



**APPROVED MINUTES
PLANNING COMMISSION
MONDAY, SEPTEMBER 16, 2024
CAYCE CITY HALL – 1800 12TH STREET
6:00 PM**

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES FOR JUNE 17, 2024, MEETING

Robert Power made a motion to approve the minutes for the June 17, 2024, meeting. Danny Creamer seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

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

IV. PUBLIC HEARINGS

Map Amendment MA002-24

A request by the applicant, Central South Carolina Habitat for Humanity, to rezone properties from C-3 (Central Commercial) to RG-2 (General Residential). The properties are located on Middle Street and further identified as Tax Map Numbers 005764-01-009, 005764-01-010 and 005764-01-011.

A. Staff's Opening Statement

Monique Ocean read the opening statement regarding the map amendment for the properties on Middle Street. Ms. Ocean stated that staff approved of the rezoning request because of the location of the subject properties and their proximity to other RG-2 zoned properties and residential uses.

B. Comments from the Applicant

Steve Davis from Central South Carolina Habitat for Humanity came before the Planning Commission to speak about the request to rezone the property. Mr. Davis stated that they were under contract to purchase the subject properties and to build three (3) single-family homes. Mr. Davis stated that each home would be built for purchase by the owner.

C. Comments from the Public

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

D. Adjourn Public Hearing

With no further comment, the public hearing was closed.

E. Motion

Michael Wuest made a motion to recommend approval of rezoning the properties to RG-2 to Council. Danny Creamer seconded the motion. All were in favor.

V. NEW BUSINESS

A. Possible comments from staff

Interim Assistant City Manager Michael Conley came before the Planning Commission to give updates on some things that are happening in the City. Mr. Conley informed the Planning Commission that Council voted to add RS-4A to the zoning ordinance. Mr. Conley stated that Council decided to allow duplexes and accessory apartments in the new zoning district. Mr. Conley stated that Council approved the rezoning request for 800 Lexington Avenue. He stated that the site plan for 800 Lexington Avenue was approved, and he anticipates the ground-breaking to happen soon. Mr. Conley stated that a company had purchased the Dominion property on Otarre Parkway and that South Carolina DHEC would be relocating there.

VI. ADJOURNMENT

With no further discussion, Robert Power made a motion to adjourn the meeting. Patty Foy 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.