



**APPROVED MINUTES
BOARD OF ZONING APPEALS
COUNCIL CHAMBERS
CITY OF CAYCE, 1800 12TH STREET EXTENSION, CAYCE SC
Monday, October 20, 2014
6:00 PM**

I. CALL TO ORDER

Chairman 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 and Monique Ocean.

II. APPROVAL OF MINUTES

Mr. Simpson offered a motion to approve the minutes from July 21, 2014, as written. Mr. McLeod seconded the motion. The vote passed unanimously.

III. PUBLIC HEARING – Special Exception Request 005-14 [A request to permit a used merchandise/thrift store in a C-3 zoning district]

a. Opening Statement

The Applicant, Mrs. Sandra Byrd, came before the Board to discuss the special exception request for a thrift store and to any answer questions from the Board. Mrs. Byrd mentioned that the consignment store would sell used sporting goods. Mrs. Byrd explained that her family previously owned The Catch and Release Consignment Shop in Columbia, SC, for over 1 ½ year. The family needed to move locations because the previous location had been purchased by someone else.

Mr. McArver asked for clarification as to why the thrift/used merchandise store required a Special Exception request. Mr. Greenwood explained that the Zoning Ordinance requires the Board to approve a special exception request for a thrift store in a C-3 Zoning District before the Zoning permit may be issued. Mr. Greenwood pointed out the NAICS codes, used to issue Cayce's zoning permits, classified all thrift, consignment, or used merchandise stores under the same category and they must be treated the same. Mr. Greenwood mentioned that the criteria listed in the Zoning Ordinance should be used to decide if a special exception will be approved.

Mr. Dryer inquired if the store had any intention to handle used weapons and if anyone involved in the store possessed the required fire arm licensing? Mrs. Byrd

indicated that her daughter, Blakely Byrd, possessed the required licensing and the store intended to sell ammunition, rifles, and hand guns.

b. Public Testimony

No one was present to speak.

c. Close Hearing

The public hearing was closed by Mr. Dryer.

IV. MOTION – Special Exception 005-14

Mr. McArver made a motion to approve the Special Exception Request 005-14. Mr. Dickerson seconded the motion. The vote passed unanimously.

V. OPEN PUBLIC HEARING – Special Exception Request 006-14 [A request to permit the parking/storage of an RV in the front yard in a residential zone]

a. Opening Statement

The owner of 205 Haynes Lane, Thomas Owens, came forward to explain to the Board that he received a notice that parking his recreational vehicle in his front yard was in violation of Section 9.8 of the Zoning Ordinance. Mr. Owens mentioned the requirements of Section 9.8 and stated he believed his recreational vehicle met all criteria for the special exception request. Mr. Owens stated that it is impractical to park the recreational vehicle in the rear or side yard because of the camellia bushes on the side of his property. Mr. Owens responded to the questions from the panel with the following:

1. Cutting or trimming the camellia bushes will not help in getting access to the rear yard- the plants would need to be removed.
2. No one is living in the RV.
3. The RV sits in the driveway more often than it is on the road.
4. Payment for a storage location would be around \$100 per month.
5. The RV is 25 feet from the road and it is 10 feet tall.

b. Public Testimony

Mrs. Jane Hipp, of 210 Oak Lane, spoke in support of the special exception request. No one was present to speak against the request.

c. Close Hearing

The public hearing was closed by Mr. Dryer.

VI. MOTION – Special Exception Request 006-14

Mr. McLeod made a motion to deny the special exception request. Mr. McArver seconded the motion. The motion to deny the special exception request failed. Mr. Dickerson made a motion to approve the special exception request. Mr. Simpson seconded the motion. The vote passed 3:2 with Mr. McLeod and Mr. McArver against the special exception request.

Mr. Greenwood pointed out that the special exception would remain with Mr. Owens as long as conditions to which the special exception was granted remained the same.

VII. OTHER BUSINESS

There was no other business.

VIII. ADJOURN

Mr. Dickerson made a motion to adjourn. Mr. McLeod seconded the motion. The vote passed unanimously.

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