



**APPROVED MINUTES
PLANNING COMMISSION
CAYCE CITY HALL
1800 12th Street Extension
Monday, February 28, 2022
6:30 PM**

I. CALL TO ORDER

The meeting was called to order at 6:30 pm by Chair Ed Fuson. Commissioners present were Robert Power, Richard Boiteau, Stockton Wells and Michael Mahoney. Chris Kueny and Chris Jordan were absent excused. Staff present were Jarrett Epperson and Monique Ocean.

II. APPROVAL OF MINUTES

Richard Boiteau made a motion to approve the minutes from the January 24, 2022, meeting. Michael Mahoney seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

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

IV. PUBLIC HEARING

Map Amendment 002-22

A request, by the owner, Alex Snipe, to rezone two split zoned properties from M-1 (Light Industrial)/RS-3 (Single Family Residential) to C-4 (Highway Commercial). The properties are located at 1810 Airport Boulevard, Lot A & B (Tax Map Number 005717-07-020 and 005717-07-013).

a. Opening Statement

The Planning Commission clarified that the subject properties should be corrected to reflect that they are lots B & C rather than A & B. Ms. Monique Ocean came before the Planning Commission to discuss the rezoning request. Ms. Ocean stated that the properties consist of dual zoning (M-1 and RS-3). Ms. Ocean stated that staff is not knowledgeable of why the split zoning exists. Ms. Ocean stated that at staff's best guess, the split zoning was used as a way to buffer the adjacent residential area from potential allowable uses in the light industrial zoning district. Mr. Alex Snipe came before the Planning Commission as the applicant and the owner to discuss the request for the rezoning. Mr. Snipe gave a brief history on his ownership of the property. Mr. Snipe stated he has owned the properties since 1997 and it was once the location of his Christian radio station. Mr. Snipe explained that he was never aware of the split zoning for the properties. Mr. Snipe stated that it would be in his best interest to combine the zoning into one.

b. Public Comment

Two residents near to the subject properties came before the Planning Commission to inquire about the rezoning request. Ms. Judy Aughtry and Ms. Carolyn Phillips inquired about future plans for the property and stated what uses they would prefer not to see at the location.

c. Adjourn Public Hearing

With no further comment from the public, the Planning Commission adjourned the public hearing.

d. Motion

Stockton Wells made a motion to recommend approval to Council. Robert Powers seconded the motion. All were in favor.

V. NEW BUSINESS

There was no new business.

VI. ADJOURNMENT

Stockton Wells 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.**