



**City of Cayce  
South Carolina**

**APPROVED MINUTES  
Board of Zoning Appeals  
Monday February 24, 2014  
City of Cayce Council Chambers  
6:00 p.m.**

**I. CALL TO ORDER**

Chair Leo Dryer called the meeting to order at 6:00 p.m. Members present were R. McLeod, R. McArver, F. Dickerson, and J. Simpson. Staff present was Shaun Greenwood, Monique Ocean and Michelle Paulchel.

Chairman Leo Dryer recused himself as chairman of the meeting as he is a property owner within 200 feet of Special Exception request SE001-14.

**II. APPROVAL OF MINUTES**

A motion was made by Mr. Simpson to approve the August 19, 2013, minutes as written. Mr. Dickerson seconded the motion and it passed unanimously.

**III. STATEMENT OF NOTIFICATION**

Vice Chair Robert McLeod asked if the public and media had been duly notified of the meeting. Michelle Paulchel stated everyone had been notified.

**IV. OPEN PUBLIC HEARING SE001-14**

Vice Chair Robert McLeod opened the public hearing: A Special Exception request by Sacred House of Prayer Inc. to operate a daycare in an M-1(light industrial) zoning district. The property is located at 647 Frink Street (TMS#005767-07-017).

Ms. Angela Youngblood, pastor of Sacred House of Prayer Inc., came before the Board and began by stating she would like to operate a daycare at her church to provide low cost child care. Mr. McLeod asked if the daycare is intended be open to the public and approximately how many children would be cared for. Ms. Youngblood replied that the daycare would only be opened to members of the church and would care for approximately 10 children. Mr. McLeod asked if the daycare would be subject to any regulations by the South Carolina Department of Social Services (SCDSS). Ms. Youngblood replied that SCDSS has additional regulations to meet before a daycare could be fully operational. Mr. McLeod asked staff if the City is going to conduct any inspections. Shaun Greenwood explained that the Fire Marshall and the Building Official inspect all new businesses to ensure compliance with fire and building codes. Mr. McArver asked Ms. Youngblood how the children will arrive and leave the location. Ms. Youngblood explained the children will arrive in the morning at the front door and will leave in the afternoon in the rear of the building.

Mr. Greenwood explained that Section 7.16 of the Ordinance lists the general criteria for the Board to consider when deciding if a Special Exception should be granted. He pointed out that the questions asked by the Board were ideal in deciding the outcome of the Special Exception request. Mr. McArver asked the applicant if a play area was available and what ages would attend the daycare. Ms. Youngblood responded that a large grass area is located in the rear of the property and a park is around the corner. She also stated newborns to four year olds would attend the daycare.

**V. CLOSED PUBLIC HEARING SE001-14**

Mr. McLeod closed the public hearing.

**VI. MOTION PUBLIC HEARING SE001-14**

Mr. Dickerson made a motion to approve the Special Exception request. Mr. McArver seconded the motion. The motion was unanimously approved.

**VII. DISCUSSION PUBLIC HEARING SE001-14**

There was no further discussion on the Special Exception request.

**VIII. OLD BUSINESS**

There was no old business.

**IX. NEW BUSINESS**

Mr. McLeod made a motion to reappoint Leo Dryer as Chairman. Mr. Dickerson seconded the motion. The motion was unanimously approved.

Mr. McArver made a motion to reappoint Mr. McLeod as Vice Chairman. Mr. Dickerson seconded the motion. The motion was unanimously approved.

Mr. McLeod made a motion to reappoint Michelle Paulchel as Secretary. Mr. Simpson seconded the motion. The motion was unanimously approved.

Mr. Simpson made a motion to approve the 2014 Meeting Schedule. Mr. Dickerson seconded the motion. The motion was unanimously approved.

**X. ADJOURNMENT**

Mr. McArver made a motion to adjourn. Mr. Dickerson seconded the motion. All were in favor.