



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

**Monday, June 13, 2022
6:00 PM**

I. CALL TO ORDER

Chair Ed Fuson called the meeting to order at 6:00 pm. Members present were Richard Boiteau, Chris Kueny, Stockton Wells, Robert Power, Michael Wuest, and Michael Mahoney. Staff present were Monique Ocean and James Crosland.

II. APPROVAL OF MINUTES

Chris Kueny made a motion to approve the minutes the May 16, 2022, meeting. Robert Power seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

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

IV. PUBLIC HEARING

Map Amendment 004-22

A request, by the applicant, Wes Taylor, to rezone three (3) properties from RS-3 (Single-Family, Small lots) to RS-4 (Single-Family, Small lots). The properties are located at 1003 F Avenue, unnumbered F Avenue, and unnumbered F Avenue (Tax Map Numbers 004634-09-002, 004634-09-001, and 004634-09-003).

a. Opening Statement

The Staff Evaluation for the request was presented by Monique Ocean. Mr. Wes Taylor and Kim Lucas came before the Planning Commission as the applicant and the owner to speak about the rezoning request. Mr. Taylor stated that he wished to rezone the properties to RS-4 was because of the smaller lot size permitted in that district. Mr. Taylor stated that he intended to build upscale single-family homes that would not be cookie-cutter in appearance. Mr. Taylor stated he understood the City's infill development ordinance and he planned to recreate the same look as other homes in the neighborhood. Ms. Lucas stated that she and her sister are the owners of the subject properties. Ms. Lucas stated that the new development is intended to have smaller yards. Mr. Len Roberson spoke as the project engineer for the applicant.

b. Public Comment

Sixteen members of the community spoke against the rezoning request. The individual statements made indicated that the opposition to the rezoning request was due to the incompatibility of the development and the type and number of houses that could be allowed if the properties were rezoned to RS-4. The individual statements were also that the increase in stormwater run-off problems, the increase in traffic, and parking hazards that could be created with the proposed rezoning and development of 22 houses were also reason for opposition.

c. Adjourn Public Hearing

With no further discussion, the public hearing was adjourned.

d. Motion

Richard Boiteau made a motion to deny approval of the request to rezone the property to RS-4. Michael Mahoney seconded the motion. The vote to recommend denial was unanimous.

V. NEW BUSINESS

There was no new business.

VI. ADJOURNMENT

Mr. Boiteau made a motion to adjourn. Mr. Wuest 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.**