



**APPROVED MINUTES  
BOARD OF ZONING APPEALS  
CAYCE TENNIS CENTER  
1120 FORT CONGREE TRAIL, CAYCE SC  
Monday, December 21, 2015  
6:00 PM**

**I. CALL TO ORDER**

The meeting was called to order at 6:00 p.m. Members present were Robert McLeod, Frank Dickerson and Jason Simpson. Robin DiPietro and Bob McArver were absent excused. Staff present was Layne West and Monique Ocean.

**II. APPROVAL OF MINUTES**

A motion was made by Mr. Simpson to approve the minutes from November 16, 2015, as written. Mr. Dickerson seconded the motion. All were in favor.

**III. STATEMENT OF NOTIFICATION**

Mr. McLeod asked in the public had been notified of the meeting. Ms. Ocean confirmed that everyone had been notified.

**IV. PUBLIC HEARING – Variance Request No. 002-15 [A request, by the owner, for a variance to exceed the general requirements for accessory building and uses (*Zoning Ordinance Section 5.6-2*).]**

Variance Request No. 002-15 was postponed to the January 25, 2016, meeting because a quorum was not present - Mr. McLeod recused himself because of association with the applicant.

**V. PUBLIC HEARING – Special Exception Request No. 001-15 [A request to allow development of a privately owned little league baseball field. The properties are located at S. Beltline Blvd. (Richland County TMS#R1100-01-08(P) and R1100-01-10 (P))]**

**a. Opening Statement**

Mr. Layne West began by explaining that a new ordinance was created and approved by City Council allowing parks and recreational areas to be permitted as a special exception use, approvable by the Zoning Board of Appeals. Mr. West stated that previously the Zoning Ordinance only permitted parks and recreational areas in the C-4 zoning district. Mr. West explained that the oversight in the zoning ordinance was discovered when a developer wished to re-zone property, to C-4, in order to establish a privately owned baseball field. Mr. West acknowledged that Council and the Planning Commission had reservations about approval of the re-zoning request because of the location of the property and the potential for heavy commercial uses. Mr. West clarified that allowing parks and recreational areas to be permitted as a special exception was a quick way to cure the oversight and to handle the objections, without rewriting the entire Ordinance. Mr. West mentioned that Heathwood Hall School provided a letter to indicate support for the baseball field. Mr. Carol Barker from Genesis Consulting was present to represent the developer and to provide any technical information. Mr. Hayne McCall was present

as the developer to also answer questions. Mr. Barker provided the Board with documents to show the flood plain location and the wetland delineation. Mr. Barker mentioned the property is currently farm land and the parking area for the baseball field will remain grass. Mr. West pointed out that, if the special exception is approved, the development would still need to get any required permits before construction may begin.

**b. Public Testimony**

No one from the public was present to speak for or against the special exception request.

**c. Adjourn Hearing**

The hearing was adjourned by Mr. McLeod.

**VI. MOTION - Special Exception Request No. 001-15**

Mr. McLeod made a motion to grant Special Exception No. 001-15. Mr. Dickerson seconded the motion. All were in favor. The vote passed unanimously.

**VII. OTHER BUSINESS**

There was no other business.

**VIII. ADJOURNMENT**

The vote to adjourn was passed unanimously.

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