



**APPROVED MINUTES
PLANNING COMMISSION
COUNCIL CHAMBERS
CITY OF CAYCE, 1800 12TH STREET EXTENSION, CAYCE SC
Monday, November 17, 2014
6:30 PM**

I. CALL TO ORDER

Chair Ed Fuson called the meeting to order at 6:30 p.m. Members present were Chris Kueny, Larry Mitchell, John Raley, Maryellyn Cannizzarro and Robert Power. Butch Broehm was absent excused. Staff present was Shaun Greenwood and Monique Ocean.

II. APPROVAL OF MINUTES

A motion was made by Mr. Mitchell to approve the minutes from the October 20, 2014, meeting. Mr. Raley seconded the motion. The vote passed unanimously.

III. STATEMENT OF NOTIFICATION

Chair Ed Fuson asked if the public had been duly notified of the public hearing. Ms. Ocean confirmed that everyone had been notified.

IV. OPEN PUBLIC HEARING – Text Amendment *Text Amendment [A request by the Planning Director to amend the Zoning Ordinance to include the addition of regulations on the use and location of portable storage units]*

a. Opening Statement

Shaun Greenwood continued the discussion on regulations for portable storage containers. Mr. Greenwood explained that a red-lined copy of the ordinance was included in the packet to outline exactly what changes were made since the last meeting. Mr. Greenwood discussed the following issues:

- A revised definition on semi-trailer has been added.
- The revised ordinance will only apply to residential properties, in order to avoid over regulating commercial and industrial properties.
- For extraordinary circumstances, the Zoning Administrator will have the ability to make an exception to setback requirements.
- The 45 day time limit for solid bulk containers was changed to 14 days with the ability to request 2 additional 14 day extensions.

Mr. Mitchell asked if Staff believed the draft ordinance provided enough language to regulate the use of portable storage containers on residential properties as well as prohibit commercial or industrial storage containers on residential properties. Mr. Greenwood explained that the City Manager, the City Attorney, and the Public Safety Department had checked for any

loopholes and given positive feedback on the ordinance. Ms. Cannizzaro asked if regulations to prohibit storage of hazardous wastes in storage container were covered in any of the City's ordinances. Mr. Greenwood explained that regulations on hazardous wastes are covered in the General Code of Ordinances and the Fire Code. Mr. Power mentioned that he believed, from the previous discussions, the City Attorney thought residential and commercial properties should be covered in the ordinance. Mr. Greenwood stated that the City Attorney thought the language should be strengthened to preclude any ambiguity. Mr. Greenwood explained that the first draft of the regulations was placed in *The Zoning Ordinance Section 7.5 Temporary Uses* but placing the ordinance in its own section and adding the aforementioned revisions dissolved the issues that the City Attorney had.

b. Public Testimony

No one from the public was present.

c. Adjourn Public Hearing

Mr. Fuson closed the Public Hearing.

V. MOTION – Text Amendment

Mr. Raley made a motion to recommend, to Council, to amend the Zoning Ordinance to include the addition of regulations on the use and location of portable storage units. Mr. Kueny seconded the motion. The vote passed unanimously.

VI. OTHER BUSINESS

Ms. Ocean explained that, for the update of Part I of the Comprehensive Plan, she researched the latest Census information. Ms. Ocean indicated that she added updated tables and charts to the Comprehensive Plan to show how the information may have changed over the years. Ms. Ocean explained that the data for items like population, race and poverty level have not changed much since the 2000 Census and so the conclusions at the end of this section have not changed. Ms. Ocean mentioned that she would have the updates for the next 3 parts of the Comprehensive Plan ready at the next meeting. Mr. Greenwood asked the Planning Commission to look at the updated tables and charts and determine if they thought any of the population goals and policies should be changed. Mr. Greenwood asked the Planning Commission to send comments about the Comp Plan to Staff at any time.

VII. ADJOURNMENT

Mr. Raley made a motion to adjourn. Mr. Mitchell seconded the motion. The vote passed unanimously.

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