



**APPROVED MINUTES
PLANNING COMMISSION
Monday, November 16, 2020
6:00 PM**

**Cayce City Hall is currently closed to the public.
Please use the following method to attend the Public Hearings:**

**Telephone: (929)205-6099
Meeting ID: 848 0520 4990
Password: 563909
caycesc.gov**

I. CALL TO ORDER

The meeting was called to order at 6:00 pm. Members present were Ed Fuson, Joe Long, Stockton Wells, Chris Kueny, Robert Power and Chris Jordan. Maudra Brown was absent excused. Staff present were Carroll Williamson, Monique Ocean and Jamie Beckham.

II. APPROVAL OF MINUTES

Joe Long made a motion to approve the minutes from the November 16, 2020 meeting. Stockton Wells seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

Mr. Fuson informed everyone present how the virtual meeting would be handled. Monique Ocean confirmed that the media and public were made aware of the meeting.

IV. PUBLIC HEARING

Map Amendment 002-20 A request by the owner to re-zone three (3) properties from C-1 (Office and Institutional Commercial) to RG-2 (General Residential). The properties are located on Poplar Street with tax map numbers 005765-02-006, 005765-02-007, and 005765-02-009.

a. Opening Statement

Carroll Williamson began by informing the Planning Commission that the request for the re-zoning is to change the zoning from C-1 Neighborhood Commercial to RG-2 General Residential. Mr. Williamson confirmed the request complies with the Comprehensive Plan.

b. Public Testimony

Mr. John Cherry spoke to the Planning Commission as the owner and applicant for the re-zoning request. Mr. Cherry stated his family has a long history in Cayce. Mr. Cherry stated that he originally wanted to use the land for a barber shop but learned that he could not because of the C-1 zoning. Mr. Cherry stated that he considered rezoning to C-2 but was told that wouldn't be possible. Mr. Cherry indicated that he wished to rezone the property to RG-2 and so he could build his personal home there. No one from the public was present to speak for or against the re-zoning request.

c. Adjourn Public Hearing

With no further discussion, Mr. Fuson closed the public hearing.

d. Motion

Chris Kueny made a motion to recommend approval of the rezoning request, to City Council. Stockton Wells seconded the motion. All were in favor.

V. PUBLIC HEARING

Text Amendment 004-20 A request, by Staff, to amend **Zoning Ordinance Article 6 District Regulations and Article 7 Conditional Use & Special Exception Regulations** to remove language concerning apartments in the C-3 Zoning District.

a. Opening Statement

Carroll Williamson stated that the text amendment would delete the language that allows apartments in the C-3 zoning district. Mr. Williamson stated C-3 is an essential commercial zoning district and the intent is to protect commercial areas from being overrun by residential uses. Mr. Williamson stated a few months ago, the Planning Commission voted to remove language allowing residential uses in the I-77 Gateway Design Overlay District and this text amendment is another step to that.

b. Public Testimony

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

c. Adjourn Public Hearing

With no further discussion, the public hearing was adjourned.

d. Motion

Chris Kueny made a motion to recommend approval of the text amendment to City Council. Chris Jordan seconded the motion. All were in favor.

VI. NEW BUSINESS

Carroll Williamson informed the Planning Commission that Staff is working on the Goals section of the Comprehensive Plan. Mr. Williamson stated that he intends to have it finished by January. Mr. Williamson also informed the Planning Commission that the deadline for completion of the annual continuing education requirement must be completed by late December. Mr. Williamson stated the sessions can be completed on-line and he will send the link to everyone.

VII. ADJOURNMENT

Chris Jordan made a motion to adjourn. Robert Power seconded the motion. All were in favor.

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

All open positions will be advertised on the City's website and Facebook page.

COUNCIL ACTION REQUIRED

STANDARD TECHNICAL CODES BOARD OF APPEALS – ONE (1) POSITION

The Standard Technical Codes Board of Appeals currently has two (2) openings. Members who serve on this Board must be either an Engineer, Contractor, Architect or Design Professional. The City has received a potential member application from Mr. Scott Miller. His application is attached for Council's review.

NO COUNCIL ACTION REQUIRED

The following positions have been postponed by Council until receipt of potential member applications.

ACCOMMODATIONS TAX COMMITTEE – ONE (1) POSITION

The open position must be filled by someone from the motel industry in Cayce.

BEAUTIFICATION FOUNDATION – ONE (1) POSITION

Mr. Charles Carson resigned in December. There are no recommendations at this time.

CAYCE HOUSING AUTHORITY – ONE (1) POSITION

Mr. Edward Landry no longer lives in the City. There are no recommendations at this time.

EVENTS COMMITTEE – ONE (1) POSITION

A member was recently removed per the City's Ordinance due to excessive absences. There are no recommendations at this time.

MUSEUM COMMISSION – ONE (1) POSITION

Ms. Judy Corbitt recently passed away. There are no recommendations at this time.

PUBLIC SAFETY FOUNDATION – ONE (1) POSITION

A member was recently removed per the City's Ordinance due to excessive absences. There are no recommendations at this time.

STANDARD TECHNICAL CODES BOARD OF APPEALS – TWO (2) POSITIONS

Members who serve on this Board must be either an Engineer, Contractor, Architect or Design Professional. There are no recommendations at this time.



CITY OF CAYCE POTENTIAL MEMBER APPLICATION

Name: Scott Miller
 Home Address: 1028 Lafayette Ave City, State, Zip Cayce, SC 29033
 Telephone: 224-688-3160 E-Mail: Scott.Miller@kimley-horn.com
 Resident of Cayce: Yes No Number of Years: 5 years

Please indicate the Committee(s) for which you are applying:

- Accommodations Tax Committee Cayce Housing Authority Events Committee
 Consolidated Board of Appeals Municipal Election Comm Museum Commission
 Planning Commission Board of Zoning Appeals

Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation?

Yes No If yes, specify below.

N/A

Work Address

Company: Kimley-Horn and Associates Position: Civil Engineering Analyst
 Address: 802 Gervais St, Suite #201 City, State, Zip Cayce, SC 29201
 Telephone: (803) 403-8576 E-Mail: Scott.Miller@kimley-horn.com

Work Experience: 4 years civil engineering experience (water resources, Stream and Wetland restoration, and site development)

Educational Background: Bachelors, Civil Engineering – University of South Carolina

Membership Information (Professional, Neighborhood and/or Civic Organizations):

ASCE, Gills Creek Watershed Association

Volunteer Work: HomeWorks, Transitions Homless Center, Habitat for Humanity, Variable volunteer opportunities through Midtown Fellowship: Downtown (Church)

Hobbies: Home Improvement projects, Walking/Running with my dogs, swimming/kayaking in the Congaree, woodworking

Return to:
Mendy Corder, Municipal Clerk
 City of Cayce, PO Box 2004, Cayce, SC 29171-2004
 Telephone: 803-550-9557 ♦ Fax: 803-796-9072 ♦ Email: mcorder@caycesc.gov

City of Cayce
Annual Appointment of Council Members
to City Foundations
January 5, 2021

ITEM VII. C.

COUNCIL ACTION REQUIRED

BEAUTIFICATION FOUNDATION

Council Member Ann Bailey-Robinson is currently serving on the Beautification Foundation.

PUBLIC SAFETY FOUNDATION

Council Member Phil Carter is currently serving on the Public Safety Foundation.