



**APPROVED MINUTES
PLANNING COMMISSION
CAYCE CITY HALL
1800 12th Street Extension
Monday, September 19, 2022
6:30 PM**

I. CALL TO ORDER

The meeting was called to order by Chair Ed Fuson at 6:30 PM. The members present were Richard Boiteau, Patty Foy, Stockton Wells, Robert Power, Michael Wuest, and Michael Mahoney. Staff present was Monique Ocean.

II. APPROVAL OF MINUTES

Michael Wuest made a motion to approve the minutes of the August 15, 2022, meeting. Richard Boiteau seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

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

IV. MAP AMENDMENT

A request, by the owner, Kennedy Price Investments, LLC, to rezone properties from C-2 (Neighborhood Commercial) to RS-3 (Single-Family Residential). The properties are located at 2216, 2218, 2220 Taylor Road, and vacant lot located next to 2216 Taylor Road (Tax Map Numbers 005759-07-030, 005759-007-004, and 005759-07-003(P), and 005759-07-002).

a. Opening Statement

Ms. Ocean informed the Commission that the re-zoning request is for properties located on Taylor Road and owned by Kennedy Price Investments, LLC. Ms. Ocean explained the applicant wishes to subdivide the properties after successful re-zoning. Ms. Ocean stated that the applicant had submitted a model survey plat to show how the parcels would be further subdivided. Ms. Ocean explained that the parcels must meet the minimum lot requirements before they could be subdivided into the requested zoning districts. Ms. Ocean explained that the re-zoning request is in compliance with the Future Land Use Map.

b. Public Comment

The applicant, Kimberly Price, came before the Planning Commission to discuss the rezoning request. Ms. Price stated the two houses in the front have been rented and she would in the future like to make the property better usefully. There was no one from the public to speak for or against the request. The Planning Commission Chair asked for clarification as to whether the request is in compliance with the Comprehensive Plan. Ms. Ocean stated it is in compliance and used a visual to indicate. Ms. Ocean stated the statement that reads is it not in compliance is a typographical error.

c. Adjourn Public Hearing

With no further discussion, the public hearing was adjourned.

d. Motion

Mr. Stockton Wells made a motion to recommend approval of the rezoning request. Mr. Michael Mahoney seconded the motion. All were in favor.

V. MAP AMENDMENT

A request, by the applicant, Landmark Properties, for annexation of seven (7) properties in conjunction with RG-1 (General Residential) zoning designation. The properties are located at Idlewild Boulevard, Richland County. The properties are further identified as Tax Map Numbers R11111-01-55, R11114-01-13, R11111-01-54, R11111-01-02, R11114-01-62, R11114-01-61, and R11114-01-02.

a. Opening Statement

Jared Munneke came forward, as an agent of the applicant; to discuss the annexation request. Mr. Munneke stated that the annexation request is believed to be a good choice because of its location. He stated the proposed development would be similar to the Retreat Housing on Bluff Road in Cayce. Mr. Munneke stated that the development would be multi-family rentals and probably student housing.

b. Public Comment

Sonoco Recycling, 1132 Idlewilde Boulevard, submitted a letter stating their opposition to the request. The Attorney for Sonoco was present to speak against the request. There was no one present to speak in favor of the request.

c. Adjourn Public Hearing

Without further comment, the public hearing was adjourned.

d. Motion

Stockton Wells made a motion to recommend approval of the annexation request and zoning to Council. Michael Mahoney seconded the motion. by a majority of 5 to 1, voted against the recommendation for approval to annex the properties in conjunction with an RG-1 zoning designation. Five members of the Planning Commission stated they voted against recommendation for approval because: 1. There is not enough information on how the annexation would impact/stress the City's public safety services, 2. The City should not expand any more into Richland County, 3. The requested zoning does not comply with the Comprehensive Plan, and 4. The annexation does not appear to be a financial benefit to the City. Stockton Wells, who voted in favor of the recommendation for approval, stated the proposed use seems like good use of the land, although Cayce police and fire needs to be consulted for more information regarding public safety. Planning Commissioner Richard Boiteau recused himself from voting because of his acquaintance with Sonoco Recycling Corporate Real Estate Manager, Scott Cameron.

VI. NEW BUSINESS

a. Discussion on outdoor lighting nuisances

Ms. Ocean spoke about the Planning Commission's request for staff to research a lighting ordinance.

b. Status of education requirements for all members

Ms. Ocean requested that everyone complete the education requirements if they have not.

VII. ADJOURNMENT

Richard Boiteau made a motion to adjourn. Mr. Wuest 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.