



**DRAFT MINUTES  
ZONING BOARD OF APPEALS  
CAYCE CITY HALL  
1800 12<sup>TH</sup> STREET, CAYCE SC  
Monday, November 19, 2018  
6:00 PM**

**I. CALL TO ORDER**

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

**II. APPROVAL OF MINUTES**

Mr. McArver made a motion to approve the minutes of the September 17, 2018, meeting. Mr. Simpson seconded the motion. All were in favor.

**III. STATEMENT OF NOTIFICATION**

Ms. Ocean confirmed that the media and public had been informed of the meeting.

**IV. PUBLIC HEARING – Variance Request No.002-18**

The property owner is requesting a variance from the **Zoning Ordinance Section 6.7 Table 3 Schedule of Lot Area, Setbacks & Lot Coverage, by Zoning Districts** to reduce the required rear yard setback (25 feet) in the M-1 (Light Industrial) zoning district. The property is located at 615 Frink Street (TMS# 005767-07-003).

**a. Opening Statement**

Mr. Thomas Bryant came before the Board as the applicant to discuss his request for the variance. Mr. Bryant explained that he desired to subdivide the property in order to sell the portion containing the duplex. Mr. Bryant explained that his request for subdivision was denied by the Planning Director because subdivision of the property would cause the duplex and the Bryant Heating and Air Company building to impinge on the required rear yard setbacks. Mr. Bryant explained to the Board that the buildings were built before the current zoning ordinance. Mr. Bryant stated he is asking to reduce the rear yard setback to 9 feet instead of the ordinance requirement.

**b. Public Testimony**

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

**c. Adjourn Hearing**

With no further discussion, the hearing was adjourned.

**V. MOTION – Variance Request No. 002-18**

With the conclusion made that the requirements to grant the variance to reduce the required rear yard setbacks were met, Mr. Simpson made a motion to grant Variance 002-18. Mr. Vickery second the motion. All were in favor.

**VI. NEW BUSINESS**

Mr. Williamson gave tentative dates for the upcoming Annual Continuing Education.

**VII. ADJOURNMENT**

Mr. Vickery made a motion to adjourn. Mr. 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.**