



AGENDA

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, October 23, 2025 - 6:00 PM

1. Call to Order
2. Approval of Minutes
 - a. Planning Commission Meeting Minutes from September 18, 2025
3. Public Hearing(s)
 - a. DOCKET NUMBER: PA-2025-03, Infinity Church
APPLICANT: Infinity Church
LOCATION: 412 Fairview Street Ext.
TAX MAP: Tax Map # 0562010102810
EXISTING ZONING: C-2, Commercial
REQUEST: Elimination of sidewalk requirement
4. Discussion
 - a. Inn the Zone discussion
5. Adjourn

Planning Commission 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

Regular Planning Commission Meeting

300 Wall Street, Fountain Inn, SC 29644

Thursday, September 18, 2025 – 6:00PM

1. Call to Order

Chairperson Stoddard called the meeting to order at 6:00PM. Chairperson Stoddard, Commissioner McCraw, Commissioner DeRoberts, Commissioner Pease, and Commissioner Ellisor were all in attendance. Quorum was established.

Commissioner Armstrong and Flint were absent.

2. Hearing Procedures/Regulations

3. Approval of Minutes

- a. Commissioner Ellisor made a motion to approve the minutes from Thursday, July 17, 2025. Commissioner DeRoberts seconded the motion. The motion carried 5-0.

4. Public Hearings

- a. DOCKET NUMBER: PZ-2025-02, 400 S Main Street

APPLICANT: Randall Bentley

TAX MAP: Tax Map #0350000100405

EXISTING ZONING: I-1 (Industrial)

REQUEST: Rezoning to the C-2, Commercial District

Staff presented the case. Randall Bentley elaborated more on the request.

There was a conversation between staff and applicants regarding traffic and access points.

The floor was opened for public comment.

There was no public comment.

The floor was closed for public comment.

Staff made a recommendation for approval.

Commissioner Pease made the motion to approve PZ-2025-02. Chairperson Stoddard seconded the motion. The motion carried 5-0.

b. DOCKET NUMBER: PZ-2025-03, 201 Chevy Drive

APPLICANT: Justin Bentley

LOCATION: 201 Chevy Drive

TAX MAP: Tax Map # 0337000100800

EXISTING ZONING: C-2 (Commercial)

REQUEST: Rezoning to S-1, Service District

Staff presented the case.

There was discussion between staff and the Commission about access and future development of an undeveloped area.

Brain Atkins, with Industrial Power Corporation, discussed plans to renovate and relocate to a nearby site for business expansion. Staff explained that the intended use needs more space and flexibility than typical commercial zoning provides.

The floor was opened for public comment.

There was no public comment.

The floor was closed for public comment.

Staff made a recommendation for approval.

Chairperson Stoddard made a motion to approve PZ-2025-03. Commissioner DeRoberts seconded the motion. The motion carried 5-0.

c. DOCKET NUMBER: TX-2025-01

REQUEST: Amendment to the Fountain Inn Zoning Ordinance

Staff presented the case. There was further discussion between staff and the Commission regarding updated to the home occupation rules to provide clearer guidelines and more flexibility.

The floor was opened for public comment.

There was no public comment.

The floor was closed for public comment.

Staff made a recommendation for approval.

Commissioner Pease made a motion to approve TX-2025-01. Commissioner

DeRoberts seconded the motion. The motion carried 4-0.

5. Adjourn

Commissioner Pease made a motion to adjourn at 6:28PM. Chairperson Stoddard seconded. The motion carried unanimously.



AGENDA ITEM

October 23, 2025

To: Planning Commission
From: Zoning Administrator, Aaron Blessing
Subject: PA-2025-03, Infinity Church, Sidewalk Variance
Meeting Date: October 23, 2025
Type of Agenda Item: Variance
Attachments: Zoning Map
Aerial Map
Site Plan
Applicant Letter, undated

OWNER(S): Infinity Church
AUTHORIZED REP(S): Travis Spain
LOCATION: 412 Fairview Street (Tax Map # 0562010102810)
CURRENT ZONING: C-2, Commercial
SIZE OF PROPERTY: Approximately 6.78 acres

REQUEST

Pursuant to Town Code (hereinafter "T.C.") Article 7:13.4-2(D), of the City of Fountain Inn Zoning Ordinance, the City of Fountain Inn has received a request to remove the requirement to provide sidewalk in the right-of-way along Fairview St. The church is expanding their campus with a new sanctuary building and site improvements. Applicant requests to eliminate the requirement of sidewalk due to conflicts with existing Duke Energy utility poles, site constraints, and the lack of existing sidewalks in the surrounding neighborhood.

LOCATION & DESCRIPTION

The site is home to Infinity Church and is located on the western side of Fairview Street Extension, approximately 330' north of State Highway 417. Presently, there are no sidewalks on either side of Fairview Street within close proximity to the property in question.

ZONING DISTRICT

Per Section 5:6 of the Fountain Inn Zoning Ordinance, the intent of the C-2 district is to provide goods and services for the convenience of local residents. Churches are permitted by special exception in this zone by T.C. 5:6.2. On October 10, 2025, the Board of Zoning Appeals granted special exception for the church, prior to which, had no known approval.

PLANNING COMMISSION REVIEW

Sidewalks at least six (6') feet in width shall be provided along all sides of the lot that abut a public or private right-of-way. Per T.C. 7:13.4-2(D) and 9.4, the Planning Commission may waive this requirement as follows:

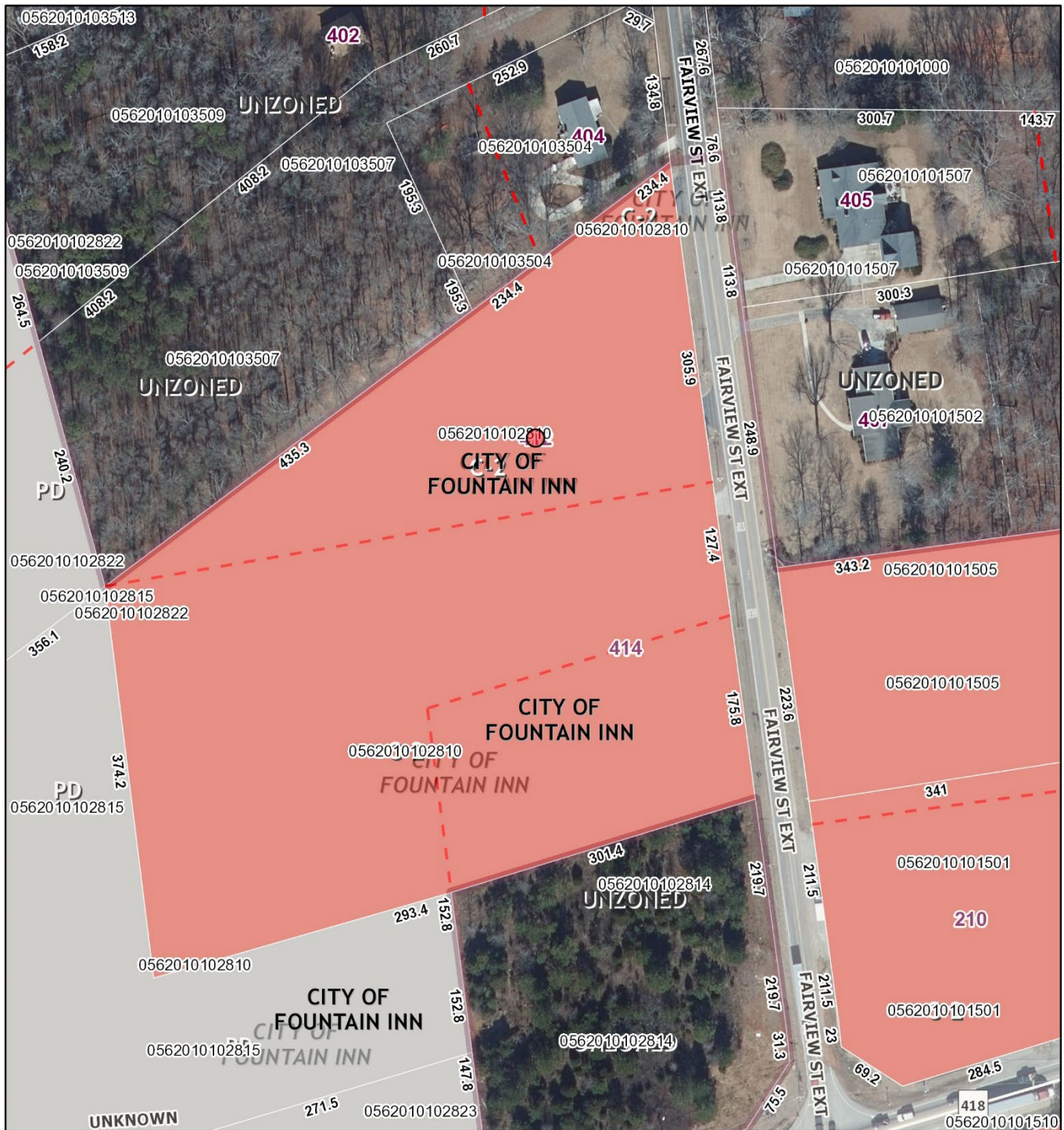
- a) In areas where alternative pedestrian systems are provided.
- b) If it finds that the sidewalks will not be used (present or future).

STAFF COMMENTS

The church is expanding their campus but allege that there are practical difficulties with installing the required sidewalk. Staff acknowledges that there are no sidewalks to connect to past their property traveling north or south along Fairview Street Extension. It is staff's opinion that a sidewalk at this location would go unused.

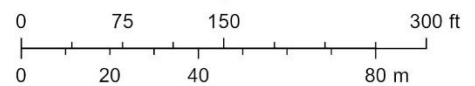
RECOMMENDED MOTION: I move that the Planning Commission Approve the elimination of the sidewalk requirement as proposed in for PA-2025-03.

ZONING MAP



October 13, 2025

1:1,600



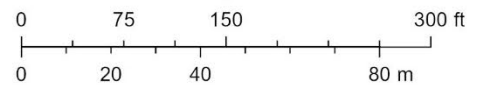
Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville County, South Carolina GIS Division

AERIAL MAP



October 13, 2025

1:1,600



Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville County, South Carolina GIS Division



Applaud – Abide – Advance
412 Fairview St. Ext. | Fountain Inn, SC 29644

Dear Sir,

Let this letter serve as an official request to remove the sidewalk ordinance for Infinity Church located at 412 Fairview Street Extension. We, as a church, cannot meet this requirement for the following reasons:

1. Existing Duke Energy Distribution Poles
 - a. This existing distribution poles cannot be relocated per Duke Energy, which would interfere with the sidewalk construction.
 - b. A sidewalk cannot be constructed beneath the Duke Energy easement per Duke Energy.
 - c. This existing distribution poles will be utilized for power service to our new proposed sanctuary building and for obtaining the photometric requirements in the parking lot.
 - d. The massive expense of relocating not only the distribution poles within our property limits, but also outside. Power poles and power lines would have to be braced, relocated, and realigned.
 - e. (photos attached)
2. Site / Civil Impacts
 - a. A retaining wall would need to be constructed to maintain the structural integrity of the sidewalk along the southeast corner of our property. This wall, along with a guard rail, would need to be located outside of the SCDOT right-of-way.
 - b. Fairview Street Extension is a state owned and maintained road. Any alterations within the right-of-way, such as a sidewalk, would require additional engineering and approval by the SCDOT.
3. Existing Sidewalk(s)
 - a. Currently there are no sidewalks along Fairview Street Extension on the same side of the road as Infinity Church.
 - b. Adjacent subdivision (Barton Hollow) has no sidewalks along property frontage.

We consider the above reasoning sufficient in requesting a variance in removing the requirement of a sidewalk along Fairview Street Extension for Infinity Church.

Thank you for the consideration,

Travis Spain
Infinity Church