



**APPROVED MINUTES  
PLANNING COMMISSION  
MONDAY, JULY 21, 2025  
CAYCE CITY HALL – 1800 12<sup>TH</sup> STREET  
6:00 PM**

**I. CALL TO ORDER**

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

**II. STATEMENT OF NOTIFICATION**

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

**III. APPROVAL OF MINUTES**

Michael Wuest made a motion to approve the minutes of the June 16, 2025, meeting with a correction to a typographical error in III-B. Danny Creamer seconded the motion. All were in favor.

**IV. PUBLIC HEARING**

**A. Map Amendment 002-25**

A petition has been submitted by J. Smalls requesting the renaming of a portion of Lee Street to Skip Jenkins Street. The proposed name change would affect approximately 332 feet of Lee Street, extending north to the dead end.

**B. Staff's Opening Statement**

Monique Ocean began by reading the Staff Evaluation for Map Amendment 002-25. Ms. Ocean stated that the proposed name change would apply to certain properties located on the requested end of Lee Street. Ms. Ocean stated that the requested name had been okayed by the Lexington County Emergency response system. She stated that adjacent property owners were notified of the proposed name change and no objections have been received. Ms. Ocean also noted that the authority to name streets in Cayce rests with the Planning Commission.

**C. Comments from the Applicant**

Mr. Jackie Smalls appeared before the Planning Commission as the petitioner requesting the renaming of a portion of Lee Street to Skip Jenkins Street. He expressed his desire to honor Skip Jenkins for his dedicated service to the City of Cayce. Mr. Smalls noted that Mr. Jenkins has achieved many accomplishments and has devoted more than half of his life to serving the community. He concluded by asking the Planning Commission to vote to approve the proposed name change.

**D. Comments from the Public**

Mr. Gerald Cromer came before the Planning Commission to speak on the proposed street name change. Mr. Cromer stated he has lived in Cayce for 65 years and that he knows Skip Jenkins personally. Mr. Cromer stated that he believed the thought of honoring Skip Jenkins was a good

idea. However, he thought it would be confusing to have one street with two different names. Mr. Cromer suggested that the entire length of Lee Street be changed to Skip Jenkins Street.

**E. Adjourn Public Hearing**

With no further public comments, the public hearing was adjourned. The Planning Commission noted that they also found the idea of having two different names for the same street to be confusing. Commissioners asked whether the current proposal could be amended during the meeting or if it would be necessary to table the request and allow the petitioner to return with a revised proposal to rename the entire street, rather than just a portion. Commissioner Robert Power requested clarification regarding the need for property owner signatures on the application. In response, Ms. Ocean explained that signatures were not required, as any individual has the right to submit a street name change request. Staff further clarified that any changes to the original proposal would require a new application to be submitted.

**F. Motion**

Danny Creamer made a motion to table the current request in order to allow for a revised proposal that would cover the renaming of the entire length of Lee Street. Michael Mahoney seconded the motion, and it was unanimously approved.

**V. CAYCE CODE UPDATE: SHAPING OUR FUTURE, ENHANCING OUR COMMUNITY**

**A. Presentation by Stewart Engineering**

The consultant delivered a PowerPoint presentation to discuss the status of the UDO.

**B. Planning Commission Work Session #2**

Mr. Carroll Williamson and Ms. Kelly McCormick were present to deliver a presentation for Work Session #2. Mr. Williamson reported that progress on the Unified Development Ordinance (UDO) was on track and proceeding as planned. He highlighted several areas under review, including the introduction of pocket neighborhoods, the consolidation of redundant zoning districts for clarity, revisions to the M-1 zoning district where it overlaps with residential areas, and potential changes to minimum lot sizes. He also noted that appearance standards could be used to allow duplex structures in additional zoning districts. Ms. McCormick addressed the Planning Commission regarding her work on the sign ordinance portion of the current zoning ordinance. She described the existing ordinance as strong but noted that she would be reviewing and updating the existing tables. She stated that new graphics and clarifications would be added to improve the updated ordinance. Her goal, she explained, is to make the revised sign ordinance both enforceable and easy to understand.

**VI. NEW BUSINESS**

**A. Staff and Planning Commission Remarks**

Planning Commission members followed up with comments on several topics, including the importance of tree protection, the need to apply specific conditions to certain developments, the ongoing need for affordable housing, and support for the current direction regarding duplexes. The Commission was informed that written draft documents would be distributed soon, allowing members time to review and work through the materials from November through December.

**VII. ADJOURNMENT**

With no further discussion, a motion was made to adjourn the meeting. The motion was seconded and unanimously approved.