



**APPROVED MINUTES  
BOARD OF ZONING APPEALS  
CAYCE CITY HALL  
1800 12<sup>th</sup> Street Extension**

**Monday, November 21, 2022  
6:00 PM**

**I. CALL TO ORDER**

The meeting was called order by Chair Jason Simpson. The members present were Scott Miller and Matt Stroud. Absent members were Cenetha Muller and Robin Dipietro.

**II. APPROVAL OF MINUTES**

Scott Miller made a motion to approve the minutes of the September 19, 2022, meeting. Jason Simpson seconded the motion. All were in favor.

**III. STATEMENT OF NOTIFICATION**

Monique Ocean, Planning and Zoning Administrator, confirmed that the media and public were notified of the meeting and public hearing.

**IV. PUBLIC HEARINGS**

**1. Variance 002-22**

A request by the applicant, Jimmie Owens, for a variance from the Zoning Ordinance Section 6.7 Table 3, Schedule of Lot Area, Setbacks, Height, & Lot Coverage Requirements, by Zoning Districts, to reduce the required minimum lot width (60 feet) for a new parcel in the RS-3 zoning district by 5 feet. The property is located in the 600 block of Railroad Street (Tax Map Number 005769-10-010).

**2. Variance 003-22**

A request by the applicant, Jimmie Owens, for a variance from the Zoning Ordinance Section 6.7 Table 3, Schedule of Lot Area, Setbacks, Height, & Lot Coverage Requirements, by Zoning Districts, to reduce the required minimum lot area (7,200 sq feet) for a new parcel in the RS-3 zoning district. The property is located in the 600 block of Railroad Street (Tax Map Number 005769-10-010).

**A. Opening Statement**

Mr. Owens came before the Board, as the applicant, to discuss the variance request. Mr. Owens stated that his company, New Level Construction, had constructed several homes around Cayce. Mr. Owens stated that his goal would be to split the large lot into 2 lots. Mr. Owens stated that way he could have a house on each lot. Mr. Owens stated that it would make more sense to have two smaller lots instead of one large lot that could not meet price points for the area.

**B. Public Comment**

Trudy Burnett, 635 Holland Avenue, came before the Board to ask questions about the variance.

**C. Adjourn Public Hearings**

With no further discussion, the public hearing was adjourned.

**V. MOTIONS**

- A. Scott Miller made a motion to deny Variance Request 002-22. Matt Stroud seconded the motion. All were in favor.
- B. Matt Stroud made a motion to deny Variance Request 003-22. Scott Miller seconded the motion. All were in favor.

**VI. OTHER BUSINESS**

**Status of education requirements for all members of the Board of Zoning Appeals**

- A. Ms. Ocean informed the Board that anyone who has not completed the educations would need to do so as soon as possible.

**VII. ADJOURNMENT**

Scott Miller made a motion to adjourn. Matt Stroud seconded the motion. All were in favor.

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