DRAFT MINUTES
PLANNING COMMISSION
MONDAY, JULY 20, 2026
CAYCE CITY HALL – 1800 12TH STREET
6:00 PM

I. CALL TO ORDER

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

II. STATEMENT OF NOTIFICATION

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

III. APPROVAL OF MINUTES

Daniel Gooch made a motion to approve the minutes of the June 15, 2026, Planning Commission Meeting. Michael Mahoney seconded the motion. All were in favor.

IV. MAP AMENDMENT 002-26

A request by the property owners, Thomas C. Manning et al., to rezone the subject property from M-1 (Light Industrial) to RS-4 (Single-Family, Small Lots). The subject parcel is located on Lybrand Street at the terminus of Lybrand and Pinewood Streets. The property is further identified as Tax Map Number 005755-01-001.

a. Staff Evaluation

Ms. Ocean explained that the applicant is requesting to rezone the property from M-1 Light Industrial to RS-4, which allows smaller single-family residential lots. The property is located within the Transition Area of the Future Land Use Map (FLUM), where residential development is generally considered appropriate. While RS-4 is not specifically identified as a compatible zoning district, it provides a similar small-scale residential development pattern and is consistent with the surrounding residential character. Given these factors, staff recommends approval of the rezoning request.

b. Statement from Applicant

Applicant Isaac Manning came before the Planning Commission to explain the request to rezone the property. Mr. Manning stated that the industrial zoning of the property is inconsistent with the surrounding area. He stated that he felt residential zoning for the property would fit with the direction the City is taking to provide more single-family housing.

c. Comments from the Public

Three members of the public spoke in opposition to the rezoning request, primarily expressing concerns that future development could negatively impact the surrounding area.

d. Motion

Daniel Gooch made a motion to recommend approval of the request to rezone the property from M-1 to RS-4. Michael Mahoney seconded the motion. The Planning Commission voted 3-3 on the motion to recommend approval, resulting in the motion failing due to a tie vote.

Commissioners opposed to the request expressed concerns regarding density, compatibility with the surrounding area, and potential impacts of future development. One Commissioner stated that, based on concerns expressed by nearby residents opposing the rezoning, he felt it was appropriate to vote against the request. Commissioners supporting the request felt residential development would be a more appropriate use of the property than the existing light industrial zoning.

e. Adjournment of Public Hearing

With no further discussion, the public hearing was adjourned.

V. NEW BUSINESS

There were no comments from Staff or the Planning Commission.

VI. ADJOURNMENT

Nancy Stone-Collum made a motion to adjourn. Patty Foy seconded the motion. All were in favor.