



**APPROVED MINUTES
PLANNING COMMISSION
CAYCE CITY HALL
1800 12th Street Extension**

**Monday, April 18, 2022
6:00 PM**

I. CALL TO ORDER

The meeting was called to order by Chair Ed Fuson. Members present were Stockton Wells, Robert Power, Michael Mahoney, and Chris Kueny. Robert Boiteau and Chris Jordan were absent excused. Staff present were Monique Ocean and Jarrett Epperson.

II. APPROVAL OF MINUTES

Robert Power made a motion to approve the minutes from the February 28, 2022, meeting. Stockton Wells seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

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

IV. PUBLIC HEARINGS

Map Amendment 003-22

A request, by the owner, Sandra Meetze, to rezone property from C-2 (Neighborhood Commercial) to RS-3 (Single-Family, Small lots). The property is located at 2222 Taylor Road (Tax Map Number 005759-07-005).

a. Opening Statement

Ms. Ocean gave a brief explanation on the rezoning request. Ms. Ocean explained that the subject property is currently zoned commercial but it is occupied by a residential structure. Ms. Ocean explained this creates a legal nonconformity. Ms. Ocean stated legal nonconformities have different requirements concerning remodeling and replacement. Ms. Meetze came forward as the applicant to discuss the request for rezoning. Ms. Meetze stated that she wants to rezone the property in order to comply with residential codes and that she does not want to come across any problems because of the nonconformity status. Ms. Meetze stated that she has been aware of the property's zoning since she purchased it.

b. Public Comment

Kimberly Price came forward to speak in favor of the rezoning request. There was no one to speak against the request.

c. Adjourn Public Hearing

With no further discussion, the public hearing was closed.

d. Motion

Michael Mahoney made a motion to recommend approval for the request to rezone the property from C-2 to RS-3. Chris Kueny seconded the motion. All were in favor.

Stockton Wells stated he would like to add that he is favor of the recommendation because: 1.The subject property is adjacent to other RS-3 properties, 2.The request is in

compliance with the Comprehensive Plan, and 3. The address is currently being used as residential.

V. NEW BUSINESS

Chair Ed Fuson stated that the Beautification Board had openings for new members. Mr. Fuson told the Commission if anyone is interested to please contact the City Clerk, Mendy Corder.

VI. ADJOURNMENT

Robert Power made a motion to adjourn. Chris Kueny second 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.**