



**APPROVED MINUTES
BOARD OF ZONING APPEALS
CAYCE TENNIS CENTER
1120 FORT CONGAREE TRAIL, CAYCE SC
Monday, November 16, 2015
6:00 PM**

I. CALL TO ORDER

The meeting was called to order at 6:00 pm. Members present were Frank Dickerson, Jason Simpson, Robin DiPietro, and Robert McLeod. Bob McArver was absent excused. Staff present was Layne West and Monique Ocean.

II. NEW BUSINESS

a. Introduction of New Planning Director, Layne West

Mr. Layne West introduced himself as the new Planning Director and gave information on his background.

b. Introduction of New Zoning Board Member, Robin DiPietro

Ms. DiPietro was introduced and welcomed as a new member.

c. Nomination and Election of 2015 Zoning Board Officers

Mr. Simpson made a motion to nominate Mr. McLeod as the Chair for the 2015 year. The motion was seconded by Mr. Dickerson. All were in favor and the vote passed unanimously. A motion was made by Mr. Dickerson to nominate Mr. Simpson as Vice-Chair. The motion was seconded by Ms. DiPietro. All were in favor. The vote passed unanimously. A motion was made by Mr. McLeod to elect Ms. Ocean as the secretary for the 2015 year. The motion was seconded by Mr. Dickerson. All were in favor. The vote passed unanimously.

III. APPROVAL OF MINUTES - January 26, 2015

A motion was made by Mr. Simpson to approve the minutes as written. Mr. Dickerson seconded the motion. All were in favor. The vote passed unanimously.

IV. STATEMENT OF NOTIFICATION

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

V. PUBLIC HEARING – Variance Request 001-15 [A request for a variance of 3 feet from *The Cayce Zoning Ordinance Section 6.7 Table 3, Schedule of Lot Area, Setbacks, Height & Lot Coverage Requirements* to reduce the required side yard setback (5 feet) in a C-4(Highway Commercial) zoning district]

a. Opening Statement

Mr. West explained that the applicant's desire to subdivide the property would create a non-conformity by the way of the required setbacks. Mr. West stated the applicant submitted a surveyed plat that placed the property line within 3 feet of each building - despite the fact the required setback is 5 feet in this zoning district. Mr. Xanthakos came forward as the applicant to address the Board. Mr. Xanthakos mentioned that he would like to subdivide the property to create two separate parcels. Mr. Xanthakos explained that the property contains a

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restaurant and a gas station and there is a prospective buyer for the gas station – if the variance to reduce the required setbacks is granted. Mr. Xanthakos pointed out the buildings were constructed in 1958 and probably before City zoning requirements existed. After discussion with the applicant, members of the Board and Mr. West clarified the following matters: (1.) The Board may add conditions to any variance and (2.) the Board may grant the variance as requested and add a stipulation that any new construction would have to follow current zoning regulations.

b. Public Statement

No one from the public was present to speak on the variance request.

c. Adjourn Public Hearing

The public hearing was adjourned by Mr. McLeod.

VI. MOTION – Variance Request 001-15

Mr. McLeod made a motion to grant the variance as requested with the stipulation that, in the event, of new construction current zoning regulations must be followed. The motion was seconded by Mr. Dickerson. All were in favor and the vote passed unanimously.

VII. OTHER BUSINESS

There was no other business.

VIII. ADJOURN

Mr. Simpson made a motion to adjourn the meeting. The motion was seconded by Mr. Dickerson. All were in favor.

A quorum of Council may be present.

No discussion or action on the part of Council will be taken.