



**APPROVED MINUTES
PLANNING COMMISSION
CAYCE CITY HALL
1800 12TH STREET, CAYCE SC
Monday, April 22, 2019
6:00 PM**

- I. CALL TO ORDER**

The meeting was called to order by Mr. Ed Fuson at 6:00 p.m. Members present were Robert Power, Chris Kueny, Maudra Brown, Chris Jordan, Stockton Wells, and Joe Long. Staff present were Carroll Williamson and Monique Ocean.
- II. APPROVAL OF MINUTES –**

Ms. Brown made a motion to approve the minutes for the February 25, 2019, meeting. Mr. Long seconded the motion. All were in favor.
- III. STATEMENT OF NOTIFICATION**

Monique Ocean confirmed that the public and media had been notified of the meeting and the public hearing.
- IV. PUBLIC HEARING – Map Amendment 001-19**

A request by Staff for a zoning change from Single Family Residential (RS-3) to Central Commercial (C-3). The property is located at 1908 State Street (TMS 5769-08-004).

 - a. Opening Statement**

Mr. Williamson began by explaining the request to rezone the City owned property located at 1908 State Street. Mr. Williamson stated that the intent is for the property to be used for City sponsored events. Mr. Williamson stated that, at this time, there is not a definite indication of what the property will be used for.
 - b. Public Testimony**

There was no one present to speak for or against the re-zoning request.
 - c. Adjourn Hearing**

With no further discussion, the public hearing for Map Amendment 001-19 was adjourned.
- V. MOTION – Map Amendment 001-19**

Mr. Jordan made a motion to recommend the request for rezoning to City Council. Ms. Brown seconded the motion. All were in favor.
- VI. PUBLIC Hearing - Map Amendment No. 003-19**

A request by the property owner to change the name of the existing street, SCANA Parkway, to Otarre Parkway. The street is privately owned.

 - a. Opening Statement**

Mr. Williamson began by explaining that the SCANA Company has been purchased by Dominion Energy. Mr. Williamson stated the street is private and the new owners wished to change the name of the street. Mr. Williamson explained that all requests for street name changes must be voted on by the Planning Commission.
 - b. Public Testimony**

There was no one there to speak for or against the street name change.
 - c. Adjourn Hearing**

With no further discussion, the public hearing was adjourned.
- VII. MOTION – Map Amendment 003-19**

Mr. Kueny made a motion to approve the name change. Mr. Long seconded the motion. All were in favor.

VIII. PUBLIC HEARING - Map Amendment No.002-19

A request by Staff for a zoning change to create a new Design Overlay District (I-77 Gateway Design Overlay District) located on the following parcels:

005799-01-012	005800-02-006	005800-03-007	006897-01-065	006900-01-009	006900-01-020
005799-01-013	005800-02-007	005800-03-008	006897-01-066	006900-01-012	006900-01-021
005799-01-014	005800-02-009	006897-01-010	006897-01-067	006900-01-013	006900-01-023
005799-01-020	005800-03-002	006897-01-011	006900-01-002	006900-01-014	006900-01-024
005799-01-024	005800-03-004	006897-01-013	006900-01-007	006900-01-017	006900-01-026
005800-02-004	005800-03-005	006897-01-042	006900-01-008	006900-01-018	006900-01-028
				006900-01-019	006900-01-029

a. Opening Statement

Mr. Williamson began by explaining the request to create the I-77 Gateway Design Overlay District. Mr. Williamson stated that the intent of the new overlay district was to keep the standards that SCANA had developed for the Otarre area before it was bought out by Dominion Energy. Mr. Williamson explained that the map amendment request is intended to be in conjunction with Text Amendment 002-19.

b. Public Testimony

There was no one present to speak for or against Map Amendment No. 002-19.

c. Adjourn Hearing

The hearing was adjourned in conjunction with the hearing for Text Amendment 002-19.

IX. MOTION – Map Amendment 002-19

Mr. Kueny made a motion to recommend Map Amendment 002-19 to City Council, in conjunction with Text Amendment 002-19. Mr. Wells seconded the motion. All were in favor.

X. PUBLIC HEARING - Text Amendment No. 002-19

A Request by Staff to amend the Zoning Ordinance **Section 6.10 Design Overlay District** to add language concerning a new I-77 Gateway Design Overlay District. The amended language imposes specific use and design criteria for new construction.

a. Opening Statement

Mr. Williamson began by explaining that the text amendment would memorialize restrictions and uses that apply to properties included in the new I-77 Gateway Design Overlay district. Mr. Williamson stated that the City has not received plans for any new construction at this time.

b. Public Testimony

There was no one present to speak for or against Text Amendment No. 002-19.

c. Adjourn Hearing

The hearing was adjourned in conjunction with Map Amendment 002-19.

XI. MOTION – Text Amendment 002-19

Ms. Brown made a motion to recommend Text Amendment 002-19, in conjunction with Map Amendment 002-19, to City Council. Mr. Kueny seconded the motion. All were in favor.

XII. NEW BUSINESS

Mr. Williamson stated that Central Midlands Council of Governments would begin updates on the City's Comprehensive Plan on May 1, 2019. Mr. Williamson stated that Staff is continuing to work on amendments to the digital sign ordinance.

XIII. ADJOURNMENT

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