



**APPROVED MINUTES
BOARD OF ZONING APPEALS
CAYCE CITY HALL
1800 12TH STREET, CAYCE SC
Monday, June 19, 2017
6:00 PM**

I. CALL TO ORDER

The meeting was called to order at 6:00 P.M. Members present were Robert McLeod, Jason Simpson, Russ Vickery, and Robin DiPietro. Bob McArver was absent excused. Staff present were Carroll Williamson, Jarrett Epperson, and Monique Ocean.

II. APPROVAL OF MINUTES

Ms. DiPietro made a motion to approve the minutes of the May 15, 2017, meeting. Mr. Vickery seconded the motion. All were in favor.

PUBLIC HEARINGS

Mr. Williamson began by explaining that the special exception requests were due to City Code Enforcement performing a sweep of the entire City to find boats, campers, and RVs that were parked or stored in violation of Section 9.8 of the city ordinance. Mr. Williamson explained that staff had broken the list down into manageable sizes for the meetings. Mr. Williamson explained that each request brought before the Board met the 3 criteria required for a special exception. Mr. McLeod informed those present of the sign-in sheet located on the podium. He asked for those that wished to speak in favor of or against a request to sign the sheet.

1. Special Exception Request No. 005-17

A request by the owner to permit a recreational vehicle to be parked or stored in the side yard in a residential district. The property is located at 1831 Manley Street (TMS#5754-02-003).

a) Opening Statement

Ms. Treadway came before the Board as the applicant to explain her request for the special exception. She stated it is impossible to park the RV in the rear yard because the yard is slanted and it gets boggy when it rains. Ms. Treadway stated the RV has been in the same location for 8 or 9 years.

b) Public Testimony

Ms. Kay Strickland, of 1833 Manley Street, and Ms. Dawn Starkie, of 1829 Manley Street, came before the Board to speak in favor of the request. Both stated they had no problems with the RV.

c) Adjourn Hearing

With no further discussion, the public hearing for Special Exception Request No. 005-17 was closed.

d) Motion

Mr. Simpson made a motion to grant Special Exception Request No.005-17. Ms. DiPietro seconded the motion. All were in favor.

2. Special Exception Request No. 006-17

A request by the owner to permit a recreational vehicle to be parked or stored in the side yard in a residential district. The property is located at 808 Moss Creek Drive (TMS#006827-01-004).

a) Opening Statement

Mr. Brian Platt came before the Board as the applicant to explain his request for the special exception. Mr. Platt stated it is impractical to park the RV in the back yard because the elevation of the land rises. He stated that he has added a concrete pad and an electrical hook-up for the RV.

b) Public Testimony

John wise came before the Board to speak against the special exception request. Mr. Wise stated he believes permitting RVs to be parked anywhere other than the back yard would be a detriment to the Moss Creek neighborhood. He stated, if the request were to be granted, more and more requests would come up. Mr. Wise stated he was speaking as the President of the Homeowners Association for Moss Creek. Kim Master, of 321 Tamwood Circle, and Kelly Jeffcoat, of 309 Tamwood Circle, spoke against the request. They stated they felt RVs in plain sight would be a detriment to the neighborhood and to property values. Tony Maddox, of 810 Moss Creek Drive, and Christina Survana, of 304 Tamwood Circle, spoke in favor of the request. They stated they did not have any problems with the RV. Mr. Williamson read 2 letters from residents of Moss

Creek that were opposed to the request. The floor was opened to discussion among the Board, with Ms. DiPietro stating that the request appears to meet the measurable criteria but people in the neighborhood are against the request and Mr. McLeod stating the change in elevation is important to his consideration. Mr. Platt came back before the Board to state that he would like to be given the same consideration as other neighborhoods in the City.

c) Adjourn Hearing

With no further discussion, the public hearing for Special Exception Request No.006-17 was closed.

d) Motion

Mr. Vickery made a motion to grant the special exception request for 808 Moss Creek Drive. Mr. Simpson seconded the motion. The motion to grant the special exception passed by a vote of 3:1, with Ms. DiPietro voting against the motion.

3. Special Exception Request No. 007-17

A request by the owner to permit a boat to be parked or stored in the side yard in a residential district. The property is located at 544 Riverside Lane (TMS#005817-06-010).

a) Opening Statement

Mr. Abercrombie came before the Board as the applicant to explain his request for the special exception. Mr. Abercrombie stated the trees in his yard make it impossible to park the boat in the rear yard on one side. He stated the privacy fence and a utility pole make it impossible to park the boat on the other side.

b) Public Testimony

Daniel Horsley, of 2601 Brookcliff Road, came before the Board to speak in favor of the request. He stated he believes it is impossible for the boat to be parked in the rear yard and he does not have a problem with it.

c) Adjourn Hearing

With no further discussion, the public hearing was closed.

d) Motion

Ms. DiPietro made a motion to grant the special exception for 544 Riverside Lane. Mr. Vickery seconded the motion. All were in favor.

4. Special Exception Request No. 008-17

A request by the owner to permit a boat to be parked or stored in the front yard in a residential district. The property is located at 2713 Maple Street (TMS#005721-04-027).

a) Opening Statement

Ms. Julie Brown came before to the Board to discuss her request for the special exception. Ms. Brown stated she has had a boat in the yard for the past 8 years. She stated there is no way to get the boat in the back yard because of an awning on the house.

b) Public Testimony

Ms. Donna Harvey, of 2709 Maple Street, came before the Board to speak in favor of the special exception request. She stated she has no problem with the boat where it is.

c) Adjourn Hearing

With no further discussion, the public hearing was closed.

d) Motion

Mr. Simpson made a motion to grant the special exception for 2713 Maple Street. Mr. Vickery seconded the motion. All were in favor.

5. Special Exception Request No. 009-17

A request by the owner to permit a boat to be parked or stored in the side yard in a residential district. The property is located at 1805 Jumper Street (TMS#005755-02-013).

a) Opening Statement

The applicant was not present to speak for the special exception request.

b) Public Testimony

Mr. McLeod closed the public testimony because the applicant was not present to speak.

c) Adjourn Hearing

Mr. McLeod asked for clarification as to where the boat was presently located. Mr. Williamson indicated the location of the boat from the photos provided and gave its distance from the roadway. With no further discussion, the hearing was closed.

d) Motion

Mr. Vickery made a motion to grant the special exception for 1805 Jumper Street. Ms. DiPietro seconded the motion. All were in favor.

III. OTHER BUSINESS

Mr. Williamson stated that the annual education for certification for the Zoning Board and Planning Commission will be held at some time in August.

IV. ADJOURNMENT

Mr. Simpson 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.