Zoning Appeals will hold a public hearing where people may speak for or against the request.
  - We are required to advertise the request in accordance with state law. At least 15 calendar days in advance of the hearing, we will post a public hearing sign(s) on the property and will place a legal advertisement in *The Greenville News*.
  - The Board of Zoning Appeals usually meets at 6 p.m. on the third Monday of the month in the Council Chambers at 300 Wall Street. The calendar for the year is available on our website.
  - Staff will provide a written report regarding the request to the Board members, which may also be posted on the City's website. The report will include your application and supporting documents.
  - You must attend this meeting to present your request and answer questions.
  - At the conclusion of the public hearing, the Board of Zoning Appeals will decide whether to approve the application as requested, approve it with conditions, or not approve it.
5. If the request is granted, there is a period after the Board meeting (30 days) when anyone may appeal the case to circuit court, so any work done during this time is at your own risk.

**Please note: If the application is approved, you may still need to obtain other types of permits, such as an occupancy permit, before you can use the property as desired. These require separate application processes and fees.**

**PROPERTY INFORMATION**

Tax map number	Address(es)	Property owner
0354000104800	203 Belmont Drive Fountain Inn SC 29644	Tracey D. Gibson

**APPLICANT INFORMATION**

Primary Applicant Name: Tracey D. Gibson

Mailing Address: 203 Belmont Drive, Fountain Inn, SC 29644

Phone: 864-477-8347 Email: threegibsongirls@yahoo.com

Do any recorded deed restrictions or restrictive covenants apply to this property that would prohibit, conflict with, or be contrary to the activity you are requesting? For example, does your homeowners association or property owners association prohibit the activity or need to approve it first? Yes  No

• If yes, please describe the requirements: \_\_\_\_\_

Are you the owner of the subject property? Yes  No

- If no, what is your relationship the property (e.g., have it under contract to purchase, tenant, contractor, real estate agent)? \_\_\_\_\_
- If you are not the owner of the subject property, the property owner must complete the gray box below.

**I certify that I have completely read this application and instructions, that I understand all it includes, and that the information in the application and the attached forms is correct.**

Applicant signature:  Date: 7/24/2025

This application must be uploaded at <https://fountaininn.pz.portal.iworq.net/portalhome/fountaininn.pz> by clicking on the "Special Exception" icon.

PROPERTY OWNER	
Property owner name (authorized representative if corporation):	<u>Tracey D. Gibson</u>
Mailing Address:	<u>203 Belmont Drive, Fountain Inn, SC 29644</u>
Phone:	<u>864-477-8347</u> Email: <u>threegibsongirls@yahoo.com</u>
<b>I certify that the applicant listed above has my permission to represent this property in this application.</b>	
Signature: <u></u>	Date: <u>7/24/2025</u>

## INFORMATION ABOUT REQUEST

Description of your request (be specific):

In home child care.

DSS allows for 6 children.

3 of the children would be my grandchildren.

Thank you



# FOUNTAIN INN

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Date Application Filed: July 23, 2025, Application Docket Number: SE-2025-02

The Board of Zoning Appeals held a public hearing on September 04, 2025, to consider Section 5:1.2 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 **(203 Belmont Dr) Tax Map # 0354000104800**, 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 use meets all required conditions.
2. **Finding of Fact:** The use is not detrimental to the public health or general welfare.
3. **Finding of Fact:** The use is appropriately located with respect to transportation facilities, water supply, fire and police protection, waste disposal, and similar services.
4. **Finding of Fact:** 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.**

