



## **AGENDA**

### **Board of Appeals**

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

**Thursday, May 7, 2026 - 6:00 PM**

1. Call to Order
2. Approval of Minutes
  - a. Board of Zoning Appeals minutes from March 5, 2026
3. Public Hearing(s)
  - a. DOCKET NUMBER: VAR-2026-01  
APPLICANT: New Horizon Electric  
LOCATION: 117 Telfair Street  
TAX MAP: Tax Map # 904-03-01-006, 904-03-01-012, 904-03-01-033  
EXISTING ZONING: GR-1 & GR-2  
REQUEST: Variance from landscape buffer requirements for substation.
  - b. DOCKET NUMBER: SE-2026-03  
APPLICANT: School District of Greenville County  
LOCATION: 10 Add Court, 610 Fairview Street  
TAX MAP: Tax Map # 0340000600105, # 0342000100316  
EXISTING ZONING: R-M  
REQUEST: Special Exception to allow the use of the above-captured properties for use in conjunction with the school.
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, March 5, 2026 – 6:00 PM

1. Call to Order

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

2. Minutes

Board Member Robinson motioned to approve the February 5, 2026 meeting minutes. Board Member McCraw seconded. The motion carried 5-0.

3. Public Hearing

a. SE-2026-02

REQUEST: Special Exception to Establish a Church

TAX MAP #'s: 0349000100300

LOCATION: North Nelson Drive

EXISTING ZONING: C-2

Staff introduced application. This was a revisit of previous meeting when the Board had a vote to award a special exception. Under the first hearing, the property had not fully gone through the annexation process, as it was still pending a 2<sup>nd</sup> reading with the City Council. A recommended motion has been given. There is a risk of that motion being challenged, so applicant won't receive delays, it's easiest to ratify and extend that grant again. Tonight is to confirm and ratify the granting of the special exception now that the annexation has been approved by the Council.

Chairwoman Morgan opened the floor to public testimony, and then closed the public portion as there were no members of the public present wishing to speak on the application.

Board Member McCraw made a motion to approve application SE-2026-02. Board Member Gilreath seconded. The motion carried 5-0.

4. Adjourn

Board Member Gilreath made a motion to adjourn the meeting. Board Member McCraw seconded. The motion carried unanimously.

The meeting was adjourned at 6:05 PM.

## AGENDA ITEM

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**May 7, 2026**

To: Board of Zoning Appeals  
 From: Zoning Administrator, Aaron Blessing  
 Subject: VAR-2026-01  
**Meeting Date: May 7, 2026**  
 Type of Agenda Item: Variance, Public Hearing  
 Attachments: Aerial maps  
 Zoning Map  
 Applicant's Request  
 Applicant's Landscaping Plan  
 Sample Finding of Facts

**APPLICANT:** New Horizon Electric  
**REPRESENTATIVE:** Zach Stringfield  
**LOCATION:** 117 Telfair Street (Tax Map #904-03-01-006, 904-03-01-006, 904-03-01-033)  
**CURRENT ZONING:** GR-1 & GR-2  
**SIZE OF PROPERTY:** Approximately 50,840 square feet

### **REQUEST**

New Horizon Electric has applied to the City of Fountain Inn seeking an approval by the Board of Zoning Appeals for a variance, which may be heard pursuant to Section 3.2.23 of the Unified Development Ordinance, with respect to the required buffer transition yards as under Article 5, Section 5.5 "Landscaping and Buffers."

### **LOCATION & SITE DESCRIPTION**

The existing New Horizon Electric substation is situated on parcel #904-03-01-012 (117 Telfair Street). Also under common ownership is parcel #904-03-01-006 to the west (vacant land with Duke overhead power lines), parcel #904-03-01-033 to the east (a partially treed/natural access lot), and parcel 093-00-00-090 to the north (which is outside of city limits).

The property is situated along the northerly side of Telfair Street (S-30-671) approximately 1,200 linear feet southeast from the intersection of Gulliver Street. Adjacent land uses to the west includes industrial/commercial, and to the east is residential.

The substation is an existing minor public utility which is being upgraded and expanded. The property is encumbered by an easement dedicated to Duke Energy, which travels from front to rear along the westerly (side) property line at a width of sixty-eight (68') feet.

**VARIANCE DESCRIPTION**

The Unified Development Ordinance of the City of Fountain Inn regulates landscape buffers at Section 5.5.5 et seq. The appropriate landscape buffer to be installed on a piece of property depends on the classification of its proposed use and the surrounding existing uses.

Under Commercial Site Plan review of the improvements to the substation, staff had issued comments regarding landscaping, to wit,

- a. The **eastern** side of the property shall be screened from the adjacent **residential** properties with a Type “**D**” landscape buffer, and
- b. The **western** side of the property shall be screened from the adjacent **commercial** property with a Type “**B**” landscape buffer.

The overall width and planting quantities vary, as the code provides options for buffers with strictly plantings only or buffers with a mix of plantings and fencing/berms. Both buffers are modified under this proposal due to site constraints. The width of the eastern buffer is reduced, and calls for no shrubs. The width of the western buffer is satisfied, but calls for no trees.

Applicant has provided a plan entitled Planting Plan (Sheet C-106) prepared by Land Planning Associates, dated April 7, 2026, scale 1”=30’ in connection with this application.

117 Telfair Street - Buffer Yard Screening Chart				
Eastern - Type "D" with plantings & fence				
	Average Width	Large Tree	Sm/Med Tree	Shrubs
Required (per 100')	20'	1	4	36
Required on site	20'	3	11	91
Proposed	10'	8	16	0
Western - Type "B" with plantings & fence				
	Average Width	Large Tree	Sm/Med Tree	Shrubs
Required (per 100')	10'	0	4	15
Required on site	10'	0	9	34
Proposed	15'	0	0	54

**VARIANCE REVIEW CRITERIA**

In deciding any variance or approval or denial of the action of the Zoning Administrator, the Board may consider the following factors:

- A. That there are special conditions and circumstances which are peculiar to the land, structure or building involved which are not applicable to other lands structures or buildings in the same district;
- B. A literal interpretation of the provisions of the Ordinances for the City of Fountain Inn would deprive the applicant of rights commonly enjoyed by other properties in the same district or area under the terms of the zoning Ordinance of the City of Fountain Inn;
- C. That special conditions and circumstances do not result from the actions of the applicant.;
- D. Granting any variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures or buildings in the same area or district;

- E. The variance requested will be in harmony with the general purpose and intent of the Ordinances of the City of Fountain Inn and will not be injurious to the neighborhood or otherwise detrimental to public welfare; and
- F. The variance requested is a minimum variance that will make possible the legal use of the land, buildings or structures.

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***STAFF COMMENTS***

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The documents submitted by the applicant indicate there constraints which pose difficulties in a literal implementation of the zoning ordinance. The Duke easement on the western side of the property shifts the buildable/usable portion to the east, towards the residential properties. To mitigate the impacts on adjacent properties, the Applicant will also construct a fence as part of the landscape buffer.

Under the commercial site plan review, Applicant has produced a Sound Emission Data report which demonstrates that the transformers won't emit noise above 70 decibels. Additionally, the only lighting on site will be for emergencies.

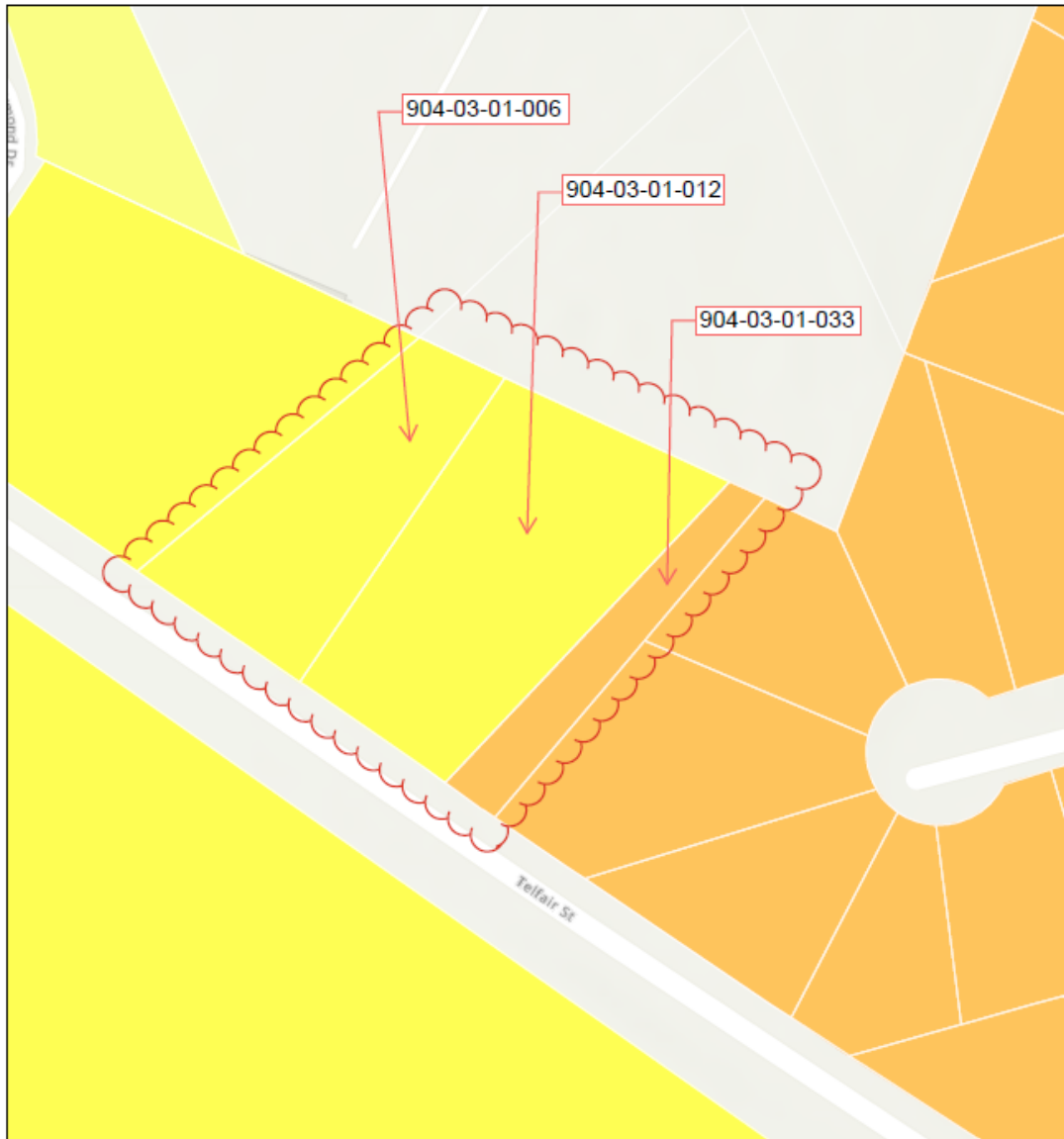
***RECOMMENDED MOTION: I move that the Board of Zoning Appeals approve the special exception VAR-2026-01.***

AERIAL MAP





### ZONING MAP

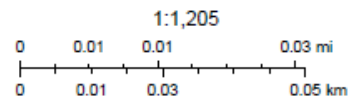
117 Telfair Street



4/24/2026

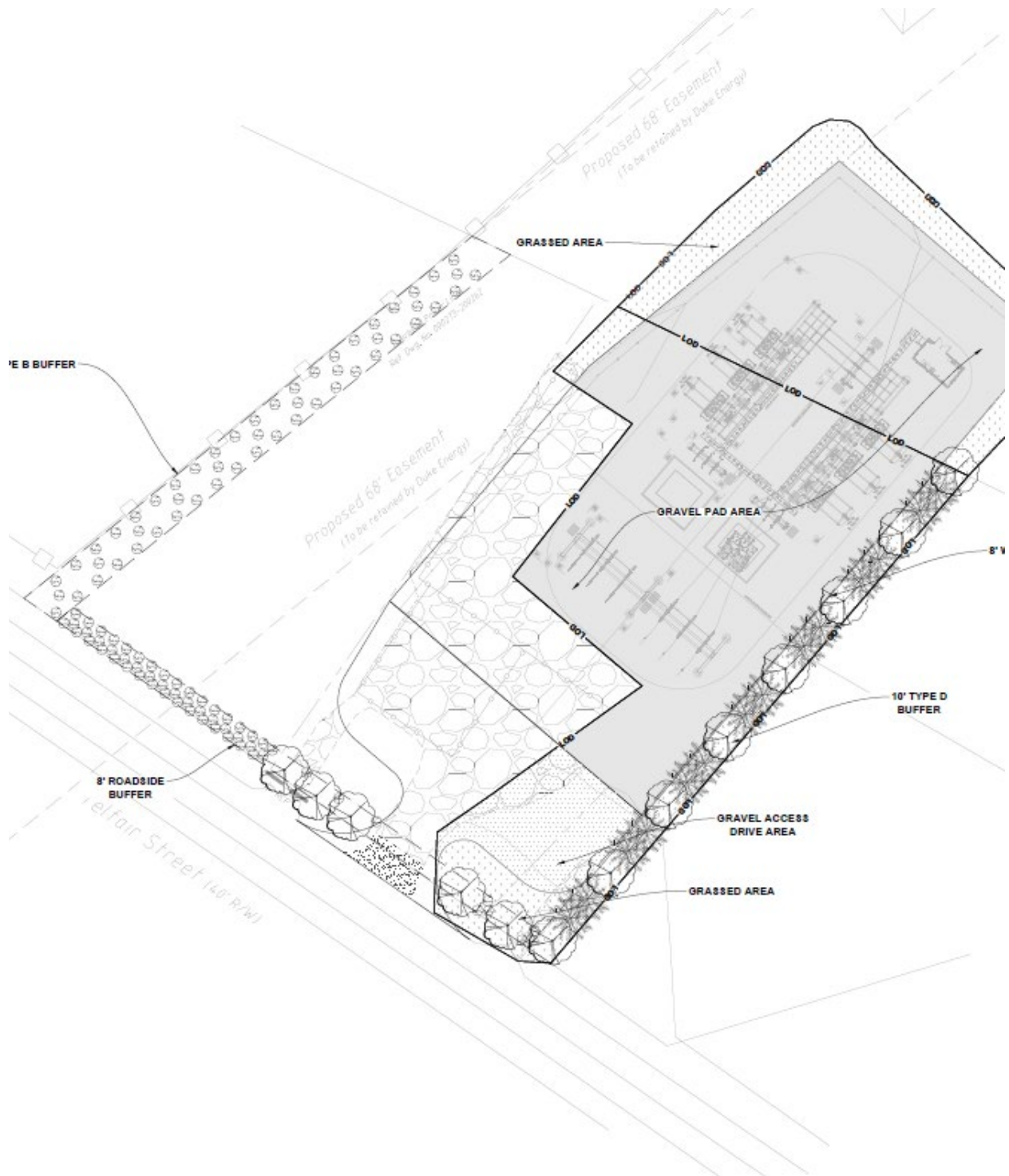
Existing Fountain Inn Zoning

-  GR-1 - Single-Family Residential
-  GR-2 - Single-Family Residential



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DG, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyleisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

SITE PLAN



## 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

## VARIANCE APPLICATION

### WHEN TO USE THIS PROCESS

Use this application to request a variance from the Board of Zoning Appeals. A variance request means that you are asking the Board of Zoning Appeals to allow you to forgo meeting specific requirements of the Zoning Ordinance. Only some standards are eligible for variance requests.

### 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/portalthome/fountaininn\\_pz](https://fountaininn_pz.portal.iworq.net/portalthome/fountaininn_pz)
3. An invoice will be emailed to the applicant.
  - Application Fee - \$250.00, 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 special exception 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 a building 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
904-03-01-033	117 Telfair Street	New Horizon

**APPLICANT INFORMATION**

Primary Applicant Name: New Horizon (Zack Stringfield)

Mailing Address: [REDACTED]

Phone: [REDACTED] mai [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: \_\_\_\_\_ Date: 4/9/2026

This application must be uploaded at [https://fountaininn\\_pz.portal.iworq.net/portalthome/fountaininn\\_pz](https://fountaininn_pz.portal.iworq.net/portalthome/fountaininn_pz) by clicking on the "Variance" icon.

PROPERTY OWNER	
Property owner name (authorized representative if corporation):	<u>New Horizon (Zack Stringfield)</u>
Mailing Address:	<u>[REDACTED]</u>
Phone: <u>[REDACTED]</u>	Email: <u>[REDACTED]</u>
<b>I certify that the applicant listed above has my permission to represent this property in this application.</b>	
Signature: _____	Date: <u>4/9/2026</u>

## INFORMATION ABOUT REQUEST

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

Comment received in the Site Plan Review:

4. Per 5.5.6, the western side of the property shall be screened from the adjacent commercial use with a Type "B" landscape buffer.

For the Eastern Buffer, with the usable space on site for the new transformers, we do not have adequate area required vehicle spacing to safely maintain the substation and be able to make a 30' buffer work. We are proposing to change the fence on the eastern border to a 8' wooden fence that is 10' from the property line with as much landscaping that can be added.

Additionally, we would propose that the existing fence line from the adjacent residential properties that are on our property currently will remain in place as is.

**Findings of fact:** Under state law, the Board of Zoning Appeals must find that your request satisfies all four of the following statements. Please explain why you believe your request satisfies each of the statements.

1. The land has extraordinary and exceptional conditions that pertain to it.

Currently there is a 68' Duke Energy overhead electric easement that is onsite that forces us to expand the substation as far eastern as possible. With the usable space on site for the new transformers, we do not have adequate area required vehicle spacing to safely maintain the substation and be able to make a 30' buffer work.

# EAST

2. A literal interpretation of the provisions of the Ordinance for the City of Fountain Inn would deprive the applicant of rights commonly enjoyed by other properties in the same district or area under the terms of the zoning Ordinance of the City of Fountain Inn.

With the rapidly development in the area, New Horizon is looking to expand the existing substation with system hardening improvements. If these improvements are not provided, it will leave the surrounding community to energy vulnerability.

3. The special conditions and circumstances do not result from the actions of the applicant.

The circumstances are present due to the existing 68' Duke Energy easement, reducing the usable area onsite.

4. Granting any variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures or buildings in the same area or district.

This will not confer any special privilege to New Horizon. We still intend on creating a buffer on the property line, and will included an 8' opaque wooden fence with 10 feet of vegetation buffering the property line.

5. The variance requested will be in harmony with the general purpose and intent of the Ordinances of the City of Fountain Inn and will not be injurious to the neighborhood or otherwise detrimental to public welfare.

The variance will be in harmony with the general purpose and intent of the City Ordinance. We will still propose a buffer with a wooden fence line, however it will be reduced in width.

In the spirit of not being injurious or detrimental to our neighbors, we would propose to keep the existing residential neighbor's fence that is over property line on our property in place and not force them to move it back over the property line in conjunction with this variance. If we are to expand the buffer, we will be forced to ask the neighboring property owners to move their fence to their own property.

6. The variance requested is a minimum variance that will make possible the legal use of the land, buildings, or structures.

The variance is at a minimum as we still intend to include a buffer with structural fencing in the area.

EAST

**List any exhibits that you have provided to help explain your request to the Board. Site plans and photographs are usually very helpful.**

C-106 has been included to show the proposed buffer in the area and the Duke Energy Easement is shown on this plan.

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# WEST

2. A literal interpretation of the provisions of the Ordinance for the City of Fountain Inn would deprive the applicant of rights commonly enjoyed by other properties in the same district or area under the terms of the zoning Ordinance of the City of Fountain Inn.

With the rapidly development in the area, New Horizon is looking to expand the existing substation with system hardening improvements. If these improvements are not provided, it will leave the surrounding community to energy vulnerability.

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CITY of  
**FOUNTAIN INN**

Date Application Filed: **April 9, 2026**

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

The Board of Zoning Appeals held a public hearing on May 7, 2026, to consider the appeal of Section 5.5.6 of the Fountain Inn Zoning Ordinance for a variance request which may be permitted by the Board pursuant to Section 3.2.23 of the Fountain Inn Zoning Ordinance as set forth therein for the property at **117 Telfair Street (PINs #904-03-01-012, 904-03-01-006, 904-03-01-033)**, Fountain Inn, South Carolina.

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

1. There **are** special conditions and circumstances which are peculiar to the land, structure or building involved which are not applicable to other lands structures or buildings in the same district.
2. A literal interpretation of the provisions of the Ordinances for the City of Fountain Inn **would** deprive the applicant of rights commonly enjoyed by other properties in the same district or area under the terms of the zoning Ordinance of the City of Fountain Inn.
3. Special conditions and circumstances **do not** result from the actions of the applicant.
4. Granting any variance requested **will not** confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures or buildings in the same area or district.
5. The variance requested **will be** in harmony with the general purpose and intent of the Ordinances of the City of Fountain Inn and will not be injurious to the neighborhood or otherwise detrimental to public welfare.
6. The variance requested **is** a minimum variance that will make possible the legal use of the land, buildings or structures.

THE BOARD, THEREFORE, ORDERS that the variance from Section 5.5.6 of the Fountain Inn Zoning Ordinance to allow for the applicant to utilize a fifteen (15') foot buffer consisting of low shrubs along the western property line and a ten (10') foot buffer consisting of trees and fencing along the eastern property line, is hereby **GRANTED**

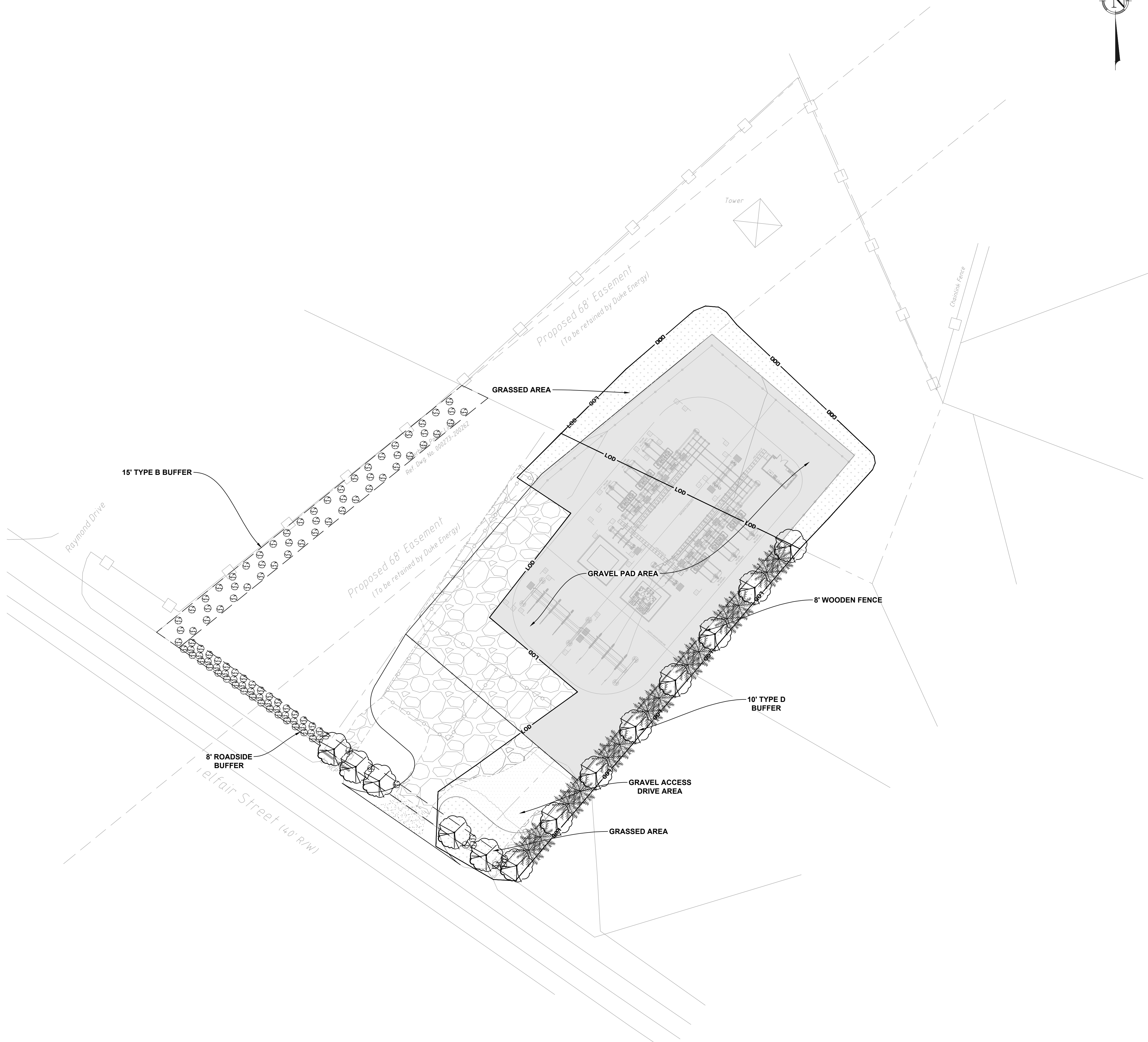
Approved by the Board by a majority vote, \_\_\_\_ to \_\_\_\_.

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

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

\_\_\_\_\_  
Chairman

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



### LANDSCAPE NOTES

- LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS.
- NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO ANY PLANTING.
- ALL PLANTED AREAS SHALL RECEIVE A 4" LAYER OF SHREDDED PINE BARK MULCH OVER A 10 MIL WEED MAT EQUAL TO "WEED BLOCK" BY EASY GARDENER OR DEWITT WEED BARRIER.
- ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHTS-OF-WAYS) SHALL BE SEEDED OR MULCHED PER SPECIFICATIONS ON DETAIL SHEET C-111.
- ALL LANDSCAPE MATERIALS SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. (ANSI-Z60.1-1986)
- ALL SLOPES AREA AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND FOUR INCHES OF TOPSOIL APPLIED. IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL, APPROVED BY THE OWNER, IF NEEDED. THE AREA SHALL BE SEEDED/SODDED, FERTILIZED, MULCHED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH IS ESTABLISHED IN ALL AREAS. ANY RELOCATED TREES SHALL BE MAINTAINED UNTIL SUCH POINT AS TREE IS RE-ESTABLISHED. ANY AREAS DISTURBED BY THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- ACCEPTANCE OF GRADING AND SEEDING SHALL BE BY OWNER. THE CONTRACTOR SHALL ASSUME MAINTENANCE RESPONSIBILITIES FOR A MINIMUM OF ONE (1) YEAR OR UNTIL SECOND CUTTING, WHICHEVER IS LONGER. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, RE SEEDING, AND OTHER OPERATIONS NECESSARY TO KEEP ALL LAWN AREAS IN THRIVING CONDITION. UPON FINAL ACCEPTANCE, OWNER SHALL ASSUME ALL MAINTENANCE RESPONSIBILITIES. AFTER LAWN AREAS HAVE GERMINATED, AREAS WHICH FAIL TO SHOW A UNIFORM STAND OF GRASS FOR ANY REASON WHATSOEVER SHALL BE RE-SEEDED REPEATEDLY UNTIL ALL AREAS ARE COVERED WITH A SATISFACTORY STAND OF GRASS. MINIMUM ACCEPTANCE OF SEEDED LAWN AREAS MAY INCLUDE SCATTERED BARE SPOTS, NONE OF WHICH ARE LARGER THAN 1 SQUARE FOOT, AND WHEN COMBINED DO NOT EXCEED 2% OF TOTAL LAWN AREA.

REQUIRED BUFFERYARD:	REQUIRED BUFFERYARD:
TYPE B BUFFER ALONG ADJACENT COMMERCIAL	ROADSIDE BUFFER ADJACENT TO
PROPERTY TO THE WEST	TELFAIR STREET
REQUIRED:	REQUIRED:
15' WIDE PLANTING STRIP WITH TWO (2) LARGE TREES, FOUR (4) SMALL/MEDIUM TREES, EIGHTEEN (18) SHRUBS/NATIVE GRASSES EVERY 100' LINEAR FEET OF FRONTAGE	8' WIDE PLANTING STRIP WITH ONE (1) LARGE TREE FOR EVERY 50 LF OF ROAD FRONTAGE OR TWO (2) SMALL/MEDIUM TREES FOR EVERY 30 LF OF ROAD FRONTAGE, TWENTY FIVE (25) SHRUBS OR LARGE PERENNIAL GRASSES PER 100 LF
(225 LINEAR FEET REQUIRES 5 LARGE TREES)	(229 LINEAR FEET REQUIRES 5 LARGE TREES)
(9 SMALL/MEDIUM TREES, 41 SHRUBS/GRASSES)	(0 SMALL/MEDIUM TREES, 58 SHRUBS/GRASSES)
PROVIDED: 0 LARGE TREES, 0 SMALL MEDIUM, 54 SHRUBS/GRASSES	PROVIDED: 5 LARGE TREES, 0 SMALL MEDIUM, 58 SHRUBS/GRASSES

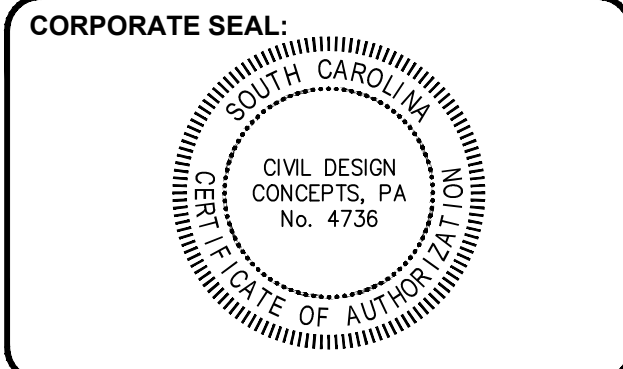
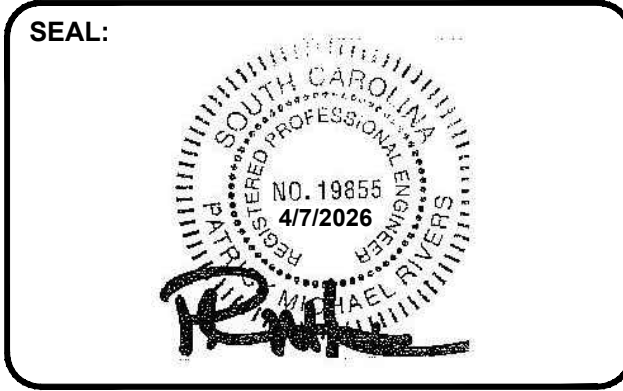
REQUIRED BUFFERYARD:
TYPE D BUFFER ALONG ADJACENT RESIDENTIAL
PROPERTY TO THE EAST
REQUIRED:
30' WIDE PLANTING STRIP WITH THREE (3) LARGE TREES, SIX (6) SMALL/MEDIUM TREES, THIRTY (30) SHRUBS/NATIVE GRASSES EVERY 100' LINEAR FEET OF FRONTAGE
(251 LINEAR FEET REQUIRES 8 LARGE TREES)
(16 SMALL/MEDIUM TREES, 76 SHRUBS/GRASSES)
PROVIDED: 8 LARGE TREES, 16 SMALL MEDIUM, 0 SHRUBS/GRASSES

#### LEGEND

GRASSED AREA	
GRAVEL PAD	
GRAVEL ACCESS DRIVE	
EXISTING GRAVEL PAD	
LARGE TREE	
SMALL/MEDIUM TREE	
SHRUB	



REVISIONS:			
NO.	DATE	DESCRIPTION	BY



LAND PLANNING ASSOCIATES  
A Division of Civil Design Concepts, P.A.  
110 West 1st Avenue - Suite A  
Easley, SC 29640  
864.242.6072

TELFAIR STREET SUBSTATION  
FOUNTAIN INN, SC

PROPERTY INFORMATION:

TAX MAP NUMBER	9040301012 & 0930000090
REFERENCE D.B. & PG:	D.B 1863 PG. 1 P.B 759 PG. 19 D.B 413 PG. 262 P.B 55 PG. 156
ADDITIONAL INFO:	

ISSUE FOR CONSTRUCTION:

PERMIT DATE:	
BID DATE:	
DRAWN BY:	CRN
DESIGN BY:	CRN
CHECKED BY:	PMR
DATE:	4/7/2026
SCALE:	HORIZ. 1" = 30' VERT.
JOB NUMBER:	25.021

**PLANTING PLAN**

**C-106**

TELFAIR STREET SUBSTATION  
FOUNTAIN INN  
SOUTH CAROLINA

# AGENDA ITEM

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**May 7, 2026**

To: Board of Zoning Appeals  
 From: Zoning Administrator, Aaron Blessing  
 Subject: SE-2026-03, Special Exception for a School  
**Meeting Date: May 7, 2026**  
 Type of Agenda Item: Special Exception, Public Hearing  
 Attachments: Aerial maps  
 Zoning Map  
 Applicants Request  
 Sample Finding of Facts

<b>APPLICANT:</b>	School District of Greenville County
<b>REPRESENTATIVE:</b>	Scott Carlin
<b>LOCATION:</b>	10 Add Court (Tax Map #0340000600105) 610 Fairview Street (Tax Map #0342000100316)
<b>CURRENT ZONING:</b>	R-M, Residential Multi-Family
<b>SIZE OF PROPERTY:</b>	Approximately 10,850 square feet, 57,112 square feet

***REQUEST***

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Greenville County School District has applied to the City of Fountain Inn seeking an approval by the Board of Zoning Appeals for a use permitted by special exception, which may be permitted pursuant to Section 3.2.20 of the Unified Development Ordinance, in order to utilize additional properties in the R-M zone for the use of the School District.

***LOCATION & SITE DESCRIPTION***

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The existing Fountain Inn Elementary School is situated on parcel #034000600100 (608 Fairview Street). The property is situated in between two frontages, one on Fairview Street and the other on Georgia/Babb Street, laying east of Looneybrook Drive and west of Craig Street. Babb Street branches off of Georgia Street in an easterly direction, and the school has frontage on both.

The first property is parcel #034000600105 (10 Add Court) which is presently developed with a detached single-family dwelling on a lot consisting of approximately 10,850 square feet. The second is a portion of the Fountain Inn Activities Center located at parcel #0342000100316 (610 Fairview Street) in which approximately 57,000 square feet of lot area within the northern (rearmost) portion of the property will be conveyed to the School District.

The acquisition of these two properties will convey almost 68,000 sq ft of contiguous lot area to the school for their campus. Construction plans have not been finalized yet, however the School District is expanding their campus, and permits are under review for mass grading and site preparations in anticipation of future improvements. The improvements will convert the existing Fountain Inn Elementary School into a K-8 School.

### ***ZONING DISTRICT***

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The Residential-Multi-Family is established to provide for medium-high density residential areas. The principal use of land is for detached and attached multi-family residential. Additional uses include professional offices and live-work units.

U.D.O. Table 4.5 (Table of Permitted Uses) allows for schools in the R-M district by special exception, subject to the use criteria outlined under Section 6.3.5. The conditions and requirements for a special exception are as follows:

#### **6.3.5 SCHOOL, ELEMENTARY, MIDDLE OR HIGH SCHOOL**

##### **A. A Buffer yard Type C is required adjacent to residential uses.**

### ***SPECIAL EXCEPTION REVIEW CRITERIA***

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#### ARTICLE 3, SECTION 3.2 “PROCEDURES”

The Board of Zoning Appeals may consider Special Exceptions for uses as described in this Ordinance. The Board of Zoning Appeals at its next available regular meeting shall conduct a public hearing and receive applicant testimony. After closing the public hearing, the Board of Zoning Appeals shall consider and make findings based on each of the following criteria:

- a. The application is consistent with the Comprehensive Plan, and
- b. The proposed use and associated development is consistent with the character and purpose of the applicable district, and
- c. The proposed use and associated development is of a size, shape and character suitable to the subject property, and
- d. The proposed use and associated development is compatible with existing uses adjacent to and near the property and will not otherwise adversely affect the development of the general neighborhood or district in which the use is proposed, and
- e. The proposed use and associated development does not generate vehicular traffic or parking demands that present an adverse impact to nearby properties when compared to other uses permitted by right in the same district, and
- f. The proposed use will not be hazardous, detrimental or disturbing to surrounding land uses due to noise, glare, smoke, dust, odor, fumes, water pollution or general nuisance, and
- g. The proposed use and associated development consistent with existing and planned pedestrian and vehicular circulation adjacent to and near the subject property, and
- h. The subject property will be adequately served by public services for the proposed use, and
- i. The proposed use and associated development will not adversely impact any natural feature or site of historical, cultural, natural or scenic significance, and
- j. The proposed use and associated development will comply with any specific conditions associated with the use as required by this Ordinance, and
- k. The proposed use and associated development will not be contrary to the public health, safety, and welfare.

### ***STAFF COMMENTS***

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Fountain Inn Elementary School is planning to expand. The Board of Zoning Appeals must grant special exception approval for the school to utilize these properties.

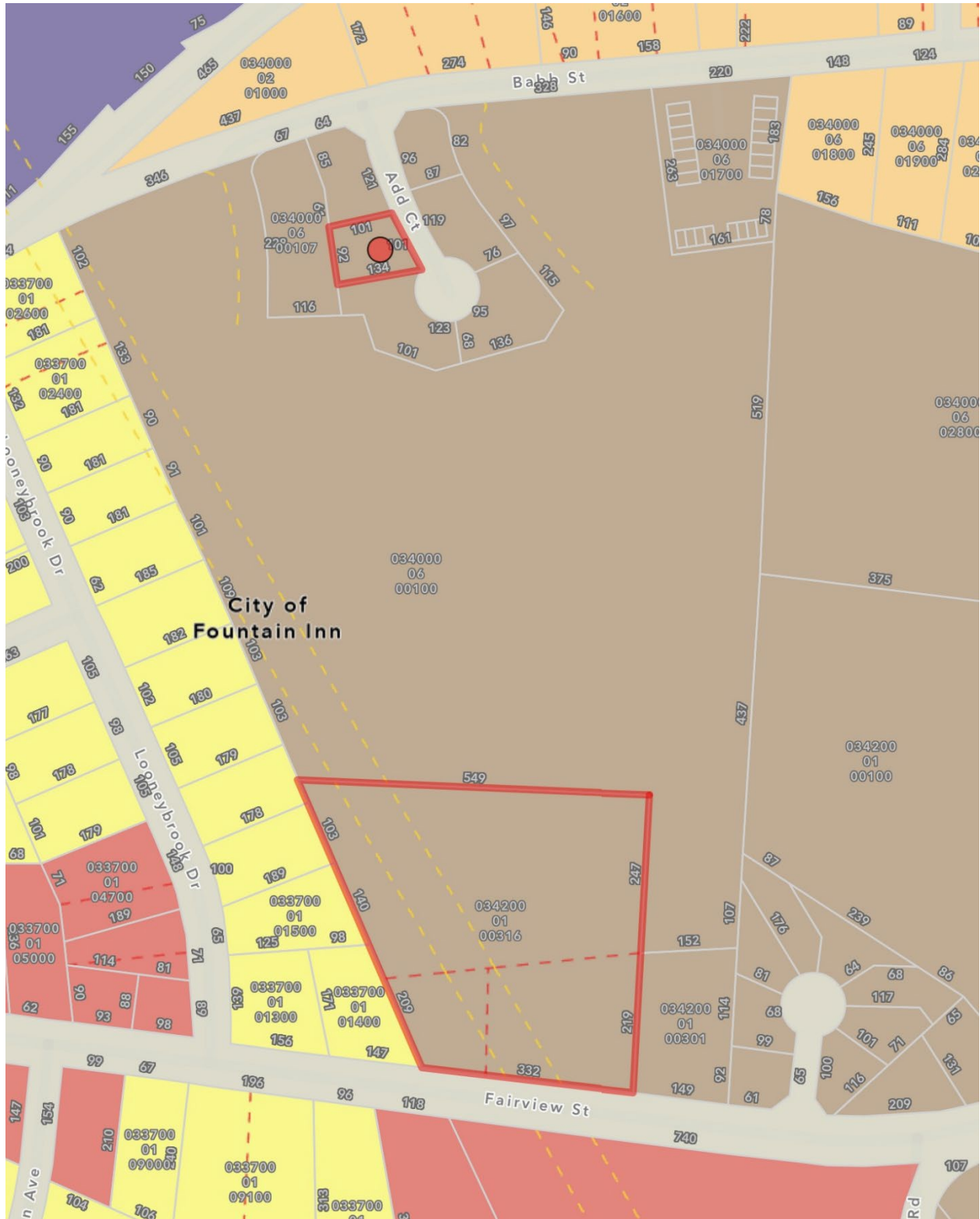
It is the opinion of staff that the use complies with the criteria of the Zoning Ordinance and will provide a service to local residents.

***RECOMMENDED MOTION: I move that the Board of Zoning Appeals approve the special exception SE-2026-03.***

AERIAL MAP



ZONING MAP



## 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
0340000600105	10 Add Court	School District of Greenville County
0342000100316	610 Fairview Street	City of Fountain Inn

**APPLICANT INFORMATION**

Primary Applicant Name: School District of Greenville County

Mailing Address: [REDACTED]

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)? Applicant owns 10 Add Ct and is under contract to purchase a portion of 610 Fairview St.
- 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: [Signature] Date: 03.31.2020

This application must be uploaded at [https://fountaininn-pz.portal.worq.net/portalhome/fountaininn\\_pz](https://fountaininn-pz.portal.worq.net/portalhome/fountaininn_pz) by clicking on the "Special Exception" icon.

**PROPERTY OWNER**

Property owner name (authorized representative if corporation): City of Fountain Inn

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

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

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

Signature: [Signature] Date: 4-1-26

## INFORMATION ABOUT REQUEST

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

The School District of Greenville County is seeking a Special Exception to allow a school use within the existing R-M zoning classification. This would enable the adjacent Fountain Inn Elementary School to be expanded into a K-8 facility and incorporate these properties into their campus. Specific plans for these parcels have not yet been finalized, but will likely include an expanded car rider loop and additional sports fields.



CITY of  
**FOUNTAIN INN**

Date Application Filed: **April 8, 2026**

Application Docket Number: **SE-2026-03**

The Board of Zoning Appeals held a public hearing on May 7, 2026, to consider the appeal of Section 6.3.5 of the Fountain Inn Zoning Ordinance for a special exception request which may be permitted by the Board pursuant to Section 3.2.20 of the Fountain Inn Zoning Ordinance as set forth therein for the property at **10 Add Court (PIN #0340000600105) and p/o 610 Fairview Street (PIN #0342000100316)**, 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 6.3.5 of the Fountain Inn Zoning Ordinance to allow for the applicant to utilize these properties for the Fountain Inn Elementary School is hereby **GRANTED**. **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.**