



**APPROVED MINUTES  
PLANNING COMMISSION  
CAYCE CITY HALL  
1800 12<sup>TH</sup> STREET, CAYCE SC  
Monday, May 16, 2016  
6:00 PM**

**I. CALL TO ORDER**

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

**II. INTRODUCTION OF NEW MEMBER – Chris Jordan**

Mr. Chris Jordan was introduced and welcomed as a new member of the Planning Commission.

**III. APPROVAL OF MINUTES**

A motion was made by Mr. Raley to approve the minutes of the March 21, 2016, meeting. Mr. Mitchell seconded the motion. The vote passed unanimously.

**IV. STATEMENT OF NOTIFICATION**

Mr. Fuson inquired if the media and the public had been duly notified of the meeting. Monique Ocean confirmed that everyone had been notified.

**V. PUBLIC HEARING – Map Amendment 001-16** [A request by Staff for annexation in conjunction with an RS-4 (Single-Family, Small Lots) zoning designation. The properties are located at 1416 Alex Street (TMS#005750-09-004), 1418 Alex Street (TMS#005750-09-005) and Naples Avenue (TMS#005750-09-015).]

**a. Opening Statement**

Mr. West began by explaining that the 3 parcels included in the request would be conjoined after successful annexation and zoning to RS-4 (Single Family Residential). Mr. West stated that the City had purchased the property and the intent was to construct a new water tower on the property. Mr. West stated that one of the properties contained a dilapidated building that would be demolished, improving the appearance of the surrounding area. Mr. West stated that the design of the water tower was not complete so he could not comment on the height of the tower. Mr. West stated that the tower would follow required zoning regulations.

**b. Public Testimony**

Mrs. Berneatha Veal was present as a property owner. Mrs. Veal said that she received a notice about the request for annexation and she came to the meeting to hear more information. Mrs. Veal asked if the road would be widened and if something could be done about the run-down fences in the area. Mr. West stated that the road would not be widened and he would look into the fence issue.

**c. Adjourn Hearing**

With no more discussion, Mr. Fuson closed the public hearing and called for a motion.

**VI. MOTION – MA001-16**

A motion was made by Mr. Kueny to recommend the annexation in conjunction with an RS-4 zoning designation to Council for approval. Mr. Raley seconded the motion. The vote passed unanimously.

**VII. OTHER BUSINESS**

Mr. West briefed the Planning Commission on the new Property Registration Program and pointed out that the program required registration of non-owner occupied homes. Mr. West stated that the program requires the owners of these properties to register with the City and provide a local responsible party that can be contacted in the case of violations or emergencies. Mr. West stated that Staff used tax data from the Lexington County Assessor's Office and discovered that about 1,500 dwellings in the City were non-owner occupied. Mr. West stated that letters were mailed to these owners and approximately 50% responded to the City's request for information. Mr. Raley asked for clarification on code enforcement procedures and mentioned two addresses he thought were in violation. Mr. West stated that he now supervises the City's code enforcement efforts and would look into Mr. Raley's inquiries.

Mr. West stated that he was working on updates to the Zoning Ordinance. Mr. West stated that the review of the changes will be brought to the Planning Commission in stages.

**VIII. ADJOURNMENT**

A motion was made by Mr. Mitchell to adjourn the meeting. Mr. Power seconded the motion. All were in favor and the vote passed unanimously.

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