



**APPROVED MINUTES
PLANNING COMMISSION
CAYCE TENNIS CENTER
1120 FORT CONGREE TRAIL, CAYCE SC
Monday, November 16, 2015
6:30 PM**

I. CALL TO ORDER

Chair Ed Fuson called the meeting to order at 6:30 pm. Members present were Chris Kueny, Butch Broehm, John Raley, Larry Mitchell, and Robert Power. Maryellyn Cannizzaro was absent excused. Staff present was Layne West and Monique Ocean.

II. APPROVAL OF MINUTES - September 21, 2015

Mr. Mitchell made a motion to approve the minutes, as written. Mr. Raley seconded the motion. All were in favor. The vote to approve the minutes passed unanimously.

III. STATEMENT OF NOTIFICATION

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

IV. PUBLIC HEARING – Text Amendment 004-15 [A request by the Planning Director to amend sections of the *Cayce Zoning Ordinance* to add special exception criteria for **Parks and Recreational Areas]**

a. Opening Statement

Layne West began by explaining it was discovered that the Zoning Ordinance only allows for parks and recreational areas in zoning districts usually intended for high-intensity uses. Mr. West pointed out, in the case of the Planning Commission’s previous re-zoning request for the development of a private baseball field, one of the allowable zoning district would be C-4 and the Commission appeared to have reservations about this. Mr. West mentioned that staff believes the convenient way to ease the situation is to permit the use as a special exception. Mr. West made clear that approval of special exceptions go before the Cayce Zoning Board of Appeals instead or requiring re-zoning or even outright denial of the proposed use.

The Planning Commission received clarification on the following matters:

- 1) The earlier request for re-zoning for the baseball field will not go to Council.
- 2) Council does not feel the re-zoning to C-4 would best serve the area where the baseball field is to be located.
- 3) Mr. West spoke with several Planning Directors who agreed that special exceptions would be a quick and legitimate solution for allowing parks and recreational areas in all zoning districts.
- 4) The Zoning Board can add conditions to special exception requests.
- 5) Staff is in the process of updating the entire Zoning Ordinance and the requirements for mandatory parks and recreational areas will be written into the Ordinance at a later date.
- 6) New residential subdivisions may be required to have “tot lots”.

b. Public Testimony

No one was present to speak for or against the text amendment.

c. Adjourn Hearing

With no further discussion, the public hearing was closed.

V. MOTION - Text Amendment 004-15

Mr. Kueny made a motion to approve Text Amendment 004-15. Mr. Broehm seconded the motion. All were in favor. The vote passed unanimously.

VI. OTHER BUSINESS

VII. ADJOURNMENT

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