



City of Cayce
South Carolina

**APPROVED MINUTES
PLANNING COMMISSION
Monday June 17, 2013
City of Cayce Council Chambers
6:00 p.m.**

I. CALL TO ORDER

Chair Ed Fuson called the meeting to order at 6:00 pm. Members present were B. Kelly, R. Power, L. Mitchell, J. Raley, E. Fuson, C. Kueny and B. Broehm . Staff present was Shaun Greenwood, Teddy Luckadoo, Monique Ocean and Michelle Paulchel.

II. APPROVAL OF MINUTES

Mr. Power made a motion to approve the minutes from the May 20, 2013, 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. OPEN PUBLIC HEARING – Text Amendment

Chair Ed Fuson opened the public hearing: A request by the Planning Director of the City of Cayce, SC, to amend Section 7.8 Communication Towers & Antennas of the Zoning Ordinance.

Ms. Monique Ocean presented a draft of proposed changes to the ordinance pertaining to communication towers and antennas. Ms. Ocean informed the members of the Planning

Commission that their requested changes are included in this current draft. The draft included the following final changes, as requested by the Planning Commission:

- The maximum permitted height for new communication towers in RS and RG districts shall be 100 feet.
- The maximum permitted height for new communication towers in C-1 and C-2 districts shall be 120 feet.
- In addition to stealth and monopole towers, lattice towers shall be permitted in Industrial zoned districts (M-1 and M-2) and must be located at least 1000 feet away from any residential dwelling or residentially zoned property.
- Permits for co-location of antennas on existing communication towers shall be accompanied by information to indicate compliance with the zoning ordinance.

V. CLOSE PUBLIC HEARING – Text Amendment

Chair Ed Fuson closed the public hearing.

VI. MOTION – Text Amendment

Mr. Kueny made a motion to recommend Council approve the amended Ordinance. Mr. Kelly seconded the motion. The motion was unanimously approved.

VII. OTHER BUSINESS

Mr. Luckadoo gave a presentation on sections of the Ordinance pertaining to building and wall signs. Mr. Luckadoo discussed the following staff recommended changes:

- Design standards to indicate acceptable materials and construction standards of wall signs
- Regulations on neglected, damaged, or abandoned walls signs.
- Clarification of the definition of wall area
- Calculation of wall area will be set at a standard height of 12 feet multiplied by linear feet
- Increase in the total number of permitted wall signs to a maximum of 6
- Regulations on the maximum number of permitted wall signs on corner lots
- Regulations on wall signs for multi-tenant buildings, shopping centers and high rise buildings
- Regulation on wall signs for home occupations

- Regulation on nonconforming wall signs

After discussion, the Commission requested that the recommended changes are included in a draft ordinance and presented for public hearing at the meeting on July 15, 2013.

Mr. Greenwood informed the Commission of the annual training to take place in August. Mr. Greenwood also relayed to the Commission that the Council of Governments would be hired to complete the updated Land Development Regulations. Mr. Greenwood expressed that the City's current Land Development Regulations have not been updated since 1996. Finally, Mr. Greenwood discussed special exception criteria that must be added to the Ordinance. He informed the Commission that the proposed changes will be presented at the meeting on July 15, 2013.

VIII. ADJOURNMENT

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

