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City of Cayce
South Carolina

APPROVED MINUTES
PLANNING COMMISSION
Monday August 20, 2012
City of Cayce Council Chambers
6:30 p.m.

I. CALL TO ORDER

Vice-Chair Ed Fuson called the meeting to order at 6:30 pm. Members present were B. Broehm, R. Power, L. Mitchell, J. Raley, E. Fuson, C. Kueny and B. Kelly. Staff present was Shaun Greenwood and Teddy Luckadoo.

Mr. Fuson also used this time to welcome Mr. Broehm to the Planning Commission.

II. APPROVAL OF MINUTES

Mr. Raley made a motion to approve the minutes from the May 21, 2012 meeting, with a correction needing to be made in section 5 -changing "in" to "is" in the second paragraph on line 2. Mr. Power seconded the motion. The vote passed unanimously.

III. OTHER BUSINESS

The first item of other business was the appointment of Mr. Elroy Broehm. Mr. Broehm stated he goes by the name "Butch." Mr. Greenwood welcomed Mr. Broehm to the Commission.

Mr. Greenwood stated that Mr. Larry Mitchell had been reappointed by Council to the Commission and would serve another term.

Mr. Fuson stated that Chair Daytona Jarman resigned her position on the Commission, therefore, the Commission needed to elect a new Chairperson. Mr. Kelly made a motion

that Ed Fuson serve as the Chair of the Planning Commission. Mr. Kueny seconded the motion. The vote passed unanimously.

Mr. Greenwood added that since Mr. Fuson was elected Chair of the Commission, his Vice-Chair position would need to be filled. Mr. Fuson asked the Commission members if there was anyone who would be interested in serving as the Vice-Chair. Mr. Kueny stated his interest in serving as Vice-Chair. Mr. Fuson asked if anyone else was interested and no one responded. Mr. Mitchell made a motion that Chris Kueny serve as Vice-Chair of the Planning Commission. Mr. Broehm seconded the motion. The vote passed unanimously.

Mr. Greenwood then explained that the Bylaws had been approved by Council and were ready to be officially signed. The Bylaws were signed by the Chair, Vice-Chair and Secretary.

Mr. Greenwood stated the Planning and Development office had begun working on modifications to the Zoning Ordinance. He explained that he could not find an official copy of the Zoning Ordinance with all included changes since its adoption in 2001. Mr. Greenwood explained that an updated draft copy of the Zoning Ordinance had been created by inserting previously passed zoning amendments. Mr. Greenwood stated in doing this, he found mistakes in formatting, grammar, spelling and numbering. He stated he also found sections with identical numbers.

Mr. Greenwood then went through the changes in formatting, grammar, spelling, and numbering with the Commission members. In addition to these changes, Mr. Greenwood explained corrections made to the section covering the two Overlay Districts. Mr. Kelly thought there were more than two Overlay Districts and said he would look through his records to confirm that. Mr. Greenwood stated he also added the flood ordinance that was adopted in 2009. Mr. Greenwood stated he added in the Development Agreement Districts and the new Temporary Sign Ordinance, both previously passed by City Council.

Mr. Greenwood mentioned that the Planning and Development Department is also working on establishing criteria for Special Exception requests. He stated the Ordinance has no criteria to determine what is eligible for a special exception.

Mr. Greenwood went on to discuss staff's research concerning the issue of POD's and temporary storage containers. He added that the current Zoning Ordinance does not cover these issues.

Mr. Greenwood also mentioned staff's research regarding carports. The current ordinance does not specifically define carports and unless attached to the principle structure, they are considered accessory structures. He added that the Zoning Ordinance states accessory structures must be in the rear of a property and that, over the years,

people have been allowed to put carports in the front yard. Based on his interpretation, this is a violation of the Ordinance.

Mr. Greenwood concluded by informing the Commission members that a Public Hearing would be held at the September meeting regarding the changes to the Zoning Ordinance.

Mr. Kelly wished to have it stated on record that he appreciated Mrs. Daytona Jarman's service to the Planning Commission over the years.

IV. ADJOURNMENT

Mr. Power made a motion to adjourn. Mr. Kueny seconded the motion and all were in favor.