



**DRAFT MINUTES
BOARD OF ZONING APPEALS
MONDAY, OCTOBER 21, 2024
CAYCE CITY HALL – 1800 12TH STREET
6:00 PM**

I. CALL TO ORDER

The meeting was called to order by Chair Jason Simpson. Phillip Corley, Shirley McClerklin-Motley, and Tyler Helms were present. Cindy Pedersen was absent. Michael Conley and Monique Ocean were present as staff.

II. APPROVAL OF MINUTES FOR MAY 20, 2024, MEETING

Phillip Corley made a motion to approve the minutes from the May 20, 2024, meeting. Shirley McClerklin-Motley 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 007-24

The applicant, T. Riley, is seeking a variance to reduce the required setbacks in the RG-2 (General Residential) zoning district. The property is located at 1328 Poplar Street (Tax Map Number 005765-03-002).

A. Staff's Opening Statement

Ms. Ocean stated that the applicant is requesting approval of a variance to reduce the required setbacks by 5 feet. Ms. Ocean said the requested variance is needed to accommodate construction of a single-family home which will encroach upon the required setbacks.

Ms. Ocean explained that the subject property is home to an existing structure which the owner wishes to demolish. Ms. Ocean stated the structure has not been used for a number of years.

Ms. Ocean stated that staff believes extraordinary and exceptional conditions exist for this particular piece of property. Ms. Ocean remarked that it appears a portion of the property was taken away for construction of Poplar Street and the buildable area of the property was reduced because of this removal.

B. Comments from the Applicant

Ms. Diane Brown came before the Commission to speak for the owner. Ms. Brown stated that the variance request was needed to install a house on the existing lot. Ms. Brown stated that the existing house was built in the 1950's, remodeling it is not feasible, and the structure needed to be removed. Ms. Brown stated that the 5 ft. variance is needed for placement of a new home.

C. Comments from the Public

There was no one present to speak for or against the request.

D. Adjourn Public Hearing

With no further discussion, the public hearing was adjourned.

E. Motion

Tyler Helms made a motion to grant the variance to reduce the setbacks by 5 feet. Phillip Corley seconded the motion. All were in favor.

NEW BUSINESS

There was no new business.

ADJOURNMENT

Phillip Corley made a motion to adjourn. All were in favor.

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