



**APPROVED MINUTES
PLANNING COMMISSION
CAYCE CITY HALL
1800 12TH STREET, CAYCE SC
Monday, October 21, 2019**

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Chris Kueny made a motion to approve the minutes of the September 16, 2019, meeting. Stockton Wells seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

Monique Ocean confirmed that the media and public were notified of the public hearing.

IV. PUBLIC HEARING - Text Amendment 005-19

A Request by Staff, to amend the Zoning Ordinance Article 6 District Regulations to add language concerning new regulations on Infill Development.

a. Opening Statement

Carroll Williamson stated that the infill development regulations will ensure that new residential development maintains the same character as the existing neighborhood. Mr. Williamson stated that under the infill development regulations, all plans will be reviewed by staff and a worksheet will be used to evaluate the plans. Mr. Williamson stated that staff will look at things such as basic architecture, 1st floor elevation, exterior coverings, presence of columns, etc. Mr. Williamson explained that the infill development regulations pertain to construction of one new home as well as several new homes and require new construction to follow the same basic standards as 50 percent of the homes within 500 feet of the development site. Mr. Williamson stated that decisions made by Staff can be appealed by the Zoning Board of Appeals. Mr. Williamson stated, in response to questions from the Commission, that the regulations also apply to new subdivision developments, the regulations are not meant to reduce diversity but to set basic standards, and new construction may be built to higher standards than existing homes. At the request of the Planning Commission, Mr. Williamson stated that language can be added to require Staff to use the appearance of 50 percent of the homes within 500 feet of the proposed construction site when evaluating new residential construction.

b. Public Testimony

There was no one from the public to speak for or against the text amendment.

c. Adjourn Hearing

With no further discussion, the public hearing was adjourned.

V. MOTION – Text Amendment 005-19

Chris Kueny made a motion to recommend Text Amendment 005-19 to Council, with edits. Robert Power seconded the motion. All were in favor.

VI. NEW BUSINESS

Mr. Williamson stated that representatives from Central Midlands Councils of Governments will be at next meeting to discuss updates to the Comprehensive Plan. Mr. Williamson stated he will schedule a time for the Annual Training for the Commission and Staff will schedule a separate time for orientation training for new members.

VII. OTHER BUSINESS

There was no other business.

VIII. ADJOURNMENT

Joe Long made a motion to adjourn. Robert 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.**