



**APPROVED MINUTES
PLANNING COMMISSION
CAYCE CITY HALL
1800 12TH STREET, CAYCE SC
Monday, June 18, 2018
6:00 PM**

I. CALL TO ORDER

The meeting was called to order by Mr. Ed Fuson. Members present were John Raley, Chris Kueny, Maudra Brown, and Robert Power. Chris Jordan and Butch Broehm were absent excused. Staff present were Carroll Williamson and Monique Ocean.

II. APPROVAL OF MINUTES

Mr. Raley made a motion to approve the minutes of the May 21, 2018, meeting. Mrs. Brown seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

Mr. Fuson inquired if the public and media had been informed of the public hearing. Ms. Ocean confirmed everyone had been informed.

IV. PUBLIC HEARING – Map Amendment No. 002-18

A request by the owner for a zoning change from Central Commercial (C-3) to General Residential (RG-2). The property is located at 1803 State Street (TMS# 004655-04-020).

a. Opening Statement

Mr. Williamson explained to the Commission that the owner is requesting to re-zone the property from C-3 (Central Commercial) to RG-2 (General Residential). Mr. Williamson explained that the structure was originally residential but was converted to commercial use. Mr. Williamson stated that the RG-2 zoning request did comply with the Land Use Plan. The applicant, Mrs. Julie Sharpe-Isom, came before the Commission to explain that the Fire Marshal came to perform an inspection and she was informed about the Americans with Disabilities Act (ADA) regulations needed to bring the building into compliance. Mrs. Isom explained to the Commission that she intended to perform some of the ADA requirements but she couldn't easily meet the others. Mrs. Isom stated contractors informed her it would cost at least \$30,000 to bring the building into compliance with ADA regulations. Mrs. Isom stated that a small business could not take on that kind of expense so she met with Staff to discuss other options. Mrs. Isom stated that after discussion with Staff, she decided to request the property be

rezoned to residential – that way she could convert it back to a residential rental unit.

b. Public Testimony

There was no one from the public to speak for or against the rezoning request.

c. Adjourn Hearing

With no further discussion, Mr. Fuson closed the Public Hearing.

V. MOTION – Map Amendment No. 002-18

Mr. Raley made a motion to recommend that Council approve the rezoning request. Mr. Kueny seconded the motion. All were in favor.

VI. PUBLIC HEARING – Text Amendment 002-18

A request by Staff to amend the Zoning Ordinance **Section 6.10-2 Permitted Uses** by adding language concerning small wireless facilities in Design Overlay Districts and to add **Article 12 Standards for Placement of Small Wireless Facilities in Covered Areas**.

a. Opening Statement

Mr. Williamson explained that staff is adding a new section to the ordinance to cover small wireless facilities (SWF). Mr. Williamson stated the new ordinance originated from the model ordinance created by the Municipal Association. Mr. Williamson stated that staff made minor modifications to clarify that small wireless facilities would be allowed in the Overlay District, they would have design standards and permits would be needed. Mr. Williamson stated Knox Abbott is located in the overlay district and would probably be a prime location for SWF. Mr. Williamson showed examples of the small wireless facilities to show how they were meant to be discreet. Mr. Williamson explained that applications would be reviewed by staff for approval.

b. Public Testimony

Mr. Ted Creech, Director for Internal Affairs of AT&T, came before the Commission to add a technical perspective to the request. Mr. Creech explained that SWF are created to handle the existing demand for wireless service in an area. Mr. Creech explained that the SWF work together with large towers and have a range of few hundred to 1500 feet.

c. Adjourn Hearing

With no further discussion, Mr. Fuson closed the Public Hearing.

VII. MOTION – Text Amendment 002-18

Mr. Kueny made a motion to approve Text Amendment 002-18. Mrs. Brown seconded the motion. All were in favor.

VIII. OTHER BUSINESS

Mr. Williamson stated that he is in the process of preparing the annual education for the Planning Commission and the Zoning Board.

IX. ADJOURNMENT

Mrs. Brown made a motion to adjourn. Mr. Power 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.**