



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, MAY 20, 2024
CAYCE CITY HALL - 1800 12th Street
6:30 PM**

I. CALL TO ORDER

The meeting was called to order at 6:30 P.M. by Chair Richard Boiteau. Robert Power, Patty Foy, Michael Wuest, Nancy-Stone Collum, and Danny Creamer were present for the meeting. Michael Mahoney was absent. Michael Conley and Monique Ocean were present as Staff.

II. APPROVAL OF MINUTES

Robert Power made a motion to approve the minutes of the March 18, 2024, Planning Commission meeting. Michael Wuest seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

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

IV. DISCUSSION ITEMS

A. Update on Planning Commission's previous recommendations to Council.

Michael Conley stated that the Council had voted in favor of the Planning Commission's recommendation to approve the amendments to the City's Overlay Districts with one exception. Mr. Conley stated that Council decided it would be beneficial to continuing prohibiting uses such as distilling, refining, smelting, and mining operation.

B. **Review of priorities, objectives, and plans for the PC in upcoming months.**

Michael Conley mentioned that he had received an email with questions about 800 Lexington Avenue. Mr Conley stated that the city had come to an agreement with Broad Brook -CT LLC to sell the City owned portion of 800 Lexington Avenue. Mr. Conley stated that the City has not received any plans from the developer, but it is the developer intention to build single family homes on the property. Mr. Conley explained that an amended zoning district may be needed for future development of the property and the amendment request would need to come before the Planning Commission first.

Mr. Conley explained that the Zoning Ordinance and Land Development Manual needs to be updated. Mr. Conley stated that staff is in the process of creating a request for proposals (RFP) to find a company that is able to make the updates. Mr. Conley stated it could be an 18-month process to get the updates completed and the Planning Commission will be involved.

V. NEW BUSINESS

A. **Possible comments from staff**

There were no more comments from staff.

VI. ADJOURNMENT

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