



**APPROVED MINUTES
BOARD OF ZONING APPEALS
CAYCE CITY HALL
1800 12TH STREET, CAYCE SC
Monday, February 27, 2017
6:00 PM**

I. CALL TO ORDER

The meeting was called to order at 6:00 p.m. by Chair Robert McLeod. Members present were Bob McArver, Robin DiPietro, Jason Simpson, and Russ Vickery. Staff Present was Shaun Greenwood, Monique Ocean, and Carroll Williamson.

II. APPROVAL OF MINUTES

Mr. McArver made a motion to accept the minutes of the December 19, 2016, meeting as written. Ms. DiPietro seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

Mr. McLeod asked if the media and public were notified of the meeting. Ms. Ocean confirmed that everyone had been notified.

IV. NEW BUSINESS

a. Nomination and election of Officers for 2017

Mr. Vickery made a motion to nominate Mr. McLeod as Chair of the Board for 2017 and Mr. Simpson as Vice-Chair. Mr. McArver seconded the motion. The vote passed unanimously.

b. Nomination of Monique Ocean as Secretary for 2017

Mr. McArver made a motion to nominate Ms. Ocean as Secretary for 2017. Mr. Simpson seconded the motion. All were in favor.

c. Approval of meeting schedule for 2017

Mr. Simpson made a motion to approve the 2017 meeting schedule. Ms. DiPietro seconded the motion. All were in favor.

V. PUBLIC HEARING – Variance Request No. 001-17

A request by the property owner for a variance from the **Zoning Ordinance Section 5.6-2 Accessory Buildings and Uses General Requirements** to exceed, both, the maximum number of accessory uses and the maximum size permitted in a residential zoned district. The property is located at 1306 Pine Street.

a. Opening Statement

Mr. Bill Davenport came before the Board to discuss his request for a variance. Mr. Davenport stated he has lived at 1306 Pine Street for 55 years. Mr. Davenport stated that he decided he wanted a carport in the backyard so he contracted someone to install a concrete slab for it. Mr. Davenport said after the slab was installed, the city denied a permit for the carport because his yard already exceeded the number and size of accessory structures permitted by the Ordinance. Mr. Davenport stated he had no idea that the City had regulations on accessory structures and many people he has spoken to are the same. Mr. Davenport stated the carport would be in the back of the house and not visible. He stated that he is aware the addition of the carport would be over the number and the amount permitted. Mr. Davenport stated he felt a victim to the regulations because residents with larger houses may be allowed to have larger accessory structures. He

stated he was asking the Board to give an exception because of the design of his neighborhood. Mr. Davenport explained he and his wife are aging and the carport is desired as a cover for them when getting out of the car. Mr. Davenport stated he feels the city seems to have disregarded his neighborhood (Broadacres) when creating this ordinance.

b. Public Testimony

Rhett Inabinet of 2211 Cypress Street, Curtis Lake of 1205 Pine Street, Ben Hancock of 1215 Pine Street and Mark Gardner of 215 Tamwood Circle came before the Board to speak in favor of the carport for Mr. Davenport. The public comments about the issue included the following: people are not concerned with buildings in backyards, many existing accessory structures already exceed the regulations, regulations on accessory structures do not appear to be a help to the neighborhood, and that owner occupied properties should have different regulations than rentals. Planning Director Carroll Williamson explained that both the square footage and the number of structures exceeded the allowance. Mr. Williamson explained that the ordinance was created by City Council and he could not speak to the exact circumstances why this ordinance was in place.

c. Adjourn Hearing

With no further discussion the hearing was adjourned.

VI. MOTION

Mr. Simpson made a motion to approve the variance with conditions. The motion died without a second. Mr. McArver made a motion to deny the variance. Ms. DiPietro seconded the motion. The vote to deny the variance passed by 4 to 1. Mr. Simpson voted against denial of the variance.

VII. PUBLIC HEARING - Variance Request No. 002-17

The property owner is requesting a variance from the **Zoning Ordinance Table 8-B Number, Dimension, and Location of Signs Requiring a Permit by Zoning District** to exceed the maximum number of signs permitted per lot in the C-3 (Central Commercial) zoning district. The property is located at 900 – 986 Knox Abbott Drive (TMS#004634-09-014).

a. Opening Statement

Mr. Bob Hinson came before the Board to discuss his request for a variance to the sign ordinance. Mr. Hinson explained that the referenced property consisted of several tax parcels in the past and he had them combined into one large lot to simplify tax requirements. Mr. Hinson explained that the newly created lot has three existing signs and he is requesting a variance to exceed the number of allowable signs. The Board received the following clarification from Staff on the issue: the sign ordinance permits one free-standing sign on each street frontage; the lot currently has three existing free-standing signs; the existence of the signs create a legal non-conformity; the request is for one additional sign; Mr. Hinson does not anticipated removing any of the existing signs and; the property has to receive approval before it may be subdivided back to its original state.

b. Public Testimony

No one was present to speak for or against the variance.

c. Adjourn Hearing

With no further discussion, the hearing was adjourned.

VIII. MOTION

Ms. DiPietro made a motion to deny the variance request. Mr. McArver seconded the motion. The vote to deny the variance passed unanimously.

IX. OTHER BUSINESS

Mr. Williamson mentioned to the Board that he would like to have training on the duties of the Board at next month's meeting.

X. ADJOURNMENT

Mr. Vickery made a motion to adjourn. Ms. DiPietro seconded the motion. All were in favor.

**A quorum of Council may be present.
No discussion or action on the part of Council will be taken.**