



**APPROVED MINUTES  
PLANNING COMMISSION  
CAYCE CITY HALL  
1800 12<sup>TH</sup> STREET, CAYCE SC  
Monday, April 17, 2017  
6:00 PM**

**I. CALL TO ORDER**

The meeting was called to order at 6:00 pm by Chair Ed Fuson. Members present were Butch Broehm, Larry Mitchell, John Raley, Robert Power, Chris Jordan and Chris Kueny. Staff present were Carroll Williamson, Jarrett Epperson, and Monique Ocean.

**II. APPROVAL OF MINUTES**

Mr. Mitchell made a motion to accept the minutes of the March 20, 2017, meeting. Mr. Raley seconded the motion. All were in favor.

**III. STATEMENT OF NOTIFICATION**

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

**IV. PUBLIC HEARING – STREET NAME CHANGE**

The City of Cayce is proposing to change the names of a portion of Poplar Street and Lillie Street to become known as Mount Zion Street. The name change will only affect the sections from 1300 Poplar Street to 1451 Poplar Street and 1500 Poplar Street to 1525 Poplar Street (also known as Lillie Street).

**a. Opening Statement**

Mr. Fuson began by explaining that the public hearing was a follow-up to the request from the March meeting because the Commission desired to have more information on the street name change. Mr. Williamson offered further clarification to the Commission and the audience that the current request was identical to the previous request.

**b. Public Testimony**

Mrs. Deborah Washington-Jones (1818 Middle Street, Cayce, SC) came before the Commission to say that she was opposed to the street name change. She stated that the Lillie Street section was named after her deceased grandmother, Lillie James and she felt it would be a disservice to the other churches near the area for the street to be renamed to Mount Zion Street. Mrs. Washington-Jones offered that if the street names were confusing, then, the Poplar Street section of the street could be named Lillie, in honor of her grandmother. Others opposed to the request to change the name of the streets to Mount Zion Road because of familial historical reasons were Mrs. Martha Earle (West Columbia, SC), Mr. Anthony Weston (1400 Poplar Street, Cayce, SC), Mr. Warren Washington (2511 Hopkins St, Cayce, SC) and Ms. Janie Major (1535 Hopkins St, Cayce, SC). Mr. Skip Jenkins (Cayce, SC) came before the Commission to speak in favor of the request to change the names of the street. Mr. Jenkins stated that an attempt was made to contact all property

owners within 200 feet of the request. He stated that, of the individuals contacted, there were some who were in favor of the request or there was no reply. Mr. Jenkins stated he was in possession of the petition signed by some in favor of the request.

**c. Adjourn Hearing**

With no further discussion, the hearing was adjourned.

**V. MOTION- STREET NAME CHANGE**

Mr. Kueny made a motion to deny the request for the street name change. Mr. Mitchell seconded the motion to deny the request. All were in favor of denying the request to change the street names.

**VI. PUBLIC HEARING – TEXT AMENDMENT**

The City of Cayce is proposing revisions to the Comprehensive Plan to add the Development Agreement District (DAD) as a land use category to the Plan Compliance Index (Table 35). The intent of the district is to encourage large scale development that includes flexible land uses.

**a. Opening Statement**

Mr. Williamson began by explaining that the text amendment was necessary because the DAD zoning district needed to be added to the Comp Plan. He clarified the definition of the DAD District for members of the Commission. Mr. Williamson explained that it is a requirement for all zoning districts to be listed in Table 35 of the Comp Plan for compliance with the Future Land Use Plan.

**b. Public Testimony**

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

**c. Adjourn Hearing**

With no further discussion, the public hearing was adjourned.

**VII. MOTION – TEXT AMENDMENT**

Mr. Power made a motion to approve the text amendment. Mr. Kueny seconded the motion. All were in favor.

**VIII. OTHER BUSINESS**

Mr. Williamson stated he would like to present ideas on potential changes to the ordinance on accessory structures at the meeting in June.

**IX. ADJOURNMENT**

Mr. Power made a motion to adjourn. Mr. Raley seconded the motion. All were in favor.