



**APPROVED MINUTES  
PLANNING COMMISSION  
CAYCE CITY HALL  
1800 12<sup>th</sup> Street Extension**

**Monday, January 24, 2022  
6:30 PM**

**I. CALL TO ORDER**

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

**II. APPROVAL OF MINUTES**

Chris Kueny made a motion to approve the minutes of the January 24, 2022, meeting with a correction to a typographical error. Michael Mahoney seconded the motion. All were in favor.

**III. STATEMENT OF NOTIFICATION**

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

**IV. PUBLIC HEARING Map Amendment 001-22**

**a. Opening Statement**

Monique Ocean, Planning & Zoning Tech, came before the Planning Commission to discuss the rezoning request. Ms. Ocean explained that the owner is requesting to rezone the property from C-4 to RS-3. Ms. Ocean stated the subject property is the site of a vacant structure and the owner wishes to use it a residence. Ms. Ocean stated the property must be rezoned in order to be used residentially. Ms. Ocean explained that the requested RS-3 zoning is not in compliance with the Future Land Use Map and the FLUM would have to be updated before City Council could approve the rezoning request.

**b. Public Comment**

Mr. Daniel Tubbs Jr. came before the Commission to discuss the request for rezoning. Mr. Tubbs stated that he purchased the structure in a tax sale and was not aware that he could not live in it. Mr. Tubbs stated he wished to live in the building and the building is set up for residential use only. Mr. Andrew Fitch spoke in favor of the rezoning request. Ms. Susan Ron spoke in favor of the rezoning request. There was no one to speak against the request.

**c. Adjourn Public Hearing**

With no further discussion, the hearing was adjourned.

**d. Motion**

Chris Kueny made a motion to recommend approval of Map Amendment 001-22 to Council to rezone the property from C-4 to RS-3, pending changes to the Future Land Use Map. Richard Boiteau seconded the motion. All were in favor.

**V. NEW BUSINESS**

Staff discussed the administrative approval of minor changes to an existing PDD-21-01. Ms. Ocean stated minor changes were made that did not require any action by the Planning Commission.

**VI. OTHER BUSINESS**

**a. Nomination and election of Officers for 2022**

Chris Kueny made a motion to nominate Ed Fuson to serve as Chair of the Planning Commission. All were in favor. Chris Kueny made a motion for Stockton wells to serve as Vice-Chair. All were in favor.

**b. Nomination and election of Monique Ocean as Secretary for 2022**

Chris Kueny made a motion for Monique Ocean to serve as Secretary. All were in favor.

**c. Approval of meeting schedule for 2022**

Robert Power made a motion to approve the meeting schedule for 2022. All were in favor.

**VII. ADJOURNMENT**

Robert Power made a motion to adjourn. Mike 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.**