



**APPROVED MINUTES
PLANNING COMMISSION
MONDAY, OCTOBER 21, 2024
CAYCE CITY HALL – 1800 12TH STREET
6:30 PM**

I. CALL TO ORDER

The meeting was called to order by Chair Richard Boiteau. Robert Power, Michael Wuest, Michael Mahoney, Danny Creamer, and Nancy Stone-Collum were present. Patty Foy was absent. Michael Conley and Monique Ocean were present as staff.

II. APPROVAL OF MINUTES FOR SEPTEMBER 16, 2024, MEETING

Michael Mahoney made a motion to approve the minutes of the September 16, 2024, meeting, with revisions to correctly spell Michael Wuest's and Michael Mahoney's names. Danny Creamer 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 MA003-24

A request by the owner, Browders Creek Property LLC, to rezone property from RG-1 (General Residential) to M-1 (Light Industrial). The property is located on Fish Hatchery Road and further identified as Tax Map Number 006896-02-035.

A. Staff's Opening Statement

Monique Ocean began with the opening statement for the rezoning request. Ms. Ocean stated that the property is undeveloped but located near some developed properties and other M-1 properties. Ms. Ocean explained that the property is currently residential, but the owner wanted to rezone the property to a zoning that would be more suitable for what he wanted to do. Ms. Ocean stated that the request was in compliance with the Future Land Use Map.

B. Comments from the Applicant

The applicant, Gary Kiser, came before the Planning Commission to express his request for rezoning the property to light industrial. Mr. Kiser stated that it has been difficult finding a contractor that was willing to perform the construction, with all of the setbacks and easements that are required. Planning Commissioner Nancy Stone-Collum inquired as to why the Light Industrial zoning (M-1) rather than Highway Commercial (C-4) was chosen for the rezoning request. Mr. Kiser stated that it was staff's recommendation to choose M-1.

C. Comments from the Public

There was no one from the public to speak for or against the rezoning request.

D. Adjourn Public Hearing.

With no further discussion, the public hearing was adjourned.

E. Motion

Danny Creamer made a motion to recommend approval to rezone the property to M-1. Michael Mahoney seconded the motion. All were in favor.

V. NEW BUSINESS

A. Possible comments from staff

Planning Commissioner Nancy Stone-Collum stated that she would like to speak about the text amendment that created the new RS-4A zoning district. Ms. Stone-Collum stated that creation of a new zoning district doesn't happen very often, so it is important to discuss because of long-term ramifications. She mentioned that staff had months to develop the draft ordinance and she felt the Planning Commission should have had time to evaluate so they could make revisions for the presentation to Council. Ms. Stone-Collum said, that way, a clean document could be sent to Council. Ms. Stone-Collum said that such a limited time to evaluate was not a service to the public or Council. She said that the document that goes to Council should be Planning Commission's changes. Mr. Boiteau stated that discussing a change, such as, a new zoning district should not be hashed out in public. He said it is better to get things cleared up before a public meeting. Mr. Boiteau said that a major zoning change should not happen concurrently with the person that wants to develop the property. Danny Creamer stated some suggestions made by the Planning Commission were overlooked by Council. Michael Conley stated that Council makes the final decision on changes to the zoning ordinance. He stated that staff is willing to meet with each Planning Commissioner to answer any questions. Mr. Conley explained that Council always receives a red-lined copy of proposed changes to the zoning ordinance. Mr. Boiteau stated that he would like to discuss the agenda with staff before it goes to public hearing.

Michael Conley informed the Planning Commission that staff will be sending the request for proposals (RFP) to find companies that will assist in the update to the zoning ordinance. Mr. Conley stated that the RFP is a 30-day bidding process. He said the entire process to update it would take a year to 18 months to complete and the intent is to update the entire zoning ordinance. Mr. Conley stated that the Planning Commission would be a part in updating the zoning ordinance. He agreed that a link to the RFP would be sent to the Planning Commission.

VI. ADJOURNMENT

Michael Wuest made a motion to adjourn the meeting. Robert Power seconded the motion. All were in favor.

A quorum of Council may be present. No discussion or action on the part of the Council will be taken.