



## **AGENDA**

### **Board of Appeals**

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

**Thursday, June 4, 2026 - 6:00 PM**

1. Call to Order
2. Approval of Minutes
  - a. Board of Zoning Appeals minutes from March 5, 2026
  - b. Board of Zoning Appeals minutes from May 7, 2026
3. Public Hearing(s)
  - a. DOCKET NUMBER: SE-2026-04  
APPLICANT: School District of Greenville County  
LOCATION: 7 Add Court  
TAX MAP: Tax Map # 0340000600102  
EXISTING ZONING: R-M  
REQUEST: Special Exception to allow the use of the property 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.

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, Kelley, McCraw, Gilreath, and McPartland were in attendance. Board Member Thomas was absent. A quorum was established.

2. Public Hearing

- 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.

Staff introduced application. Application is for a variance from the landscape buffer requirements. Property is developed with a substation, which due to demands, needs to be updated. Applicant is very restricted as to where they can build.

Allan Fortner, consulting engineer with Land Planning Associates, provided more information on the request. Upgrades are needed to supply consistent energy. Land is “pinched,” so to say. West side has 68’ Duke Energy overhead easement, where applicant’s infrastructure cannot go under. East side is against adjacent subdivision. The site was developed around 1960, and the last upgrade was around 2000. Applicant also needs maneuverability around the site itself. An opaque fence will go against the subdivision. Roadside buffer is satisfied.

At 6:08pm, the floor was opened for public testimony. Seeing none, Madam Chair Morgan closed the floor.

Board Member Thomas sent an email which was read by the Board. Board Member McCraw read that Board Member Thomas had concerns about the level of screening on the eastern buffer, the elimination of buffers.

Mr. Fortner clarified this side has the eight (8’) foot opaque fence and the tree count was satisfied.

Board Member McCraw asked if the applicant had a specific type of fence in mind, whether wood or vinyl. Mr. Fortner confirmed they did not, though they typically use wood.

Madam Chair Morgan asked for Staff recommendation. Staff noted applicant isn’t eliminating buffer, just modifying it. With substations and other utilities, there is a balance of wanting people

out but allowing visibility in for security. Applicant has taken into consideration the neighbors and staff is in support.

Board Member McCraw motioned, and Board Member McPartland seconded, show of hands all in favor 6-0.

b. DOCKET NUMBER: SE-2026-03  
APPLICANT: School District of Greenville County  
LOCATION: 10 Add Court, p/o 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.

Staff introduced application. A special exception is not being sought for the entirety of 610 Fairview Street, the City has sold a portion of it to the school district for their expansion.

Jaime Benton, director of construction services/capital projects for school district provided more information on the request. Applicant has acquired a portion of the activity center (610 Fairview Street) to maximize the amount of car stacking on-campus. Increasing area and adding an extra loop will serve to bring in as many cars off-street as possible. With respect to 10 Add Court, he testified that if the school district can obtain all the properties on Add Court, or most of them, the intent is to quit-claim the cul-de-sac and utilize this area (which is flat and level) for sports fields. School is being converted from elementary to middle school, and with that, a baseball/softball field, tennis field, and a track with a soccer/football field interior to the track has to fit on the property.

At 6:18pm, the floor was opened for public testimony.

An individual approached the podium to ask a question. She addressed Mr. Benton, and asked what other properties the school district may be looking to acquire. She lives on Babb Street, across from the school site. Mr. Benton clarified that the Add Court properties are the only ones the school district are interested in.

There was additional dialogue however it was away from the podium and not clearly audible on the recording.

Seeing nothing further, Madam Chair Morgan closed the floor.

Board Member Robinson clarified that the part behind the activity center is strictly for a car loop. Board Member McPartland asked if it will be similar to the one at the High School, which Mr. Benton said it will be.

Board Member McCraw asked if there would be entrance or exit to school on Babb Street, or to the ball fields or anything else. Mr. Benton said they would not, however, if they acquired all the

properties on Add Court, they would be required to leave a “hammerhead opportunity” on Add Court, and that would be the extend of any driveway as it is a dead-end.

Board Member Robinson asked if they were building up or building separate for the middle school. Mr. Benton walked through the development of the site with the improvements presently contemplated.

Madam Chair Morgan asked for staff recommendation. Staff has the opinion that it complies with the ordinance and the proposal complies with the zoning ordinance, so staff is in support.

Board Member McCraw motioned, and Board Member Robinson seconded, show of hands all in favor 6-0.

### 3. Adjourn

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

The meeting was adjourned at 6:20 PM.

## AGENDA ITEM

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**June 4, 2026**

To: Board of Zoning Appeals  
 From: Zoning Administrator, Aaron Blessing  
 Subject: SE-2026-04, Special Exception for a School  
**Meeting Date: June 4, 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>	7 Add Court (Tax Map #0340000600102)
<b>CURRENT ZONING:</b>	R-M, Residential Multi-Family
<b>SIZE OF PROPERTY:</b>	Approximately 13,820 square feet (0.32 acre)

### ***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 property 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 and Babb Streets, laying east of Looneybrook Drive and west of Craig Street. The property in question is on Add Court, which is on a short cul-de-sac situated off of Babb Street.

The acquisition of this property will convey +/-13,820 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. The school has acquired other properties on Add Court and similarly obtained special exception approval for them.

***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.

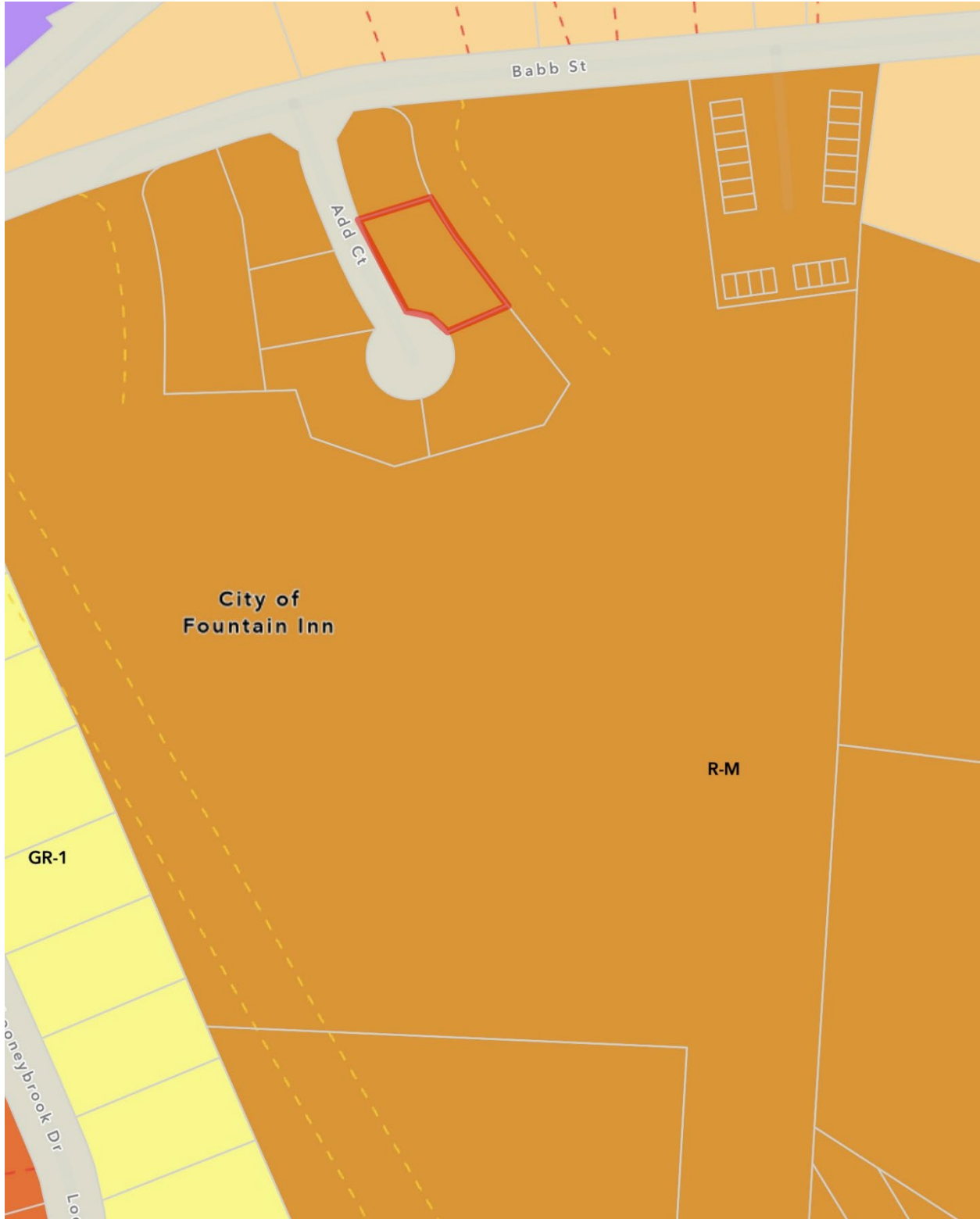
It is the opinion of staff that the use complies with the criteria of the Zoning Ordinance and will provide a service to local residents.

***RECOMMENDED MOTION: I move that the Board of Zoning Appeals approve the special exception SE-2026-04.***

AERIAL MAP



ZONING MAP





CITY of  
**FOUNTAIN INN**

Date Application Filed: **May 13, 2026**

Application Docket Number: **SE-2026-04**

The Board of Zoning Appeals held a public hearing on June 4, 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 7 Add Court (PIN #0340000600102), 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.**

## 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



## 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/portalthome/fountaininn\\_pz](https://fountaininn_pz.portal.iworq.net/portalthome/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
0340000600102	7 Add Court	James Franklin Redden

**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 is under contract to purchase 7 Add Court.
- 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: 05.05.2026

This application must be uploaded at [https://fountaininn\\_pz.portal.iworq.net/portalhome/fountaininn\\_pz](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): James Franklin Redden

Mailing Address: [REDACTED]

Phone: [REDACTED] Email: [REDACTED]

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

Signature: James Franklin Redden Date: 5/6/2026

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## 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 this property into their campus. Specific plans for this parcel have not yet been finalized, but will likely include part of an additional sports field (softball).