



**APPROVED MINUTES
PLANNING COMMISSION
MONDAY, DECEMBER 16, 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, Danny Creamer, Patty Foy, Michael Mahoney, Nancy Stone-Collum, and Michael Wuest were present. Michael Conley and Monique Ocean were present as staff.

II. APPROVAL OF MINUTES FOR NOVEMBER 18, 2024, MEETING

Robert Power made a motion to approve the minutes of the November 18, 2024, meeting. Patty Foy seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

Ms. Ocean confirmed that the media and the public had been made aware 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 identified as Tax Map Number 006899-01-027.

2. Map Amendment MA006-24

A request by the owner, Rice, Beans, and Potatoes, LLC, to annex property located on Dixiana Road. The request includes assigning an M-2 (Heavy Industrial) zoning designation to the property. The property is identified as Tax Map Number 006899-01-029.

3. Map Amendment MA007-24

A request by the owner, Rice, Beans, and Potatoes, LLC, to annex a portion of property located on Dixiana Road. The request includes assigning an M-2 (Heavy Industrial) zoning designation to the property. The property is identified as Tax Map Number 006899-01-030.

a. Staff's Opening Statement

Ms. Ocean appeared before the Planning Commission to discuss the proposed map amendments. She explained that the property owner intends to annex two properties into the City and rezone the adjacent property. She said the property under Cayce's jurisdiction would be rezoned from M-1 (Light Industrial) to M-2 (Heavy Industrial), and the annexed properties would also be designated as M-2. Ms. Ocean confirmed that the request complies with the Comprehensive Plan.

b. Comments from the Applicant

Mr. John Roberts appeared before the Planning Commission as a representative for the property owner/applicant. He stated that the owner/applicant wished to rezone a parcel of land located on Dixiana Road and to request for annexation for two outlying parcels. Mr. Roberts explained that

the owner/applicant believed rezoning the property to M-2 (Heavy Industrial) would be the most appropriate and beneficial land use for the area.

c. Comments from the Public

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

d. Adjourn Public Hearing

Without any further discussion, the public hearing was adjourned.

e. Motion

1. Michael Mahoney made a motion to recommend approval of the map amendment to rezone the property on Dixiana Road from M-1 to M-2. Robert Power seconded the motion. All were in favor.
2. Michael Wuest made a motion to recommend approval of the map amendment to annex the property located on Dixiana Road and to assign an M-2 (Heavy Industrial) zoning designation. Patty Foy seconded the motion. All were in favor.
3. Nancy Stone-Collum made a motion to recommend approval of the map amendment to annex property on Dixiana Road and assign an M-2 zoning designation. Michael Wuest seconded the motion. All were in favor.

V. NEW BUSINESS

1. Possible comments from staff or Planning Commission

Michael Conley informed the Planning Commission that four proposals had been received for the updates to the Zoning Ordinance and Land Development Regulations. He stated that the selection committee, consisting of two Planning Commission members and staff, had chosen Stewart Engineering to undertake the project. Mr. Conley noted that Stewart Engineering had submitted a clear and concise timeline for the work and he highlighted that the firm's local contact could offer significant benefits throughout the process.

VI. ADJOURNMENT

Michael Mahoney 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 the Council will be taken.