



**APPROVED MINUTES
ZONING BOARD OF APPEALS
CAYCE CITY HALL
1800 12TH STREET, CAYCE SC
Monday, October 21, 2019
6:00 PM**

I. CALL TO ORDER

The meeting was called to order by Chair Robert McLeod. Members present were Jason Simpson, Robin DiPietro, Russ Vickery, and Bob McArver. Staff present were Carroll Williamson and Monique Ocean.

II. APPROVAL OF MINUTES

Jason Simpson made a motion to approve the minutes of the September 16, 2019, meeting. Robin DiPietro seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

Monique Ocean confirmed that the media and public were made aware of the meeting and the public hearing.

IV. PUBLIC HEARING

Variance Request No. 004-19

A request for a variance from the Zoning Ordinance Section 6.7 Table 3 (*Schedule of Lot Area and Setbacks by Zoning Districts*) to reduce the required setbacks for a double frontage lot (*Section 5.2(2) Setbacks- Through or Double Frontage Lots*) in the C-4 Zoning District by 20 feet. The property is located at 2454 Charleston Hwy (TMS# 005757-02-024).

a. Opening Statement

Mr. Mike Hughes came before the Board, as the owner, to discuss the variance request. Mr. Hughes stated he would like to build a permanent structure that would be appealing to the City. Mr. Hughes submitted pictures to the Board to show an example of what he wishes to construct. Mr. Hughes stated the property has a very unique shape that comes to a point and has an access points from Charleston Highway and Frontier Road. Mr. Hughes stated that he was unable to find similar properties that could be presented to the Board. Mr. Hughes stated that, in the past, the property contained a building that did not meet setback requirements. Mr. Hughes stated that he originally wanted to use an office trailer as the structure for the new business. Mr. Hughes stated the original plans were approved by the City and that Lexington County had approved the stormwater plan. Mr. Hughes stated, when measuring the land, he became aware that the size of the office trailer and the requirements for handicap accessibility, along with the required setbacks,

made the property useless. Mr. Hughes stated that because of these requirements, the office trailer would not work and constructing a building would be a better fit. Mr. Hughes stated the office trailer would look out of place and its location would create a traffic hazard. Mr. Hughes stated the location of the office trailer would cause the need for traffic to back out in to the street when exiting. Mr. Hughes stated a constructed building would enhance the character of the area and raise property values. Mr. Hughes stated the proposed building will be used for the office of an auto sales business, portions of the parking lot will be paved, as required, and landscaping will be completed, as required. After inquiry from the Board, Mr. Hughes stated access from Frontier Road will not be allowed, the proposed building will be 576 square feet and the variance request is only for the portion of land along Frontier Road where the building will be located.

b. Public Testimony

Ms. Joyce Backman of 2612 Frontier Road spoke against the variance request.

c. Adjourn Public Hearing

With no further discussion, the public hearing was closed.

V. MOTION – Variance Request 004-19

Mr. McArver made a motion to deny Variance Request 004-19 because an unnecessary hardship does not exist. Ms. DiPietro seconded the motion. All were in favor. Variance Request 004-19 was denied.

VI. NEW BUSINESS

There was no new business.

VII. ADJOURNMENT

Robin DiPietro made a motion to adjourn. Jason Simpson 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.**