



**APPROVED MINUTES
PLANNING COMMISSION
MONDAY, JUNE 17, 2024
CAYCE CITY HALL – 1800 12TH STREET
6:00 PM**

I. CALL TO ORDER

The meeting was called to order at 6:00 pm by Vice-Chair Robert Power. Planning Commissioners Patty Foy, Michael Wuest, Michael Mahoney, Danny Creamer, and Nancy Stone-Collum were present for the meeting. The Planning Commission Chair, Richard Boiteau, was absent. Michael Conley and Monique Ocean were present as staff.

II. APPROVAL OF MINUTES FOR MAY 20, 2024, MEETING

Danny Creamer made a motion to approve the minutes for the May 20, 2024, meeting. Michael Wuest seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

Monique Ocean confirmed that the public and media had been made aware of the meeting and public hearing.

IV. PUBLIC HEARINGS

1. Text Amendment TA002-24

A request to amend *Zoning Ordinance Article 6 District Regulations* to add language to create an additional Single-Family zoning district (RS-4A), along with its associated regulations.

A. Staff's Opening Statement

Monique Ocean stated that the proposed amendment will create a zoning district that is similar to the existing RS-4 zoning district. She stated the only noticeable differences between the current RS-4 and RS-4A will be the reduction in setback requirements and the permittance of a dwelling unit as an accessory (ADU). Ms. Ocean stated that RS-4A zoning district will allow higher-density housing but retain single family residential use. She stated the proposed amendment is in compliance with the Comprehensive Plan.

B. Comments from the Public

Mr. Mike Pazery came before the Planning Commission to speak about the text amendment to create the RS-4A zoning district. Mr. Pazery stated that he was not averse to the new district, but he would not like to see duplexes permitted in a single-family zoning district. Mr. Pazery stated that duplexes could result in a rental development, and he would not like to see that. Mr. Pazery stated that he was not against allowing accessory apartments as a conditional use because the conditions were set, and the conditions must be reviewed by staff.

C. Adjourn Public Hearing

With no further comments, the public hearing was adjourned. Planning Commissioner Patty Foy asked for more information on accessory dwelling units

and recommended that duplexes are removed from the allowed uses in the new district. Planning Commissioner Nancy Stone-Collum stated that the RS-4A district was too dense for accessory dwelling units and ADUs are not allowed in other single family zoning districts. Ms. Stone-Collum inquired about the requirements for sidewalks and stated that the proposed 5 ft. setbacks are small. Planning Commissioner Robert Power asked if any other setbacks had been considered. Assistant City Manager Michael Conley stated that the proposed setback and the sidewalks create an urbanized size. Mr. Conley stated that the proposed district adds opportunity for another style in the area. Planning Commissioner Michael Wuest asked if the requirement for sidewalks could be addressed in the re-write of the zoning ordinance. Mr. Power asked where vehicles would park with such small setbacks. Mr. Conley stated 2 parking spaces are required for each house.

D. Motion

Danny Creamer made a motion to recommend approval of the text amendment with the removal of duplexes from allowed uses. Michael Mahoney seconded the motion. All were in favor. Nancy Stone-Collum made a motion to recommend approval of the text amendment with the remove of accessory dwelling units from allowed uses. By a vote of 4 to 2, the motion to remove accessory dwelling units from allowed uses passed. Robert Power and Patty Foy voted against the motion. Planning Commissioner Nancy Stone-Collum questioned if the proposal for the upcoming rezoning request should be entertained for a zoning district that does not exist yet. Michael Conley stated that it is acceptable for the text amendment and the map amendment to be heard concurrently. Ms. Stone-Collum stated that she does not think the two requests should be heard concurrently.

2. Map Amendment MA001-24

A request by the owner, Broad Brook-Ct LLC, to rezone a property from RS-3(Single-Family Residential) to RS-4A. The property is located at 800 Lexington Avenue (Tax Map Number 005769-04-001 and 005769-04-004).

A. Staff's Opening Statement

Monique Ocean stated that the owner, Broad Brook – CT, LLC was requesting a map amendment to rezone the property located at 800 Lexington Avenue from RS-3 to RS-4A. Ms. Ocean stated that the RS-4A zoning district is a new district to be added to the Zoning Ordinance and the Planning Commission's recommendation for the rezoning request will go in conjunction with the recommendation for the new zoning district. Ms. Ocean stated that the proposed map amendment does not outright comply with the Comprehensive Plan because RS-4A is a new district but it is staff's opinion that the new zoning district is compatible with the area.

B. Comments from the Applicant

Mark James came before the Planning Commission as the applicant for the rezoning request. Mr. James stated that his company purchased the property in 2018. He stated that his company likes to obtain projects that are in his backyard and twist into something new. Mr. James stated that this new development will consist of 12 single-family homes. He stated that the development will mirror St. Anne's in West Columbia in quality and attention to detail, but each lot will be larger than those at St. Anne's. Mr. James stated that his company is in the final stages of creating a plan for the development site. Mr. Tyler Baldwin came

before the Planning Commission as the co- applicant for the rezoning request. Mr. Baldwin stated that his company has been good stewards of the property at 800 Lexington Avenue. He stated that the proposed development will consist of 12 units whereas St. Anne's in West Columbia has 43 units. Mr. Baldwin stated that the lots directly across the street from 800 Lexington Avenue are 50 feet wide just like the ones that are proposed for the Lexington Avenue development.

C. Comments from the Public

Mr. Travis Basnett came before the Planning Commission to speak against the rezoning request. Mr. Basnett stated that the 5 ft. setbacks do not make sense for the area.

D. Adjourn Public Hearing

With no further comments, the public hearing was adjourned.

E. Motion

Patty Foy made a motion to approve the map amendment. Danny Cramer seconded the motion. The motion to recommend approval of the map amendment for 800 Lexington Avenue failed by a vote of 3 to 3. Nancy Stone-Collum, Michael Mahoney and Michael Wuest voted against the motion. They stated the Planning Commission should not vote on the matter before the outcome of the new zoning district is decided by Council and that the density of the proposed project was not desirable. Patty Foy, Danny Creamer and Robert Power voted in favor of the motion to recommend rezoning of 800 Lexington Avenue. They stated that the property has not been used for many years and the new development would be a benefit to the City.

V. NEW BUSINESS

A. Possible comments from staff

There were no comments from the staff. Although, Planning Commissioner Danny Creamer stated that he would like to see a revision to the city's tree ordinance. Mr. Creamer stated that he would like to see that legacy trees in the city are protected.

VI. ADJOURNMENT

Michael Wuest made a motion to adjourn the meeting. Patty Foy seconded the motion. All were in favor.

A quorum of Council may be present. No discussion or action on the part of the Council will be taken.