



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

I. CALL TO ORDER

II. STATEMENT OF NOTIFICATION

III. APPROVAL OF MINUTES

June 15, 2026 – Planning Commission Meeting

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
- b. Statement from Applicant
- c. Comments from the public
- d. Motion
- e. Adjourn public hearing

V. NEW BUSINESS

Comments from Staff and/or Planning Commission

VI. ADJOURNMENT

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



**DRAFT MINUTES
PLANNING COMMISSION
MONDAY, JUNE 15, 2026
CAYCE CITY HALL – 1800 12TH STREET
6:00 PM**

1. CALL TO ORDER

Vice-Chair Michael Mahoney called the meeting to order. Commissioners Nancy Stone-Collum, Danny Creamer, Patty Foy, and Michael Wuest were present. Absent from the meeting were Commissioners Richard Boiteau and Daniel Gooch. Staff members Monique Ocean and Luke Godbold were also present.

2. STATEMENT OF NOTIFICATION

Ms. Ocean confirmed that proper notification of the meeting had been provided to the media and the public in accordance with the South Carolina Freedom of Information Act.

3. APPROVAL OF MINUTES

Commissioner Nancy Stone-Collum made a motion to approve the minutes of the May 18, 2026, Planning Commission meeting. Commissioner Michael Wuest seconded the motion. The motion carried unanimously.

4. WORKSHOP #2 – UNIFIED DEVELOPMENT ORDINANCE (UDO) DRAFT REVIEW

Luke Godbold, Director of Development Services, presented the second workshop on the draft Unified Development Ordinance (UDO). He reviewed the most recent draft and discussed revisions and provisions previously identified by the Planning Commission for clarification or modification. Topics included development and design standards, short-term rental regulations, signage, overlay districts, conservation easements, landscaping requirements, and subdivision standards.

Throughout the discussion, the Commission reached consensus on the following recommended revisions to the draft UDO:

- Remove the Roof Coverings section from the Infill Development Criteria.
- Increase the minimum age requirement for short-term rental operators from 18 to 21.
- Revise the I-77 Gateway Overlay District standards to allow additional colors, as approved by the Planning Director.

- Allow the same approved tree species in the I-77 Gateway Overlay District as listed in Section 8.2.4.
- Revise subdivision standards to allow only compacted dirt or other solid surfaces approved by the Planning Director for nature trails.
- Increase the Tree Fund contribution requirement from 125% **to** 150%.
- Revise the C-3 District corner lot setback requirements.
- Add a provision to the Knox Abbott Drive Design Overlay District prohibiting parking between a building's primary or secondary frontage and the roadway.

Mr. Godbold stated that the recommended revisions would be forwarded to the consultant for incorporation into the next draft of the UDO. He also informed the Commission that a public town hall meeting would be scheduled to present the revised draft and receive public input.

5. ADJOURNMENT

There being no further business to come before the Commission, the meeting was adjourned.



**CITY OF CAYCE
PLANNING COMMISSION
STAFF EVALUATION REPORT**

Map Amendment 002-26

APPLICANT:

TYPE OF REQUEST: Map Amendment

LOCATION/ADDRESS: 0 Lybrand Street

TAX MAP NUMBER: 005755-01-001

NUMBER OF ACRES: 45

EXISTING ZONING CLASSIFICATION: M-1 Light Industrial

REQUESTED ACTION: Rezoning Request to RS-4 General Residential

COMPLIANCE WITH COMPREHENSIVE PLAN:

STAFF COMMENTS/CONCERNS: The subject property is currently zoned M-1 Light Industrial. The intent of the M-1 district is to accommodate wholesaling, distribution, warehousing, processing, light manufacturing, office uses, etc.. The subject property is located among other M-1 zoned parcels, as well as several single-family residential parcels.

The applicant is requesting to rezone the property to RS-4, which accommodates smaller single-family residential lots compared to other single-family residential (RS) zoning districts in Cayce. The RS (Single-Family Residential) districts are primarily intended for single-family dwellings. However, the RS-4 district may also allow duplexes, townhouses, or patio homes through conditional approval.

The subject property is located within the Transition Area (TA) designation of the Future Land Use Map (FLUM). The objective of the TA classification is to monitor and guide the transition of existing mixed-use areas to ensure the highest and best use of property.

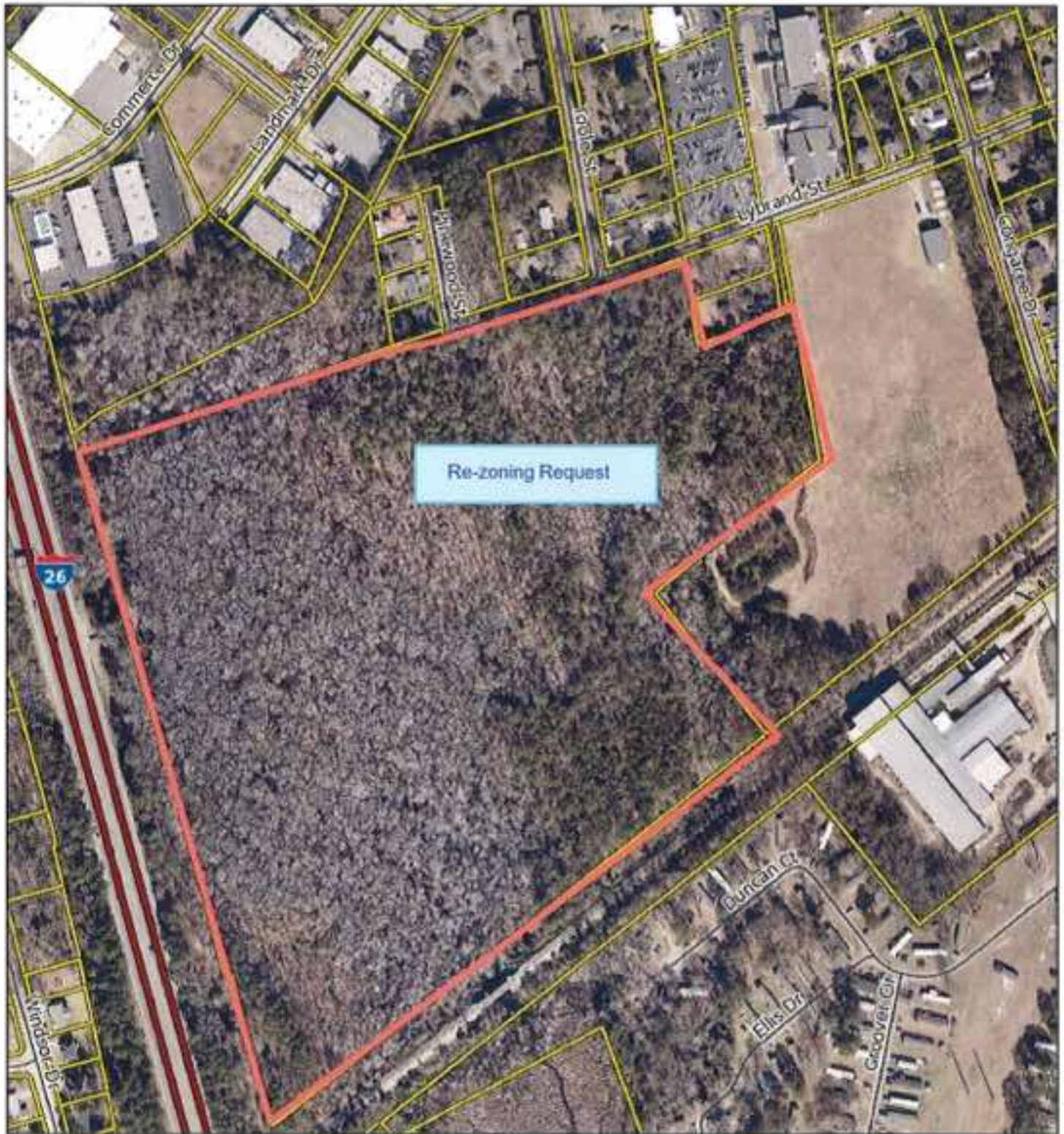
The FLUM identifies RG-1, RG-2, C-1, C-2, C-4, and PDD as compatible zoning districts within the Transition Area. While RS-4 is not specifically listed as a compatible district, RG-1 and RG-2 are identified as appropriate residential districts. RS-4 provides a similar small-scale residential development pattern and is generally consistent with the residential character of these districts.

The Future Land Use Map is intended to serve as a guide for developing capital improvement plans, establishing zoning district boundaries, and reviewing zoning map amendment (rezoning)

applications. Unlike zoning district boundaries, FLUM classifications do not represent strict or fixed land use boundaries. The lines between land use classifications should be viewed as transition areas where different types of development may occur. Future land use designations may be adjusted over time in response to changing community needs.

Given the surrounding residential development, the Transition Area designation of the property, and the compatibility of RS-4 with the existing and anticipated character of the area, staff recommends approval of the rezoning request.

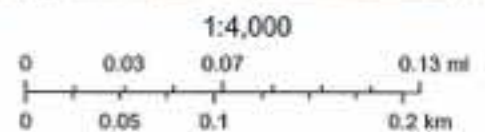
Rezoning Request MA002-26



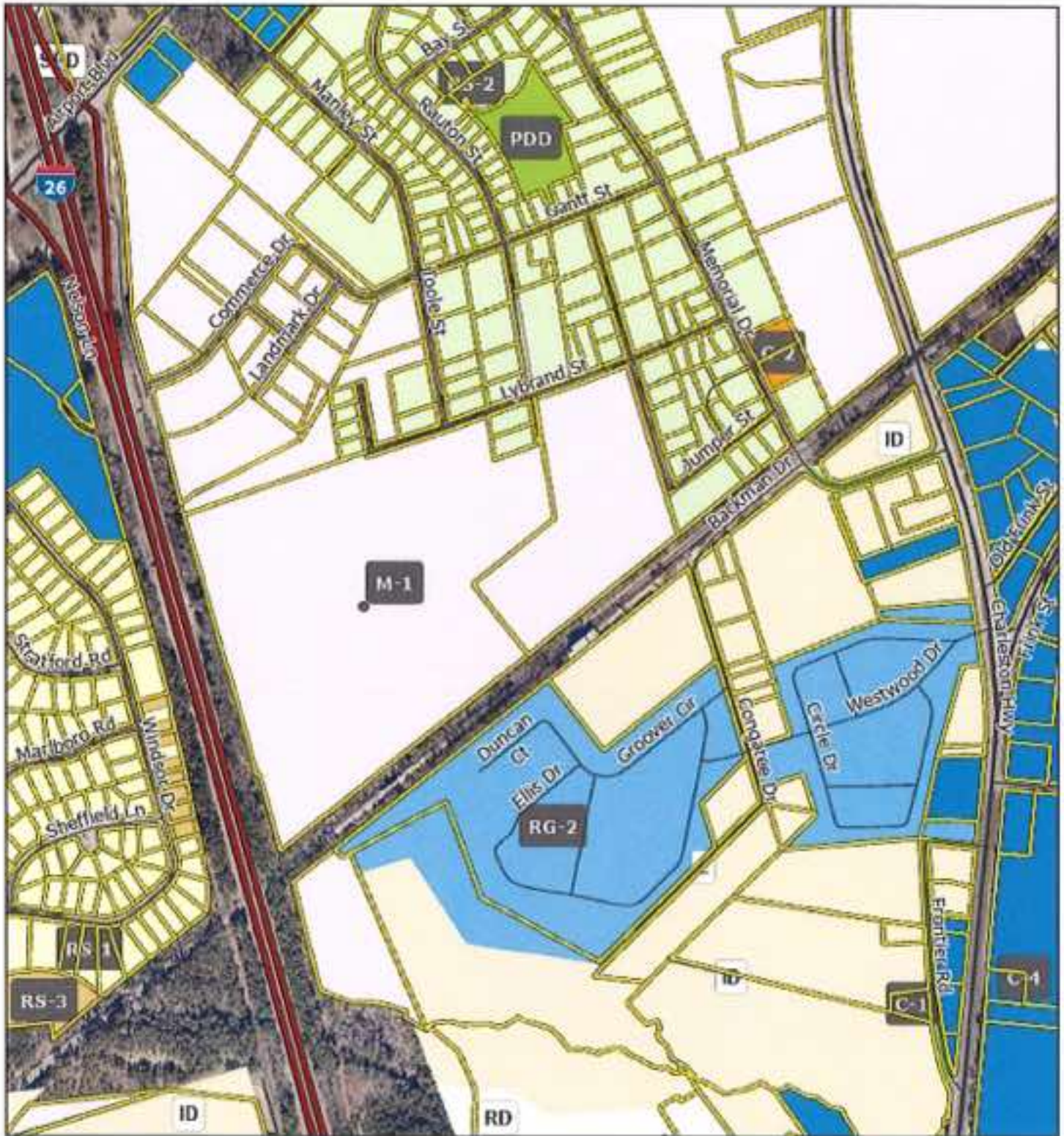
7/14/2026, 9:41:30 AM

Roads

- Local
- Limited Access Highway
- Parcels



Current Zoning



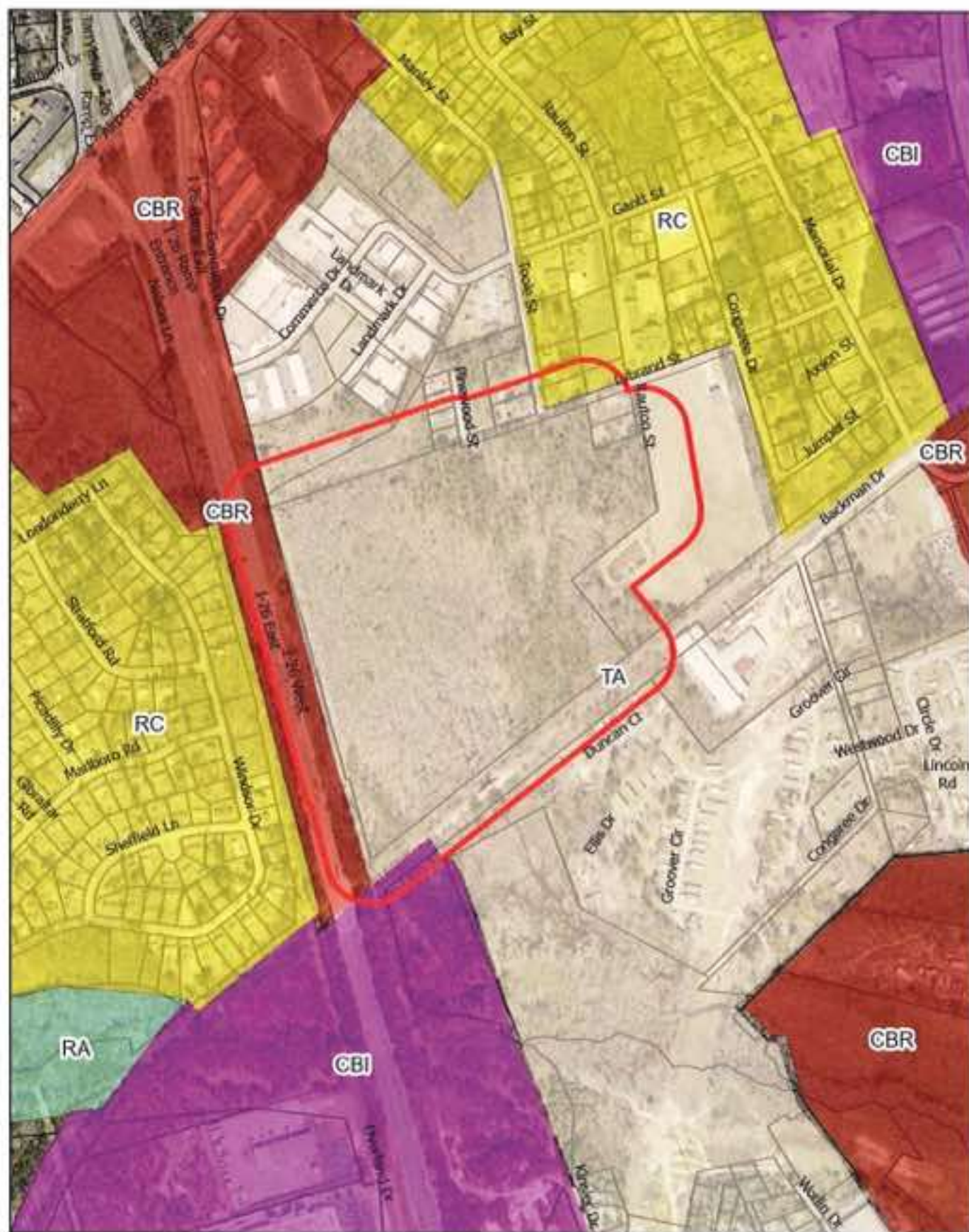
Roads

- Arterial
- Local
- Limited Access Highway
- Parcels

Cayce Zoning

- RS-1 Single Family, Large Lots
- RS-2 Single Family, Medium Lots
- RS-3 Single Family, Small Lots
- RG-2 General Residential, High Rise
- C-1 Office / Institutional

Future Land Use Map (FLUM)



City of Cayce
South Carolina

Planning Commission Zoning Map Amendment

Date Filed: 6-21-26

Request No: MA002-26

Fee: \$228.00

Receipt No: _____

A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator, or City Council. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent section.

THE APPLICANT HEREBY REQUESTS that the property described as above be considered for rezoning from H1 Light Industrial to RS-4 Residential

The justification for this change is as follows: Given the nature of the surrounding land uses single-family and a Church, we feel that rezoning to single family residential will be more cohesive and in character with the adjacent neighborhood. As currently zoned, the light industrial land use would drive truck traffic through an existing residential neighborhood. Because of its adjacency to a neighborhood, the site is not commercially viable.

APPLICANT(S) [print]: Isaac H. Manning

Address: 2217 Windsor Place, Fort Worth, TX 76110

Telephone: 817-999-0225 [Business] _____

[Residence] Interest: Owner(s): x Agent of owner(s): x Other: _____

OWNER(S) [if other than Applicant(s)] : _____

Address: _____

Telephone: _____ [Business] _____ [Residence] _____

PROPERTY ADDRESS: Lybrand Street

Lot _____ Block _____

Subdivision _____

Tax Map 005755-01-001

No. _____

Plat Book _____

Page _____

Lot _____

Dimensions: _____

Area: [sq. ft. or acreage] _____

45 acres

Deed restrictions/limitations on property: None

DESIGNATION OF AGENT [complete only if owner is not applicant]

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request.

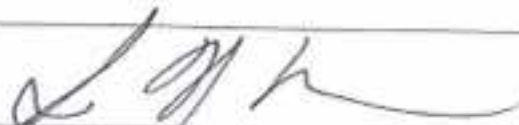
Date: 6/21/2026



Owner signature(s)

I (we) certify that to the best of my (our) knowledge that the information contained herein is accurate and correct.

Date: 6-1-2016



Applicant signature(s)

Official Use Only:

Property posted: LG, ND By: 7-2-26

Published in Newspaper on: 7-2-26

PLANNING COMMISSION: _____

RECOMMENDATION: _____

CITY COUNCIL [1st Reading] _____

ACTION: _____

CITY COUNCIL [Final Reading] _____

ACTION: _____

Notice to applicant sent on _____ advising of Councils action. If approved a statement to the effect that our zoning maps and records now reflect the new zoning of the property. If disapproved, the reasons for disapproval, a statement that any other request for rezoning on the same piece of property will not be accepted for a period of one (1) year from Councils action.

City of Cayce
South Carolina
Planning Commission Zoning Map Amendment

Date Filed: 6-21-26

Request No: MA002-26

Fee: _____

Receipt No: _____

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APPLICANT(S) [print]: Isaac H. Manning

Address: 2217 Windsor Place, Fort Worth, TX 76110

Telephone: 817-999-0225

[Business]

[Residence] Interest: Owner(s): x Agent of owner(s): x Other:

OWNER(S) [if other than Applicant(s)] :

Address: 2102 MYRTLE AVE / RALEIGH, NC 27604

Telephone: 919-789-7301 [Business] [Residence]

PROPERTY ADDRESS: Lybrand Street

Lot

Block

Subdivision

Tax Map 005755-01-001

No.

Plat Book

Page

Lot

Dimensions:

Area: [sq. ft. or acreage] 45 acres

Deed restrictions/limitations on property: None

DESIGNATION OF AGENT [complete only if owner is not applicant]

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request.

Date: 6/21/2025

*

HE

* HE
Owner signature(s)

I (we) certify that to the best of my (our) knowledge that the information contained herein is accurate and correct.

Date: 6/21/2024

[Signature]
Applicant signature(s)

Official Use Only:
Property posted: July 2, 2024 By: LG, MO

Published in Newspaper on: July 2, 2024

PLANNING COMMISSION: _____

RECOMMENDATION: _____

CITY COUNCIL [1st Reading] _____

ACTION: _____

CITY COUNCIL [Final Reading] _____

ACTION: _____

Notice to applicant sent on _____ advising of Councils action. If approved a statement to the effect that our zoning maps and records now reflect the new zoning of the property. If disapproved, the reasons for disapproval, a statement that any other request for rezoning on the same piece of property will not be accepted for a period of one (1) year from Councils action.

City of Cayce
South Carolina

Planning Commission Zoning Map Amendment

Date Filed: 6-21-26

Request No: MA26-26

Fee: _____

Receipt No: _____

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APPLICANT(S) [print]: Isaac H. Manning

Address: 2217 Windsor Place, Fort Worth, TX 76110

Telephone: 817-999-0225

[Business] _____

[Residence] Interest: Owner(s): x Agent of owner(s): x Other: _____

OWNER(S) [if other than Applicant(s)]: George Taylor Manning

Address: 1 Nacoches Place NW, Atlanta, GA 30305

Telephone: 404-782-1530

[Business] _____

N/A

[Residence] _____

PROPERTY ADDRESS: Lybrand Street

Lot _____

Block _____

Subdivision _____

Tax Map 005755-01-001

No. _____

Plat Book _____

Page _____

Lot _____

Dimensions: _____

Area: [sq. ft. or acreage] _____

45 acres

Deed restrictions/limitations on property: None

DESIGNATION OF AGENT [complete only if owner is not applicant]

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request.

Date: 6/18/2026

A. T. Manning

Owner Signature

Owner signature(s)

I (we) certify that to the best of my (our) knowledge that the information contained herein is accurate and correct.

Date: 6/18/2026

[Signature]
[Signature]

Applicant signature(s)

Official Use Only:

Property posted: 7-2-24 By: LG, MO

Published in Newspaper on: 7-2-24

PLANNING COMMISSION: _____

RECOMMENDATION: _____

CITY COUNCIL [1st Reading] _____

ACTION: _____

CITY COUNCIL [Final Reading] _____

ACTION: _____

Notice to applicant sent on _____ advising of Councils action. If approved a statement to the effect that our zoning maps and records now reflect the new zoning of the property. If disapproved, the reasons for disapproval, a statement that any other request for rezoning on the same piece of property will not be accepted for a period of one (1) year from Councils action.

7

City of Cayce
South Carolina
Planning Commission Zoning Map Amendment

Date Filed: 6-21-26

Request No: MA002-26

Fee: _____

Receipt No: _____

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APPLICANT(S) [print]: Isaac H. Manning

Address: 2217 Windsor Place, Fort Worth, TX 76110

Telephone: 817-999-0225

[Business] _____

[Residence] Interest: Owner(s): x Agent of owner(s): x Other:

OWNER(S) [if other than Applicant(s)]: Thomas C. Manning

Address: 4030 Cardinal at North Hills St Apt 107 Raleigh, NC 27609

Telephone: 919-971-0537 [Business] _____ [Residence] _____

PROPERTY ADDRESS: Lybrand Street

Lot _____

Block _____

Subdivision _____

Tax Map 005755-01-001

No. _____

Plat Book _____

Page _____

Lot _____

Dimensions: _____

Area: [sq. ft. or acreage] _____

45 acres

Deed restrictions/limitations on property: None

DESIGNATION OF AGENT [complete only if owner is not applicant]

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request.

Date: 6/21/26

Thomas C. Manning

J C Man
Owner signature(s)

I (we) certify that to the best of my (our) knowledge that the information contained herein is accurate and correct.

Date: 6/21/26

[Signature]
Applicant signature(s)

Official Use Only:

Property posted: 7-2-26 By: LG, MO

Published in Newspaper on: 7-2-26

PLANNING COMMISSION: _____

RECOMMENDATION: _____

CITY COUNCIL [1st Reading] _____

ACTION: _____

CITY COUNCIL [Final Reading] _____

ACTION: _____

Notice to applicant sent on _____ advising of Councils action. If approved a statement to the effect that our zoning maps and records now reflect the new zoning of the property. If disapproved, the reasons for disapproval, a statement that any other request for rezoning on the same piece of property will not be accepted for a period of one (1) year from Councils action.

City of Cayce
South Carolina

Planning Commission Zoning Map Amendment

Date Filed: 6-21-26

Request No: MA002-26

Fee: _____

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APPLICANT(S) [print]: Isaac H. Manning

Address: 2217 Windsor Place, Fort Worth, TX 76110

Telephone: 817-999-0225 [Business] _____

[Residence] Interest: Owner(s): x Agent of owner(s): x Other: _____

OWNER(S) [if other than Applicant(s)]: John S. Shockley

Address: 18 Barton Ave. S.E. Minneapolis, MN 55414

Telephone: 612-382-5334 [Business] 612-382-5334 [Residence]

PROPERTY ADDRESS: Lybrand Street Lot _____ Block _____

Subdivision _____ Tax Map 005755-01-001

No. _____ Plat Book _____ Page _____ Lot _____

Dimensions: _____ Area: [sq. ft. or acreage] 45 acres

Deed restrictions/limitations on property: None

DESIGNATION OF AGENT [complete only if owner is not applicant]

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request.

Date: June 17, 2026

John S. Shockley
Owner signature(s)

I (we) certify that to the best of my (our) knowledge that the information contained herein is accurate and correct.

Date: 6/21/2016

[Signature]

Applicant signature(s)

Official Use Only:

Property posted: 7-2-26 By: LG, MD

Published in Newspaper on: 7-2-26

PLANNING COMMISSION: _____

RECOMMENDATION: _____

CITY COUNCIL [1st Reading] _____

ACTION: _____

CITY COUNCIL [Final Reading] _____

ACTION: _____

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City of Cayce
South Carolina

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Date Filed: 6-21-26

Request No: MA002-26

Fee: _____

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APPLICANT(S) [print]: Isaac H. Manning
Address: 2217 Windsor Place, Fort Worth, TX 76110

Telephone: 817-999-0225 [Business] _____
[Residence] Interest: Owner(s): x Agent of owner(s): x Other: _____

X OWNER(S) (if other than Applicant(s)): ELLEN TAYLOR SHOCKLEY STORY
X Address: 16 EMERSON ST, AMHERST, MA 01002
X Telephone: 413-256-6300 [Business] _____ [Residence] _____

PROPERTY ADDRESS: Lybrand Street Lot _____ Block _____
Subdivision _____ Tax Map 005755-01-001
No. _____ Plat Book _____ Page _____ Lot _____
Dimensions: _____ Area: [sq. ft. or acreage] 45 acres

Deed restrictions/limitations on property: None

DESIGNATION OF AGENT [complete only if owner is not applicant]

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request.

X Date: 6/18/26

Ellen Story (Taylor Shockley)

copy sent
6/21/2026

[Signature]

Parcels

owner
Combined
Manning
Shockley
Taylor
<all other values>

I-26

Family	Parcel	Acres	FZ Acres	Zoning
Taylor	12th St	6.21		O-M-1
Manning	Charleston Hwy	4.8		O-C-4
Manning	Cupid St	0.34		O-B-2
Manning	Commerce St	3.02		O-M-1
Manning	Cupid St II	0.29		O-B-2
Combined M&S	Lybrand	47.19		23.7 M1
Shockley	Lybrand	2.65		O-M1
Shockley	Lybrand	2.37		1.92 M1
Shockley	Commerce St	4.32		O-B-2
Shockley	Charleston Hwy	3.6		O-C-4
Total		74.79		25.62



Cayce Zoning

- RS-1 Single Family, Large Lots
- RS-2 Single Family, Medium Lots
- RS-3 Single Family, Small Lots
- RS-4 Single Family, Small Lots
- RG-1 General Residential
- RG-2 General Residential, High Rise
- C-1 Office / Institutional
- C-2 Neighborhood Commercial
- C-3 Central Commercial
- C-4 Highway Commercial
- M-1 Light Industrial
- M-2 Heavy Industrial
- D-1 Developmental
- PDD Planned Development District
- DAD Design Agreement District
- Parcel

Cayce Zoning

