



**APPROVED MINUTES
PLANNING COMMISSION
MONDAY, OCTOBER 20, 2025
CAYCE CITY HALL – 1800 12TH STREET
6:30 PM**

I. CALL TO ORDER

The meeting was called to order by Chair Richard Boiteau. Those present included Planning Commission members, Michael Wuest, Michael Mahoney, Robert Power, Danny Creamer, and Nancy Stone-Collum. Also in attendance were City Manager Michael Conley, Director of Development Services Luke Godbold, and Planning and Zoning Administrator Monique Ocean. Planning Commission member Patty Foy was absent.

II. STATEMENT OF NOTIFICATION

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

III. APPROVAL OF MINUTES

A motion was made and seconded to approve the minutes from the Planning Commission meeting from September 15, 2025. All were in favor.

IV. PUBLIC HEARING

Map Amendment 004-25 - The applicant has requested annexation of the unincorporated portion (1.84 acres) of property located near 2490 Charleston Highway and 2121 Old Dunbar Road. In connection with this annexation, the applicant seeks a zoning designation of C-4 Highway Commercial for the property. The property is further identified as TMS 006896-01-002.

a) Staff's Opening Statement

Monique Ocean presented staff's evaluation of the annexation and rezoning request. She explained that the map amendment concerns a small portion of a larger parcel, and that this small portion is outside the City limits. Ms. Ocean noted that the applicant wants the entire parcel brought into the City limits to avoid issues with future expansion and to keep the property under a single jurisdiction.

b) Comments from the Applicant

The applicant, Mr. Mark Horne, appeared before the Planning Commission to speak on the map amendment request. Mr. Horne explained that he intends to construct an addition to his existing business. He noted that the proposed structure would fall on the boundary between City and County property, and therefore he needed the entire parcel to be within the City limits. He stated that he would not be permitted to build a structure that straddles the boundary line.

c) Comments from the Public

There was no one there to speak for or against the map amendment request.

d) Adjourn Public Hearing

With no further discussion, the public hearing was adjourned.

e) Motion

Nancy Stone-Collum made a motion to recommend approval of the annexation with the C-4 zoning designation. Danny Creamer seconded the motion. All were in favor.

V. NEW BUSINESS

Staff and Planning Commission Remarks

There were no remarks from Staff or the Planning Commission.

VI. ADJOURNMENT

Michael Mahoney made a motion to adjourn the meeting. Michael Wuest seconded the motion. All were in favor.

A quorum of City Council may be present; however, no discussion or action by the Council will occur.