



**APPROVED MINUTES
PLANNING COMMISSION
COUNCIL CHAMBERS
CITY OF CAYCE, 1800 12TH STREET EXTENSION, CAYCE SC
Monday, May 18, 2015
6:00 PM**

I. CALL TO ORDER

Chair Ed Fuson called the meeting to order at 6:00 pm. Members present were Chris Kueny, Maryellyn Cannizzarro, Robert Power, John Raley, and Butch Broehm. Larry Mitchell was absent excused. Staff present were Shaun Greenwood and Monique Ocean.

II. INTRODUCTION OF NEW PLANNING DIRECTOR, LAYNE WEST

Mr. Layne West was unable to attend the meeting.

III. APPROVAL OF MINUTES

A motion was made by Mr. Broehm to approve the minutes of the March 16, 2015 Meeting, as written. Mr. Raley seconded the motion. All were in favor.

IV. STATEMENT OF NOTIFICATION

Mr. Fuson asked if the public and media had been notified of the Public Hearing. Ms. Ocean affirmed that everyone was notified.

V. PUBLIC HEARING – Map Amendment MA003-15 [A request by the Applicant to rezone the property located at 500 Cayce Avenue (TMS#005767-01-001) from M-2 (Heavy Industrial) to C-4 (Highway Commercial)].

a. Opening Statement

The applicant, Mr. Leo Redmond came forward to address the Planning Commission. Mr. Redmond indicated that he has lived in Cayce for his entire life. Mr. Redmond stated that he completed improvements to the property over time and he uses the building for a hobby shop. Mr. Redmond expressed he believes the Heavy Industrial (M-2) zoning is too restrictive and changing it to Highway Commercial (C-4) will create the potential for more uses of the property.

b. Public Testimony

Mrs. Ellen Coffey, property owner, came before the Commission to inquire about storm water issues. Mrs. Coffey indicated that her property shares a property line with that of the applicant. Mrs. Coffey stated that she was in receipt of a letter from Shaun Greenwood, Assistant City Manager, indicating that Mr. Redmond would correct a storm water problem that is affecting her property. Mr. Greenwood apologized to Mrs. Coffey and informed her that

the matter did not pertain to the re-zoning request. No one was present to speak for or against the re-zoning request.

c. Adjourn Hearing

With no further discussion, Mr. Fuson closed the public hearing.

VI. MOTION – Map Amendment MA003-15

A motion was made by Mr. Raley to recommend approval of the request for re-zoning of 500 Cayce Ave. (TMS#005767-01-001) from M-2(Heavy Industrial) to C-4(Highway Commercial). Mr. Kueny seconded the motion. The vote passed unanimously.

VII. OTHER BUSINESS

Review/Approval of site plan and landscape plan for the Knox Abbott Village Wal-Mart Neighborhood Market

Mr. Greenwood began by explaining that the Planning Commission will be considering approval of the site plan for the Wal-Mart Neighborhood Market. He indicated that the property is zoned appropriately and staff would review the site plan with the Planning Commission to demonstrate compliance with zoning and land development regulations. Mr. Greenwood also mentioned that representatives from the development company were present to answer any questions from the Planning Commission. Tim Mitch and Todd Burnett came forward to introduce themselves to the Planning Commission as the developers. Ms. Ocean began by reviewing the zoning checklist.

Ms. Ocean verified the following zoning elements:

1. The proposed retail market is an approved use in the C-4 zoning district.
2. Setback requirements have been met or exceeded.
3. Parking requirements have been met or exceeded.
4. Bufferyard requirements have been met or exceeded.
5. Interior landscaping requirements have been exceeded.

Mr. Greenwood expressed that the development would fall under group development and requires a written covenant to detail shared responsibility of the property maintenance. He expressed that a copy of the covenant was included in the packets. Mr. Greenwood indicated that, with the approval of the Planning Commission, the plans will be released to Lexington County for delegated review of the storm water section of the plans.

After discussion, the Planning Commission received further clarification on the following:

1. The proposed development is a group development that will consist of the Wal-Mart Neighborhood Market and another tenant.
2. The detention pond will discharge underground into an existing pipe system.
3. Modifications to the retaining wall may be made or an access easement may be purchased if the property slated for access to maintain the detention pond is not purchased.
4. SC Department of Transportation (SCDOT) has approved the proposed traffic

calming measures.

5. The lighting system will not intrude on the existing residential area.
6. A traffic study was required by South Carolina Department of Transportation.
7. A bufferyard, as required by the Zoning Ordinance, has been created to cushion the residential area from the proposed development.
8. Issues with the traffic calming measures should be addressed to the SCDOT.
9. The developers will talk to adjacent residents and businesses, as requested by the Planning Commission.

Chair Ed Fuson asked if anyone in the audience would like to speak on the site plan or landscape plan. Mr. Marshall Hayford, property manager of 1120 Charleston Highway, came forward to mention that he would like to be included in future discussions on the traffic calming measures to see how it may impact his property across the street. Mr. Greenwood explained that Mr. Hayford should talk to the SCDOT about any issues with the proposed traffic calming methods.

With no further discussion, Ms. Cannizzarro made a motion to approve the site plan and landscape plan for the Wal-Mart Neighborhood Market. Mr. Broehm seconded the motion. The vote to approve passed unanimously.

Discussion on Temporary Storage Structures ordinance

Mr. Greenwood explained that the ordinance for Temporary Storage Structures has some cases that are not clearly defined. Mr. Greenwood stated, under the current ordinance, work that does not require a building permit would not be allowed to obtain a permit for a temporary storage structure and the 2 weeks limit may not be enough time for some circumstances. Mr. Greenwood pointed out that this could include re-carpeting a house, painting, or having to remove belongings. Mr. Greenwood pointed out that staff has found ways to work around the issue for now. Mr. Greenwood mentioned that staff would look into ways to revise the ordinance if the Planning Commission was in agreement. The Planning Commission agreed that staff should look into ways to revise the ordinance so that:

1. Un-permitted occasions could obtain a temporary storage structure permit.
2. The amount of time a temporary storage unit can be present is limited.

VIII. ADJOURNMENT

A motion to adjourn was made by Mr. Raley. The motion was seconded by Mr. Power. All were in favor.

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