



AGENDA

Board of Appeals

300 Wall Street, Fountain Inn, SC 29644

Thursday, October 2, 2025 - 6:00 PM

1. Call to Order
2. Approval of Minutes
 - a. Board of Zoning Appeals Minutes from September 4, 2025
3. Public Hearing(s)
 - a. Misc-2025-01
REQUEST: Change of a nonconforming use
TAX MAP #'s: 904-03-01-011
LOCATION: 111 Telfair St.
EXISTING ZONING: R-12. Residential
 - b. SE-2025-03
REQUEST: Special Exception
TAX MAP #'s: 0562010102810
LOCATION: 412 Fairview St. Ext.
EXISTING ZONING: C-2, Commercial
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.

AGENDA ITEM

October 02, 2025

o: Board of Zoning Appeals
 From: Planning & Development Director, Jason Knudsen
 Subject: Misc-2025-01, Approval to Change Nonconforming Use
Meeting Date: October 02, 2025
 Type of Agenda Item: Misc. Approval, Public Hearing
 Attachments: Aerial maps
 Zoning Map
 Applicants Request
 Sample Finding of Facts

APPLICANT:	Wendy Dobbins
OWNERS:	Tracy Gibson
LOCATION:	111 Telfair St. (Tax Map # 904-03-01-011)
CURRENT ZONING:	R-12, Residential

REQUEST

Pursuant to Section 7:2.2, of the Fountain Inn Zoning Ordinance, the applicant has requested approval to change nonconforming uses at 111 Telfair St. The previous uses were towing, paving, grading, sealcoating, striping, hauling, and fabrication services. The proposed use is a general store and warehouse. Additional information for the request can be found in the attached application/request.

LOCATION & SITE DESCRIPTION

The subject parcel is developed with an office/shop and large open faced storage building. There are two larger parcels behind this one, not within the city limits, that will be used as an RV park. Those parcels have two buildings, and the land is currently filled with scrap vehicles and metal.

ZONING DISTRICT

The parcel is in the R-12 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.

REVIEW CRITERIA

Section 7:2.2, of the Fountain Inn Zoning Ordinance, states “any nonconforming use may be changed to any conforming use, or with the approval of the Zoning Board of Adjustment, to any use more in character with the uses permitted in the district. In permitting such change, the Zoning Board of Adjustment may require appropriate conditions and safeguards in accordance with the provisions of this Ordinance.

STAFF COMMENTS

The previous business offered towing, paving, grading, sealcoating, striping, hauling, and fabrication services. This use was legal nonconforming due to the residential zoning classification of the property and the uses not being permitted in that district. The applicants request to turn the existing office/shop into a general store and warehouse are not permitted by right in the R-12 district and would continue the nonconformity of the property.

As indicated in the review criteria, the Zoning Ordinance allows for the Board of Zoning Appeals to approve the change of a nonconforming use to another nonconforming use if the new one is more in line with the zoning district. A general store would be open to the public and offer goods to the neighboring community. The proposed use would have less of a visual impact as it would not be storing heavy machinery, towing equipment and scrap as was found there before. Approval would also allow the new property owner to utilize the existing buildings and parking lot that would not be conducive to residential uses.

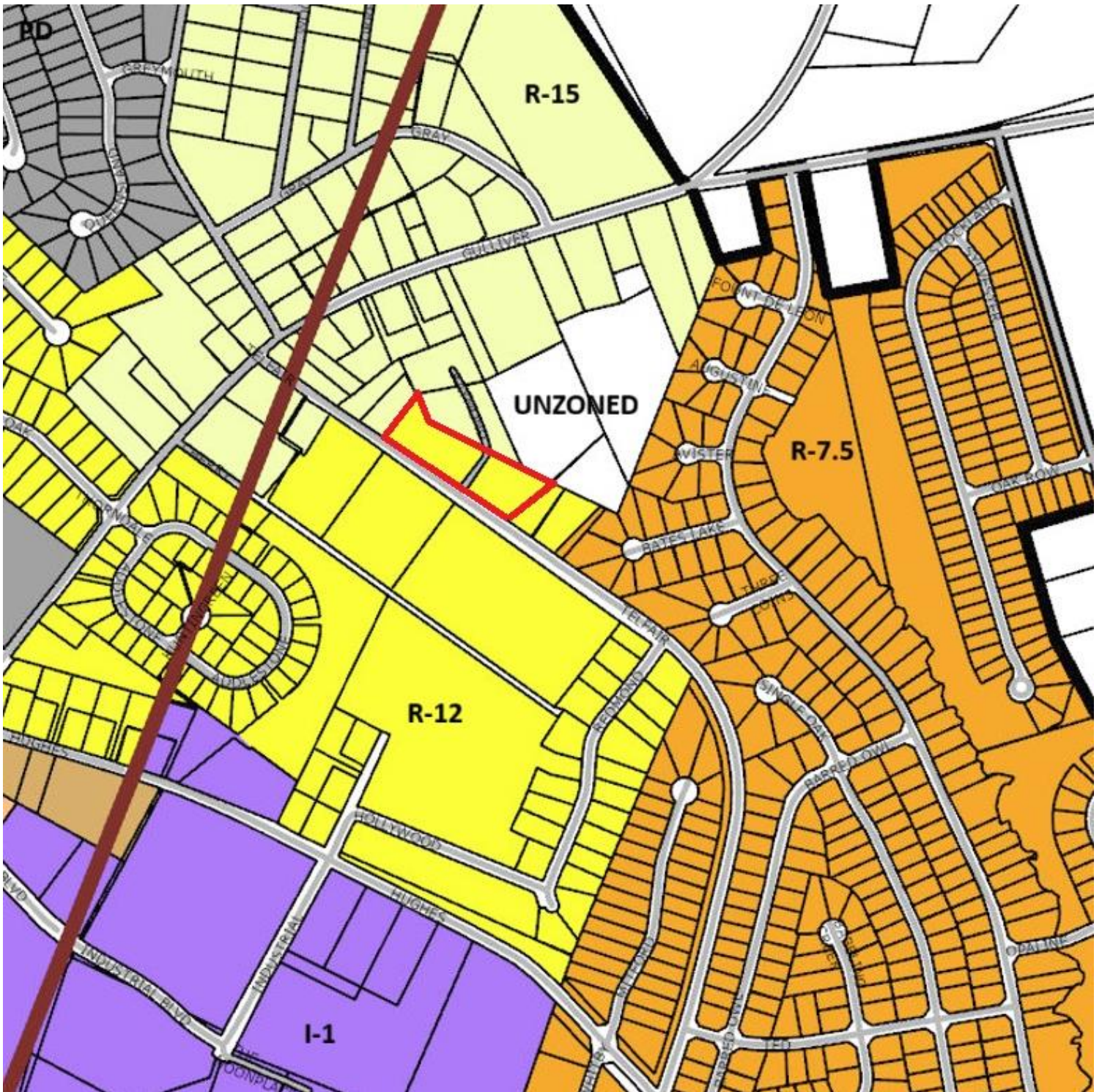
It is the opinion of staff that the proposed use is less intense than the previous and would open the lot to the public. A general store in nature would be offering a service to the nearby residents and community. Staff recommends approval.

RECOMMENDED MOTION: I move that the Board of Zoning Appeals approve Misc-2025-01.

AERIAL MAP



ZONING MAP





Planning & Development Department

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

Email Address: planning.development@fountaininn.org

www.fountaininn.org

Office: 864-531-0644

MISCELLANEOUS PLANNING COMMISSION APPLICATION

WHEN TO USE

Use this application for Planning Commission items without a specific application.

SITE LOCATION

Property Address: 111 Telfair St. Fountain Inn SC 29644

Tax Map Number(s): 093-00-00-003

APPLICANT INFORMATION

Primary Applicant Name: Wendy Dobbins

Mailing Address: [REDACTED]

Phone: Email: [REDACTED]

Request: We are requesting approval to use the building as a general store and warehouse facility to support the operations and logistics of our planned high-end RV Park in Fountain Inn.

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: Wendy Dobbins Date: 08/22/25

This application must be uploaded at https://fountaininn_pz.portal.iworg.net/portalhome/fountaininn_pz by clicking on the "Misc." icon.

PROPERTY OWNER

Property owner name (authorized representative if corporation): Wendy Dobbins

Mailing Address: 111 Telfair St. Fountain Inn SC 29644

Phone: Email: [REDACTED]

I certify that the applicant listed above has my permission to represent this property in this application.

Signature: *Wendy Dobbins* Date: 08/22/25

Misc Application Page 1 Last Updated 04/2025

SUBMITTAL CHECKLIST

- Upload any documents pertinent to the request.

We are writing to share our vision for a new development in Fountain Inn. As proud residents of this vibrant and growing community, we recently acquired property with the intention of creating a high-end RV Park that will serve both visitors and locals alike.

Our plans include:

- A thoughtfully designed RV Park offering upscale amenities and a welcoming atmosphere
- A general store to serve guests and nearby residents with everyday essentials
- A warehouse facility to support the operations and logistics of the RV Park

We believe this project will be a valuable addition to Fountain Inn, enhancing tourism, supporting local commerce, and contributing to the city's continued growth. Our goal is to create a space that reflects the charm and hospitality of Fountain Inn while offering a modern, well-managed destination for travelers.

We are excited about the opportunity to invest in our hometown and look forward to working collaboratively with the city to bring this vision to life.



FOUNTAIN INN

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Date Application Filed: Aug 22, 2025, Application Docket Number: Misc-2025-01

The Board of Zoning Appeals held a public hearing on October 8, 2025, to consider Section 7:2.2 of the Fountain Inn Zoning Ordinance to allow for a nonconforming use to be changed to another nonconforming use which may be permitted by the Board as set forth therein for the property at (111 Telfair St.) Tax Map # 904-03-01-011, 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 proposed use of a general store is more in line with the underlying zoning district of R-12 than the previous uses of towing, paving, grading, sealcoating, striping, hauling, and fabrication services

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

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

Chairperson

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

SAMPLE

AGENDA ITEM

October 02, 2025

To: Board of Zoning Appeals
From: Planning & Development Director, Jason Knudsen
Subject: SE-2025-03, Special Exception for a Church
Meeting Date: October 02, 2025
Type of Agenda Item: Special Exception, Public Hearing
Attachments: Aerial maps
Zoning Map
Applicants Request
Sample Finding of Facts

APPLICANT:	Infinity Church, Travis Spain
OWNERS:	Infinity Church
LOCATION:	412 Fairview St. Ext. (Tax Map # 0562010102810)
CURRENT ZONING:	C-2, Commercial
SIZE OF PROPERTY:	Approximately 6.78 acres

REQUEST

Pursuant to Section 5:6.2, of the Fountain Inn Zoning Ordinance, the applicant has requested a special exception for the use of a church in the C-2, Commercial district. Infinity Church has owned the property since 2012 and has been operating as a church.

LOCATION & SITE DESCRIPTION

The parcel is heavily wooded with pine trees. A portion is developed as the existing church building and parking lot.

ZONING DISTRICT

The parcel is in the C-2, Commercial zoning district. This district is established to provide goods and services for the convenience of local residents.

SPECIAL EXCEPTION REVIEW CRITERIA

Section 5:6.2, of the Fountain Inn Zoning Ordinance, allows for a church in the C-2, Commercial district by special exception. The conditions and requirements for a special exception are as follows:

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

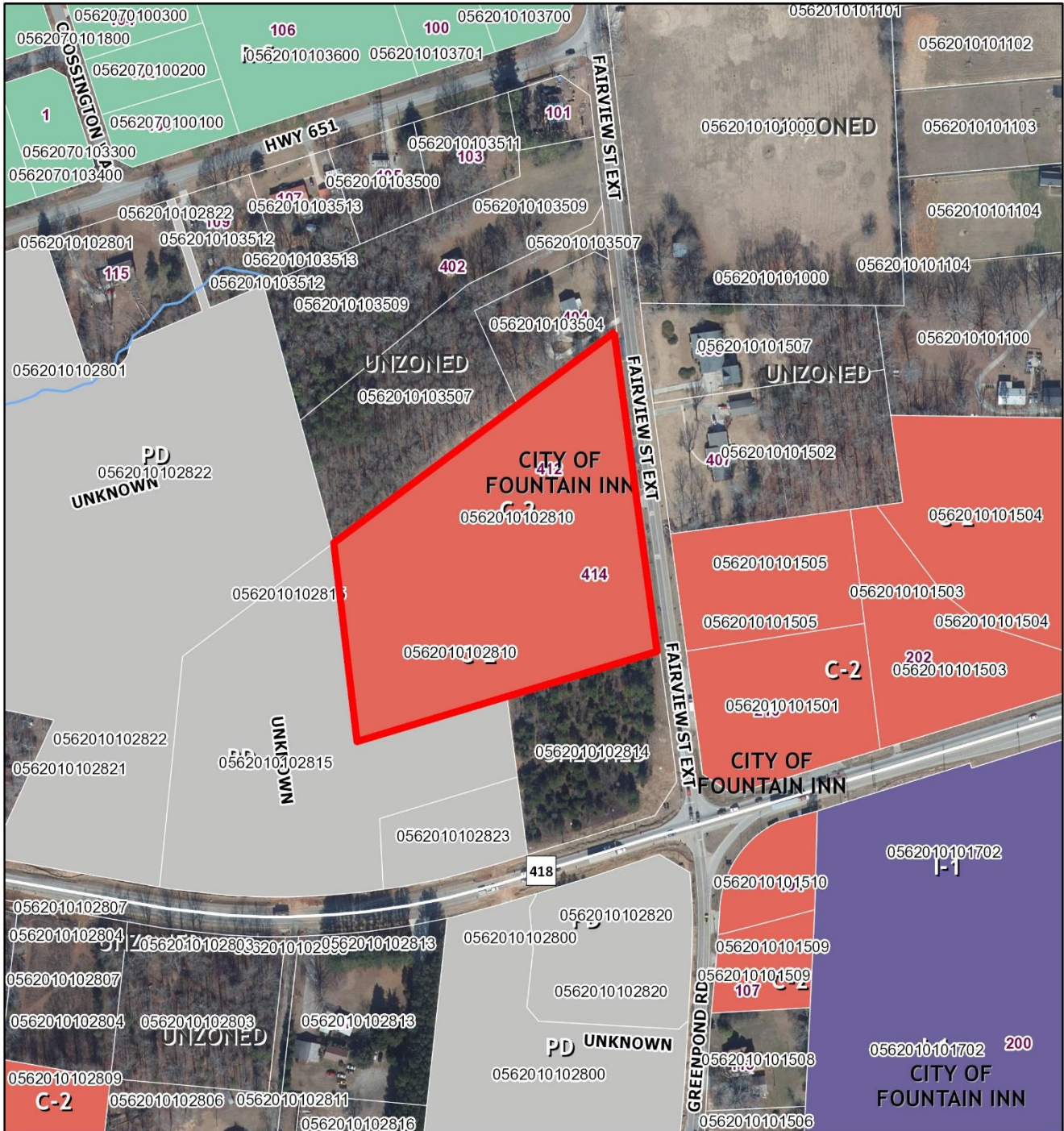
Infinity Church is planning to expand as its congregation grows. The use is currently categorized as nonconforming as there is no record of a special exception existing for the use. Per the zoning ordinance, nonconforming uses cannot expand their footprint. The approval and issuance of a special exception would deem the use as conforming, allowing the church to expand.

It is the opinion of staff that the use complies with the criteria contained in Section 9 of the Zoning Ordinance and will provide a service to local residents.

RECOMMENDED MOTION: I move that the Board of Zoning Appeals approve the special exception SE-2025-03.

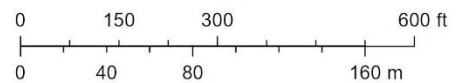
ZONING MAP

412 Fairview St. Ext.



September 29, 2025

1:3,200



Planning & Development Department

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

Email Address: planning.development@fountaininn.org

www.fountaininn.org

Office: 864-531-0644



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
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
0562010102810	412 Fairview Street Extension	Infinity Church

APPLICANT INFORMATION

Primary Applicant Name: Infinity Church - Travis Spain

Mailing Address: 412 Fairview Street Extension Fountain Inn, SC 29644

Phone: [REDACTED] Email: [REDACTED]

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)? This property is church owned but I, Travis Spain, am an Elder to act on behalf of the church
- 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: 8/25/25

This application must be uploaded at https://fountaininn_pz.portal.iworg.net/portalhome/fountaininn_pz by clicking on the "Special Exception" icon.

PROPERTY OWNER

Property owner name (authorized representative if corporation): _____

Mailing Address: _____

Phone: _____ Email: _____

I certify that the applicant listed above has my permission to represent this property in this application.

Signature: _____ Date: _____

INFORMATION ABOUT REQUEST

Description of your request (be specific):

Infinity Church as occupied our current building at 412 Fairview Street Extension since 2012.

We are engaged in the building process of a new sanctuary at our current address.

One of the next steps is to apply for "C-2 zoning special exception" per our civil engineer.

From our understanding, the zoning needs to now comply with the current use to allow a church as a special exemption in C-2, which is our current use for the last 13 years.



FOUNTAIN INN

est 1886

Date Application Filed: August 25, 2025, Application Docket Number: SE-2025-03

The Board of Zoning Appeals held a public hearing on September 04, 2025, to consider Section 5:6.2 and Article 9 of the Fountain Inn Zoning Ordinance for a special exception for a church in the C-2, Commercial district which may be permitted by the Board as set forth therein for the property at (412 Fairview St. Ext.) Tax Map # 0562010102810, 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.