



**APPROVED MINUTES
PLANNING COMMISSION
Monday, October 19, 2020
6:30 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: 889 1188 7876
Password: 631382
caycesc.gov**

I. CALL TO ORDER

The meeting was called to order at 6:30 pm. Members present were Ed Fuson, Chris Kueny, Maudra Brown, Robert Power, Joe Long, Chris Jordan, and Stockton Wells. Staff present were Carroll Williamson, Monique Ocean and Jamie Beckham. The City Attorney, Danny Crowe was also present.

II. APPROVAL OF MINUTES

Chris Kueny made a motion to approve the minutes of the July 20, 2020, meeting. Maudra Brown seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

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

IV. PUBLIC HEARING

MA001-20 A request by the owner to re-zone property from PDD Planned Development District to RS-3 Single Family Residential. The property is located on Slann Drive (TMS 004652-08-024).

a. Opening Statement

Mr. Carroll Williamson explained to the Commission that the property is located on Slann Drive and is zoned for a Planned Development District. Mr. Williamson explained that this particular PDD has no supporting documents to lay out how the property should be used and that the absence of any supporting documents to establish guidelines for the PDD makes the property unique. Mr. Williamson explained that because of the unique nature of the property, he, as the Planning Director, and the owner felt that re-zoning the property to RS-3 would be the best option. Mr. Williamson stated the property is adjacent to an RS-3 zoning district.

b. Public Testimony

Ms. Stephanie Sox, the proposed buyer of the property, addressed the Commission and stated that she wishes to purchase the property and build a house. Stockton Wells, Planning Commission member, stated that he visited the area and he believes stormwater drainage problems affect the area. Mr. Hector Nava, of 1117 Congaree Bluff Avenue, spoke in detail to the Commission about his concerns with re-zoning the property to RS-3. Mr. Nava stated he thought the subject property would remain vacant and that stormwater drainage problems

already affected the area. Mr. Jacob Crowe, of 111 Riverhill Court, spoke about stormwater drainage issues that exist in the area. Ms. Regina Bush, of 1128 Congaree Bluff Avenue, spoke about stormwater drainage problems in the area. Ms. Connie Lollis spoke to the Commission as the real estate agent for the proposed buyer. Ms. Lollis stated the property is not in the flood zone and she is trying to do what is best for her client. Mr. Matt Carroll, of 118 Blake Drive, spoke to the Commission about the re-zoning request. Mr. Carroll asked that the re-zoning request be tabled until more information could be gathered on the PDD zoning for the subject property. Planning Commission Chair, Ed Fuson, attempted to explain from memory why the subject property was zoned PDD several years ago. Mr. Fuson stated he believed it was a blanket zoning to cover the areas near the Congaree River. Mr. Fuson stated that, as he could remember, the PDD zoning was used as an overlay to grant exceptions as the area began to be developed. Ms. Roxanne Corbett, of 1127 Congaree Bluff Avenue, stated she is concerned about stormwater issues if things are changed. Mr. Carroll Williamson stated that a letter by Brett Rickert had been submitted and asked Mr. Rickert if he would like his statement to be read. Mr. Rickert declined.

c. Adjourn Public Hearing

With no further discussion, the public hearing was adjourned.

d. Motion

Mr. Chris Kueny made a motion to recommend approval of the rezoning request to City Council. Mr. Chris Jordan seconded the motion. The vote passed by a count of 5 to 2, with Mr. Stockton Wells and Ms. Maudra Brown voting against the recommendation to City Council.

V. NEW BUSINESS

Mr. Carroll Williamson informed the Planning Commission that the updates to the Cayce Comprehensive Plan are still going on. Mr. Williamson stated that City Council is amending the attendance policy for all City Boards. Mr. Williamson stated the annual continuing education requirement could be completed virtually.

VI. ADJOURNMENT

Mr. Chris Kueny made a motion to adjourn. Ms. 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.**