



**City of Cayce
South Carolina**

**APPROVED MINUTES
PLANNING COMMISSION
Monday, February 24, 2014
6:30 p.m.**

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Mr. Mitchell made a motion to approve the minutes from the January 27, 2014, meeting to include a correction to list Mr. Broehm in the list of members present at the meeting. Mr. Raley seconded the motion. The vote passed unanimously.

III. STATEMENT OF NOTIFICATION

Chair Ed Fuson asked if the public and media had been duly notified of the meeting. Michelle Paulchel stated everyone had been notified.

IV. OTHER BUSINESS – LAND DEVELOPMENT REGULATIONS

- Shaun Greenwood began by discussing the draft for the Land Development Regulations. Mr. Greenwood explained that a majority vote for recommendation to Council would not be taken at the meeting because notification of a public hearing was not listed in the Planning Commission's agenda. Mr. Greenwood stated that staff used comments made from the last meeting to research the Commission's concerns on the permitting of public streets and the particulars of traffic impact studies.

- Monique Ocean came before the Commission to discuss traffic impact studies (TIS). Ms. Ocean explained that currently the South Carolina Department of Transportation (SCDOT) sets a threshold (for State roads) and Lexington County Public Works sets a threshold (for County roads) when a TIS may be required. She mentioned that in order to successfully facilitate a TIS, the City would need a transportation engineer and an adopted Traffic Impact Study Guidelines document. Ms. Ocean stated that staff recommends deleting the section on TIS because of the following reasons:
 1. The roads throughout Cayce would be covered by TIS for the SCDOT and/or Lexington County. Cayce has very few municipal roads.
 2. Traffic Impact Study Guidelines would need to be created and enforced by a transportation engineer.
 3. The City currently does not have need for a transportation engineer for any other aspect of City functioning.
- Mr. Greenwood explained that language had been added to the draft to indicate that an acceptable mechanism shall be put into place before private streets may be approved by the Planning Commission. Mr. Greenwood mentioned that the mechanism shall ensure that the proposed developer is knowledgeable that the roads must be built to Lexington County Public Works standards and must be perpetually self-maintained.
- Mr. Greenwood mentioned that the draft had also been revised by deleting items that Staff believes to be duplicated in the Zoning Ordinance, correcting grammatical errors, and removing issues that contradicted with the Zoning Ordinance.
- Mr. Kueny and Mr. Power informed Staff of grammatical errors.
- Mr. Greenwood stated that the requested changes will be made and a final draft will be presented at a public hearing at the next meeting.

V. ADJOURNMENT

Mr. Mitchell made a motion to adjourn. Mr. Broehm seconded the motion. All were in favor.