



**APPROVED MINUTES
BOARD OF ZONING APPEALS
CAYCE HISTORICAL MUSEUM
1120 FORT CONGREE TRAIL, CAYCE SC
Monday, February 22, 2016
6:00 PM**

I. CALL TO ORDER

The meeting was called to order by Robert McLeod. Members present were Frank Dickerson and Jason Simpson. Robin DiPietro and Bob McArver were absent excused. Staff present was Layne West and Monique Ocean.

II. APPROVAL OF MINUTES

Mr. McLeod pointed out that Mr. Butch Broehm's name should not be included in the list of members present - Mr. Broehm is not a member of the Board of Zoning Appeals. A motion was made by Frank Dickerson to approve the minutes of the January 25, 2016, meeting with a correction to delete Mr. Broehm's name from the list of members present. Jason Simpson seconded the motion to approve the minutes with corrections. All were in favor and the vote passed unanimously.

III. STATEMENT OF NOTIFICATION

Mr. McLeod inquired if the public and media had been notified of the meeting. Ms. Ocean confirmed that everyone had been notified.

IV. PUBLIC HEARING – Variance Request No. 001-16 [A request, by the owner, for a variance to add a carport and exceed the general requirements for accessory building and uses in residential districts (**Section 5.6-2**).The property is located at 1312 Northland Drive.]

a. Opening Statement –

Layne West began by explaining that Mr. Wendell Hathcox was requesting a variance to construct a carport that would exceed Ordinance regulations. Mr. West explained that the property currently contained a storage building and a lean-to. Mr. West pointed out that the proposed carport along with the existing storage building and the lean-to would exceed the size and the number of accessory structures allowable by the Ordinance. Mr. West mentioned that the height of the proposed carport would also exceed Ordinance regulations. Mr. Wendell Hathcox and his son Mark Hathcox addressed the Board to explain the proposed carport. Mark Hatchcox began by explaining that he believes his father was given inaccurate information by staff. Mark Hathcox stated his father was denied a permit for the carport after staff had given verbal approval. Wendell Hathcox stated after the permit was denied staff suggested using a smaller carport or attaching the carport to the house. Mr. Hathcox stated that a smaller carport will not cover his vehicle and it is impossible to attach the structure to the house.

b. Public Testimony –

Mr. and Mrs. Martin were present to speak in favor of the variance request. No one was present to oppose the request.

c. Adjourn Hearing –

The hearing was closed by Mr. McLeod.

V. MOTION- Variance Request No.001-16

A motion was made by Mr. Simpson to grant the variance with the following conditions: (1.) The structure should not exceed 26 feet, (2.) the required setbacks must be maintained and (3.) The variance is approved as long as Wendell Hathcox is owner of the property.

VI. OTHER BUSINESS

a. Executive Session -Receipt of legal advice from the City Attorney relating to the Board's legal role and responsibilities and other matters covered by the attorney-client privilege.

The Executive Session was cancelled because 2 members were absent.

VII. ADJOURNMENT

Mr. Dickerson made a motion to adjourn. Mr. Simpson seconded the motion. All were in favor and the vote passed unanimously.

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