



**APPROVED MINUTES
PLANNING COMMISSION
CAYCE CITY HALL
1800 12TH STREET, CAYCE SC
Monday, February 24, 2020
6:30 PM**

I. CALL TO ORDER

The meeting was called to order by Chair Ed Fuson. Members present were Maudra Brown, Chris Jordan, Robert Power, Chris Kueny, Joe Long and Stockton Wells. Staff present were Carroll Williamson and Monique Ocean.

II. APPROVAL OF MINUTES

Chris Kueny made a motion to approve the minutes of the January 27, 2020, meeting. Maudra Brown seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

Monique Ocean confirmed that the media and public were made aware of the public hearing.

IV. PUBLIC HEARING – Map Amendment PDD – 20- 01

A request by The Simpson Organization Cayce Development, LLLP for a zoning change from M-1 (Light Industrial) to a Planned Development District (PDD). The property is located at the southwest corner of Saxe Gotha Road and 12th Street Extension (TMS#006897-01-042).

a. Opening Statement

John Lansche and Stephen Overcash came before the Commission, as the attorney and architect for the applicants, to explain the proposed development. Mr. Lansche stated that planning for the development has been going on since 2016. Mr. Lansche stated the the process is designed to be a successful multi-use development. Mr. Lansche stated the plan is to have restaurants, retail, apartments and self-storage. Mr. Overcash stated the development would like to have as many uses as possible and the lifestyle storage is designed to look like an apartment building. Mr. Overcash presented examples of the lifestyle storage to show the different appearances. Carroll Williamson informed the Planning Commission that City Council is interested in the phasing timeline of the development and the appearance of the lifestyle storage. Mr. Lansche and Mr. Overcash informed the Planning Commission that it will be 16 – 18 months before any development on the property begins.

b. Public Testimony

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

c. Adjourn Hearing

Mr. Williamson explained that the Planned Development District is a stand-alone zoning. Mr. Williamson explained that the documents submitted to the Planning Commission including parking, setbacks, and uses would be included in the approval or denial recommendation to City Council. Mr. Williamson stated that the map amendment meets all Zoning Ordinance requirements needed for a Planned Development District. With no further discussion, the hearing was adjourned.

V. MOTION – Map Amendment PDD – 20- 01

Stockton Wells made a motion to recommend to Council for approval of the Planned Development District 20-01, as proposed. Maudra Brown seconded the motion. All were in favor.

VI. NEW BUSINES

Mr. Williamson informed the Planning Commission that the City has hired a consultant group to work on a housing study for the City. Mr. Williamson informed the Planning Commission about the upcoming public input session.

VII. ADJOURN

Maudra Brown made a motion to adjourn. Joe Long 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.