



**APPROVED MINUTES  
PLANNING COMMISSION  
CAYCE CITY HALL  
1800 12<sup>TH</sup> STREET, CAYCE SC  
Monday, September 18, 2017  
6:00 PM**

**I. CALL TO ORDER**

The meeting was called to order by Chair Ed Fuson. Members present were John Raley, Chris Jordan, Maudra Brown, Robert Power and Chris Kueny. Butch Broehm was absent excused. Staff present were Carroll Williamson, Shaun Greenwood, and Monique Ocean. Ms. Maudra Brown was welcomed as a new member of the Planning Commission.

**II. APPROVAL OF MINUTES**

Mr. Kueny made a motion to approve the minutes from the June 19, 2017, meeting. Mr. Raley seconded the motion. All were in favor.

**III. NEW BUSINESS**

**1. Map Amendment No. PDD-2017-01**

*A request by the owner to make changes to the approved Brickworks Planned Development District at 190 Knox Abbott Drive, Knox Abbott Drive, Axtell Drive and Alexander Road. The property is further described as TMS 004648-03-027, -029, -031, -032, -033, and -034.*

**A. Opening Statement**

Mr. Williamson came before the Commission to discuss the request for the revisions to the existing Brickworks Planned Unit Development. Mr. Williamson handed out a map and went over the parcel inventory to explain what was proposed for each parcel in the PDD. Mr. Williamson compared the existing approved PDD plan to the requested changes. Mr. Williamson stated the changes included: 1.) Following the C-2 zoning district regulations but permitting certain uses not normally allowed in the C-2 zoning district, such as pubs and furniture stores, 2.) Revising the landscape and bufferyard requirements to only be necessary in specified areas, 3.) Increasing height limitations, 4.) Changing the zoning requirements to reflect RG-2 (General Residential) which would permit apartments and condos, for some parcels, and 5.) Signage will reflect current C-3 regulations. Mr. Williamson read a statement regarding the City Attorney's concern that the proposed plan de-emphasizes potential residential uses in the development. After inquiry from the Commission about the amount of parking needed, Mr. Williamson explained that parking requirements will be in line with the type of use and square footage, as required in the Zoning Ordinance. Mr. Greenwood came before the Commission to explain that residential development requires less parking than commercial. Mr. Williamson explained that the PDD as a whole would be used to meet the mixed use requirement and not individual parcels. Mr. Charles Thompson came before the Commission, as the applicant, to explain that the proposed revisions are pared back from the original PDD and the revised plan further defines what can be done. In response to questions from the Commission, Mr. Williamson stated that, by State law, a PDD must contain mixed uses and Mr. Crowe is concerned this plan does not meet that requirement. Mr. Stewart Lee from Rogers Townsend Columbia came before the Commission to speak for the applicant. Mr. Lee stated he was the attorney working for the applicant and the proposed plan is MEANT to comply with the requirements for PDDs. Mr. Williamson provided a handout to explain to the Commission on how their vote for the PDD could be structured.

**B. Public Testimony**

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

**C. Adjourn Hearing**

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

**D. Motion**

Mr. Kueny made a motion to accept Map Amendment Number PDD-2017-01. Mr. Raley seconded the motion. All were in favor.

**2. Text Amendment No. 001-17**

*A request by the City to amend Article 6.9-1 Flood Damage Prevention Ordinance to comply with requirements recommended by the Federal Emergency Management Association (FEMA), including adoption of the new flood maps.*

**A. Opening Statement**

Mr. Williamson came before the Commission to explain the requirements for the update of the Flood Hazard Prevention Ordinance. Mr. Williamson explained that all municipalities in the National Flood Insurance Program were required to adopt an updated ordinance within six months of the adoption of new flood maps. Mr. Williamson explained that the Richland County maps were approved and the maps included Cayce property in Richland County. He stated the Lexington County maps would be approved at a later date and the ordinance would be presented again to include the Lexington County maps.

**B. Public Testimony**

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

**C. Adjourn Hearing**

With no further discussion, the hearing was adjourned.

**D. Motion**

Mr. Kueny made a motion to approve Text Amendment Number 001-17. Mr. Jordan seconded the motion. All were in favor.

**3. Text Amendment No. 002-17**

*A request by the City to amend Article 2 Definitions to define carports and Section 5.6 Accessory Buildings and Uses to add requirements for accessory buildings in residential districts.*

**A. Opening Statement**

Mr. Williamson came before the Commission to explain the proposed changes to the requirements for accessory buildings in residential districts. Mr. Williamson explained that ideas about the ordinance were presented to the Planning Commission and to City Council before the draft document was created. Mr. Williamson stated a definition has been added for carports to get rid of some confusion on the issue and he used graphics to indicate where accessory buildings are allowed. Mr. Williamson stated the amendment would lessen the need for variance requests regarding accessory structures going to the Zoning Board of Appeals. Mr. Williamson stated the amended ordinance matches the needs of the community.

**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 adjourned.

**D. Motion**

Mr. Raley made a motion to recommend Text Amendment No. 002-17 to Council for approval. Mr. Kueny seconded the motion. All were in favor.

**4. Text Amendment No. 003-17**

*A request by the City to amend Section 9.8 Storage and Use of Campers or Recreational Vehicles in Residential Zones to permit storage of campers, recreational vehicles, and boats in side and rear yards.*

**A. Opening Statement**

Mr. Williamson came before the Planning Commission to discuss the proposed changes to the requirements for boats, recreational vehicles, and campers in residential districts. Mr. Williamson explained that, with the amendment to the ordinance, these vehicles would be permitted in the side yard or the rear yard. Mr. Williamson stated that the option to request a special exception has been removed. Mr. Williamson stated that the amendment removes any ambiguity that may occur with the current requirements.

**B. Public Testimony**

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

**C. Adjourn Hearing**

With no further discussion, the hearing was adjourned.

**D. Motion**

Mr. Kueny made a motion to recommend Text Amendment No.003-17 to Council for approval. Ms. Brown seconded the motion. All were in favor.

**IV. OTHER BUSINESS**

1. The Planning Commission noted that Mr. Raley was approved by Council to serve another term on the Commission.
2. The Planning Commission was notified that Shaun Greenwood is leaving the City for employment with another municipality.

**V. ADJOURNMENT**

Mr. Raley made a motion to adjourn. Mr. Kueny seconded the motion. All were in favor.

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