



**City of Cayce
South Carolina**

**APPROVED MINUTES
Board of Zoning Appeals
Monday April 15, 2013
City of Cayce Council Chambers
6:00 p.m.**

I. CALL TO ORDER

Interim Chairman Leo Dryer called the meeting to order at 6:00pm. Board members present were Robert McLeod and Robert McArver. Frank Dickerson was absent-excused. Staff present was Shaun Greenwood, Monique Ocean and Michelle Paulchel.

II. APPROVAL OF MINUTES

A motion was made by Mr. McLeod to approve the March 18, 2013, minutes as written. Mr. McArver seconded the motion and it passed unanimously.

III. OPEN PUBLIC HEARING VA005-13

Interim Chairman Leo Dryer opened the public hearing: A request by Palmetto Bay Realty Management to be granted a variance to erect a sign with a total sign area of 302.5 square feet.

Mr. Connor Altenhoff began by stating he is with Palmetto Bay Realty located in Fountain Inn, SC. Mr. Altenhoff went on to state Palmetto Bay Realty Management is looking to enlarge the current sign at the Cayce Commons Shopping Center. Mr. Altenhoff discussed that the management company did not think the current sign was large enough to attract adequate exposure to the businesses in the shopping center. Mr. Altenhoff mentioned that as part of an upfit to the shopping plaza, the building and all building signs will be renovated within the next 12 to 18 months.

Shaun Greenwood mentioned to the Board that the proposed sign will not exceed the maximum permitted sign height of 40 feet. Mr. Greenwood explained that height is not an issue, but the applicant is requesting more sign face area in order to have larger letters and larger signage. Mr. Greenwood told the Board, according to the

Ordinance, the shopping center may be permitted to have 2 free standing signs because it is located on a corner lot and has two street frontages.

The Board discussed granting the variance with a condition that the shopping center only has one free-standing sign. Mr. Altenhoff agreed and said he could abide by that condition.

No one was in attendance to oppose the variance request.

Mr. Leo Dryer closed the public hearing. Mr. McLeod made a motion to grant the variance with the condition that only one free standing sign may be erected on the property. Mr. Mc Aver seconded the motion, which passed unanimously.

IV. OTHER BUSINESS

A motion was made by Mr. McArver to recommend to Council to appoint Mr. James Simpson as a member of the board. The motion was seconded by Mr. McLeod and unanimously approved.

V. ADJOURNMENT

Mr. McArver made a motion to adjourn. Mr. McLeod seconded the motion and all were in favor.