



**PLANNING COMMISSION
APPROVED MINUTES
CAYCE CITY HALL
1800 12th Street Extension
Monday, May 15, 2023
6:00 PM**

I. CALL TO ORDER

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

II. APPROVAL OF MINUTES

Nancy Stone-Collum made a motion to approve the minutes of the April 17, 2023, meeting. Michael Wuest seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

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

IV. MAP AMENDMENT 004-23

A request, by the applicant, Scannell Properties, LLC, to rezone a portion (28.84 acres) of a property located on Platt Springs Road from C-4 (Highway Commercial) to M-1 (Light Industrial). The property is further identified as Tax Map Number 006796-02-009 and located between 3949 and 3599 Platt Springs Road.

a. Opening Statement

Monique Ocean read the Staff Evaluation to the Planning Commission. Ms. Ocean explained that the property is zoned C-4 Highway Commercial and that the request is to rezone it to M-1 Light Industrial. Ms. Ocean stated that possible approved uses in the M-1 zoning district included light manufacturing, retail trade, warehousing, and storage. Ms. Ocean stated that staff recommends approval of the request because the proposed zoning complies with the Comprehensive Plan and that the M-1 zoning classification is consistent with the area. Mark Wilson from Scannell Properties was present to speak as the applicant. Mr. Wilson stated that Scannell Properties specializes in industrial and residential structures. He stated that rezoning of the property would be the first step in plans to construct a Class A building. Mr. Wilson stated that Scannell Properties believes the location is a great opportunity.

b. Public Comment

Brad Edwards spoke against the rezoning request. Mr. Edwards stated that he owns five acres near the location. Mr. Edwards stated that the proposal would be a dramatic change in the area. He stated that the proposed building would cause heavy trucks to enter and exit onto Lake Dogwood and would cause a drastic change. Mark Wilson addressed Mr. Edwards concerns by explaining that Scannell Properties wants to be conscience of neighboring properties and that all concerns are heard. Mr. Wilson stated that a traffic study has not been completed but with the speculative development, traffic will not travel Lake Dogwood. Mr. Wilson stated that the proposed construction is a Class A industrial building and at this time he does not know who will use the building.

c. Adjourn Public Hearing

With no further discussion, the public hearing was adjourned.

d. Motion

Richard Boiteau made a motion to recommend approval of the rezoning request because the request complies with the Comprehensive Plan. Michael Mahoney seconded the motion. All were in favor.

V. NEW BUSINESS

There was no new business.

VI. ADJOURNMENT

With no further discussion, Richard Boiteau made a motion to adjourn the meeting. Michael Mahoney seconded the motion. All were in favor.

**A quorum of Council may be present.
No discussion or action on the part of Council will be taken.**