



**APPROVED MINUTES
BOARD OF ZONING APPEALS
CAYCE CITY HALL
1800 12th Street Extension
Monday, December 18, 2023
6:00 PM**

I. CALL TO ORDER

The meeting was called to order by Chair Jason Simpson. Board of Zoning Appeals members Matt Stroud and Cindy Pedersen were present. Monique Ocean and Michael Conley were present as staff.

II. APPROVAL OF MINUTES

- a. Matt Stroud made a motion to approve the minutes of January 23, 2023, meeting and the minutes of June 26, 2023, meeting. All were in favor.

III. STATEMENT OF NOTIFICATION

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

IV. OPEN PUBLIC HEARING - VA002-23

The applicant requests a variance from Article 8 Sign Regulations Table 8-B (Number, Dimension, and Location of Signs Requiring a Permit by Zoning District) to allow a modification in the number of free-standing signs permitted per lot (increase the number of allowable signs from one to two). The property is located at 1111 Knox Abbott Drive (Tax Map Number 004650-01-026). The property is zoned C-3 and located in the Knox Abbott Drive Overlay Design District.

a. Opening Statement

Mr. Hall Gladden of Colite Signs came before the Board as the applicant for the variance request. Mr. Hall stated that the new structure is an urgent care and imaging center. Mr. Gladden stated that the building has two separate lobbies. He stated that it is a regulatory component of the urgent care for sick patients to be separate from the imaging center. Mr. Gladden stated that having a sign at each entrance would improve visibility for a patient who is experiencing an emergency and needed to find the urgent care portion of the building. Mr. Gladden stated that having an additional sign would also be beneficial to direct ambulances coming to the building. Dale Thompson of Lexington Medical Center came before the Board to speak on the variance request. Mr. Thompson stated that the facility is a dual modality facility and needs a sign at each entrance.

b. Public Comment

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

V. CLOSE PUBLIC HEARING - VA002-23

With no further discussion, the public hearing was closed.

VI. DISCUSSION – VA002-23

The staff evaluation report was presented to the audience and read by Monique Ocean. Ms. Ocean stated that staff does not recommend approval of the variance request and that it is staff's opinion that the applicant has failed to provide evidence a hardship to justify the variance request. Ms. Ocean ended by stating that staff's comments are intended for clarification and the final decision will be made by the Board.

VII. MOTION – VA002-23

Cindy Pedersen made a motion to deny the variance request because the Board could not find extraordinary and exceptional conditions that pertain to the property. The Board agreed that the commercial use as a dual modality healthcare facility does not apply to the physical condition of the property and that application of the sign ordinance would not restrict use of the property. Jason Simpson seconded the motion. The vote to deny the variance request was unanimous.

VIII. OTHER BUSINESS

Ms. Ocean mentioned to the Board that the next meeting would be to adopt the annual calendar and to elect officers. She stated By-Laws would be reviewed also.

IX. ADJOURNMENT

With no further discussion, all were in favor of adjourning the meeting.