



**APPROVED MINUTES  
PLANNING COMMISSION  
SPECIAL CALLED MEETING  
CAYCE CITY HALL  
1800 12<sup>TH</sup> STREET, CAYCE SC  
Thursday June, 23, 2016  
6:00 PM**

**I. CALL TO ORDER**

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

**II. APPROVAL OF MINUTES**

A motion was made by Mr. Raley to approve the minutes of the May 16, 2016, meeting. Mr. Mitchell seconded the motion. The vote passed unanimously.

**III. STATEMENT OF NOTIFICATION**

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

**IV. PUBLIC HEARING – Text Amendment** [*Amendment of the Land Use Plan (2019)  
Map to include changes that have been brought about by existing or future development*]

**a. Opening Statement**

Mr. Greenwood begin by giving general information on the reasons for the special called meeting. Mr. Greenwood explained that amendments must be made to the future Land Use Plan map for continued compliance with the Cayce Comp Plan. Mr. Greenwood went on to explain several issues in the map that are not compliant with the goals of the plan and he discussed reclassifying these areas. Mr. Greenwood discussed the following proposed amendments:

- Reclassifying the property immediately adjacent to the I-77 interchange on 12<sup>th</sup> Street from PMU (Planned Mixed Use) to TA (Transitional Area),
- Adding three parcels of land off of Alex Drive and adding a designation of RD (Residential Density Flex),
- 4 Residential lots on H Ave. reclassifying from TA to RC (Residential Conservation / Infill),
- Property located adjacent to I-77 interchange and Charleston Highway reclassifying from PMU to CBI (Commercial Business / Industrial) and
- 2 properties at the I-77 interchange and Bluff Road reclassifying from PMU to CBI.

Mr. Greenwood stated that the amendments would also involve changes to the map that must be included to process rezoning or annexation requests.

**b. Public Testimony**

The following people came before the Commission to speak in favor of the request for amendments to the future Land Use Plan map:

1. Nancy Stone-Collum of 1222 H Avenue,
2. Janice Geiger-West of 1211 G Avenue and
3. James Orefice and Carol Drabik of 1225 G Avenue.

Mrs. Stone-Collum stated that she and her husband discovered that their property was zoned as a commercial district when they were denied a building permit to add an extension to their single family home. Mrs. Stone-Collum stated she has lived in the home for 39 years and had no idea that it was not residentially zoned. Mrs. Stone-Collum explained that she was also told that the property was not eligible to go before the Planning Commission for rezoning to a residential zoning district because the request would not comply with the future Land Use Plan.

Mr. Greenwood explained that this is an example of why the future Land Use Plan map must be amended to process annexations or rezoning requests and for continued compliance with the Comp Plan. Mr. Greenwood pointed out that the zoning on H and G Avenues caused the properties to be legal non-conforming uses and hinders the owners' ability for additions or major remodels to the homes. Mr. Greenwood stated that the properties were not eligible for rezoning to residential districts because of issues with the future Land Use Plan map. Mr. Greenwood stated that residential zoned districts are not compatible with the land use classification shown on the map, therefore a request for rezoning to a residential zoning district would have to be denied. Mr. Greenwood stated that properties on H and G Avenues are located in a typical single family residential area and he believes the intent is for them to be residential zoned districts.

#### **c. Adjourn Hearing**

With no further discussion, the public hearing was closed by Chair Ed Fuson.

#### **V. MOTION – Text Amendment** [*Amendment of the Land Use Plan (2019) Map to include changes that have been brought about by existing or future development*]

Mr. Jordan made a motion to request Council approval on the amendments to the future Land Use Plan map. Mr. Mitchell seconded the motion. All were in favor. The vote passed unanimously.

#### **VI. OTHER BUSINESS**

Mr. Greenwood stated that Staff would begin to set up dates for the required annual training for the Planning Commission.

#### **VII. ADJOURNMENT**

Mr. Mitchell made a motion to adjourn. Mr. Raley 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.**