



**DRAFT MINUTES
PLANNING COMMISSION
MONDAY, FEBRUARY 23, 2026
CAYCE CITY HALL – 1800 12TH STREET
6:30 PM**

I. CALL TO ORDER

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

II. STATEMENT OF NOTIFICATION

Ms. Ocean acknowledged that the media and public were made aware of the meeting and public hearing.

III. APPROVAL OF MINUTES

Michael Wuest made a motion to approve the minutes of the December 15, 2025, Planning Commission Meeting. Patty Foy seconded. All were in favor.

IV. MAP AMENDMENT 001-26

A request has been submitted by the owner to rezone the subject property from C-3 (Central Commercial) to RG-2 (General Residential). The property is located at 1511 Middle Street (Tax Map Number 5764-01-013).

a. Staff Evaluation

Ms. Ocean appeared before the Commission to present the request for rezoning of 1511 Middle Street. Ms. Ocean stated that the property is currently zoned C-3 (Central Commercial) and is located within a predominantly residential area. She further noted that this setting differs from other C-3 zoned corridors, such as Knox Abbott Drive and State Street, where the C-3 zoning classification is more appropriately situated. Ms. Ocean stated that the rezoning request complied with the City's Comprehensive Plan and that staff supported the rezoning request.

b. Statement from Applicant

Steve Davis appeared before the Planning Commission to present and discuss the rezoning request. Mr. Davis stated that Habitat for Humanity plans to participate in construction of a residence consistent with other homes the organization has built in the surrounding area. He further stated that, at the time of purchase, his company believed the property was zoned residential based on the surrounding land uses and the property's location.

c. Comments from the public

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

d. Motion

Michael Mahoney made a motion to recommend approval of the rezoning request. Nancy Stone-Collum seconded the motion. All were in favor.

e. Adjourn public hearing

With no further discussion, the public hearing was adjourned.

V. ANNUAL ORGANIZATIONAL ACTIONS FOR 2026**1. Nomination and Election of Chair and Vice Chair**

Nancy Stone-Collum made a motion to nominate Richard Boiteau to serve as Chair for 2026, and Patty Foy seconded the motion. All were in favor. Robert Power made a motion to nominate Michael Mahoney as Vice-Chair, and Richard Boiteau seconded the motion. All were in favor.

2. Appointment of Staff Member Monique Ocean as Secretary

All were in favor of appointing Monique Ocean as the secretary for 2026.

3. Approval of 2026 Meeting Schedule

All were in favor of the 2026 meeting schedule as it was presented.

4. Discussion and possible action on Planning Commission By-Laws

All were in favor of leaving the bylaws unchanged at this time.

VI. NEW BUSINESS

Comments from Staff and/or Planning Commission

Luke Godbold commented on the status of the Unified Development Ordinance (UDO). Mr. Godbold explained to the Planning Commission that staff was continuing to work on the UDO drafts. He stated that the drafts would be provided to the Commission in a timely manner.

VII. ADJOURNMENT

Mr. Boiteau made a motion to adjourn. All were in favor.