



**APPROVED MINUTES  
BOARD OF ZONING APPEALS  
CAYCE CITY HALL  
1800 12<sup>th</sup> Street Extension  
Monday, November 15, 2021 @ 6:00 PM**

**I. CALL TO ORDER**

The meeting was called to order at 6:00 pm. Members present were Jason Simpson, Robin DiPietro, Cenetha Muller, Matt Stroud, and Scott Miller. Staff present were Tracy Hegler and Monique Ocean.

**II. APPROVAL OF MINUTES**

Robin DiPietro made a motion to approve the minutes from the May 17, 2021, meeting. Scott Miller seconded the motion. All were in favor.

**III. STATEMENT OF NOTIFICATION**

Monique Ocean confirmed that the public and media were made aware of the meeting and the public hearing.

**IV. PUBLIC HEARING**

**Special Exception SE001-21**

A request by the applicant, Tiffany Johnson, for a Special Exception to operate a childcare center in an M-2 (Heavy Industrial) zoning district. The property is located at 1146 Walter Price Road (TMS 005797-01-014).

**a. Opening Statement**

Ms. Tiffany Johnson came before the Board to discuss the request for the special exception. Ms. Johnson stated the proposed daycare would be her third daycare in the Columbia, SC area. Ms. Johnson directed the Board members to the pictures submitted in the request. Ms. Johnson stated the photos included in her application illustrate how children may enter and the building safely. Ms. Johnson mentioned that the South Carolina Department of Social Services believes the location is great for the daycare. Ms. Johnson stated that she has a great relationship with the owner of 1146 Walter Price Road, Mr. Donovan, and mentioned that he is the owner of the bingo hall directly beside her. Ms. Johnson stated that a parking plan has been submitted to the Board. Ms. Johnson stated she has mapped out the parking lot and the children must have a safe playground. Ms. Johnson clarified that the front entrance will be used for entrance and exit only. She stated the other doors will be used for emergency purposes and that all doors are fire rated. Ms. Johnson stated she taken steps to make sure students and the community are safe. She expressed that she has never had any safety concerns or violations at her other locations. In response to inquiry from the Board, Ms. Johnson stated all children have to be supervised when exiting the door and that only one door will be used for entering and exiting. Ms. Johnson stated the playground is located safety on the backside of the building away from traffic and the parking lot. After inquiry from the Board, Ms. Johnson clarified the location of play area. Responding to a question from the Board, Ms. Johnson stated that the Department of Social Services is concerned

about the safety of the children and has regulations on the parking lot. Ms. Johnson stated that the DSS will inspect the facility once approval is giving from the City. Ms. Johnson expressed that DSS regulations are sterner than city requirements and that DSS will make sure no regulations are violated. Ms. Johnson indicated the parking lot will be lighted and will consist of 40 parking spaces. Ms. Johnson stated her goal is to make sure children are safe and she has studied the traffic pattern in the area. Responding to a question from the Board, Ms. Johnson stated that staffing requirements have to be approved by DSS and that the South Carolina State Fire marshal determines how many people may occupy the facility. Ms. Johnson stated she would like to have between 60 and 80 students.

**b. Public Comment**

Mills Snell came before the Board to speak against the special exception request. Mr. Snell stated owners have strong reservations against the special exception request because of the existing zoning and existing buildings. Mr. Snell stated that he has documentation from other property owners who are against the special exception request. Mr. Snell stated that he believes all relevant property owners were not notified in a timely manner to be present for the public hearing. Mr. Snell stated that he has concerns about the safety of the public and pedestrian safety. Mr. Snell stated that heavy equipment and trucks are in the area on a day to day basis and that a daycare facility is not compatible with the zoning district. Mr. Snell stated that his major concern is the increase in vehicular traffic and foot traffic coming into an area where there is already industrial traffic.

**c. Adjourn Public Hearing**

With no further discussion, the public hearing was adjourned.

**d. Motion**

Robin DiPietro made a motion to deny the special exception request based on an increase in the number of vehicular traffic, pedestrian traffic and inadequate safety of the parking lot. Scott Miller seconded the motion. Robin DiPietro, Scott Miller and Jason Simpson voted in favor of the motion to deny the special exception request. Cenetha Muller and Matt Stroud voted against the motion because they felt that guidelines already put into place by the South Carolina Department of Social Services were adequate. So, by a vote of 3 to 2, the Board of Zoning Appeals voted to deny the special exception request for 1146 Walter Price Road.

**V. NEW BUSINESS**

1. Introduction of new Board members

New Board members, Cenetha Muller, Matt Stroud and Scott Miller, were welcomed by the Board at the start of the meeting.

2. Nomination and election of Vice-Chair position

Matt Stroud made a motion to nominate Scott Miller as vice-chair. All were in favor.

**VI. ADJOURNMENT**

Robin DiPietro made a motion to adjourn. Scott Miller 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.**