



**APPROVED MINUTES
PLANNING COMMISSION
CAYCE CITY HALL
1800 12th Street Extension
Monday, November 15, 2021 @ 6:30 PM**

I. CALL TO ORDER

The meeting was called to order by Chair Ed Fuson. Members present were Chris Jordan, Chris Kueny, Stockton Wells, Robert Power, Michael Mahoney and Joe Long. Staff present were Tracy Hegler and Monique Ocean.

II. APPROVAL OF MINUTES

Stockton Wells made a motion to approve the minutes of the September 20, 2021, meeting. Joe Long seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

Monique Ocean confirmed that the public had been made aware of the meeting and the public hearing.

IV. PUBLIC HEARING

Cayce Comprehensive Plan 2020 – 2030

A request by Staff to revise and update the current Cayce Comprehensive Plan: 2010 – 2020. To meet the requirements of the 1994 South Carolina Planning Act, the Cayce Comprehensive Plan, including all elements of it, must be updated at least once every ten years.

a. Opening Statement

Monique Ocean came before the Commission to explain the State requirements for updating the current Comprehensive Plan.

b. Presentation by Gregory Sprouse, Central Midlands Council of Governments

Mr. Sprouse came before the Planning Commission, as the City's consultant, to present the draft of the updated Comprehensive Plan. Mr. Sprouse explained that the draft document was placed on the City's website for review by the citizens. Mr. Sprouse briefly discussed some elements of the Comprehensive Plan. Mr. Sprouse stated the Land Use element required an inventory of all land uses in the City. Mr. Sprouse stated the draft Land Use Element Map did not change much from the existing map but the update includes adding new land use categories. Mr. Sprouse stated the Resilience element is a new section that has been added to the Comprehensive Plan. Mr. Sprouse stated the Resilience element shows areas of vulnerability to some nature hazards that may affect the City. Mr. Sprouse explained that the Priority Investment section of the Comprehensive Plan emphasizes government and the funding sources that are needed to meet goals in the Comprehensive Plan. Mr. Sprouse explained the Implementation Plan, by State law, has to identify responsible parties and well a time frame for reaching goals set forth in the Comprehensive Plan.

c. Public Comment

Mr. Richard Boiteau came before the Commission to speak about the Comprehensive Plan. Mr. Boiteau stated it would be would beneficial for different names to be associated with responsibility to each Comprehensive Plan element.

d. Adjourn Public Hearing

With no further discussion, the Public Hearing was adjourned.

**V. RESOLUTION OF THE CITY OF CAYCE PLANNING COMMISSION
RECOMMENDATION OF ADOPTION OF THE COMPREHENSIVE PLAN 2020 –
2030**

Chris Kueny made a motion to resolve the Planning Commission recommendation for adoption of the Comprehensive Plan. Chris Jordan seconded the motion. All were in favor.

VI. NEW BUSINESS

There was no new business.

VII. ADJOURNMENT

Chris Jordan made a motion to adjourn. Chris Kueny 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.