



**APPROVED MINUTES
BOARD OF ZONING APPEALS
CAYCE CITY HALL
1800 12th Street Extension**

**Monday, June 27, 2022
6:00 PM**

I. CALL TO ORDER

The meeting was called to order at 6 pm by Chair Jason Simpson. Members present were Scott Miller, Robin DiPietro, Cenetha Muller, and Matt Stroud. Staff present was Monique Ocean and Michael Conley.

II. APPROVAL OF MINUTES

Robin DiPietro made a motion to approve the minutes of the January 24, 2022, meeting. Scott Miller seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

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

IV. PUBLIC HEARING

Variance 001-22

A request by the owner, Mr. C. Harden, 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 rear yard setback (25 feet) in the M-1 zoning district by 15 feet. The property is located at 640 McDuffie Street (TMS 005767-07-009).

A. Opening Statement

Monique Ocean, Zoning Administrator, began by informing the Board of the variance request. Ms. Ocean stated that the subject property located at 640 McDuffie Street is zoned M-1(Light Industrial) and the rear yard setback for the M-1 zoning district is 25 feet. Ms. Ocean stated that the applicant wishes to reduce the rear yard setback in order to construct a building of 1800 square feet. Ms. Ocean stated the applicant is requesting a variance of 15 feet to reduce the rear yard setback to 10 feet. The applicant, Mr. Harden, came before the Board to discuss his request for the variance. Mr. Harden stated that he would like to construct a metal building of 1800 square feet to enhance his business. Mr. Harden stated the proposed building will consist of office space and a showroom. Mr. Harden stated that locating the building at the 25 feet rear yard setback would cause an area of dead space. Mr. Harden stated he is already plagued with nuisance from the neighbors and a dead space would create more area for the neighbors to leave garbage. Mr. Harden stated there is a tree on the property that he would have to cut down to meet the required setback of 25 feet. Mr. Harden stated he would prefer not to remove the tree.

B. Public Comment

There was no one from the public to speak for or against the variance request.

C. Adjourn Public Hearing

With no further discussion, the public hearing was closed.

D. Motion

Robin DiPietro made a motion to grant the variance to reduce the rear yard setback to 10 feet because the following criteria has been met:

1. The subject property is two (2) properties that have been combined into one (1) over the years, and a large tree is present in the yard, creating extraordinary conditions pertaining to the property.
2. The extraordinary conditions do not apply to other properties in the area.
3. Application of the zoning ordinance requirements would require the applicant to remove a large tree, in order to construct the proposed building to meet the required setbacks.
4. Authorization of the variance would not create a detriment because existing structures in the area encroach on the rear yard setback.
5. The proposed structure/use is allowed by the zoning ordinance.

Matt Stroud seconded the motion. All were in favor.

V. OTHER BUSINESS

Ms. Ocean informed the Board that the By-Laws needed to be reviewed at the next meeting. Ms. Ocean informed the Board that the orientation classes for new members and continuing education classes for other members needed to be completed. Ms. Ocean stated that she would email the information to them.

VI. ADJOURNMENT

Robin DiPietro made a motion to adjourn. Scott Miller 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.**