



**DRAFT MINUTES  
ZONING BOARD OF APPEALS  
Monday, January 4, 2021  
6:00 PM**

**Cayce City Hall is currently closed to the public.  
Please use the following method to attend the Public Hearings:**

**Telephone: (929)205-6099  
Meeting ID: 824 2563 6052  
Password: 210319  
caycesc.gov**

**I. CALL TO ORDER**

The meeting was called to order by Chair Robert McLeod at 6:00 pm. Members present were Robin Dipietro, Jason Simpson, Russ Vickery and Robert McArver. Staff present were Carroll Williamson, Jamie Beckham, and Monique Ocean.

**II. APPROVAL OF MINUTES**

Bob McArver made a motion to approve the minutes of the October 19, 2020, meeting. Robin Dipietro seconded the motion. All were in favor.

**III. STATEMENT OF NOTIFICATION**

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

**IV. PUBLIC HEARING**

**VARIANCE REQUEST 001-21**

A request for a variance to obtain relief from the requirements of the Zoning Ordinance Section 6.12 Infill Development Design Standards for the proposed construction of a commercial building. The property is located at 2300 Baxter Street (TMS 005724-09-021).

**a. Opening Statement**

Mr. Billy Gardner came before the Board to speak as the applicant and the owner. Mr. Gardner stated his company is growing and a new building for a machine shop is needed. Mr. Gardner stated he started the discussion with City Staff in August 2019 about construction of the proposed building. Mr. Gardner stated, in November 2019, he had to make modifications to the plans for the building because of requirements from the South Carolina Department of Transportation. Mr. Gardner stated he was made aware of the City's Infill Development Design Standards Ordinance in December 2020 and in January he submitted plans to the City. Mr. Gardner stated he is requesting the variance in order to forgo a requirement of the Infill Development Design Standards ordinance which would require his new commercial building be built with an elevated first floor. Mr. Gardner stated the cost to elevate the building is prohibitive. Mr. Gardner stated the proposed building will be an improvement to the area and the building is not designed to have a crawl space like a home. Mr. Gardner presented picture slides to the Board to show the design of the proposed building. Mr. Gardner stated he understands the spirit of the ordinance but raising the first floor of the building is not feasible or practical. Carroll Williamson came

before the Board to give an explanation of the requirements for the Infill Development Design Standards.

**b. Public Testimony**

No one was present to speak for or against the variance request.

**c. Adjourn Public Hearing**

With no further discussion, the public hearing was adjourned.

**d. Motion**

Jason Simpson made a motion to grant the variance. Robin DiPietro seconded the motion. All were in favor of granting the variance to relieve the requirement of first floor at least two feet above grade, per the drawings presented to the Board.

**V. NEW BUSINESS**

**a. Nomination and election of Officers for 2021**

Mr. Russ Vickery recommended Robert Mcleod continues to as Chair and Jason Simpson continues to as Vice-Chair. Bob McArver seconded the motion. All were in favor.

**b. Nomination and election of Monique Ocean as Secretary for 2021**

All were in favor.

**c. Approval of meeting schedule for 2021**

All were in favor.

**VI. OTHER BUSINESS**

Carroll Williamson announced that he will be no longer be employed with the City of Cayce as on January 24, 2021. Members of the Board wished him well.

**VII. ADJOURNMENT**

Robin DiPietro made a motion to adjourn. Bob McArver 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.**