



**APPROVED MINUTES
PLANNING COMMISSION
CAYCE CITY HALL
1800 12TH STREET, CAYCE SC
Monday, December 19, 2016
6:30 PM**

I. CALL TO ORDER

The meeting was called to order by Mr. Ed Fuson. Members present were Butch Broehm, John Raley, Larry Mitchell, Robert Power, Chris Jordan and Chris Kueny. Staff present were Shaun Greenwood and Monique Ocean.

II. APPROVAL OF MINUTES- NOVEMBER 14, 2016

Ms. Ocean informed the Commission that a correction was made to the minutes of the November 14, 2016, to show that Mr. Jordan recused himself from the vote for Map Amendment No. 008-16, because of association with the school's Improvement Council. Mr. Mitchell made a motion to approve the minutes as amended. Mr. Raley seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

Mr. Fuson asked if the media and public were duly notified of the public hearing. Ms. Ocean confirmed that everyone had been notified.

IV. MAP AMENDMENT NO. 007-16

A request by the owner for a zoning change from Single Family Residential (RS-2) to Light Industrial (M-1). The property is located at 1741 Airport Blvd (TMS#005743-01-001, 005743-01-002, and 005743-01-013(P)).

A. Opening Statement

Shaun Greenwood began by explaining that the Commission unanimously recommended approval of the rezoning request at the last meeting. He explained that City Council desired that the Planning Commission hear the request again. Mr. Greenwood stated that Council wished for the Commission to consider future traffic issues when discussing the request. He stated that even though a resident of the neighborhood, Mr. Vickerson, mentioned at the Council meeting that he no longer opposed the rezoning request, Council was still concerned with potential traffic. Mr. Greenwood stated the Commission was not bound by the previous recommendation and should hear the request as new. He explained that staff researched the issue to determine the process for closing the streets to commercial traffic. Mr. Greenwood stated that the DOT indicated, if the commercial traffic became a problem, residents of the neighborhood could request a traffic study to close the streets to commercial traffic. Mr. Greenwood explained that the DOT can close streets to commercial traffic regardless of the number of years a business has been in operation.

Mrs. Hoffman-Johnson came before the Commission, as the applicant, to speak on the request. She stated that around 5 trucks are in and out of her business daily. Mrs. Hoffman-Johnson shared a video with the Commission to show where the trucks travel from her business to Airport Boulevard. She stated she has not decided if she would have a pet crematory as originally thought but would like for the zoning of the property to fit its current use. Mrs. Hoffman-Johnson stated she also spoke with Mr. Vickerson. She stated there has not been an accident caused by her trucks in 70 years. In response to a question by the Commission, Mrs. Hoffman-Johnson stated she was not sure why an entrance off Airport Boulevard was never created over the years. She stated it would be a considerable expense to create one today. Audrey Hoffman spoke as a representative of the applicant and discussed why she thought there was no entrance from Airport Boulevard. Ms. Hoffman discussed the layout of buildings on the property and stated the trucks use the current entrance to be close to the loading dock.

B. Public Testimony

Mary Bellius of 2024 Fairlawn Circle addressed the Commission to state that she did not receive a letter for the first hearing on November 14, 2016, but received a letter for the re-hearing. Ms. Bellius stated she came to get more information. Krystle Eckrote and Brandon Williams of 1909 Fairlawn Circle came before the Commission to speak against the rezoning request. Ms. Eckrote and Mr. Williams stated successful rezoning of the properties would have an adverse effect on their property value. They stated they felt a pet crematory could be a problem because of property values and health concerns. They stated they currently smell paint and sometimes hear noises from the Wilbert Vault Company.

After inquiry from the Commission, Mr. Greenwood explained that the Planning Commission has the right to make a recommendation on the rezoning regardless of how the current or historical use complies with the present zoning. He explained that the Commission should consider all of the uses that are possible in the M-1 zoning district when deciding on the fate of the request.

C. Adjourn Hearing

With no further discussion, the hearing was adjourned.

V. MOTION – MAP AMENDMENT NO. 007-16

Mr. Mitchell made a motion to approve the recommendation to Council. Mr. Raley seconded the motion. All were in favor. The vote passed unanimously.

VI. OTHER BUSINESS

There was no other business.

VII. ADJOURNMENT

Mr. Jordan made a motion to adjourn. Mr. Broehm 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.**