



**APPROVED MINUTES
PLANNING COMMISSION
CAYCE CITY HALL
1800 12th Street Extension
Monday, April 17, 2023
6:00 PM**

I. CALL TO ORDER

The meeting was called to order by Chair Ed Fuson. Robert Power, Patty Foy, and Nancy Stone-Collum were present for the meeting and public hearing. Richard Boiteau, Michael Wuest, and Michael Mahoney were absent. Staff present were Monique Ocean and Michael Conley.

II. APPROVAL OF MINUTES

Nancy Stone-Collum made a motion to approve the minutes of the February 27, 2023, meeting. Patty Foy seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

Monique Ocean confirmed that the public and media were informed about the meeting and public hearing.

IV. MAP AMENDMENT 003-23

Map Amendment 003-23

A request, by the owner, Matt Murphy of SC Mallard Properties, LLC, to rezone a property from RS-3 (Single Family Residential) to RG-2 (General Residential). The property is located at 1827 Grace Street (Tax Map Number 005750-04-005).

a. Opening Statement

City Staff came before the Planning Commission to state that the applicant had requested to rezone the property from RS-3 (Single Family Residential) to RG-2 (General Residential). Monique Ocean explained that even though the subject property is not directly contiguous to any other RG-2 properties, the existence of the railroad and the street were omitted. Monique Ocean stated that a rezoning request under 2 acres relies on the subject property being contiguous to the same zoning district. Ms. Ocean explained that overlooking the existence of the railroad and the street is allowed by South Carolina State Planning Laws and it creates the contiguity needed for the applicant to request the RG-2 zoning district. Monique Ocean stated that staff does not recommend approval of the rezoning request. Ms. Ocean stated that staff feels, even though contiguity may be established by omitting the road and the railroad, the requested change to RG-2 is not suited to the immediate neighborhood of RS-3 properties and the requested zoning is not in compliance with the Comprehensive Plan. Matt Murphy came before the Planning Commission as the applicant. Mr. Murphy stated that he believes the requested rezoning would fit in with the existing neighborhood. Mr. Murphy stated he believed the rezoning to be a good opportunity because of the duplexes across the street from his property. Mr. Murphy stated that his company is hoping to use the new development for rental to students if the rezoning is approved.

b. Public Comment

Three individuals spoke against the rezoning request. The general reason for their disapproval was because possible permitted uses in the RG-2 zoning district would not be compatible with the single-family characteristic of the existing neighborhood.

c. Adjourn Public Hearing

With no further discussion, the public hearing was closed.

d. Motion

Robert Power made a motion to recommend that Council deny the request. Nancy Stone-Collum seconded the motion. The Planning Commission decided by a unanimous vote to recommend that Council deny approval of the request to rezone the property to RG-2. The Planning Commission stated they felt like the requested zoning along with possible uses in the RG-2 zoning district would not be compatible with the neighborhood and it does not comply with the Comprehensive Plan.

V. NEW BUSINESS

There was no new business.

VI. ADJOURNMENT

Robert Power made a motion to adjourn. Patty Foy 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.**