



**APPROVED MINUTES
PLANNING COMMISSION
COUNCIL CHAMBERS
CITY OF CAYCE, 1800 12TH STREET EXTENSION, CAYCE SC
Monday, June 16, 2014
6:00 PM**

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

A motion was made by Mr. Kueny to approve the minutes of the May 19, 2014, meeting. Mr. Raley seconded the motion. The vote passed unanimously.

III. STATEMENT OF NOTIFICATION

Vice Chair Robert Power asked if the public and media had been duly notified of the meeting. Monique Ocean stated everyone had been notified.

IV. PUBLIC HEARING – Map Amendment 005-14 [Request for zoning change from M-2 to M-1 for TMS 005724-06-005]

a. Opening Statement

Mr. Greenwood explained that, after inquiry of the property owner's agent and review of the official Zoning Map, it has come to staff's notice that current and historical uses of the subject property do not conform to the current zoning. Mr. Greenwood indicated that the subject property has been occupied by various businesses, including beauty parlors, thrift stores and eating places, which are not permitted in the M-2 zoning districts. Mr. Greenwood explained that the existence of each of these businesses creates a legal non-conforming use. Mr. Greenwood stated that a use loses the legal non-conformity status if the space is vacant for over six months. Mr. Greenwood pointed out that a few businesses have been denied zoning permits because of this. Mr. Greenwood made clear that the Heavy Industrial (M-2) zoning is not suitable for the way the property is being used and that Light Industrial (M-1) is the most appropriate down zoning of the property. Mr. Greenwood explained that staff has received approval from the owner of the subject property. Mr. Greenwood also stated that the re-zoning will be in compliance with the Land Use Plan.

b. Public Testimony

No one was present to speak.

c. Close Hearing

Mr. Power closed the Public Hearing.

V. MOTION – Map Amendment 005-14

Mr. Kelly made a motion to recommend Map Amendment 005-14 to Council for approval. Mr. Mitchell seconded the motion. All were in favor and the vote passed unanimously.

VI. OPEN PUBLIC HEARING – Map Amendment 006-14 [Request for zoning change from D-1 to C-4 for TMS R11100-01-10(portion)]

Map Amendment 007-14 [Request for zoning change from D-1 to M-1 for TMS R11000-01-06 (portion)]

a. Opening Statement

Mr. Greenwood explained that Map Amendment 006-14 and Map Amendment 007-14 were joint requests for properties located on Bluff Road in Richland County. Mr. Greenwood clarified that the subject properties are both currently zoned D-1 and that D-1 is used as a holding zone, requiring re-zoning before development may begin. Mr. Greenwood stated that the requested Highway Commercial (C-4) zoning would allow for commercial fueling stations and the Light Industrial (M-1) zoning would allow for an off-premise free standing sign. Mr. Greenwood indicated that with successful re-zoning the applicant proposes to subdivide each of the larger parcels of land.

The applicant, Mr. David Brandes, came forward to address the Commission. Mr. Brandes explained that the developer intended to construct a travel center and to have an off-premise sign for the travel center. Mr. Brandes mentioned that rezoning the property to the C-4 zoning district would be the most suitable choice for the travel center and the re-zoning to M-1 would be the most suitable for the proposed billboard sign. Mr. Kelly inquired if there were any intentions for more development. Mr. Brandes answered that there was none at this time.

b. Public Testimony

Mr. Michael Heath, Headmaster of Heathwood Hall Episcopal School, came forward to address the Commission. Mr. Heath stated that he is neither in opposition of nor in favor of the proposed travel center. Mr. Heath asked that the Commission take safety and traffic concerns into account when considering re-zoning for the travel center. Mr. Heath expressed that a considerable amount of traffic is in the area at peak times. No one else came forward to speak.

c. Close Hearing

Mr. Power closed the Public Hearing and opened a discussion on the matter. Mr. Broehm inquired how traffic issues would be handled to eliminate issues at times of

the day with heavy traffic. Mr. Greenwood explained that the road is managed by South Carolina Department of Transportation (DOT) and so mitigation of any traffic issues would be handled by DOT. Mr. Brandes came forward to clarify that more than one access will be used for the travel center in order to manage traffic. Mr. Brandes expressed that he is working with DOT to create a traffic impact study and he would keep Heathwood Hall School involved in any decisions. Mr. Kueny asked if there would be issues with longer response times for emergencies because the property is located outside of the City proper and if the Cayce Chief of Police foresaw any problems with law enforcement. Mr. Greenwood explained that the City has agreements with Richland County EMS and Fire Department to handle emergency calls and the City also has officers in that area. Mr. Greenwood stated that the Chief did not foresee a problem.

VII. MOTION – Map Amendment 006-14

Mr. Broehm made a motion to recommend MA006-14 to Council for approval. Mr. Raley seconded the motion. The vote passed unanimously.

VIII. MOTION – Map Amendment 007-14

Mr. Raley made a motion to recommend MA007-14 to Council for approval. Mr. Mitchell seconded the motion. The vote passed unanimously.

IX. ADJOURN

Mr. Broehm 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.**