



**APPROVED MINUTES  
PLANNING COMMISSION  
Monday, June 15, 2020  
6:30 PM**

**Cayce City Hall is currently closed to the public.  
Please use the following method to attend the Public Hearing:  
Telephone: 1 929-205-6099  
Meeting ID: 609 379 1878  
Password: 847410  
caycesc.gov**

**I. CALL TO ORDER**

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

**II. APPROVAL OF MINUTES**

Maudra Brown made a motion to approve the minutes of the February 24, 2020, meeting. Joe Long 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.

**IV. PUBLIC HEARINGS**

**1. Text Amendment TA001-20**

A request, by Staff, to amend the **Zoning Ordinance Article 6 District Regulations** to add language concerning new regulations on uses in the I-77 Gateway Design Overlay District.

**a. Opening Statement**

Carroll Williamson came before the Board to discuss the text amendment. Mr. Williamson stated the proposed amendment is to ensure the I-77 Gateway Design Overlay District stays open to prime commercial development by prohibiting certain uses. Mr. Williamson stated the amendment differs from the current ordinance in that way. Mr. Williamson stated the proposed amendment has no effect on the previously approved Planned Development District (PDD) located within the I-77 Gateway Design Overlay District because an approved PDD is exempt from Ordinance requirements.

**b. Public Testimony**

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

**c. Adjourn Public Hearing**

With no further discussion, the public hearing was adjourned.

**d. Motion – Text Amendment 001-20**

Stockton Wells made a motion to recommend Text Amendment TA001-20 to Council for approval. Joe Long seconded the motion. All were in favor.

**2. Text Amendment TA002-20**

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 came before the Board to discuss the proposed Infill Development Ordinance amendment. Mr. Williamson stated the previous Infill Development Ordinance, as with any new ordinance, has gone through some testing to determine how well it works. Mr. Williamson stated the current ordinance requires a new home to have an exterior of non-vinyl siding when 50% percent of the homes in the survey area have exteriors other than vinyl siding. Mr. Williamson stated some neighborhoods are dominated by brick and the proposed amendment is an additional requirement used to keep new homes within the same characteristics. Mr. Williamson stated the amendment requires a certain portion of a new home to be brick when coming into a neighborhood where 75% or more of the homes are brick. Mr. Williamson stated the size of the survey area will remain the same as the current ordinance.

**b. Public Testimony**

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

**c. Adjourn Public Hearing**

With no further discussion, the Public Hearing was adjourned.

**d. Motion – Text Amendment 002-20**

Chris Kueny made a motion to recommend approval of Text Amendment TA001-02 to City Council. Maudra Brown seconded the motion. All were in favor.

**V. NEW BUSINESS**

**a. Continuation of discussion on updates to the Comprehensive Plan**

Gregory Sprouse and John Newman from the Central Midlands Council of Governments came before the Commission to discuss sections of the Comprehensive Plan update. Carroll Williamson informed the Board that the review for the Comprehensive Plan updates are coming to an end and the final meeting may be a Zoom 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.**