



**APPROVED MINUTES  
PLANNING COMMISSION  
COUNCIL CHAMBERS  
CITY OF CAYCE, 1800 12<sup>TH</sup> STREET EXTENSION, CAYCE SC  
Monday, August 17, 2015  
6:00 PM**

**CALL TO ORDER**

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

**APPROVAL OF MINUTES**

A motion was made by Mr. Raley to approve the minutes from the May 18, 2015, meeting. Mr. Broehm seconded the motion. All were in favor. A motion was made by Mr. Kueny to approve the minutes from the July 20, 2015, meeting. Mr. Broehm seconded the motion. All were in favor.

**STATEMENT OF NOTIFICATION**

Mr. Fuson asked if the public had been informed of the meeting. Ms. Ocean acknowledged that the public had been notified.

**PUBLIC HEARING – Comprehensive Plan 5 Year Update** *[A 5 year review and update is required by the S.C. Planning and Enabling Act of 1994]*

**a. Opening Statement**

Ms. Ocean gave the opening statement concerning The Five Year Update to the Comprehensive Plan. She explained that a red-lined copy had been issued to each of the Planning Commission members for review. Ms. Ocean stated review of the updates have occurred over the past several months and the final updates were ready to be taken to Council, with the approval of the Planning Commission. Mr. Kueny stated that he believed the proposed sidewalk to be connected to the Riverwalk Park through Riverland Park should be added to the Sidewalk Map. Ms. Ocean remarked that she would get in contact with the Cayce Grants Administrator to determine the progress on the sidewalk through Riverland Park and to add it to the map.

**b. Public Testimony**

No one from the public was present to comment on The Five Year Update of the Comprehensive Plan.

**c. Adjourn Hearing**

Mr. Fuson closed the Public Hearing. Mr. Broehm made a motion to recommend Council approve The Five Year Update to the Comprehensive Plan. Mr. Raley seconded the motion. With no further discussion, the vote passed unanimously.

**PUBLIC HEARING – Text Amendment 002-15** [ *A request by the Planning Director to reduce the amount of required parking spaces for hotel & motels – Section 6.6 Table 2* ]

**a. Opening Statement**

Mr. Layne West gave the opening statement regarding the request to reduce the minimum parking requirements for hotel and motels. Mr. West explained he researched other municipalities to determine how the City's parking requirements compared. He pointed out the City called for considerably more parking spaces, for hotels and motels, than others. Mr. West described that the request would lower the required parking to 1 space per rental unit instead of the current 1.5. After discussion, the Planning Commission received further clarification on the following items: (1) From the sample of municipalities taken, it was reported that full occupancy of a hotel is very rare, (2) larger cities such as Charleston and Columbia require less parking than Cayce and (3) Charleston and Columbia did not report any problems with the lesser parking requirements.

**b. Public Testimony**

No one from the public was present for the Public Hearing.

**c. Adjourn Hearing**

Mr. Fuson adjourned the Public Hearing. Mr. Raley made a motion to recommend Council approve **Text Amendment 002-15** to reduce the required parking to 1 per rental unit. Mr. Broehm seconded the motion. With no further discussion, the vote to recommend approval passed unanimously.

**PUBLIC HEARING – Text Amendment 003-15** [ *A request by the Planning Director to revise Common Signage Plan Required- Section 8.4* ]

**a. Opening Statement**

Mr. West gave the opening statement pertaining to revisions to Section 8.4 of the Zoning Ordinance. He stated complaints from developers have been made as to the usefulness of the Permanent Sign Ordinance when it comes to large residential developments or multi-use developments. Mr. West also explained the revisions to the Common Signage Plan Ordinance would allow large residential developments or multi-use developments to have another route to regulations of the Permanent Sign Ordinance. Mr. West made clear that an application for a common signage plan must be completed and must be approved administratively before a sign permit could be issued. After inquiry from the Planning Commission, Shaun Greenwood explained that the revisions could not supersede stricter regulations such as Overlay District regulations, maximum height limitations, or etcetera.

**b. Public Testimony**

No one from the public was present for the hearing.

**c. Adjourn Hearing**

Mr. Fuson closed the Public Hearing. Mr. Kueny made a motion to recommend approval to Council for **Text Amendment 003-15**. Mr. Raley seconded the motion. With no further discussion, the vote passed unanimously.

**OTHER BUSINESS**

**Request for approval of a 25 lot private street in the proposed Congaree Bluff Subdivision.**

Mr. West began by explaining that the developer, Mr. Taylor, submitted revised plans to accommodate the wishes of the Planning Commission. Mr. West pointed out that Mr.

Taylor was present to answer questions. Mr. West stated the revisions included the following: (1) The road width has been increased from 20 to 22 feet, (2) the plans have been approved by Lexington County Public Works Department, (3) the utility plan has been approved by the Cayce Utility Department, and (4) the Cayce Fire Marshal has approved the road plan. The Planning Commission voiced the following concerns: (1) It would be favorable to have a letter from Lexington County to determine the minimum standards for approval of the private street, (2) grounds for County variance approval of the narrower street would be practicable, (3) written staff comments would be useful, and (4) assertion the PC holds no liability for difficulties with the private street would be beneficial. Mr. West explained that Staff would work on these concerns and the City Attorney could address any legal aspects at another meeting. Mr. Taylor came before the Planning Commission to detail the steps undertaken to get the site to a useable state. Mr. Taylor indicated that he had constructed larger subdivisions with streets of the same size and no problems have been reported. Staff explained that ultimately the Planning Commission must approve the request for the private street if standards set forth in the Land Development Regulations were met. Staff indicated that any deviation from this would require the Land Development Regulations to be revised and any legal concerns would need to be answered by the City Attorney. With no further discussion, Mr. West advised the Planning Commission they could request a motion for approval or disapproval or table the request until the Planning Commission was pleased with all details on the private street. Ms. Cannizzaro made a motion to approve the request for the private street and the mechanism for maintenance, as written. Mr. Kueny seconded the motion. The vote passed unanimously.

#### **Discussion on yearly training for Planning and Zoning Officials**

Mr. West mentioned that the Yearly Training for Planning and Zoning Officials was scheduled for August 24, 2015, and it would start at 6:00 p.m.

#### **Discussion on the Planning Commission's authority over Land Development Regulations.**

Mr. West indicated the City Attorney was not present because the discussion on the Planning Commission's authority over the Land Development Regulations was erroneously not labeled as an Executive Session. Mr. West stated the City Attorney could be present at the next meeting if the Planning Commission requested.

#### **ADJOURNMENT**

With no other business, Mr. Fuson called for a motion to adjourn the meeting. Mr. Raley made a motion to adjourn. Mr. Broehm 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.**