



**APPROVED MINUTES  
PLANNING COMMISSION  
CAYCE TENNIS CENTER  
1120 FORT CONGREE TRAIL, CAYCE SC  
Monday, December 21, 2015  
6:30 PM**

**i. CALL TO ORDER**

The meeting was called to order by Chair Ed Fuson. Members present were Butch Broehm, John Raley, Maryellyn Cannizzaro, Chris Kueny, and Robert Power. Larry Mitchell was absent excused. Staff present was Monique Ocean and Layne West.

**ii. APPROVAL OF MINUTES— November 16, 2015**

Mr. Raley made a motion to approve the minutes, as written. Mr. Power seconded the motion. All were in favor. The vote to approve the minutes passed unanimously.

**iii. STATEMENT OF NOTIFICATION**

Mr. Fuson asked if the public and media had been notified of the meeting and the public hearings. Ms. Ocean confirmed that everyone had been notified.

**iv. PUBLIC HEARING – Map Amendment 007-15** A request by the Applicant to consider annexation in conjunction with a Central Commercial (C-3) zoning designation. The properties are identified as Lexington County TMS#004675-01-004(P) (located on 9<sup>th</sup> Street) along with 004675-01-007, and 004675-01-005 (P)(located on Still Hopes Drive)).

**a. Opening Statement**

Mr. West began by explaining that the applicant, Still Hopes Episcopal Retirement Community (Still Hopes), wished to annex properties in conjunction with C-3 zoning designations. Mr. West pointed out that the properties are adjacent to the Still Hopes location and that the applicant desires to add buildings similar to existing ones. Mr. West explained that the C-3 zoning is necessary because the properties are contiguous to existing C-3 properties. Mr. West pointed out portions of the subject properties are under Cayce jurisdiction and portions are under County jurisdiction. Mr. West explained the “P” appears beside the tax map number to indicate any portion under County jurisdiction. Charles Thompson appeared, as the owner, to answer questions for the Commission. Mr. Thompson indicated that the parcels are currently under contract to be purchased by Still Hopes. John McArthur and Danny Sanford appeared as the applicant to address any questions from the Commission. The Planning Commission received clarification on the following: (1.) The plan is to build 7 to 8 duplexes that will face internally to Still Hopes. (2.) There will be no entrances on 9<sup>th</sup> Street and buildings will be single story. (3.) The buildings will be copies of existing buildings. (4.) The woods will be demolished. (5.) Buffer yards are required by the Zoning Ordinance. (6.) A tree survey will be done. (7.) The existing parts of Still Hopes will continue to be under West Columbia jurisdiction. (8.) Cayce Public Safety has a mutual aid agreement with West Columbia for police and fire safety. (9.) The supplier for water and sewer service has not been determined yet. (10.) Still Hopes is not assessed for taxes because it is tax exempt.

**b. Public Testimony**

Two individuals were present to comment on the re-zoning request.

**c. Adjourn Hearing**

The public hearing was adjourned by Mr. Fuson.

**v. MOTION – Map Amendment 007-15**

Mr. Broehm made a motion to recommend approval of map amendment 007-15 to Council. Mr. Kueny seconded the motion. All were in favor. The vote passed unanimously.

**vi. PUBLIC HEARING – Text Amendment 005-15** [A request by the Planning Director to amend the *Cayce Zoning Ordinance Section 6.10-3 Development Standards* to add criteria for signs in the Knox Abbott Drive Design Overlay District.]

**a. Opening Statement**

Mr. West began by explaining that various zoning designations exist throughout the Knox Abbott Overlay District. Mr. West stated that the various zoning may pose a problem because it creates possibilities for signs of different sizes to be permitted throughout the Overlay District. Mr. West pointed out that the goal of the Knox Abbott Overlay District is to create uniformity. Mr. West clarified that Staff discussed the matter with the City Attorney and the conclusion was to add criteria requiring all signs in the Knox Abbott Overlay District to follow C-3 zoning regulations. The amendment will not cause the removal of existing signs – it will only apply to new signs.

**b. Public Testimony**

No one was present to speak for or against the text amendment.

**c. Adjourn Hearing**

Mr. Fuson closed the hearing.

**vii. MOTION - Text Amendment 004-15**

Mr. Raley made a motion to recommend approval of text amendment 004-15 to Council. Mr. Broehm seconded the motion. The vote passed unanimously.

**viii. OTHER BUSINESS**

There was no other business.

**ix. ADJOURNMENT**

A motion was made by Mr. Kueny. The vote was seconded by Ms. Cannizzaro. All were in favor.

**A quorum of Council may be present.  
No discussion or action on the part of Council will be taken.**