



**APPROVED MINUTES
BOARD OF ZONING APPEALS
COUNCIL CHAMBERS
CITY OF CAYCE, 1800 12TH STREET EXTENSION, CAYCE SC
Monday, June 30, 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, and J. Simpson. Frank Dickerson was absent excused. Staff present was Shaun Greenwood and Monique Ocean.

II. APPROVAL OF MINUTES

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

III. STATEMENT OF NOTIFICATION

Mr. Dryer noted that a Certificate of Notification was included in the information for the Board of Zoning Appeals.

IV. PUBLIC HEARING – Special Exception Request 003-14 [A request to permit a used merchandise/thrift store in a C-3 zoning district]

a. Opening Statement

The Applicant, Ms. Juanita Orr, came before the Board to discuss the special exception request for a thrift store and to answer questions for the Board. Ms. Orr explained that she owned an upscale thrift store in the West Columbia, SC, area and would like to relocate the business to Cayce. Ms. Orr presented pictures to the Board to show the appearance of the existing business.

Shaun 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 that the criteria listed in the Zoning Ordinance should be used to decide if a special exception will be approved. Mr. R McLeod inquired how parking for the thrift store would be handled. Mr. Greenwood explained that existing parking would have to suffice because the commercial use is not changing and there would be no major modifications to the building.

b. Public Testimony

No one was present to speak.

c. Close Hearing

The public hearing was closed by Mr. Dryer.

V. MOTION – Special Exception 003-14

Mr. Simpson made a motion to approve the Special Exception Request 003-14. Mr. McArver seconded the motion. The vote passed unanimously.

VI. OPEN PUBLIC HEARING – Variance Request 004-14 [A request to exceed the maximum lot coverage ratio in an RG-2 zoning district]

a. Opening Statement

Mr. Marc Weil, Mr. Jim Futter, Mr. Randy Summer, and Mr. Ken Parnell were present to represent the Applicant, The Rohdie Group. Mr. Weil came before the Board and stated that the Applicant wishes to construct 299 housing units of 2 and 3 bedrooms. Mr. Weil indicated that the units would be priced at market price rental rates. Mr. Dryer asked for an explanation of the variance request.

Shaun Greenwood explained that the applicant wishes to exceed the 40% maximum lot coverage ratio, by up to 10%, in an RG-2 zoning district. Mr. Greenwood pointed out that lot coverage is defined as the collective amount of impervious surfaces (surfaces covered by a structures, sidewalks, driveways, or etcetera) and that the plans submitted by the applicant showed the ratio of lot coverage at 48%. Mr. Greenwood made clear that lot coverage regulations are used to manage storm water runoff in new developments. Mr. Greenwood stated excess lot coverage is being requested because the buildable area of the property has been reduced by a sewer pump station and a power line easement. Mr. Greenwood indicated that these issues also caused the storm water drainage channels to be constructed on an adjoining property as a community storm water system for future development in the area. Mr. Dryer inquired if another entity would review the storm water plan if the variance was approved. Mr. Greenwood explained that Lexington County Stormwater Division reviews the efficiency of all storm water plans for the City and would do the same with this one. Mr. McArver inquired about the alternative to exceeding the maximum lot coverage. Mr. Greenwood indicated that various pervious surfaces or those that would absorb water could be used or the number of buildings could be reduced to decrease the lot coverage. Mr. McArver inquired if an approved variance would create precedence for future development in this site, allowing developers to exceed the maximum lot coverage. Mr. Greenwood answered that it would not and each variance request is considered as a separate case. Mr. McLeod asked for clarification on where the storm water drainage channel is located on the adjoining property. Mr. Summer came before the Board to explain community the storm water drainage pond and pointed it out on the map. Mr. Summer clarified that the storm water plan would be designed per Lexington County requirements.

b. Public Testimony

No one was present to speak.

c. Close Hearing

The public hearing was closed by Mr. Dryer.

VII. MOTION – Variance Request 004-14

Mr. Simpson made a motion to approve the variance request to exceed the maximum lot coverage by up to 10%. Mr. McLeod seconded the motion. The vote passed unanimously.

VIII. OTHER BUSINESS

No other business

IX. ADJOURN

Mr. McLeod 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.**