



**APPROVED MINUTES  
PLANNING COMMISSION  
CAYCE CITY HALL  
1800 12<sup>TH</sup> STREET, CAYCE SC  
Monday, June 17, 2019  
6:00 PM**

**I. CALL TO ORDER**

The meeting was called to order by Chair Ed Fuson. Members present were Chris Kueny, Chris Jordan, Stockton Wells, Joe Long, and Robert Power. Maudra Brown was absent excused. Staff present were Carroll Williamson and Monique Ocean.

**II. APPROVAL OF MINUTES**

Chris Kueny made a motion to approve the minutes of the May 20, 2019 meeting. Chris Jordan seconded the motion. All were in favor.

**III. STATEMENT OF NOTIFICATION**

Monique Ocean confirmed that the public and media had been made aware of the Public Hearing.

**IV. PUBLIC HEARING – Map Amendment 004-19**

A request by the owner/applicant for a zoning change from RS-3 (Single Family Residential) to RS-4 (Single Family Residential). The properties are located at 800 Lexington Ave (TMS 5769-04-001), 800A Lexington Ave (TMS 005769-04-004) and 1815 8<sup>th</sup> Street (TMS 005769-04-002).

**a. Opening Statement**

Carroll Williamson began by explaining the application to rezone the property. Mr. Williamson stated the application included 3 properties - the property owned by the applicant, another contiguous property, and property owned by the City. Mr. Williamson explained that the other properties needed to be included in the application to add up to the required 2 acres needed for the rezoning request. Mark James came before the Commission as the applicant/owner to explain the request. Mr. James stated that the requested rezoning would involve modest changes to the existing zoning and he feels the request keeps in-line with the neighborhood. Mr. James stated that, of the two buildings on the lot, the smaller one would be demolished – he stated his company could not find any historic value to the building. In response to questions from the Commission, Mr. James stated the initial feedback from the SCDOT has been favorable in relation to the proposed driveways that would be needed for the new development. Also in response to

questions from the Commission, Mr. James stated there were no plans for the remaining building and they are looking in to options for it.

**b. Public Testimony**

Mr. Mike Pazery and Ms. Valerie Chaney spoke in favor of the rezoning request. Ms. Vicky Henderson and Mr. Jason Stegall spoke against the rezoning request.

**c. Adjourn Hearing**

With no further discussion, the public hearing was closed.

**V. MOTION – Map Amendment 004-19**

Mr. Kueny made a motion to recommend the request to Council for approval. Mr. Wells seconded the motion. All were in favor.

**VI. OTHER BUSINESS**

There was no other business.

**VII. ADJOURNMENT**

Mr. Power made a motion to adjourn. Mr. Long 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.**