



**City of Cayce  
South Carolina**

**APPROVED MINUTES  
PLANNING COMMISSION  
Monday, March 17, 2014  
6:30 p.m.**

**I. CALL TO ORDER**

Chair Ed Fuson called the meeting to order at 6:30 p.m. Members present were Butch Kelly, Chris Kueny, Larry Mitchell, Robert Power and John Raley. Butch Broehm was absent excused. Staff present was Shaun Greenwood, Michelle Paulchel, and Monique Ocean.

**II. APPROVAL OF MINUTES**

Mr. Kueny made a motion to approve the minutes from the February 24, 2014, meeting. Mr. Power seconded the motion. The vote passed unanimously.

**III. STATEMENT OF NOTIFICATION**

Chair Ed Fuson asked if the public and media had been duly notified of the meeting. Michelle Paulchel stated everyone had been notified.

**IV. OPEN PUBLIC HEARING – Text Amendment**

Shaun Greenwood began by discussing the draft of the amendment to the Land Development Regulations. Mr. Greenwood explained that the current regulations have not been updated since 1996. He mentioned that the primary goal of the amended regulations is to provide clarity to the process of land development for any future endeavors. Mr. Greenwood indicated that staff has provided the Planning Commission with a summary of changes to outline their requested modifications and various differences between the current regulations and the draft regulations. Mr. Greenwood also mentioned that the City Attorney provided input on a few changes that should be made to strengthen the legality of the document. Mr. Greenwood

pointed out that the changes were aimed at following S.C. Code § 6-29-1110 for several definitions and were to remove language that would improperly distinguish the document as an ordinance itself and not as regulations that are referred to in the Cayce General Code of Ordinances.

#### **V. MOTION – Text Amendment**

A motion was made by Mr. Mitchell to recommend City Council approve the Land development regulations as amended. Mr. Raley seconded the motion. The vote passed unanimously.

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

Mr. Greenwood discussed the Priority Investment Schedule as it relates to capital improvements and provided the Planning Commission with a yearly update. Mr. Greenwood stated that the document should be reviewed each year and he discussed the progress of various items on the list.

Mr. Greenwood discussed specific areas on the 1900 block of 10<sup>th</sup> Street and the 800 block of Poplar Street where the zoning appears to unlike the surrounding areas and/or the current land uses of properties. Mr. Greenwood inquired if the Planning Commission had any desire for staff to research the zoning and begin an administrative re-zone of the specific areas. The Commission affirmed they would like for this to be done with consent of the property owners.

Mr. Greenwood announced Mr. Robert Power's re-appointment by Council.

Mr. Greenwood discussed the Knox Abbott Drive Overlay District. Mr. Greenwood mentioned that the properties within the Knox Abbott overlay are mostly C-3. He explained that the setback requirements for the C-3 zoning do not match with the setback requirements for other zoning districts that currently exist in the overlay district. Mr. Greenwood inquired if the Planning Commission would like for staff to research this issue and look for ways to make the setback requirements equal. The Planning Commission affirmed that they would like staff to research the matter.

#### **VII. ADJOURNMENT**

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