



Mayor Elise Partin	Mayor Pro-Tem Tim James	Council Members Phil Carter Hunter Sox Byron Thomas	City Manager Tracy Hegler	Deputy City Manager Jim Crosland Assistant City Manager Michael Conley
-----------------------	----------------------------	--	------------------------------	---

**APPROVED MINUTES
PLANNING COMMISSION
MONDAY, MARCH 18, 2024
CAYCE CITY HALL - 1800 12th STREET
6:30 PM**

I. CALL TO ORDER

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

II. STATEMENT OF NOTIFICATION

Ms. Ocean confirmed that the public 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 February 26, 2024, Planning Commission meeting. Nancy Stone-Collum seconded the motion. All were in favor.

**IV. PUBLIC HEARING
Text Amendment 001-24**

A request to amend language of Zoning Ordinance Article 6 District Regulations concerning uses in the Design Overlay Districts.

a. Staff Comments

Ms. Ocean listed the parts of the proposed amendments. Ms. Ocean explained that the text amendment would change the zoning ordinance to permit “beer, wine, and liquor stores” (ABC stores) as special exceptions and to permit mixed-use structures in the Design Overlay Districts. Ms. Ocean mentioned that the proposed amendments would also prohibit religious organizations in the I-77 Design Overlay District and prohibit gasoline stations in the Arts Design Overlay District. Ms. Ocean added that the I-77 Overlay currently prohibits uses such as distilling, smelting, and mining. She stated that such uses would be removed from the list with this amendment. Assistant City Manager Michael Conley came before the Planning Commission to discuss the text amendment. Mr. Conley stated that the special exception requirement for “beer, wine and liquor stores” or ABC stores does not prohibit the use outright but would give more control over such uses. Mr. Conley stated that with the special exception, the use could be reviewed by staff and by the Board of Zoning Appeals. Mr. Conley stated that the special exception requirement for the ABC stores only applies in certain commercial districts. Mr. Conley explained that religious uses had the potential to take up a large amount of land area and cause restrictions on other businesses. Mr. Conley explained that the state of South Carolina has laws that limit uses that can locate near a church. Mr. Conley stated that staff proposed removing distilling, refining, and smelting from the prohibited list.

b. Public Comment

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

c. Adjourn Public Hearing

With no further discussion, the public hearing was adjourned.

d. Motion

Michael Wuest made a motion to recommend the Council approve the text amendment. Danny Creamer seconded the motion. All were in favor.

V. COMMISSION MATTERS

a. Signature required on amended By-Laws

The By-Laws were signed and will be forwarded to Council for adoption.

VI. NEW BUSINESS

a. Possible comments from Staff

Staff did not have any comments.

VII. ADJOURNMENT

Patty Foy made a motion to adjourn. Danny Creamer seconded the motion. All were in favor.