



**APPROVED MINUTES  
PLANNING COMMISSION  
COUNCIL CHAMBERS  
CITY OF CAYCE, 1800 12<sup>TH</sup> STREET EXTENSION, CAYCE SC  
Monday, July 20, 2015  
6:00 PM**

**CALL TO ORDER**

Acting Chair Chris Kueny called the meeting to order at 6 p.m. Members present were Maryellyn Cannizzarro, Robert Power, Larry Mitchell, and Butch Broehm. Ed Fuson and John Raley were absent excused. Staff present were Shaun Greenwood, Monique Ocean and Layne West.

**INTRODUCTION OF NEW PLANNING DIRECTOR, LAYNE WEST**

Layne West introduced himself as the new Planning Director. Mr. West was welcomed by the Planning Commission.

**APPROVAL OF MINUTES**

Mr. Power requested that more information be included in the minutes for the May 18, 2015, meeting to reflect the Planning Commission's concerns on the storm water plan and the proposed retention pond for the Neighborhood Wal-Mart. No other changes were requested. A motion to approve minutes with changes was made by Mr. Power. Mr. Broehm seconded the motion. The vote to approve the minutes with changes passed unanimously.

**STATEMENT OF NOTIFICATION**

Mr. Kueny asked if the public and media had been duly notified. Monique Ocean confirmed that everyone had been notified.

**PUBLIC HEARING – Map Amendment 004-15** *[A request, by the Applicant, for approval to construct a 25 lot private road in the RS-4 (Single Family, Small Lots) zoning district. The property is located on Axtell Drive (TMS# 004653-07-009(P), -010, -011, 004652-08-025, and 004655-01-002)].*

**a. Opening Statement**

Vice-Chair Robert Power recused himself from the agenda item because of a previous association with the applicant. The public hearing was opened by Acting Chair Chris Kueny. Clay Walsh, of Civil Engineering of Columbia, appeared before the Planning Commission to act as a representative for the applicant. Mr. Walsh mentioned the following: the proposed subdivision is located off Axtell Drive and will consist of 25 houses, the subdivision is located adjacent to the Congaree River and will be a private street subdivision, the private street will receive no maintenance from the City of Cayce or Lexington County, and all storm water drainage will go into the Congaree River through an on-site detention pond for water quality measures.

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

- In this case, the duty of the Planning Commission is to review and approve or disapprove the request for a private street in the proposed Congaree Bluff Subdivision.

- The plan illustrates a 30 ft. right of way (ROW) including a paved roadway width of 20 feet and 5 feet on each side.
- The plan for the private street has been approved by the Cayce Fire Marshal.
- There will be a rolled curb and gutter on each side of the street.
- The normal width of a paved road in a single family subdivision is typically 22 feet and the entire ROW is 50 feet. So, the road is 1 foot less on each side. The ROW is located at the property line so the houses will sit 70 feet across from each other.
- The developer has not created an arrangement to handle parking overflow.
- Even though the lots will be 95 to 100 feet in depth, the developer does not wish to decrease the buildable area of each lot in order to increase the width of the street.
- Contrary to the opinion of the Planning Commission, the developer does not believe the narrow road will cause a problem navigating in and out of the subdivision and the SC Department of Transportation has preliminarily approved of the plan.
- The developer believes front yards, driveways, and garages may be used in the case of parking overflow and an HOA covenant will prohibit parking on the street.
- The City does not have an ordinance prohibiting parking on the grass.
- The City will not be able police any parking problems because the street is private and the City does not enforce HOA covenants.
- In the case of emergencies, parked cars along the street could be moved to allow access to emergency vehicles.
- The Land Development Regulations indicate that all requests for private streets must be heard by the Planning Commission. The approval or disapproval of the Planning Commission must be based on requirements listed in the Land Development Regulations being met.
- The 30 ft. ROW has been approved by Lexington County.
- The storm water plan has been approved by SCDHEC and Lexington County. The storm water plan does take the storm water from the rest of the City into account.
- There are no plans for the community to be gated.
- There were no other staff comments on the plan for the private street.
- The Planning Commission may not request changes to the plan, but must approve or disapprove the plan as submitted.

**b. Public Testimony**

No one from the public was present.

**c. Adjourn Hearing**

With no further discussion, Mr. Kueny adjourned the public hearing.

**MOTION – Map Amendment 004-15**

A motion to disapprove the private street was made by Mr. Broehm. Ms. Cannizzarro seconded the motion. The vote to disapprove the private street passed with yeas from Kueny, Broehm, and Cannizzarro. Mr. Mitchell opposed the vote.

**OTHER BUSINESS**

**a. A Request for approval of street names within the proposed Congaree Bluff Subdivision**

*The City of Cayce Planning Commission shall approve and authorize the name of any street or road laid out within the City of Cayce on any subdivision plat or group development subject to review and approval by said Planning Commission.*

A motion to approve street names “Congaree Bluff Drive” and “Congaree Bluff Court” was made by Ms. Cannizzarro. Mr. Broehm seconded the motion. All were in favor. The vote passed unanimously. Mr. Kueny relinquished the chair back to Mr. Power.

**b. Discussion on final review of the Comprehensive Plan 5 year update**

Mr. West explained that a Public Hearing will be held at the August meeting for recommendation of approval of updates to the Comprehensive Plan. Ms. Ocean mentioned that a final version of updates will be forwarded to the Planning Commission before the meeting for their review.

**c. Discussion on revisions to the Zoning Ordinance Sign Regulations – Article 8**

Ms. Ocean began by stating that the sign ordinance appears to be showing evidence of being outdated. Ms. Ocean explained that agents for the new apartment complexes and the Otarre Development have spoken in disapproval of the sign ordinance, stating that it may be too restrictive when it comes to multi-structure developments. Ms. Ocean informed the Planning Commission that staff would look into ways to revise the Common Signage Plan requirements in order to create more options for signage in multi-structure developments. Ms. Ocean also explained approval of a common signage plan could be performed by the Planning Director or the Planning Commission, depending on the Planning Commission’s choice. Ms. Ocean stated that she would have materials prepared for the next meeting.

**d. Discussion on revisions to required parking for hotels –Section 6.6 Table 2**

Mr. West explained that conversations with potential developers of hotels has brought to staff’s attention that the City may have onerous parking requirements for hotels. Mr. West stated that after speaking with several other municipalities, it was confirmed that Cayce has the highest number of required parking for hotels and motels. Mr. West mentioned that his suggestion is to present a formalized plan to reduce the required parking to one space per rental unit instead of the current 1.5 spaces per rental unit. Mr. West pointed out that through his research he has been told that hotels or motels very rarely reach full occupation, so the reduction would not present a problem. Mr. West indicated that none of the municipalities included in the research has had a problem with their ordinance.

**e. Discussion on yearly training for Planning and Zoning Officials**

Staff discussed finding a possible date for the required yearly training. The consensus of the Planning Commission was that Monday nights are best for the meeting.

**ADJOURNMENT**

Mr. Kueny made a motion to adjourn. The motion was seconded by Mr. Broehm. All were in favor.

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