

**APPROVED MINUTES
PLANNING COMMISSION
CAYCE CITY HALL
1800 12TH STREET, CAYCE SC
Monday, October 16, 2017
6:00 PM**

I. CALL TO ORDER

The meeting was called to order by Mr. Ed Fuson. Members present were Maudra Brown, Robert Power, John Raley, Chris Kueny, and Butch Broehm. Chris Jordan was absent excused. Staff present was Carroll Williamson and Monique Ocean.

II. APPROVAL OF MINUTES

Mr. Raley made a motion to approve the minutes of the September 18, 2017, meeting. Mr. Kueny seconded the motion. All were in favor.

III. NEW BUSINESS

A. Brickworks PDD Site Plan

Mr. Fuson opened the discussion on the review and approval of the site plan. Mr. Fuson stated the Planning Commission had been issued copies of the plan for review. Mr. Williamson came before the Planning Commission to discuss the site plan for the residential component of the Brickworks Planned Development District. Mr. Williamson stated the PDD had received approval in the first reading from City Council but a second reading is required before the approval is complete. Mr. Williamson explained that the developer submitted the site plan while waiting for Council's second reading. Mr. Williamson stated that the Planning Commission's approval of the site plan is required before the developers can move on with the next steps and the Planning Commission could issue a conditional approval based on second reading approval from City Council. Mr. Williamson stated that with some minor revisions that could be made later, Staff recommends that the Planning Commission approve the submitted site plan. Mr. Williamson stated that the minor revisions include indicating the sizes of parking spaces and adding notes on how the required parking will be dedicated to other areas around the development. Hunter Gibson came before the Planning Commission, as the developer of the project, to answer questions for the Planning Commission. After inquiry from the Planning Commission, Mr. Gibson explained that the proposed apartments will be similar to the Tremont Apartments and are not being built with intentions to attract college student tenants. Mr. Gibson stated he had not seen any plans for retail shops on the ground level of the apartments.

With no further discussion, Mr. Raley made a motion to approve the site plan conditional on second reading approval of the PDD from Council. Mr. Kueny seconded the motion. All were in favor.

IV. OTHER BUSINESS

There was no other business.

V. ADJOURNMENT

Mr. Kueny made a motion to adjourn. All were in favor.