



**APPROVED MINUTES
PLANNING COMMISSION**

Monday, May 17, 2021 at 6:30 PM

Cayce City Hall is currently closed to the public.

Please use the following method to attend the Public Hearings:

Telephone: (929)205-6099

Meeting ID: 821 3231 7816

Password: 720094

caycesc.gov

or

Join Zoom Meeting

<https://us02web.zoom.us/j/82132317816?pwd=UkFrMkk2MmdjNFhIRXVpdXdKUHNDQT09>

Special Note: Anyone wishing to speak to the Planning Commission about an item on the Agenda will need to call the Planning & Development Office at 803-550-9504 by 11:00 a.m. the day of the Planning Commission Meeting.

I. CALL TO ORDER

The meeting was called to order by Chair Ed Fuson. Members present were Chris Kueny, Robert Power, Joe Long, and Maudra Brown. Stockton Wells and Chris Jordan were absent. Staff present were Jamie Beckham, Wade Luther, and Monique Ocean.

II. APPROVAL OF MINUTES

Joe Long made a motion to approve the minutes of the February 22, 2021, meeting. Maudra Brown 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 and the public hearing.

IV. PUBLIC HEARINGS

1. Map Amendment MA001-21

A request, by the applicant, to re-zone property from C-1 Office and Institutional to RG-1 General Residential. The property is located at 1407 Dunbar Road (TMS 005766-03-006).

a. Opening Statement

Mr. Josh Rabon came before the Planning Commission as a representative for the applicant to discuss the request for rezoning. Mr. Rabon stated the subject property is vacant and was once the site of Busbee Middle School. Mr. Rabon stated the plan is to construct a development consisting of 68 individually owned duplexes. Mr. Rabon answered inquiries from members of the Planning Commission pertaining to price point, common space, and if the development is meant to consist of owner occupied homes.

b. Public Testimony

Jewel Wright, 1412 Dunbar Road, spoke against the rezoning request. Mr. and Mrs. Wuest, 1501 Abbott Road, spoke against the rezoning request. Nancy Drew, The Avenues Neighborhood, spoke against the rezoning request. Christopher Tenney, 1312 12th Street, spoke against the rezoning request. Laura Drew, 1137 Fort Congaree Trail, spoke against the rezoning request. Mr.

Jesse Brae from Great Southern Homes came before the Commission to speak as an agent for the applicant. Mr. Brae stated the houses are intended to be housing for the average person. Mr. Brae stated the pricing is unknown at this time because of market variations and material pricing variations. Mr. Brae stated the community will have an HOA and deed restrictions.

c. Adjourn Public Hearing

With no further discussion, the public hearing was adjourned.

d. Motion

Chris Kueny made a motion to recommend the approval of the rezoning request to City Council. Mr. Joe Long seconded the motion. Maudra Brown stated she voted against the motion because there are too many unanswered questions about the proposed development. Robert Power stated he voted against the motion because of density of the proposed development. Ed Fuson stated he voted against the motion because he is not comfortable with the type of housing for this proposed development. Chris Kueny stated he voted in favor of the motion to recommend approval because Cayce needs more affordable housing. Joe Long stated he voted in favor of the motion to change the zoning but not necessarily for the proposed project. So, by a count of three to two, the Planning Commission did not recommend approval of the rezoning request.

2. Text Amendment TA003-21

A request, by Staff, to amend Zoning Ordinance 6.12 Infill Development Design Standards to revise language within Section 6.12 of the Infill Development Design Standards Ordinance.

a. Opening Statement

Wade Luther came before the Planning Commission to discuss the text amendment. Mr. Luther stated the Zoning Board of Appeals voted by a majority that the infill committee failed to apply Section 6.12 appropriately and the Board overturned Staff's decision to issue a building permit based on infill development design standards. Mr. Luther stated that because of the decision made by the Board of Zoning Appeal, staff is requesting to amend Section 6.12 Infill Development Design Standards. Mr. Luther stated a red-line copy of the revisions has been submitted to the Planning Commission for review of the text amendment. In a response to Planning Commission Chair Ed Fuson, Mr. Luther stated the text amendment is to create a data driven process and attempt to remove any subjectivity in the review process. Mr. Fuson stated he believes the ordinance has not failed but perhaps Staff's understanding of the ordinance has failed.

b. Public Testimony

Danny Creamer spoke against the text amendment. Trey Brae, 731 Naples Avenue, spoke against the text amendment. Jessica Johnson spoke against the text amendment. Christopher Tenney spoke against the text amendment. Nancy Drew spoke against the text amendment. Laura Drew spoke against the text amendment.

c. Adjourn Public Hearing

With no more public comments, the public hearing was adjourned.

d. Motion

Joe Long made a motion to deny the approval recommendation. Robert Power seconded the motion. By a count of four to one, the Planning Commission voted in favor of the recommendation not to approve the text amendment. Chris Kueny opposed.

V. NEW BUSINESS

Wade Luther stated the updates to the Comprehensive Plan are continuing. Mr. Luther stated he plans to have a draft ready by the June or July meeting.

VI. ADJOURNMENT

Chris Kueny made a motion to adjourn. 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.