



**APPROVED MINUTES
PLANNING COMMISSION
CAYCE CITY HALL
1800 12th Street Extension
Monday, July 18, 2022
6:00 PM**

I. CALL TO ORDER

The meeting was called to order at 6:00 pm by vice chair Stockton Wells. Members present were Robert Power, Michael Mahoney, and Michael Wuest. Ed Fuson, Chris Kueny, and Richard Boiteau were absent. Staff present were Michael Conley and Monique Ocean.

II. APPROVAL OF MINUTES

Michael Mahoney made a motion to approve the minutes of the June 13, 2022, meeting. Michael Wuest seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

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

IV. PUBLIC HEARING

Map Amendment 005-22

A request, by the owner, Browders Creek Properties, LLC to rezone property from PDD (Planned Development District) to RG-1 (General Residential). The property is located adjacent to 2435 Fish Hatchery Road and further identified by TMS 006896-02-035.

a. Opening Statement

Ms. Ocean informed the Planning Commission that the subject property was a part of a larger Planned Development District that was approved in 2007. Ms. Ocean stated that the PDD requirements has been rendered invalid because of failure to complete the approved plan and subdivision of the property to three different owners. Ms. Ocean stated that the owner of the subject property would like to construct a residential subdivision. Ms. Ocean stated that the plan could not be approved because of the invalid PDD. Ms. Ocean stated the property must be rezoned before it can be developed. Ms. Ocean stated the requested rezoning classification is not in compliance with the Future Land Use Map. Ms. Ocean stated that Staff believes the RG-1 zoning district is suitable for the area. The owner/applicant Richard Kiser came before the Planning Commission to discuss the proposed development.

b. Public Comment

Two individuals were present to inquire about the rezoning request. Neither spoke for or against the request.

c. Adjourn Public Hearing

With no further discussion, the public hearing was adjourned.

d. Motion

Robert Power made a motion to recommend approval of the request to rezone the property to RG-1. Stockton Wells seconded the motion. By a majority vote of 3 to 1, the Planning Commission voted to recommend approval of the requested zoning change. The reasons for the approval votes included the requested zoning is a good use of the property and potential uses in

the RG-1 zoning district would be good for the edge of the City. Mr. Wuest stated he does not approve the request because it is not in compliance with the Future Land Use Map.

V. PUBLIC HEARINGS

Map Amendment 006-22

A request, by the owner, Efron Family, LLC, for annexation in conjunction with C-4 (Highway Commercial) zoning designation. The property is located adjacent to 1244 Boston Avenue and further identified by TMS 005699-03-035.

Map Amendment 007-22

A request, by the owner, Efron Family, LLC, for annexation in conjunction with C-1 (Neighborhood Commercial) zoning designation. The property is located adjacent to 1252 Boston Avenue and further identified by TMS 005699-03-036.

a. Opening Statement

Ms. Ocean came before the Planning Commission to discuss the annexation request. Ms. Ocean stated successful annexation of the properties would close donut holes which is an objective of the City. Ms. Ocean stated the owner/applicant believes the subject properties were erroneously omitted from an annexation request in 2004. Ms. Ocean stated the requested zoning districts were chosen to mirror the same zoning districts in the request from 2004. The owner/applicant was not present due to a previous engagement. Vice-Chair Stockton Wells read a letter from the applicant to indicate the annexation request along with the zoning designation.

b. Public Comment

No one from the public was present to speak for or against the annexation request.

c. Adjourn Public Hearing

With no further discussion, the public hearings were adjourned.

d. Motions

Michael Wuest made a motion to recommend approval of Map Amendment 006-22 in conjunction with the C-4 (Highway Commercial) zoning designation. Michael Mahoney seconded the motion. All were in favor.

Michael Wuest made a motion to recommend approval of Map Amendment 007-22 in conjunction with the C-1 (Neighborhood Commercial) zoning designation. Michael Mahoney seconded the motion. All were in favor.

VI. NEW BUSINESS

Ms. Ocean informed the Planning Commission that the By-Laws needed to be reviewed at the next meeting. Ms. Ocean informed the Commission that the orientation classes for new members and continuing education classes for other members needed to be completed. Ms. Ocean stated that she would email the information to them.

VII. ADJOURNMENT

Robert Power made a motion to adjourn. Michael Mahoney 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.