



**APPROVED MINUTES
PLANNING COMMISSION
MONDAY, NOVEMBER 18, 2024
CAYCE CITY HALL – 1800 12TH STREET
6:00 PM**

I. CALL TO ORDER

The meeting was called to order by Chair Richard Boiteau. The members present were Michael Wuest, Michael Mahoney, Robert Power, Patty Foy, Danny Creamer and Nancy Stone-Collum. Staff present were Monique Ocean and Stuart Jones.

II. APPROVAL OF MINUTES FOR OCTOBER 21, 2024, MEETING

Michael Mahoney made a motion to approve the minutes of the October 21, 2024, meeting. Nancy Stone-Collum seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

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

IV. PUBLIC HEARINGS

1. Map Amendment MA004-24

A request by the owner, Rice Beans and Potatoes LLC, to rezone property from M-1(Light Industrial) to M-2 (Heavy Industrial). The property is located on Dixiana Road and further identified as Tax Map Number 006899-01-027.

At the request of the applicant, Robert Power made a motion to defer Map Amendment 004-24 until December 18, 2024. Patty Foy seconded the motion. All were in favor.

2. Map Amendment MA006-24

A request to approve street names for the Dunbar Village subdivision. The name of any street or road within the City of Cayce is subject to the approval and authorization of the Cayce Planning Commission. The property is located on Dunbar Road and further identified as Tax Map Number 005766-03-006.

a. Staff Opening Statement

Ms. Ocean begin by informing the Planning Commission that any new street names in the City must be approved by the Planning Commission. She stated that the owners of the Dunbar Village Subdivision were at the point where they would like to begin selling lots. Ms. Ocean explained that in order for the owner to sell lots, the bonded plat must be recorded at Lexington County. Ms. Ocean stated that the street name approval is a step in having the bonded plat approved. Ms. Ocean stated that Lexington County also has to approve the requested street names. Ms. Ocean stated that Reece Lane, Feaster Lane and Odell Drive had been approved by the County.

b. Comments from the Public

There was no one present to speak about Map Amendment 006-24.

c. Adjourn Public Hearing

With no further discussion, the public hearing was adjourned.

d. Motion

Danny Creamer made a motion to approve Reece Lane, Feaster Lane and Odell Drive. Michael Wuest seconded the motion. All were in favor.

3. Text Amendment

A request to amend the Cayce Zoning Ordinance Section 6.6 Table 2, Schedule Of Uses And Off- Street Parking Requirements for Commercial, Industrial & Development Districts to include bowling centers as a permitted use in the C-3 (Central Commercial) zoning District.

a. Staff Opening Statement

Ms. Ocean explained that the request for the text amendment is due to the fact that bowling facilities are not allowed in the C-3 Central Commercial District and the only bowling facility in the City is currently located in the C-3 district. Ms. Ocean stated that this causes the existing facility to be a nonconforming use, limiting its ability to have additions or make alterations. Ms. Ocean stated staff did not know why bowling facilities aren't allowed in the C-3 district. She stated that staff presumes it is because the Zoning Ordinance is dated and perhaps bowling facilities were not compatible with the C-3 district in the past. Ms. Ocean stated that bowling facilities have changed over the years and are thought of as entertainment centers.

b. Comments from the Applicant

Comments were made from staff.

c. Comments from the Public

There was no one present to speak for or against the text amendment.

d. Adjourn Public Hearing

With no further discussion, the public hearing was adjourned.

e. Motion

Nancy Stone-Collum made a motion to recommend approval to Council for the text amendment. Michael Wuest seconded the motion. All were in favor.

V. NEW BUSINESS

1. Possible comments from staff or Planning Commission

Ms. Ocean informed the Planning Commission that the Request for Proposals for updates to the Zoning Ordinance and the Land Development had been posted. Ms. Ocean stated that the Planning Commission will have a big part in completion of the updates as they come up .

VI. ADJOURNMENT

Michael Wuest made a motion to adjourn the meeting. Patty Foy seconded the motion. All were in favor.