



**APPROVED MINUTES
PLANNING COMMISSION
Monday, July 20, 2020
6:00 PM**

**Cayce City Hall is currently closed to the public.
Please use the following method to attend the Public Hearings:**

**Telephone: 1 929-205-6099
Meeting ID: 822 8445 5695
Password: 669413
caycesc.gov**

I. CALL TO ORDER

The meeting was called to order at 6:00 PM. Members present were Ed Fuson, Maudra Brown, Robert Power, Stockton Wells, Joe Long and Chris Kueny. Chris Jordan was absent. Staff present were Carroll Williamson and Monique Ocean.

II. APPROVAL OF MINUTES

Chris Kueny made a motion to approve the minutes of the June 15, 2020, meeting. Robert Power seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

Monique Ocean confirmed that the public has been made aware of the meeting.

IV. PUBLIC HEARINGS

1. Text Amendment TA003-20

A request, by Staff, to amend the Zoning Ordinance Article 7 Conditional Use and Special Exception Regulations to add language concerning new regulations on Townhouse Projects and Patio and Zero Lot Line Projects.

a. Opening Statement

Carroll Williamson came before the Commission to discuss the text amendment for adding language concerning new townhouse projects, patio homes and zero lot line projects. Mr. Williamson stated the housing study has shown there may be less demand for large single family homes. Mr. Williamson stated that townhomes and patio homes are already allowed as a conditional use or special exception but the text amendment will set up design standards for them. Mr. Williamson stated that a townhouse or patio home development would be exempt from infill development regulations because it would be a development in itself.

b. Public Testimony

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

c. Adjourn Public Hearing

With no further discussion, the public hearing was adjourned.

d. Motion

Joe Long made a motion to recommend the text amendment to Council for approval. Chris Kueny seconded the motion. All were in favor.

V. NEW BUSINESS

Mr. Williamson asked the Planning Commission to review the Housing Study and see how it incorporates into the Comprehensive Plan.

VI. ADJOURNMENT

Chris Kueny made a motion to adjourn. Maudra Brown 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.**