



**APPROVED MINUTES  
BOARD OF ZONING APPEALS  
COUNCIL CHAMBERS  
CITY OF CAYCE, 1800 12<sup>TH</sup> STREET EXTENSION, CAYCE SC  
Monday, July 21, 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. McArver, and J. Simpson. Frank Dickerson and Robert McLeod were absent excused. Staff present was Shaun Greenwood and Monique Ocean.

**II. APPROVAL OF MINUTES**

A motion was made by Mr. Simpson to approve the minutes from the June 30, 2014, Special Called meeting. Mr. McArver seconded the motion. The vote passed unanimously.

**III. STATEMENT OF NOTIFICATION**

Mr. Dryer confirmed that the public had been notified.

**IV. PUBLIC HEARING – Special Exception Request 004-14 [A request, by owner, pertaining to storage and parking of boats and recreational vehicles in the front yard in a residential zone]**

**a. Opening Statement**

Mr. Utsey, owner of 3 Misti Court, came before the Board to state that he requested a special exception to allow his boat to be stored in the shared parking of his condominium complex. Mr. Utsey explained that he has lived at 3 Misti Court for 27 years and that the boat has always been stored in the front. Mr. Utsey mentioned that he has a signed petition to show approval from 13 of the 15 neighboring condo owners in the complex. Mr. Utsey indicated that 10 of the owners were present at the meeting. Mr. Utsey presented a signed petition to the Board. Mr. Dryer asked if an HOA had set any restrictions on storing boats. Mr. Utsey explained that the original HOA had set restrictions on the storing of boats in the front yard but that the original HOA no longer existed. Mr. Utsey further explained that he and the neighboring condo owners now made up the HOA. Mr. Dryer asked if the City was allowed to issue a permit for something that is restricted by HOA covenants. Mr. Greenwood came forward to explain that if the City's actions contradicted any HOA's covenant, the permit would become void. Mr. Greenwood pointed out that the City would have to receive documents and a complaint from an active HOA in order for this to happen. Mr. Dryer inquired if anyone had complained about the boat. Mr. Greenwood stated that Code Enforcement has spoken to Mr. Utsey about his need to apply for a Special Exception request to store the boat in the front yard.

**b. Public Testimony**

No one come forward to speak.

**c. Close Hearing**

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Mr. Dryer closed the public hearing.

#### **V. MOTION – Special Exception 004-14**

A motion was made by Mr. McArver to approve Special Exception Request 004-14. Mr. Simpson seconded the motion. The vote passed unanimously. Mr. Greenwood mentioned to Mr. Utsey that a notice would be mailed to him and Code Enforcement would be informed about the Special Exception request.

#### **VI. OPEN PUBLIC HEARING – Variance Request 005-14 [A request, by owner, to exceed the maximum number and to exceed the maximum square footage of on-premise signs in the RG-2 zoning district]**

##### **a. Opening Statement**

Mr. David Leichtman, Owner of Westwood Mobile Home Community, came before the Board and explained that he was making several upgrades to the Community. Mr. Leichtman indicated that according to the Ordinance, he would be allowed a signs at each of the 5 entrances into the Community, and each sign could be 12 feet in height and 20 square feet in area. Mr. Leichtman explained that instead of 5 signs, he would place only two signs - both located at the Charleston Highway entrance and he would like to increase the allowable square footage of the signs to 60 square feet each. Mr. Leichtman stated that, because of the sign clutter along Charleston Highway, signs built to the Ordinance's regulations would create low visibility for residents entering and leaving the Community. Mr. Greenwood addressed the Board to explain that a number of the businesses in the area were County properties, not under Cayce's jurisdiction, and this contributed to the variety of signs in the area.

##### **b. Public Testimony**

No one was present to speak.

##### **c. Close Hearing**

Mr. Dryer closed the public hearing.

#### **VII. MOTION – Variance Request 005-14**

A motion was made by Mr. McArver to approve Variance 005-14. Mr. Simpson seconded the motion. The vote passed unanimously.

#### **VIII. OTHER BUSINESS**

There was no other business.

#### **IX. 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.**