



City of Cayce
South Carolina

**APPROVED MINUTES
PLANNING COMMISSION
Monday August 19, 2013
City of Cayce Council Chambers
6:30 p.m.**

I. CALL TO ORDER

Chair Ed Fuson called the meeting to order at 6:30 pm. Members present were R. Power, L. Mitchell, J. Raley, E. Fuson, C. Kueny, and E. Broehm. Mr. B Kelly was absent unexcused. Staff present was Shaun Greenwood, Monique Ocean and Michelle Paulchel.

II. APPROVAL OF MINUTES

Mr. Mitchell made a motion to approve the minutes from the July 15, 2013, meeting with a correction to the sentence punctuation to show that Mr. Kelly, Mr. Broehm, and Mr. Raley were absent excused. Mr. Raley 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

Chair Ed Fuson opened the public hearing: A request by the Planning Director of the City of Cayce, SC, to amend the Zoning Ordinance to revise section 6.8 Planned Development District.

- Hands fans (1000) have been ordered.
- The Boy Scout Troop from Transfiguration Lutheran Church will be volunteering. They will also set-up a table for their popcorn sales.
- Ms. Davis is researching the design and prices for hat/lapel pins.
- Senn Brothers (Gary Prince) may be a good resource for the hay/straw bales.
- Mr. Denny will check to determine if the raccoon cutout on the Riverwalk can be moved to the children's area during the Festival.
- Mr. Thompson has researched building corn-toss boards for the children's area. The Committee decided to start with constructing two sets. Mr. Thompson will provide the list of supplies and cost to Ms. Corder within the next week.
- The following sponsors have committed with a total of \$1400 received.
 - Love Mitsubishi
 - BlueCross BlueShield of South Carolina
 - Lexington Printing, LLC
 - Compass 5 Partners
 - Dusty Rhodes
 - 99.3 WXY
- Only four food vendors have committed. After some discussion, the Committee decided to permit non-food vendors to reserve spaces. Due to this change, Ms. Corder will contact the craft vendor to which the Committee returned the application and fee following our June 2013 meeting. Ms. Corder will invite her to participate at a reduced fee this year since the Committee has changed its policy.
- The meeting for volunteers will be scheduled during the last week of September.

CITY OF CAYCE CENTENNIAL EVENTS – Fall 2014

Our Committee will plan to meet with the Museum Commission in early 2014 to begin planning for the celebration in the Fall of 2014.

NEW BUSINESS

Upon the motion of Ms. Scurry with a second by Ms. Pedersen, the Committee voted unanimously to change the start time of our meetings to 5:45 p.m.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Rachel R. Scurry, Secretary

Mr. Greenwood stated that he would provide a brief summary of proposed changes and that the Commission could follow along in the provided red-lined copy. Mr. Greenwood explained that he and the City Manager believe the current ordinance is too restrictive in regard to how amendments and changes are made. He further stated that language throughout the entire ordinance needed to be cleared up. Mr. Greenwood discussed the following items:

- The intent of the PDD needs to be clearly stated and should ensure that a PDD includes mixed uses.
- Parking and Loading regulations should allow more flexibility.
- Adding a checklist for items that may be needed when considering an application for a PDD.
- Financial guarantees to assure that development in a PDD happens according to an approved plan.
- Allowing the Planning Director to approve minor changes.
- Adding language for the City to optionally have recourse if a developer fails to begin, complete, or progress according to an approved plan.

Several commission members expressed concern over the wording relating to the list of requirements and expressed a desire for language that better defines major and minor changes.

Mr. Charles Thompson of Brickworks Associates came forward to express his opposition to the draft ordinance. Mr. Thompson stated he reviewed the draft and does not believe it allows the flexibility required for a PDD ordinance. Mr. Thompson requested that the Planning Commission table any recommendation to Council until after he has met with Shaun Greenwood and discussed his concerns about the proposed changes to the ordinance. Mr. Fuson inquired of Mr. Thompson if his concerns were about his existing PDD or any future development. Mr. Greenwood then explained that Mr. Thompson was concerned with the existing "Brickworks" PDD. Mr. Greenwood went on to say that the ordinance for a PDD may be as strict or as open as City Council sees fit. Mr. Greenwood further explained that the approved plans for the Brickworks were very vague and he is willing to defer any discussion of the draft ordinance until September's meeting and after he has spoken with Mr. Thompson. Mr. Greenwood stated that staff would also make any changes requested by the Planning Commission. Mr. Fuson asked if this should be taken in two parts. Mr. Thompson confirmed that they were two separate issues. Mr. Greenwood was in agreement and will present changes to commission after meeting with Mr. Thompson.

III. CLOSE PUBLIC HEARING Text Amendment

Chair Ed Fuson closed the public hearing.

IV. MOTION – Text Amendment

Mr. Kueny made a motion to table the issue until the October meeting. Mr. Powell seconded the motion. The motion was unanimously approved.

V. OTHER BUSINESS

A motion was made by Mr. Powers to reappoint Mr. John Raley to the Planning Commission. Mr. Kueny seconded the motion. The motion was unanimously approved.

Discussion of land development regulations will continue at a future meeting.

Mr. Greenwood informed the Planning Commission that anyone who missed the yearly training could pick up the training CD's from his office.

VI. ADJOURNMENT

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