



**APPROVED MINUTES  
BOARD OF ZONING APPEALS  
COUNCIL CHAMBERS  
CITY OF CAYCE, 1800 12<sup>TH</sup> STREET EXTENSION, CAYCE SC  
Monday, December 15, 2014  
6:00 PM**

**I. CALL TO ORDER**

Chair Leo Dryer called the meeting to order at 6:00 p.m. Members present were Frank Dickerson, Bob McArver, Robert McLeod, and Jason Simpson. Staff present was Shaun Greenwood and Monique Ocean.

Mr. Dryer explained that the Board did not meet in November because a quorum was not available.

**II. APPROVAL OF MINUTES**

A motion was made by Mr. McLeod to approve the minutes from the October 20, 2014, meeting. Mr. Dickerson seconded the motion. The vote passed unanimously.

**III. STATEMENT OF NOTIFICATION**

Mr. Dryer asked if the public had been duly notified of the public hearing. Mr. Greenwood confirmed that everyone had been notified.

**IV. PUBLIC HEARING – Special Exception Request 007-14 [A request to permit the parking/storage of a boat in the front yard in a residential zone]**

**a. Opening Statement**

The applicants, Barbara and Terry Wessinger, came forward to address the Board. Mrs. Wessinger explained that a Special Exception was needed because the boat would not fit in the backyard due to the swimming pool and an unattached garage. Mrs. Wessinger mentioned that she could not place the boat in the side yard because it would not meet the setbacks required by the Ordinance. Mrs. Wessinger pointed out that the boat had been in the driveway since 2007 and she installed a concrete pad for it. Mr. Dryer inquired if someone had complained about the subject property. Mr. Greenwood explained that after a resident complained about campers and boats in the front yard throughout the entire neighborhood, staff canvassed the neighborhood and gave notice to anyone found to be in violation of the Ordinance. Members of the Board asked if it was possible for the boat to fit in either the backyard garage or the front garage. The applicants explained that neither garage is meant to store a boat. Mr. McArver inquired if a Special Exception could be made to allow parking the boat in the side yard. Mr. Greenwood explained that a Special Exception could be granted to park the boat in the side yard but the applicants would need a Variance request for the setbacks.

**b. Public Testimony**

No one was present to speak in opposition to the Special Exception. Mr. Dryer asked if anyone in favor of the Special Exception request would like to speak. Beth Lee (104 Haynes Lane), Brady Link (112 Haynes Lane) and Ray Henry (108 Haynes Lane) spoke in favor of the Variance request.

**c. Adjourn Public Hearing**

Mr. Dryer adjourned the public hearing.

**V. MOTION – Special Exception 007-14**

Mr. Dickerson made a motion to grant the Special Exception. Mr. McLeod seconded the motion. The vote passed 3:2 with Mr. Dickerson, Mr. McLeod, and Mr. Dryer in favor of the Special Exception. Mr. Simpson and Mr. McArver were against the Special Exception request.

**VI. PUBLIC HEARING – Variance Request 006-14** [A request for a variance of 5 feet from *The Cayce Zoning Ordinance Section 6.7 Table 3, Schedule of Lot Area, Setbacks, Height & Lot Coverage Requirements* to reduce the minimum front yard setback (25 feet) in an RS-4(Single Family, Small Lots) zoning district]. Variance Request 006-14 was postponed until the January 26, 2015, meeting.

**VII. OTHER BUSINESS**

There was no other business.

**VIII. ADJOURN**

Mr. McArver made a motion to adjourn. Mr. Simpson 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.**