



## **AGENDA**

### **Board of Appeals**

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

**Thursday, March 5, 2026 - 6:00 PM**

1. Call to Order
2. Approval of Minutes
  - a. Board of Zoning Appeals minutes from February 5, 2026
3. Public Hearing(s)
  - a. SE-2026-02  
REQUEST: Special Exception to establish a Church  
TAX MAP: 0349000100300  
LOCATION: NORTH NELSON DRIVE  
EXISTING ZONING: C-2
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  
Thursday, February 5, 2026 – 6:00 PM

1. Call to Order

Acting Chairwoman Leah Morgan calls the meeting to order at 6:00PM. Board Members Robinson, Thomas, Gilreath, and McPartland were in attendance. Board Members Kelley and McCraw were absent. A quorum was established.

2. Adoption of Rules & Procedures

Acting Chairwoman Morgan listened for a motion to adopt the 2026 Rules & Procedures. Board Member Robinson made the motion. Board Member Gilreath seconded. The motion carried 5-0.

3. Election of Officers

Acting Chairwoman Morgan listened for a nomination for Chairperson. Morgan was nominated by Board Member McPartland. Board Member Robinson seconded. No other nominations were made. The motion carried 5-0.

Chairwoman Morgan listened for a nomination for Vice Chairperson. Board Member Thomas was nominated by Chairwoman Morgan. Board member McPartland seconded. No other nominations were made. The motion carried 5-0.

4. Adoption of 2026 Meeting Calendar.

Board Member Robinson motioned to adopt the 2026 meeting calendar. Board Member Thomas seconded. The motion carried 5-0.

5. Approval of Minutes

Board Member Thomas motioned to approve the December 4, 2025 meeting minutes. Board Member Gilreath seconded. The motion carried 5-0.

6. Public Hearing

a. SE-2026-01

REQUEST: Special Exception to establish a church

TAX MAP NUMBER #: 0349000100300

LOCATION – North Nelson Drive (legal address 405 Milacron Road)

EXISTING ZONING – C-2 pending under annexation application

Staff introduced application. The property is currently under annexation review with Council, pending the 2<sup>nd</sup> hearing. Planning Commission heard in December, Council held first reading in January.

A member of the public approached the podium, and began to speak out of turn without identifying himself. He expressed concerns with the annexation timeline. Staff stated that the order of hearings (specifically, hearing a special exception application before the annexation application was formally completed) was a courtesy given to the applicant due to an issue with public notice completion. Staff recommended that should the Board move favorably on this application, it will be on the condition that the annexation passes 2<sup>nd</sup> reading with the Council.

Aaron Falkenmeyer, of Thomas & Hutton, was present and provided further details on the application.

The footprint of building as currently designed is +/-20,919 sq ft. Church has four (4) separate occurrences of assembly consisting of 350 persons in any given rotation. Currently proposing 233 parking spaces, plan to provide +/-270. No day care or private schooling proposed. Church will hold Monday-Friday seminary classes for high-school age students 7:00-7:45AM in the building.

Chairwoman Morgan formally opened the public portion at 6:17 PM, in the event that Mr. Falkenmeyer's additional testimony prompted any further questions or comment from the public. The public portion was then closed with no members of the public wishing to speak.

Staff reviewed the conditions in ordinance for the Board to consider when hearing a special exception application for a church in the C-2 zone. Staff recommends approval on the condition that annexation passes 2<sup>nd</sup> reading.

Board Member McPartland made a motion to approve application SE-2026-01 with conditions. Board Member Gilreath seconded. The motion carried 5-0.

## 7. Adjourn

Board Member Thomas made a motion to adjourn the meeting. Board Member Robinson seconded. The motion carried unanimously.

The meeting was adjourned at 6:23 PM.

## AGENDA ITEM

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**March 5, 2026**

To: Board of Zoning Appeals  
From: Planning & Development Director, Jason Knudsen  
Subject: SE-2026-02, Special Exception for a Church  
**Meeting Date: March 5, 2026**  
Type of Agenda Item: Special Exception, Public Hearing  
Attachments: Aerial maps  
Zoning Map  
Applicant's Request & Conceptual Layout Plan  
Sample Finding of Facts

<b>APPLICANT:</b>	Church of Jesus Christ of Latter-Day Saints
<b>REPRESENTATIVE:</b>	Matthew Cummings
<b>LOCATION:</b>	North Nelson Drive (Tax Map #0349000100300)
<b>CURRENT ZONING:</b>	C-2, Commercial
<b>SIZE OF PROPERTY:</b>	+/- 10.14 acres

### ***REQUEST***

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To confirm and ratify the prior grant of the special exception for docket number SE-2026-01 on February 5<sup>th</sup>, 2026.

***RECOMMENDED MOTION:*** *This Board previously considered the grant of a special exception for parcel no. 0349000100300, as described in The Church of Jesus Christ's application, dated January 7<sup>th</sup> 2026, and I move to confirm and ratify the prior grant of the special exception and, to the extent not previously so granted, now grant the special exception.*

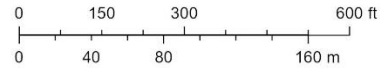
AERIAL MAP

Greenville County, SC



November 18, 2025

1:3,200

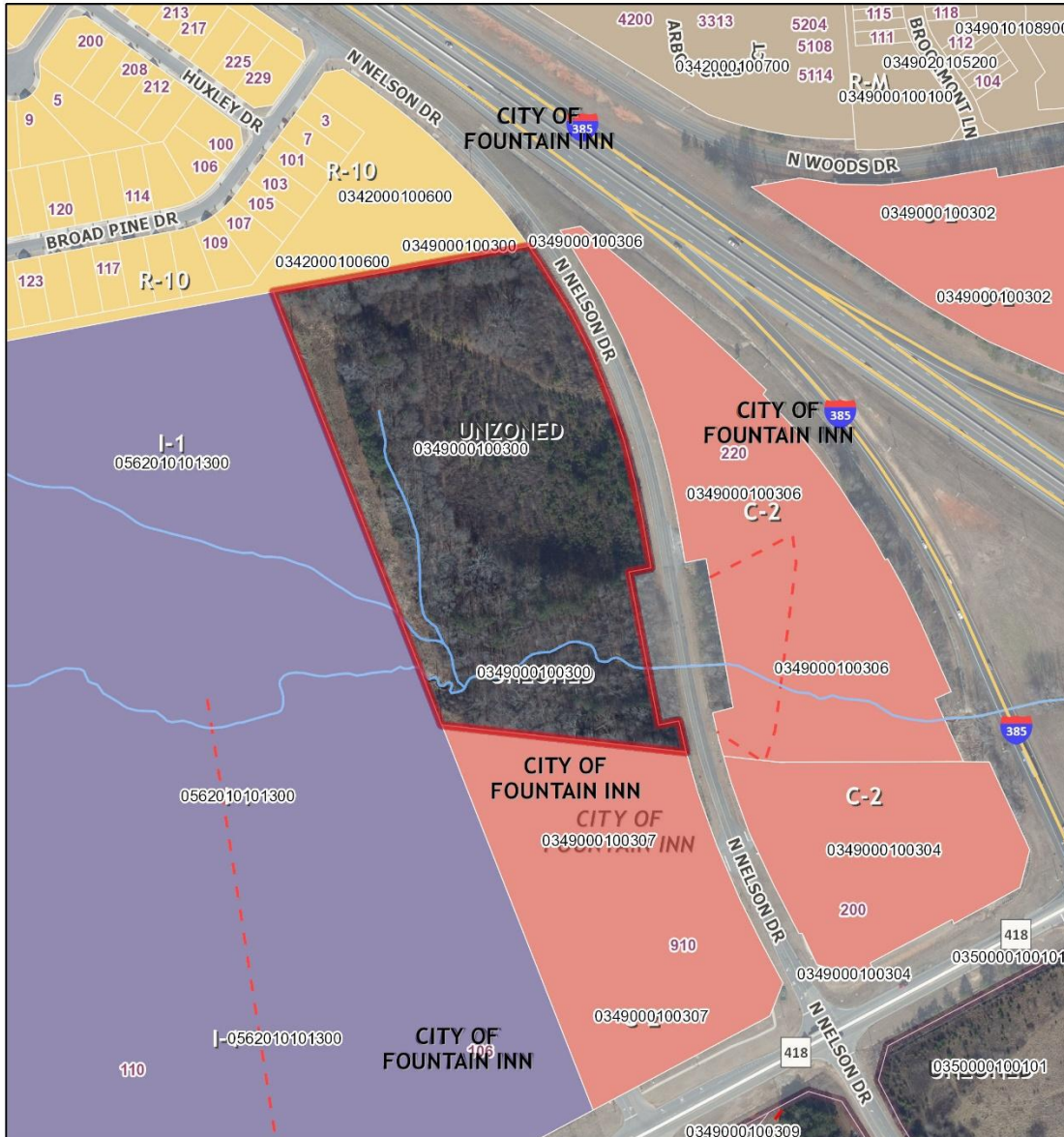


Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville County, South Carolina GIS Division

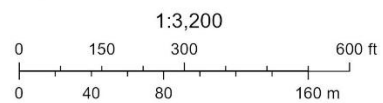
Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are

### ZONING MAP

## Greenville County, SC



November 18, 2025



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

Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are



CITY of  
**FOUNTAIN INN**

Date Application Filed: **January 12, 2026**

Application Docket Number: **SE-2026-01**

The Board of Zoning Appeals held a public hearing on February 5, 2026, to consider the appeal of Section 5:6.2 of the Fountain Inn Zoning Ordinance for a special exception request which may be permitted by the Board pursuant to Section 11:8 of the Fountain Inn Zoning Ordinance as set forth therein for the property at **North Nelson Drive (PIN #0349000100300)**, Fountain Inn, South Carolina.

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

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

THE BOARD, THEREFORE, ORDERS that the special exception from Section 5:6.2 of the Fountain Inn Zoning Ordinance to allow for the applicant to establish a church in the C-2 zone is hereby **GRANTED WITH CONDITIONS:**

- 1) Pending the 2<sup>nd</sup> reading of the annexation ordinance before City Council.

**Approved by the Board by a majority vote, \_\_\_\_ to \_\_\_\_.**

Date Issued: \_\_\_\_\_

Date Mailed: \_\_\_\_\_

\_\_\_\_\_  
Chairman

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

## 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**  
est 1886

## 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.iworg.net/portalhome/fountaininn\\_pz](https://fountaininn.pz.portal.iworg.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
0349000100300	N. Nelson Drive	The Church of Jesus Christ of Latter-day Saints

**APPLICANT INFORMATION**

Primary Applicant Name: The Church of Jesus Christ of Latter-day Saints

Mailing Address: 505 Deseret Drive, Freindswood, TX 77546

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)? \_\_\_\_\_
- 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: Matthew R Cummings Date: Jan 7, 2026  
Matthew R Cummings (Jan 7, 2025 20:11:25 MST)

This application must be uploaded at [https://fountaininn\\_pz.portal.iworg.net/portalhome/fountaininn\\_pz](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:	_____
<b>I certify that the applicant listed above has my permission to represent this property in this application.</b>	
Signature:	_____
Date:	_____

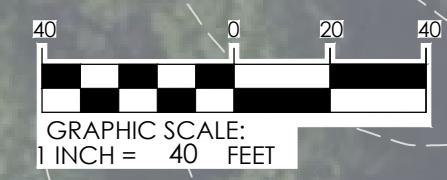
## INFORMATION ABOUT REQUEST

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

The subject parcel was recently annexed into the City of Fountain Inn and rezoned to C-2. A new church is planned for the subject parcel. Per Section 5:6.2 of the Fountain Inn Zoning Ordinance, churches are a permitted use by special exception within the C-2 zoning district. The request is for a church to be allowed on the subject parcel.

INTERSTATE - 385

EXIT 23



CONCEPTUAL LAYOUT  
**N NELSON ROAD SITE**  
 FOUNTAIN INN, SC

JUNE 23, 2025



220 North Main Street • Suite 402  
 Greenville, SC 29601 • 864.412.2222  
 www.thomasandhutton.com

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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