



**APPROVED MINUTES
PLANNING COMMISSION
CAYCE CITY HALL
1800 12th Street Extension
Monday, September 20, 2021 @ 6:00 PM**

I. CALL TO ORDER

The meeting was called to order at 6:00 pm. Members present were Ed Fuson, Chris Kueny, Stockton Wells, Joe Long, and Michael Mahoney. Chris Jordan and Robert Power were absent. Staff present were Wade Luther and Monique Ocean.

II. APPROVAL OF MINUTES

Chris Kueny made a motion to approve the minutes of the August 23, 2021, meeting. Joe Long seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

Monique Ocean confirmed that the media and public were made aware of the meeting.

IV. PUBLIC HEARING

1. Map Amendment PDD – 21- 02

A request by the applicant, WWS Providence, LLC, for a map amendment to rezone property bounded by 12th Street Extension and Clovis Pointe Way (TMS 006900-01-021) to a Planned Development District (PDD). The property is currently zoned Light Industrial (M-1) and located in the I-77 Gateway Design Overlay District.

a. Opening Statement

Wade Luther, Director of Planning & Development, came before the Planning Commission to discuss the map amendment request. Mr. Luther stated the rezoning request indicates it is in compliance with the Comprehensive Plan. Mr. Luther stated the subject property encompasses roughly 26 or 27 acres of property adjacent to Otarre Pointe Phase 1. Mr. Luther stated the request is to rezone the M-1 property to a Planned Development District. Mr. Luther stated that the PDD document submitted by the applicant is identical to standards in the Zoning Ordinance with one exception, i.e. the I-77 Gateway Design Overlay District prohibits residential uses. Mr. Luther stated the PDD document has stricken that prohibition in order to construct 300 residential multi-family units with a commercial component. Mr. Luther stated that State requirements have no minimum threshold for the amount of commercial use set forth in a PDD and the applicant's PDD shows 3 to 5 percent dedicated to commercial units. Mr. David Slyman, Drew Babcock, and Josh Rabon were present to speak as the applicant. Mr. Slyman came before the Commission to provide background on the request for the PDD. Mr. Slyman stated the property is zoned M-1 and the M-1 zoning could allow industrial buildings to be constructed on the property but the proposed multi-family development is the highest and best use for the property. Mr. Slyman stated the product is a beautiful product for the I-77 Gateway. Mr. Slyman stated he was aware of the 50 feet setback for the I-77

Gateway but believed it looked better to decrease it. Mr. Slyman stated there would be no problem to adjusting the buffer. Responding to questions from the Commission, Mr. Slyman stated the company has created the same product in Summerville, SC and mixed used developments create sense of place to build over time. Mr. Slyman stated he believes the project can grow the surrounding area of the City. Mr. Slyman stated that the commercial side of the project will be ideal for a local doctor's office or salon. Responding to inquiries from the Commission, access to 12th Street Extension, ingress/egress points, the floodway area, and the existing wetland were discussed. Mr. Drew Babcock and Mr. Josh Rabon also came before the Commission and spoke in favor of the proposed development.

b. Public Comment

Ms. Nancy Stone Collum came before the Commission to inquire about tree standards and how the existing wetlands in the area.

c. Adjourn Public Hearing

With no further discussion, the public hearing was adjourned.

d. Motion

Stockton Wells made a motion to recommend approval to City Council, as presented, for the 28 acres shown on the site only bounded by 12th Street Extension, Clovis Point Way and the adjacent property lines. Chris Kueny seconded the motion. By a vote of 3 to 2, the Planning Commission voted to recommend the PDD to City Council for approval. Michael Mahoney stated he voted in favor of the motion because it is a good development. Joe Long stated he voted against the motion because the application does not check all the boxes. Ed Fuson stated he voted against the motion because the project does not fit the vision for Overlay District. Stockton Wells stated he voted in favor of the motion because he can't imagine anything in that area except for residential. Chris Kueny stated he voted in favor of the motion because he could see the project as making Cayce the gem of the Midlands.

V. NEW BUSINESS

Mr. Luther stated the November Planning Commission meeting will include a public hearing for recommendation of the Comprehensive Plan Updates to City Council. Mr. Luther stated that Council and Administration have decided to institute an on-line portal for the final session of public engagement for the updates. Mr. Luther stated the portal may be found on the City webpage and the public may read it and give comments. Mr. Luther stated Council and Administration thought the on-line option is more fitting because of the Covid-19 pandemic.

VI. ADJOURNMENT

Chris Kueny made a motion to adjourn. Joe Long 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.