

Mayor
Elise Partin

Mayor Pro-Tem
Tara S. Almond

Council Members
Phil Carter
Eva Corley
James E. Jenkins

City Manager
Tracy Hegler

Assistant City Manager
James E. Crosland



**City of Cayce
Regular Council Meeting
Wednesday, March 18, 2020
5:00 p.m. – Cayce City Hall – 1800 12th Street
caycesc.gov**

I. Call to Order

- A. Invocation and Pledge of Allegiance

II. Public Comment Regarding Items on the Agenda

III. Ordinances and Other

- A. Discussion and Approval of Ordinance 2020-03 Amending the Zoning Map and Rezoning Property Located at the Southwest Corner of Saxe Gotha and 12th Street Extension (A Portion of Tax Map Number 006897-01-042, Plat Book 16753, Page 163) from M-1 to PDD – Second Reading
- B. Discussion and Approval of Ordinance 2020-04 Authorizing Electronic Meetings of Council, Quorums and Voting by Electronic Means, and Other Related Measures for Council Meetings
- C. Discussion of Status of Certain Franchises and Authorization for City Manager to Provide Appropriate Notices Under the Franchises

IV. City Manager's Report

V. Committee Matters

- A. Appointments and Reappointments
Museum Commission – Two (2) Positions

VI. Council Comments

VII. Executive Session

- A. Receipt of legal advice relating to claims and potential claims by and against the City and other matters covered by the attorney-client privilege
- B. Discussion of possible contractual arrangements concerning Lexington County water rates
- C. Discussion of negotiations incident to proposed contractual arrangement for a sewer line project and Town of Lexington Utility Service
- D. Discussion of refunding options for certain outstanding utility revenue bonds

VIII. Reconvene

IX. Possible Actions by Council in follow up to Executive Session

- A. Discussion and Approval of Proposed Contractual Arrangement for Sewer Line Project and Town of Lexington Utility Service
- B. Approval and Authorization for City Manager to Accept and Negotiate Term Sheet for Refunding of Outstanding Utility Revenue Bonds
- C. Other

X. Adjourn

SPECIAL NOTE: Upon request, the City of Cayce will provide this document in whatever form necessary for the physically challenged or impaired.

Memorandum

To: Mayor and Council

From: Tracy Hegler, City Manager
Carroll Williamson, Planning and Development Director

Date: March 16, 2020

Subject: Second Reading of an Ordinance to re-zone Property located at the southwest corner of Saxe Gotha Road and 12th Street Extension (A Portion of TMS#006897-01-042, Plat Book 16753, Page 163) from M-1 to PDD

Issue

Council approval is needed for the Second Reading of an Ordinance to re-zone property located at the southwest corner of Saxe Gotha Road and 12th Street Extension (A Portion of TMS#006897-01-042) from M-1 Light Industrial to PDD Planned Development District

Discussion

The applicant wishes to re-zone the property listed above from M-1 to PDD. This property is approximately 36 acres and is currently located in the I-77 Gateway Design Overlay District. Properties surrounding this property are all zoned M-1 Light Industrial and are also in the I-77 Gateway Design Overlay District.

The applicant is proposing a village-like development titled Southern Commons with a mixture of uses, including retail, hotel and restaurants, entertainment, multi-family housing and lifestyle storage, as well as a parking structure. Five outparcels are proposed along Saxe Gotha Road. The development will have 3 entrances off of Saxe Gotha Road and will include a Main Street running east and west and a pond and community gathering area on the western end of the development.

Since the First Reading, language and illustrations have been added to provide more detail on the Main Street and Commons areas, clarify that lifestyle storage will be compatible with the adjacent multi-family building, and provide more detail on the colors of the buildings.

The requested re-zoning is in compliance with the Zoning Ordinance and is permitted as a compatible zoning district according to the criteria of the Future Land Use Map.

The Planning Commission voted on the requested re-zoning from M-1 to PDD at the Planning Commission meeting on February 25, 2020.

Recommendation

The Planning Commission recommends Council approve Second Reading of an Ordinance to re-zone property located at the southwest corner of Saxe Gotha Road and 12th Street Extension (A Portion of TMS#006897-01-042) from M-1 Light Industrial to PDD Planned Development District.

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)
)
CITY OF CAYCE)
)

ORDINANCE 2020-03
Amending the Zoning Map and
Rezoning Property Located at the
Southwest Corner of Saxe Gotha and
12th Street Extension (A Portion of Tax
Map Number 006897-01-042, Plat Book
16753, Page 163)

WHEREAS, TSO Cayce Development, LLLP, as the agent for the property owner, Dominion Energy South Carolina, Inc. (f/k/a SCANA), requested that the City of Cayce rezone and amend the Zoning Map to re-designate approximately 35.70 acres of the property located at the southwest corner of Saxe Gotha Drive and 12th Street Extension (being a portion of Tax Map Number 006897-01-042, Plat Book 16753, Page 163) as more particularly shown on Exhibit A, now zoned Light Industrial (M-1), to a Planned Development District (PDD), and

WHEREAS, the Planning Commission held a regularly scheduled public hearing on this request to receive comments from the public and adjacent property owners, and

WHEREAS, the Planning Commission met on February 24, 2020, to receive and review public comments and vote on recommending the rezoning request, and the Planning Commission, at that public meeting, voted unanimously to recommend to City Council this requested change in the existing zoning,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, that

1. The property described above, and shown on the attached sketch marked as Exhibit A ("the Property"), is hereby rezoned and reclassified on the Zoning Map of the City of Cayce as PDD-MU, Planned Development District, Mixed Use, with the conditions and restrictions as shown on the attached Exhibit B, consisting of eighteen (18) pages.

2. The foregoing provisions of this Ordinance are expressly subject to and contingent upon TSO Cayce Development, LLLP, acquiring fee simple title to the Property on or before August 31, 2020 (the "Outside Acquisition Date"). In the event that TSO Cayce Development, LLLP, does not acquire fee simple title to the Property by the Outside Acquisition Date, then the provisions of this Ordinance shall be null and void and of no further effect. For the avoidance of doubt, the provisions of this Ordinance are only effective upon TSO Cayce Development, LLLP, acquiring fee simple title to the Property on or before the Outside Acquisition Date. TSO Cayce Development, LLLP, shall notify the City Manager on or before August 31, 2020, as to the acquisition of fee simple title to the Property.

This Ordinance shall be effective following the date of second reading approval by Council, and upon the occurrence of the contingency described above.

DONE IN MEETING DULY ASSEMBLED, this _____ day of _____ 2020.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

First Reading: _____

Second Reading and Adoption: _____

Approved as to form: _____
Danny C. Crowe, City Attorney

EXHIBIT A

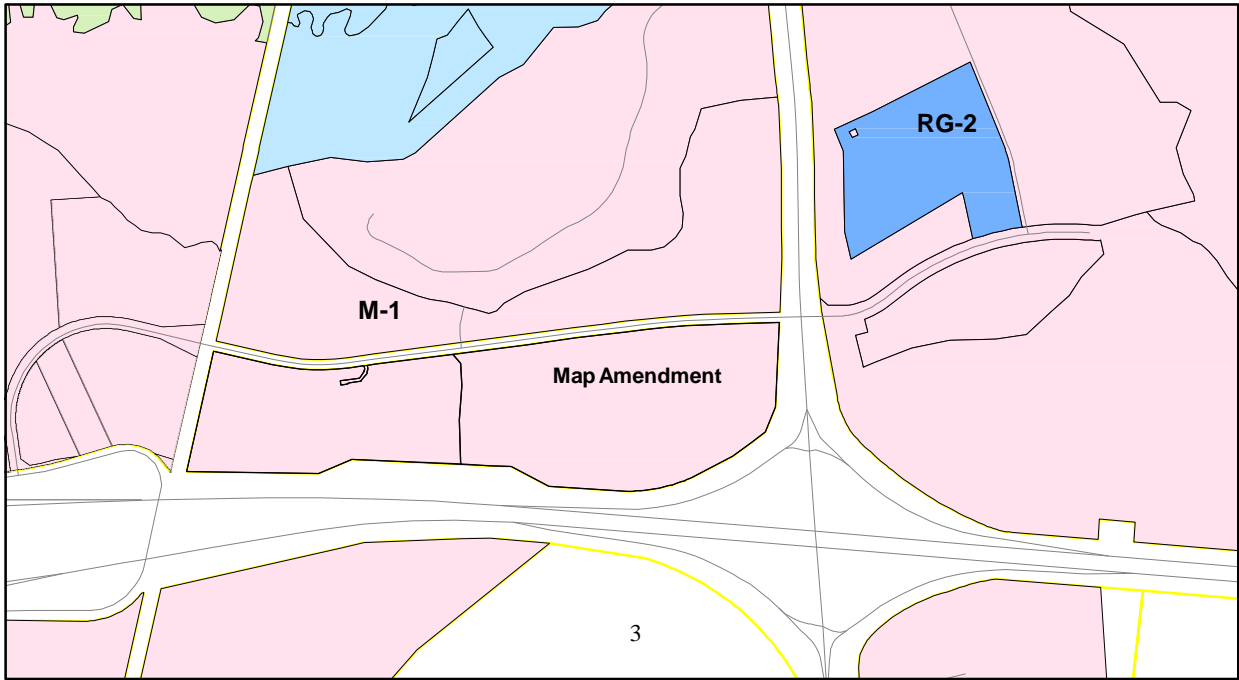


Exhibit B

City of Cayce
South Carolina
Planning Commission Zoning Map Amendment

Date Filed: January 24, 2020

Request No: _____

Fee: \$ 200.00

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 M-1 Light Industrial within the I-77 Gateway Design Overlay District to Planned Development District (PDD).

The justification for this change is as follows;
For the establishment of a Planned Development District (PDD) to rezone the subject Property to establish guidelines that will permit for the development of the Property as a Mixed-Use Village concept that meets and exceeds the City's desire for a "Gateway" development project and that will establish a firm precedent for future developments within the City of Cayce.

APPLICANT(S) [print]: TSO Cayce Development, LLLP a Delaware Company
Address: c/o The Simpson Organization, 1170 Peachtree Street, Suite 2000, Atlanta, GA 30309
Telephone: (404) 872-3990 [Business] _____ [Residence]
Interest: Owner(s): Agent of owner(s): X Other:

OWNER(S) [if other than Applicant(s)] : Dominion Energy South Carolina (f/k/a SCANA)
Address: 100 SCANA Parkway, Cayce, SC 29033
Telephone: (XXX) XXX-XXXX [Business] _____ [Residence]

PROPERTY ADDRESS: SW Corner of Saxe Gotha Drive and SC Hwy 35
Lot _____ Block _____ Subdivision _____
Tax Map No. 006897-01-042 Plat Book 16753 Page 163
Lot Dimensions: _____ Area: [sq. ft. or acreage] 35.70 Acres
Deed restrictions/limitations on property:

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: _____ Dominion Energy South Carolina, Inc.



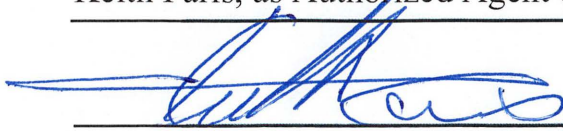
Owner signature(s)

REVIEWED
BY
LEGAL
1/29/20
JB

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

Date: 1.29.20

Keith Paris, as Authorized Agent of TSO Cayce Development, LLLP



Applicant signature(s)

Official Use Only:

Property posted: _____ By: _____

Published in Newspaper on: _____

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.



January 17, 2020

Planning & Development
1800 12th Street
Cayce, SC 29033

Attn: Carroll Williamson, AICP
Planning and Development Director

Re: Southern Commons – Cayce

Dear Mr. Williamson,

Thank you for your assistance with the proposed Village Development on Saxe Gotha Road, at the intersection of Interstate 77 and 12th Street.

The Developers are submitting this Preliminary Package for your review, to assist the Planning Department and the Town Council in understanding the vision for this property. While maintaining the concept of Main Street, with 3 focal points, including the “Commons” area, the petitioner would like the flexibility to interchange the various components to satisfy market demands. As described in the Phasing Plan and the Story, the development will be built over years to intentionally assist with giving the feeling of “permanence” as is evident in the most memorable Southern Villages.

Please review the Preliminary Submittal and inform if we need to provide you with additional information or drawings.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen F. Overcash".

Stephen F. Overcash, RA
Principal

January 24, 2020 (Revised February 12, 2020; Revised March 16, 2020)

Mr. Carroll Williamson
City of Cayce - Planning and Development
1800 12th Street
Cayce, SC 29033

RE: Application for Zoning Map Amendment – A Planned Development District

A proposed development of a mixed-use village, in Cayce, South Carolina, by TSO Cayce Development, LLLP, an affiliate of The Simpson Organization (“Developer”) and as Authorized Agent of Dominion Energy South Carolina.

Property

An approximate 35-acre property located in Cayce, South Carolina at the northwest corner of the intersection of Interstate 77 and 12th Street Extension and bounded by Saxe Gotha Drive to the north (the “Property”).

Purpose

The purpose of this application is for the establishment of a Planned Development District (PDD) to rezone the subject Property to establish guidelines that will permit for the development of the Property as generally described below.

The Developer anticipates the Project will be a mixed-use village development. The Project is expected to contain approximately 165,000 square feet of retail, restaurants and brewpub, an entertainment component, a hotel, a lifestyle-storage building, multi-family apartment units, and limited but integrated educational, service, and office to-be-determined.

The attached Site Plan adheres to the City of Cayce Zoning Ordinance Section 3.7-3 Application Requirements and per Section 8.5-5 Plan Requirements and depicts the following: acreage of each major component including residential (multi-family) and non-residential, dwelling units and density, setback lines, proposed building locations, proposed number of parking spaces and possible structured parking, and the proposed “Commons” area for public gathering and events.

Homeowners’ Association

There will not be a “homeowners’ association.” The overall project will be subject to a project-specific declaration of easements, covenants, conditions, and restrictions: “Declaration.” The major project components, including the outparcels, the multi-family residential complex, the hotel and the entertainment complex will be subdivided and platted. Per the Declaration, the individual property owners/operating entities will be required to pay an annual assessment to the Declarant as a contribution towards the maintenance of the common project amenities including landscaping and irrigation, all parking lots, sidewalks, internal drives, signage, storm drainage/retention, and The Commons gathering area.

Project Phasing and Justification

The Property will be developed in several phases based on market conditions. The Developer anticipates further subdividing the Property such that the hotel, apartments, life-style storage building, and the outparcels are all contained on their own tax parcels. Following approval of the PDD rezoning and subsequent closing on the land purchase contract, the Developer will initiate final site design and civil engineering for plan approval.

Phase 1 Components of the development:

- Upon plan approval, the Developer will commence the site work - mass grading and infrastructure with construction of internal roadways, utilities, and the amenity/retention pond as shown on the Site Plan to support the overall project and the separate parcels.
- After construction of the infrastructure is completed, development will commence first on component (1) the hotel. The hotel will be designed, permitted, and constructed by an independent, third-party developer.
- Development will then commence on component (2) that includes “The Commons” gathering place and the adjacent restaurants and retail shops with a completion scheduled in coordination with the hotel project.
- The next components on which development will commence will be component (3) multi-family/apartments and component (4) life-style storage. These components will also be designed, permitted, and constructed by independent, third-party developers. These components are complementary and will enhance the demand for the additional future retail planned in Phase 2 outlined below.
- Development of three (3) of the four (4) Phase 1 Components will commence within three (3) years of the later of closing on the land purchase contract or final plan approval.

Phase 2 Components of the development:

- This phase includes development of the remaining Main Street components: the central entertainment complex and the retail shops expanding the length of Main Street from the courtyard at the entrance to the multi-family, down to the restaurants and gathering area at The Commons.
- The Main Street entertainment anchor and a substantial portion of the Main Street retail shops will be developed based on leases executed during the Phase 1 construction period.
- The Phase 2 Main Street components will be developed within five (5) years of the later of closing on the land purchase contract or final plan approval.

Phase 3 Components of the development:

- This phase includes the remaining outparcels which may be developed at any time, based on market demand, after the Developer closes on the land purchase contract or following final plan approval.

Planned Development District (PDD) – Creation and Definition

The proposed mixed-use village concept has been designed in consideration of the I-77 Gateway Design Overlay District. (“I-77 DOD”) and significantly adheres to the current zoning of the Property. The following PDD outline follows the I-77 DOD and addresses proposed exceptions to the I-77 DOD, requests confirmations and seeks clarifications as necessary for specific items.

Development requirements and standards established in the I-77 DOD and not specifically addressed in this PDD are accepted as-is and shall apply. The City and Developer also agree that it may be necessary to further revise and/or clarify any discrepancies in this PDD to confirm a clear understanding and agreement of the intended development standards and provide clarity to ensure adherence to the PDD.

Overall layout of the development shall adhere to Exhibits that depict (A) the overall layout of the development, (B) Main Street, and (C) the Commons. Any major changes to the plan for these three (3) exhibits shall require approval by the Planning Commission.

Per Section 6.10-3 Uses of the I-77-DOD

1) I-77 Gateway Design Overlay District

a. Permitted Uses.

The permitted uses are generally per the I-77 Design Overlay District with the following confirmations for items (i) and (ii) and with the additional permitted uses and qualifications per items (iii) through (ix):

- i. Accepted as-is with confirmation that multi-family residential is allowed within the PDD (per Ordinance 2019-24).
- ii. Accepted as-is with confirmation that commercial includes all retail, service and restaurants, except those expressly prohibited in section (b) below.
- iii. “Lifestyle-Storage” will be a permitted use (see item b. xvi below). Lifestyle-Storage is not the traditional mini-warehouse or self-storage. Developer intends to construct the lifestyle storage component with an exterior façade that will be architecturally designed to fit within the multi-family residential area of the mixed-use development and that will comply with related zoning.
- iv. Drive-thru facilities supporting financial institutions.
- v. Drive-thru facilities supporting fast-casual and quick-serve restaurants.
- vi. Entertainment component shall mean any tenant providing any or all of the following: movie theater, bowling, arcade games, sports bar, brewpub, etc., and additionally serving food and beverages.
- vii. A brewpub is primarily an eating and drinking establishment with a small brewery on the premises which produces beer, ale, or other malt beverages and where the majority of the beer produced is consumed on the premises but also allows the brewpub to sell its products at retail for off-site consumption.

- viii. Other boutique wine and craft beer shops that allow for on-site and off-site consumption.
- ix. As a benefit to both the development and to the City, the Developer intends to work with the City to permit and approve an on-site Public Safety substation and to jointly agree on its size and location.

b. Prohibited Uses

The uses prohibited are per the I-77 Design Overlay District, except with the following clarifications/confirmations, exceptions, and additions:

- viii. Billboards
 - Pylon or monument signs, “Bell Tower” signs and building façade signage are not to be considered “Billboards.”
- xii. Outdoor sales
 - Temporary sidewalk and/or parking lot special event sales (by tenants or pop-ups) are not to be considered “Outdoor sales.”
- xvi. Mini warehouses and self-storage units (per Ordinance 2019-23). Not accepted. See Permitted Uses above for “Lifestyle Storage”.
 - Developer agrees to the following additional prohibited uses:
 - Car washes.
 - Outdoor auto repair services.

Per Section 6.10-4 Development Standards of the I-77 DOD

1) I-77 Gateway Design Overlay District

a. Setbacks and Buffers

- i. For all roadways adjacent the project including Saxe Gotha Drive, 12th Street Extension, Interstate 77 (I-77).
 - a) All buildings shall observe a twenty-foot (20’) setback from the applicable road right-of-way.
 - b) The setback area shall be landscaped per Section 1) d. Landscaping below and per the approved landscape plan submitted as part of the application for a building permit.
 - c) Off-street parking shall be permitted in the setback area that is along the I-77 frontage.
- iii. Lifestyle Storage is not to be classified as an “industrial” use and is therefore exempt from the fifty-foot (50’) setback requirement.

b. Parking, Sidewalks, and Circulation

i. Parking Requirements

Accepted as-is with the following revisions, exceptions, and additions.

- c) The setback from the adjacent road right-of-way is twenty feet (20’).
- d) Revised as follows: paragraph (1) is deleted - not applicable.
- e) If structured parking is constructed, it will not exceed two and one-half levels (2.5) with a total height not to exceed thirty feet (30’), and the top level will not be covered with a roof structure.
- f) Deleted - not applicable.
- To facilitate pedestrian access across 12th Street Extension and access to the Cayce Riverwalk, Developer intends to construct a sidewalk on the

south side of Saxe Gotha extending from the intersection with 12th Street Extension to the first curb cut entrance into the development.

c. Building Design

- i. The maximum height of any structure is as follows:
- Single story buildings including retail and restaurant. Minimum parapet height of twenty-four feet (24') and a maximum height of forty feet (40').
 - Hotel. The maximum height of a hotel shall be five (5) floors or seventy feet (70').
 - Multi-family. The maximum height of any multi-family shall be five (5) floors or seventy feet (70').
 - All other buildings, including the Entertainment building, will have a maximum height of fifty feet (50').

iv. Material Selection.

Accepted as-is with the following additional materials permitted:

- Smooth architectural metal panels.
 - Stucco or synthetic stucco.
- v. Colors. Shall be determined by the developer, but all colors shall be of a natural hue (not neon) and pre-approved by the Planning Director prior to issuing building permit. Exhibit D Color Chart.

vi. Other Structures and Items.

- c) Miscellaneous Exterior Structures. The Developer anticipates submitting plans for the "The Commons" that includes a water feature in the amenity/retention pond and additional lighting and a low-profile project marquee that will be integrated within the water feature or retaining wall.
- vii. Lifestyle Storage building architecture shall be designed and constructed to be compatible with both the multifamily and overall development.

d. Landscaping

ii. Landscape Plan Requirements

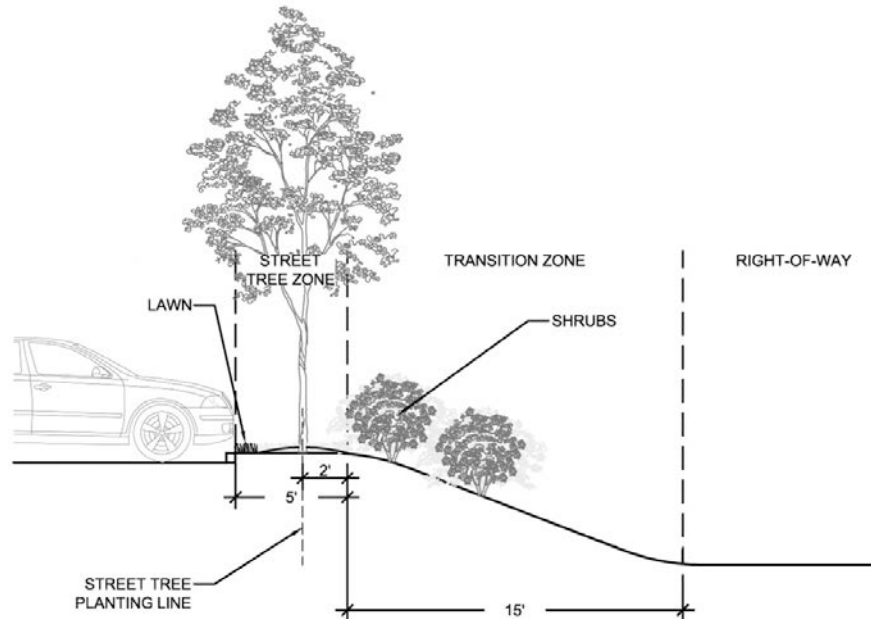
- c) Irrigation plans: Irrigation plans shall be provided by developer for plant materials required as part of the overall development plan. Individually owned lots shall be required to provide irrigation plans under separate permit for plant materials located within their respective lot boundaries.
- d) All plants required as part of each development phase shall be installed by the completion of construction of that phase.
- Individually owned lots shall be responsible for separate planting plans which shall be issued for review under separate permit(s) and required plants shall be planted at time of development of each lot.

iii. Landscape Planting Standards

- a. The following revisions shall meet the current American Standard for Nursery Stock.
- (2) Street Trees - minimum of three (3) inch caliper at the time of installation. Must be large-maturing tree species.

- (3) Accent Trees - minimum of two and a half (2.5) inch caliper and ten (10) feet in height for multi stem trees at the time of installation.

v. Perimeter Landscape Buffers



a) Street Trees as follows.

1. Street trees along Saxe Gotha Road shall be planted at forty (40) feet on center within the street tree zone along the street tree planting line, as shown in the graphic above. These trees shall apply towards the 50' Parking Area Landscape Requirement for shade trees along parcels where the Street Tree Zone abuts parking lots.
2. Street trees along 12th Street shall be located out of the SCDOT right of way, and shall be grouped to open view corridors to the amenity pond. The total tree quantity of grouped trees along 12th Street shall be equal to one (1) tree per forty (40) feet of road frontage.
3. Along the I-77 landscape buffer, a Type 1 Bufferyard shall be installed consisting of 5 trees per 100 linear feet, or 3 trees and 6 shrubs per 100 linear feet. Plant materials shall be allowed in groupings, shall be a mix of evergreen and deciduous trees, and shall be strategically located in order to best screen the view corridors between the development and I-77. Plant size within the I-77 Bufferyard shall comply with Section 10.1-7, Plant Size & Caliper.
4. Street trees along the signalized main entrance drive shall be 3" minimum caliper large-maturing species and shall be located at forty (40) feet on center along both sides of the drive.

5. Street trees along Main Street shall be 3" minimum caliper large-maturing species and shall be located at forty (40) feet on center along both sides of the street.
 6. All trees not located within a planting bed shall be uniformly mulched at a minimum of fifty (50) square feet at the base of each tree. (restated for continuity)
- b) Shrubs as follows.
1. Saxe Gotha Road shall adhere to the shrub requirements in the transition zone as follows. A minimum of fifty (50) shrubs shall be planted for every 100 feet of perimeter landscape buffer. A maximum of three types of shrubs shall be planted for every 100 feet of perimeter landscape buffer. All shrub planting beds shall be mulched.
 2. Shrub requirements along 12th Street shall adhere to quantity requirements per 100 feet of landscape buffer, however they may be grouped to accentuate tree massings and view corridors from 12th Street to the amenity pond.
 3. Along the I-77 Type 1 Bufferyard, shrubs shall be installed as stated above in a) Street Trees, subsection 3. In areas where the developer chooses only to plant trees at a rate of five (5) trees per 100 linear feet, no shrubs shall be required.
- vi. Parking Area Landscape as follows.
- a) Where parking abuts the required Street Tree Zone along Saxe Gotha Road, an uninterrupted and continuous row of parking shall be allowed provided that tree islands are installed at the end of parking bays, and that all spaces adjacent to the street tree zone are within 50' of a shade tree. A maximum of 15 parking spaces are allowed in a continuous row without a required landscape island throughout the remainder of the site, and all other parking spaces shall remain within 50' from a shade tree.
 - Additionally, Parking Screening along Saxe Gotha Road out parcels may be met by Perimeter Landscape Buffer shrubs planted at the top of slope within the Transition Zone, per illustration above. Where this condition is not met due to grade inconsistencies, the individual lot owner(s) shall be responsible for additional parking screening shrubs at the time of development of the lot.
- vii. Building and Site Landscape. (Open Space) Due to the proposed mixed-use village concept for the site, the following requirements for building and site landscape shall apply for areas adjacent and around structures within this PDD.
- a) A minimum of 10% of the total site's impervious area shall be designated as a mix of site landscape areas, amenity pond and

surrounding Commons area, and open space turf areas. These areas shall include a mix of shade trees, accent trees, shrubs, and ground cover/perennial planting areas.

- Open space for multi-family parcels shall be calculated as 25% of the multi-family parcel's total square footage. This open space requirement shall be allowed within the multi-family parcel, located off-parcel within the overall development, or a combination of both.
- Building entrances & building foundation plantings shall be the responsibility of each individual lot owner(s), and shall be permitted under separate permit.

e. Lighting

Accepted as-is with the following exceptions and confirmations.

- Confirm that item ii.b) does not prevent a programmable digital sign.
- Item iii.e) to be revised to state that light poles in the parking lots will not be located within landscaped islands due to conflicts with utilities and maturing trees.

f. Signage and Graphics

The Developer anticipates submitting a project-specific Signage Plan and expects all signage and graphics to be per the I-77 DOD with the following exceptions and/or additional permitted signage.

- Developer intends to construct three (3) pylon or monument signs as indicated on the site plan and as follows:
 - 1) At the fully signalized main entrance to the development. This pylon or monument sign not to exceed thirty (30) feet in height.
 - 2) At the west entrance (aligned with the entrance to DESC) to the development. This pylon or monument sign not to exceed twenty (20) feet in height.
 - 3) At the east right-in/right-out entrance. This pylon or monument sign not to exceed twenty (20) feet in height.
- Developer intends to construct two (2) "bell towers" positioned on the side of the development along Interstate 77 as indicated on the site plan. These bell towers will include project identification welcome signage, tenant signage, and will not exceed fifty (50) feet in height.

iv. Identification signs.

As the outparcel users along Saxe Gotha Drive will be accessed from an internal drive lane, monument signs will therefore be located on this internal drive lane and the building façades facing Saxe Gotha Drive will be allowed signage per section c) Building/Wall Signs.

c) Building/Wall Signs.

Items (1) and (4). Blade and/or banner signs will be allowed in addition to store-front signage on the buildings on the Main Street. Blade and/or banner signage will not be subject to the restriction of not extending more than 8 inches beyond the building or the edges of the wall.

Item (5) Due to the design of the mixed-use village and the Main Street,

building signage shall be allowed on both the front and rear and on the sides of the end-cap spaces.

viii. Illumination - to be revised to allow for LED tape lighting.

ix. Prohibited Devices - to be revised to allow for approved digital signage with programmable messaging to be used for marketing, public announcements and special events. Digital signs will follow City of Cayce Sign Regulation requirements.

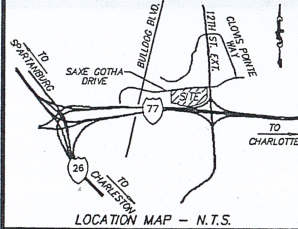
Exhibit A Site Plan

- A. Mixed Use: 3 Stories
- B. Restaurant/Entertainment: 1 or 2 Stories • 20,000 sf
- C. Retail: 1 Story
- D. Hotel: 5 Stories • 112 Keys
- E. Entertainment: 40,000 sf
- F. Apartments: 5 Stories • 230 Units + Parking Structure
- G. Lifestyle Storage: 3 Stories • 100,000 sf + 4,500 sf Retail

Summary

Retail/Restaurants:	125,000 sf
Mixed Use:	45,000 sf
Entertainment:	40,000 sf
Apartments:	230 Units
Hotel:	112 Keys
Lifestyle Storage:	100,000 sf
Parking:	1,200 Spaces





EXCEPTIONS PER SCHEDULE B
 FILE/COMMITMENT NO. 293.0012v.4
 EFFECTIVE DATE SEPT. 10, 2019 @ 8:00 AM

10. ELECTRIC EASEMENT - DEED BOOK 6-M PG. 500 (MAY APPLY - BLANKET TYPE, NOT PLOTTABLE BY DESCRIPTION)
11. RIGHT OF WAY GRANT - DEED BOOK 15-L PG. 5 (MAY APPLY - SCE&G DRAWING CP-11104 NOT PROVIDED)
12. POWER LINE RIGHT OF WAY - DEED BOOK 21-L PG. 255 (MAY APPLY - SCE&G DRAWING CP-12294 NOT PROVIDED)
13. RIGHT OF WAY GRANT - DEED BOOK 56 PG. 176 (DOES NOT APPLY)
14. RIGHT OF WAY GRANT - DEED BOOK 60 PG. 194 (DOES NOT APPLY)
15. R/W EASEMENT TO S.C.E. & G. CO. - DEED BOOK 85 PG. 295 (DOES NOT APPLY)
16. R/W EASEMENT TO S.C.E. & G. CO. - DEED BOOK 99 PG. 169 (MAY APPLY - NEED SCE&G DRAWING C-56, 45B TO VERIFY)
17. SEWER EASEMENT TO CITY OF CAYCE - DEED BOOK 223 PG. 93 (DOES NOT APPLY)
18. SEWER EASEMENT TO CITY OF CAYCE - DEED BOOK 241 PG. 138 (DOES NOT APPLY)
19. R/W EASEMENT TO S.C.E. & G. CO. - DEED BOOK 285 PG. 117 (BLANKET ESM. MAY APPLY - UNABLE TO PLOT BY DEED DESCRIPTION)
20. SEWER EASEMENT TO CITY OF COLUMBIA - DEED BOOK 1666 PG. 251 (MAY APPLY - NEED REFERENCED FILE #162-15 TO VERIFY)
21. SEWER FORCE MAIN EASEMENT - DEED BOOK 2806 PG. 044 (DOES NOT APPLY)
22. TITLE TO REAL ESTATE - DEED BOOK 4450 PG. 69 (ITEMS MAY APPLY - REFERENCED PLAT NOT PROVIDED)
23. CHANGE OF ACCESS - DEED BOOK 5432 PG. 320 (CURRENT R/W ACCESS ALONG SAXE GOTHA DR. PLOTTED & SHOWN)
24. SEWER LINE EASEMENT - DEED BOOK 9258 PG. 32 (DOES NOT APPLY)
25. WATER LINE EASEMENT - DEED BOOK 9258 PG. 34 (DOES NOT APPLY)
26. SEWER LINE EASEMENT - DEED BOOK 9763 PG. 212 (DOES NOT APPLY)
27. SEWER EASEMENT - DEED BOOK 5136 PG. 205 (5136/215 ADDENDUM) (DOES NOT APPLY)
28. WATER SYSTEM TO CITY OF CAYCE - DEED BOOK 5756 PG. 250 (VALVES & HYDRANTS NEAR SUBJECT PROPERTY PLOTTED & SHOWN HEREON)
29. WATER LINE EASEMENT - DEED BOOK 14075 PG. 306 (DOES NOT APPLY)
30. SANITARY SEWER LINE EASEMENT - DEED BOOK 14359 PG. 205 (PORTION AFFECTING SUBJECT PROPERTY PLOTTED & SHOWN HEREON)
31. LIMITED WARRANTY DEED - DEED BOOK 15192 PG. 42 (DOES NOT APPLY)
32. STORMWATER AGREEMENT - DEED BOOK 16652 PG. 113 (MAY APPLY - BLANKET TYPE, NOT PLOTTABLE)
33. WATER LINE EASEMENT - DEED BOOK 15985 PG. 142 (DOES NOT APPLY)
34. SEWER LINE EASEMENT - DEED BOOK 15985 PG. 147 (DOES NOT APPLY)
35. MATTERS OF SURVEY - PLAT BOOK 16793 PG. 163 (PLOTTED & SHOWN HEREON)
36. MATTERS OF SURVEY - PLAT BOOK 233-G PG. 132 (NO EASEMENTS, UTILITIES, ETC. AFFECTING SUBJECT PROPERTY SHOWN ON PLAT)
37. MATTERS OF SURVEY - PLAT BOOK 341 PG. 7-8 (DOES NOT APPLY - SUBJECT PROPERTY NOT PART OF SURVEY SHOWN IN PB 341-7 & 8)
38. MATTERS OF SURVEY - PLAT BOOK 69-G PG. 68 (NO EASEMENTS, UTILITIES, ETC. APPLY TO SUBJECT PROPERTY)
39. MATTERS OF SURVEY - PLAT BOOK 135-G PG. 13 (NO EASEMENTS, UTILITIES, ETC. AFFECTING SUBJECT PROPERTY SHOWN ON PLAT)
40. MATTERS OF SURVEY - PLAT BOOK 15038 PG. 88 (DOES NOT APPLY - SUBJECT PROPERTY NOT PART OF SURVEY SHOWN IN PB 15038-88)
41. EASEMENT FOR MAINTENANCE TO SCANA SERVICES, INC. - DEED BOOK 19185 PG. 29 (DOES NOT APPLY)
42. MEMORANDUM OF LEASE - DEED BOOK 19788 PG. 105 (DOES NOT APPLY)

N/F
 SOUTH CAROLINA ELECTRIC & GAS CO.
 TMS 006897-01-042 (PORTION)
 DB 0318 PG 0030
 PB 135-G PG 13 & 16753 PG 163



SC HWY 35 (12TH STREET EXT.) R/W VARIES



ALTA/NSPS PLAT PREPARED FOR
PARIS ACQUISITIONS, LTD.
 SITE LOCATED IN LEXINGTON COUNTY, CAYCE, SOUTH CAROLINA

SCALE: 1" = 100' DATE: NOVEMBER 21, 2019

- REFERENCES:
1. LEXINGTON COUNTY TAX MAP NUMBER 006897-01-042 (PORTION)
 2. PLAT OF "OTARRE CENTRE" PREPARED FOR "SOUTH CAROLINA ELECTRIC & GAS COMPANY" BY POWER ENGINEERING COMPANY, INC., DATED JULY 23, 2013, AND RECORDED IN THE LEXINGTON COUNTY R.O.D. IN PLAT BOOK "16753" AT PAGE 163.
 3. SOUTHEASTERN PORTION OF TRACT "A" SHOWN ON A PLAT PREPARED FOR "S.C. ELECTRIC AND GAS CO." BY ASSOCIATED ENGINEERS & ASSOCIATES, INC., DATED DECEMBER 16, 1988.
 4. PROPERTY SURVEYED FOR "ENERGY SUBSIDIARY, INC." BY B.P. BARBER & ASSOCIATES, INC., DATED APRIL 15, 1971, AND RECORDED IN PLAT BOOK 135 AT PAGE 13.
 5. HIGHWAY 321 - REGIONAL SEWER LINE CITY OF CAYCE WASTEWATER COLLECTION SYSTEM PREPARED FOR "CITY OF CAYCE" BY AMERICAN ENGINEERING CONSULTANTS, INC., DATED OCTOBER 20, 1998, REVISED FEBRUARY 1, 1999.
 6. ALTA/NSPS SURVEY PREPARED FOR "PARIS ACQUISITIONS, LTD." BY ASSOCIATED E & S, INC., DATED OCTOBER 19, 2016, AND REVISED JANUARY 27, 2017.

CERTIFICATION:
 I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

TO: PARIS ACQUISITIONS, LTD., A NORTH CAROLINA CORPORATION & STEWART TITLE GUARANTEE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11 & 13 OF TABLE A THEREOF; THE FIELD WORK WAS COMPLETED ON OCTOBER 29, 2019, ALSO, AT THE TIME OF THE SURVEY THERE WAS NO OBSERVED EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION/REPAIRS (OTHER THAN SHOWN HEREON), SITE USE AS SOLID WASTE DUMP OR LANDFILL; AND NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINE OR WETLAND AREAS AFFECTING THE SUBJECT PROPERTY.

ACCORDING TO FEMA/FIRM PANEL #45063C0291 J DATED JULY 5, 2018, THE LAND SHOWN HEREON IS LOCATED IN ZONES AE & X.

LARRY W. SMITH, S.C.P.L.S. NO. 3724
ASSOCIATED E & S, INC.
 800 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA, 29169 - PH. 791-1550

Exhibit B



Main Street

Exhibit B



**West Main Street
View of Multifamily**

Exhibit B

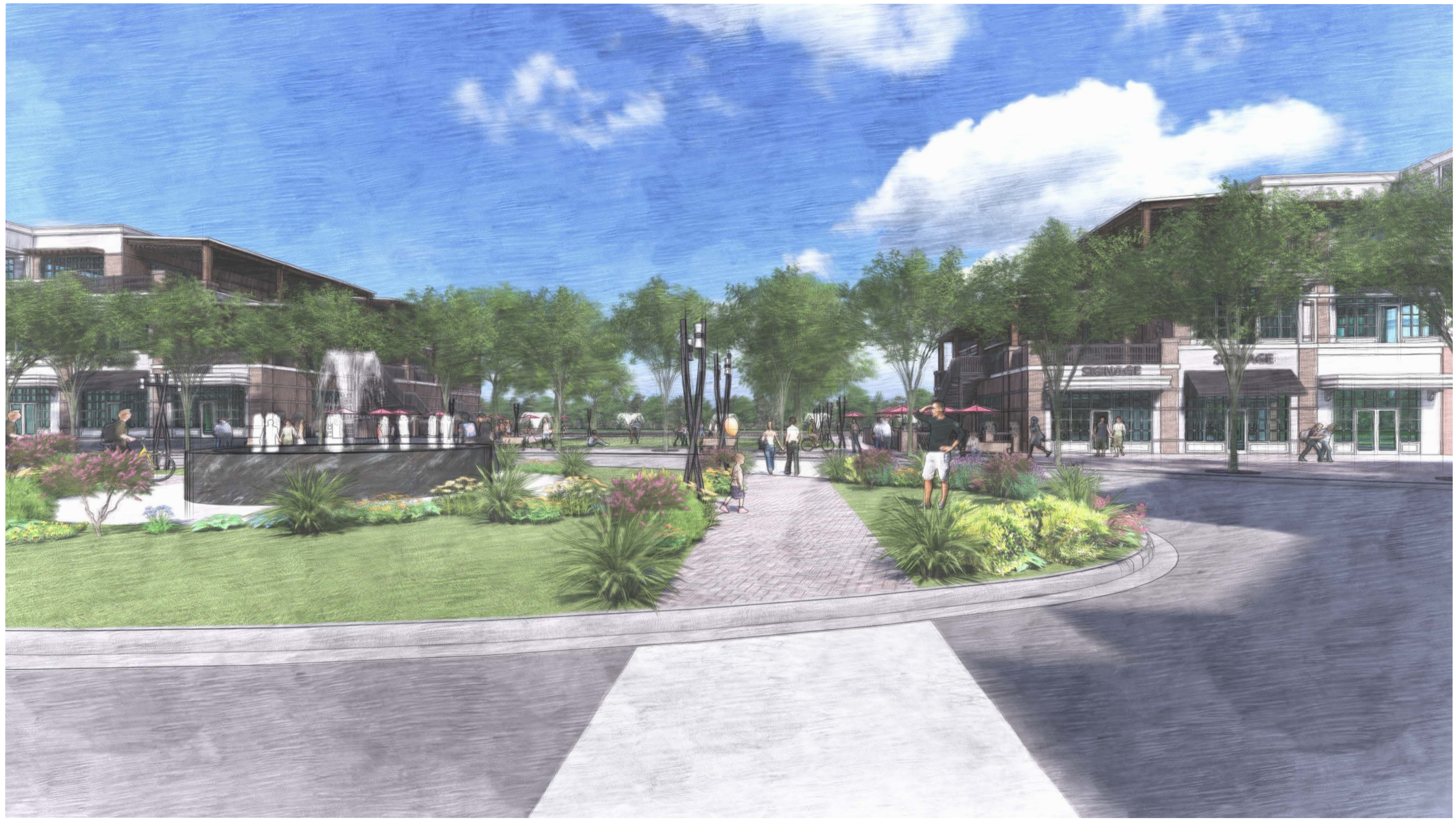


**West Main Street
View of Multifamily**

Exhibit B



Lifestyle Storage

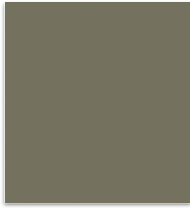


SOUTHERN COMMONS
CAYCE, SOUTH CAROLINA

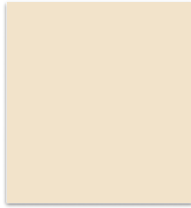
VIEW OF THE COMMONS



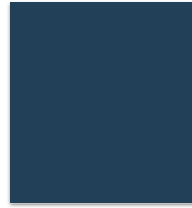
Exhibit D Color Chart



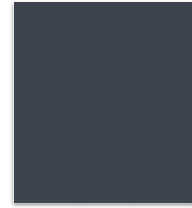
SW 2851
**Sage Green
Light**
Interior/Exterior



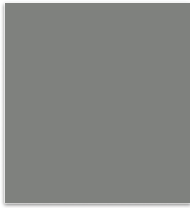
SW 6371
Vanillin
Interior/Exterior



SW 9177
Salty Dog
Interior/Exterior



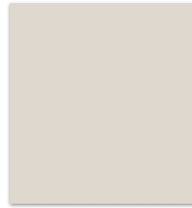
SW 2739
Charcoal Blue
Interior/Exterior



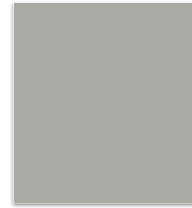
SW 7067
Cityscape
Interior/Exterior



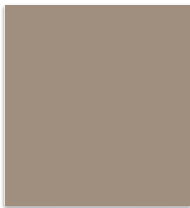
SW 7069
Iron Ore
Interior/Exterior



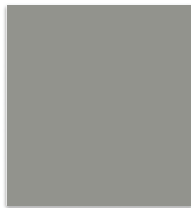
SW 7628
**Windfresh
White**
Interior/Exterior



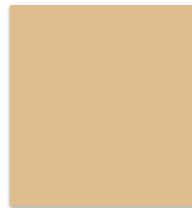
SW 7650
Ellie Gray
Interior/Exterior



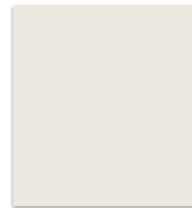
SW 9084
Cocoa Whip
Interior/Exterior



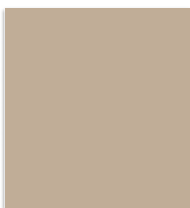
SW 9164
Illusive Green
Interior/Exterior



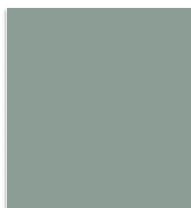
SW 9023
Dakota Wheat
Interior/Exterior



SW 7008
Alabaster
Interior/Exterior



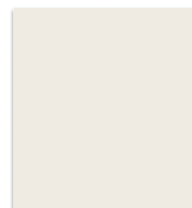
SW 9111
Antler Velvet
Interior/Exterior



SW 9133
Jasper Stone
Interior/Exterior

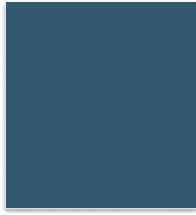


SW 9183
Dark Clove
Interior

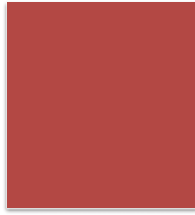


SW 7551
Greek Villa
Interior/Exterior

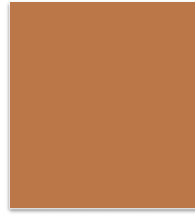
Exhibit D Color Chart - cont



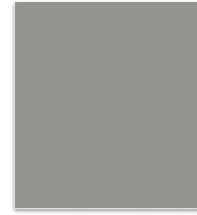
SW 9150
Endless Sea
Interior/Exterior



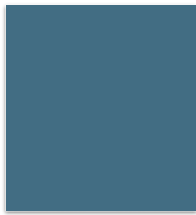
SW 6607
Red Tomato
Interior/Exterior



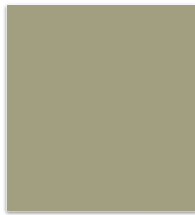
SW 6362
Tigereye
Interior/Exterior



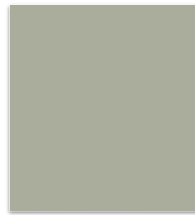
SW 7669
Summit Gray
Interior/Exterior



SW 7607
Santorini Blue
Interior/Exterior



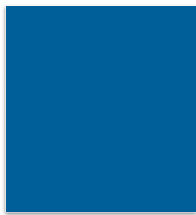
SW 7728
Green Sprout
Interior/Exterior



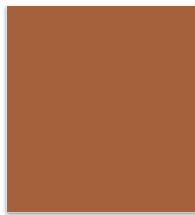
SW 7741
Willow Tree
Interior/Exterior



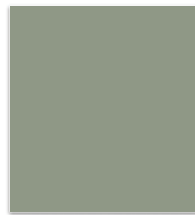
SW 6473
Surf Green
Interior/Exterior



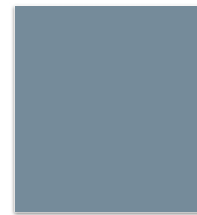
SW 6965
Hyper Blue
Interior/Exterior



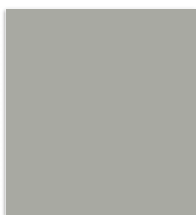
SW 6356
Copper Mountain
Interior/Exterior



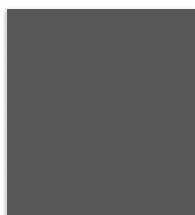
SW 9129
Jade Dragon
Interior/Exterior



SW 6242
Bracing Blue
Interior/Exterior



SW 7066
Gray Matters
Interior/Exterior



SW 7674
Peppercorn
Interior/Exterior

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)
)
CITY OF CAYCE)
)

ORDINANCE 2020-03
Amending the Zoning Map and
Rezoning Property Located at the
Southwest Corner of Saxe Gotha and
12th Street Extension (A Portion of Tax
Map Number 006897-01-042, Plat Book
16753, Page 163)

WHEREAS, TSO Cayce Development, LLLP, as the agent for the property owner, Dominion Energy South Carolina, Inc. (f/k/a SCANA), requested that the City of Cayce rezone and amend the Zoning Map to re-designate approximately 35.70 acres of the property located at the southwest corner of Saxe Gotha Drive and 12th Street Extension (being a portion of Tax Map Number 006897-01-042, Plat Book 16753, Page 163;) as more particularly shown on Exhibit A, now zoned Light Industrial (M-1), to a Planned Development District (PDD), and

WHEREAS, the Planning Commission held a regularly scheduled public hearing on this request to receive comments from the public and adjacent property owners, and

WHEREAS, the Planning Commission met on February 24, 2020, to receive and review public comments and vote on recommending the rezoning request, and the Planning Commission, at that public meeting, voted unanimously to recommend to City Council this requested change in the existing zoning,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, that

1. The property described above, and shown on the attached sketch marked as Exhibit A ("the Property"), is hereby rezoned and reclassified on the Zoning Map of the City of Cayce as PDD-MU, Planned Development District, Mixed Use, with the conditions and restrictions as shown on the attached Exhibit B, consisting of eighteen (18) pages.

2. The foregoing provisions of this Ordinance are expressly subject to and contingent upon TSO Cayce Development, LLLP, acquiring fee simple title to the Property on or before August 31, 2020 (the "Outside Acquisition Date"). In the event that TSO Cayce Development, LLLP, does not acquire fee simple title to the Property by the Outside Acquisition Date, then the provisions of this Ordinance shall be null and void and of no further effect. For the avoidance of doubt, the provisions of this Ordinance are only effective upon TSO Cayce Development, LLLP, acquiring fee simple title to the Property on or before the Outside Acquisition Date. TSO Cayce Development, LLLP, shall notify the City Manager on or before August 31, 2020, as to the acquisition of fee simple title to the Property.

This Ordinance shall be effective following the date of second reading approval by Council, and upon the occurrence of the contingency described above.

DONE IN MEETING DULY ASSEMBLED, this _____ day of _____ 2020.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

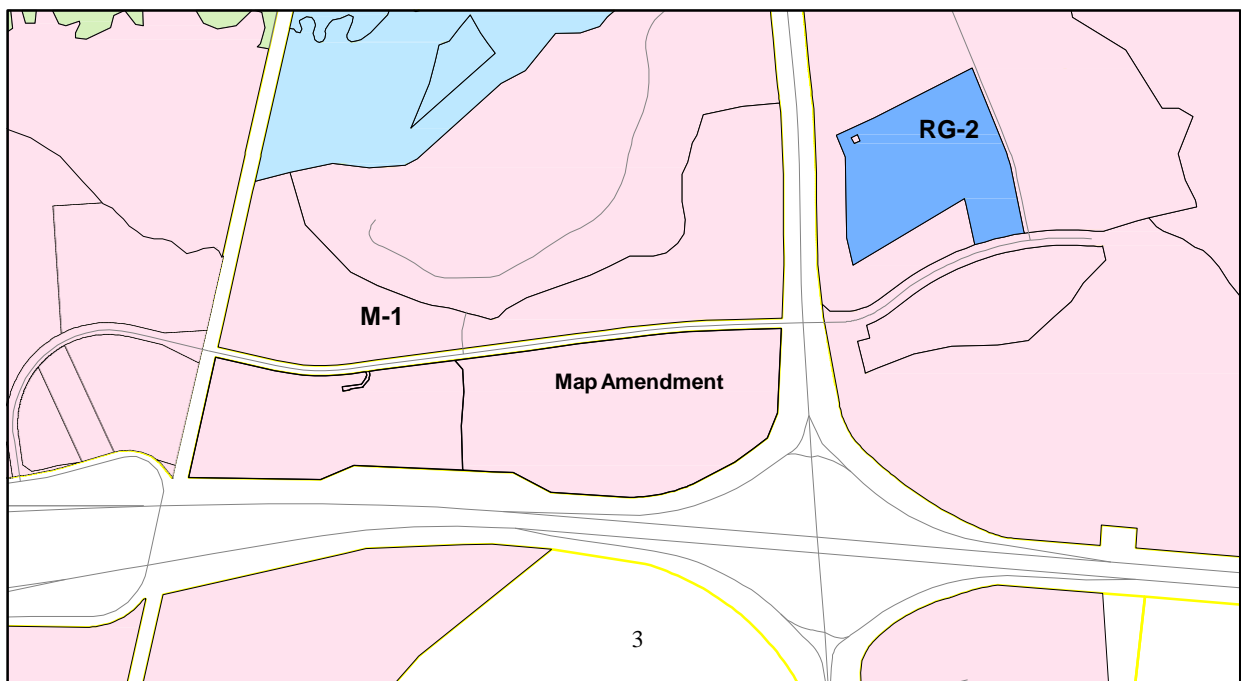
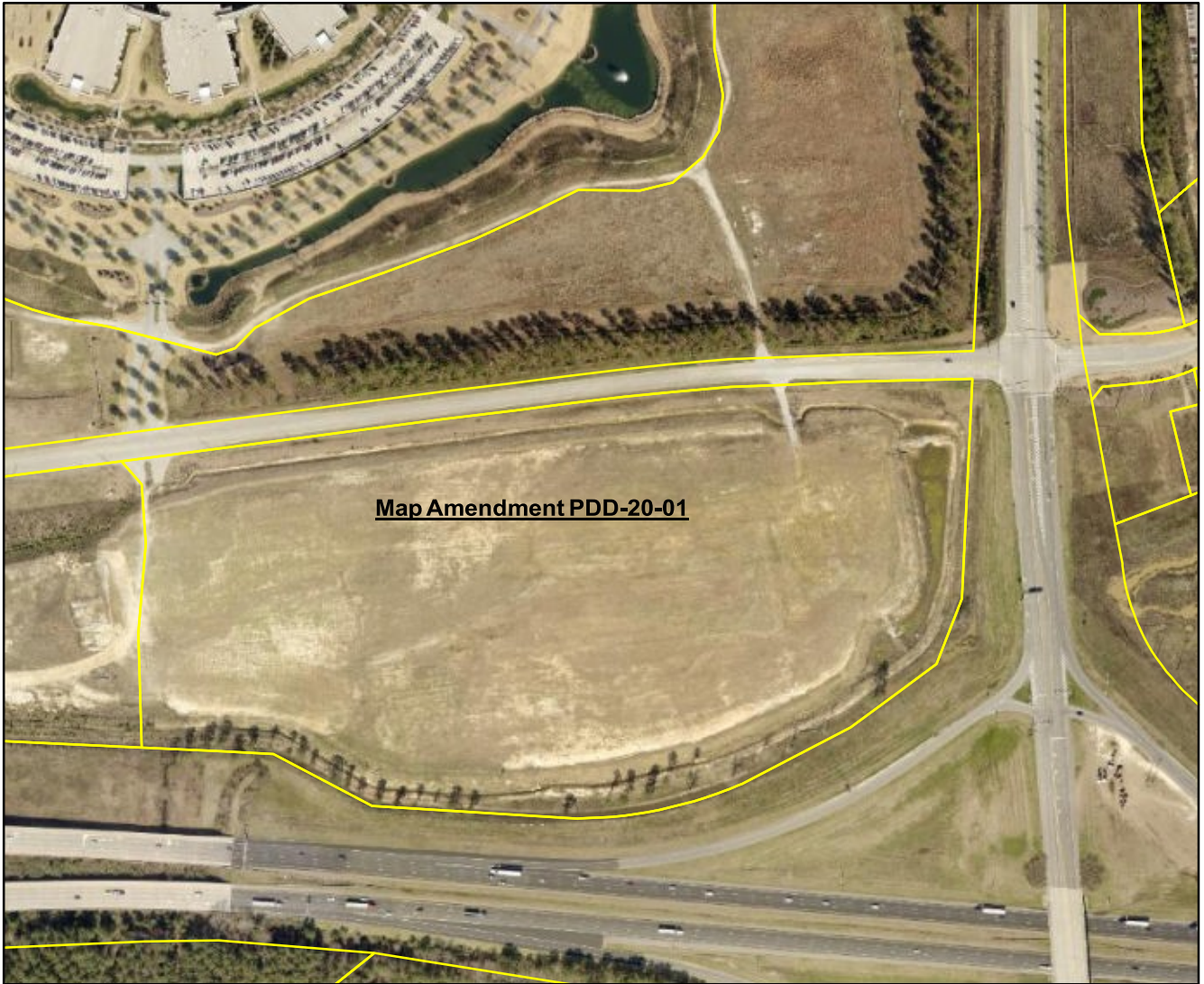
First Reading: _____

Second Reading and Adoption: _____

Approved as to form: _____
Danny C. Crowe, City Attorney

|

EXHIBIT A



[Exhibit B](#)

City of Cayce
South Carolina
Planning Commission Zoning Map Amendment

Date Filed: January 24, 2020

Request No: _____

Fee: \$ 200.00

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 M-1 Light Industrial within the I-77 Gateway Design Overlay District to Planned Development District (PDD).

The justification for this change is as follows;

For the establishment of a Planned Development District (PDD) to rezone the subject Property to establish guidelines that will permit for the development of the Property as a Mixed-Use Village concept that meets and exceeds the City's desire for a "Gateway" development project and that will establish a firm precedent for future developments within the City of Cayce.

APPLICANT(S) [print]: TSO Cayce Development, LLLP a Delaware Company
Address: c/o The Simpson Organization, 1170 Peachtree Street, Suite 2000, Atlanta, GA 30309
Telephone: (404) 872-3990 [Business] _____ [Residence]
Interest: Owner(s): Agent of owner(s): X Other:

OWNER(S) [if other than Applicant(s)] : Dominion Energy South Carolina (f/k/a SCANA)
Address: 100 SCANA Parkway, Cayce, SC 29033
Telephone: (XXX) XXX-XXXX [Business] _____ [Residence]

PROPERTY ADDRESS: SW Corner of Saxe Gotha Drive and SC Hwy 35
Lot _____ Block _____ Subdivision _____
Tax Map No. 006897-01-042 Plat Book 16753 Page 163
Lot Dimensions: _____ Area: [sq. ft. or acreage] 35.70 Acres
Deed restrictions/limitations on property:

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: _____ Dominion Energy South Carolina, Inc.



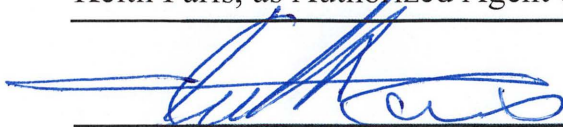
Owner signature(s)

REVIEWED
BY
LEGAL
1/29/20
JB

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

Date: 1.29.20

Keith Paris, as Authorized Agent of TSO Cayce Development, LLLP



Applicant signature(s)

Official Use Only:

Property posted: _____ By: _____

Published in Newspaper on: _____

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.



January 17, 2020

Planning & Development
1800 12th Street
Cayce, SC 29033

Attn: Carroll Williamson, AICP
Planning and Development Director

Re: Southern Commons – Cayce

Dear Mr. Williamson,

Thank you for your assistance with the proposed Village Development on Saxe Gotha Road, at the intersection of Interstate 77 and 12th Street.

The Developers are submitting this Preliminary Package for your review, to assist the Planning Department and the Town Council in understanding the vision for this property. While maintaining the concept of Main Street, with 3 focal points, including the “Commons” area, the petitioner would like the flexibility to interchange the various components to satisfy market demands. As described in the Phasing Plan and the Story, the development will be built over years to intentionally assist with giving the feeling of “permanence” as is evident in the most memorable Southern Villages.

Please review the Preliminary Submittal and inform if we need to provide you with additional information or drawings.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen F. Overcash".

Stephen F. Overcash, RA
Principal

January 24, 2020 (Revised February 12, 2020; Revised March 16, 2020)

Mr. Carroll Williamson
City of Cayce - Planning and Development
1800 12th Street
Cayce, SC 29033

RE: Application for Zoning Map Amendment – A Planned Development District

A proposed development of a mixed-use village, in Cayce, South Carolina, by TSO Cayce Development, LLLP, an affiliate of The Simpson Organization (“Developer”) and as Authorized Agent of Dominion Energy South Carolina.

Property

An approximate 35-acre property located in Cayce, South Carolina at the northwest corner of the intersection of Interstate 77 and 12th Street Extension and bounded by Saxe Gotha Drive to the north (the “Property”).

Purpose

The purpose of this application is for the establishment of a Planned Development District (PDD) to rezone the subject Property to establish guidelines that will permit for the development of the Property as generally described below.

The Developer anticipates the Project will be a mixed-use village development. The Project is expected to contain approximately 165,000 square feet of retail, restaurants and brewpub, an entertainment component, a hotel, a lifestyle-storage building, multi-family apartment units, and limited but integrated educational, service, and office to-be-determined.

The attached Site Plan adheres to the City of Cayce Zoning Ordinance Section 3.7-3 Application Requirements and per Section 8.5-5 Plan Requirements and depicts the following: acreage of each major component including residential (multi-family) and non-residential, dwelling units and density, setback lines, proposed building locations, proposed number of parking spaces and possible structured parking, and the proposed “Commons” area for public gathering and events.

Homeowners’ Association

There will not be a “homeowners’ association.” The overall project will be subject to a project-specific declaration of easements, covenants, conditions, and restrictions: “Declaration.” The major project components, including the outparcels, the multi-family residential complex, the hotel and the entertainment complex will be subdivided and platted. Per the Declaration, the individual property owners/operating entities will be required to pay an annual assessment to the Declarant as a contribution towards the maintenance of the common project amenities including landscaping and irrigation, all parking lots, sidewalks, internal drives, signage, storm drainage/retention, and The Commons gathering area.

Project Phasing and Justification

The Property will be developed in several phases based on market conditions. The Developer anticipates further subdividing the Property such that the hotel, apartments, life-style storage building, and the outparcels are all contained on their own tax parcels. Following approval of the PDD rezoning and subsequent closing on the land purchase contract, the Developer will initiate final site design and civil engineering for plan approval.

Phase 1 Components of the development:

- Upon plan approval, the Developer will commence the site work - mass grading and infrastructure with construction of internal roadways, utilities, and the amenity/retention pond as shown on the Site Plan to support the overall project and the separate parcels.
- After construction of the infrastructure is completed, development will commence first on component (1) the hotel. The hotel will be designed, permitted, and constructed by an independent, third-party developer.
- Development will then commence on component (2) that includes “The Commons” gathering place and the adjacent restaurants and retail shops with a completion scheduled in coordination with the hotel project.
- The next components on which development will commence will be component (3) multi-family/apartments and component (4) life-style storage. These components will also be designed, permitted, and constructed by independent, third-party developers. These components are complementary and will enhance the demand for the additional future retail planned in Phase 2 outlined below.
- Development of three (3) of the four (4) Phase 1 Components will commence within three (3) years of the later of closing on the land purchase contract or final plan approval.

Phase 2 Components of the development:

- This phase includes development of the remaining Main Street components: the central entertainment complex and the retail shops expanding the length of Main Street from the courtyard at the entrance to the multi-family, down to the restaurants and gathering area at The Commons.
- The Main Street entertainment anchor and a substantial portion of the Main Street retail shops will be developed based on leases executed during the Phase 1 construction period.
- The Phase 2 Main Street components will be developed within five (5) years of the later of closing on the land purchase contract or final plan approval.

Phase 3 Components of the development:

- This phase includes the remaining outparcels which may be developed at any time, based on market demand, after the Developer closes on the land purchase contract or following final plan approval.

Planned Development District (PDD) – Creation and Definition

The proposed mixed-use village concept has been designed in consideration of the I-77 Gateway Design Overlay District. (“I-77 DOD”) and significantly adheres to the current zoning of the Property. The following PDD outline follows the I-77 DOD and addresses proposed exceptions to the I-77 DOD, requests confirmations and seeks clarifications as necessary for specific items.

Development requirements and standards established in the I-77 DOD and not specifically addressed in this PDD are accepted as-is and shall apply. The City and Developer also agree that it may be necessary to further revise and/or clarify any discrepancies in this PDD to confirm a clear understanding and agreement of the intended development standards and provide clarity to ensure adherence to the PDD.

Overall layout of the development shall adhere to Exhibits that depict (A) the overall layout of the development, (B) Main Street, and (C) the Commons. Any major changes to the plan for these three (3) exhibits shall require approval by the Planning Commission.

Per Section 6.10-3 Uses of the I-77-DOD

1) I-77 Gateway Design Overlay District

a. Permitted Uses.

The permitted uses are generally per the I-77 Design Overlay District with the following confirmations for items (i) and (ii) and with the additional permitted uses and qualifications per items (iii) through (ix):

- i. Accepted as-is with confirmation that multi-family residential is allowed within the PDD (per Ordinance 2019-24).
- ii. Accepted as-is with confirmation that commercial includes all retail, service and restaurants, except those expressly prohibited in section (b) below.
- iii. “Lifestyle-Storage” will be a permitted use (see item b. xvi below). Lifestyle-Storage is not the traditional mini-warehouse or self-storage. Developer intends to construct the lifestyle storage component with an exterior façade that will be architecturally designed to fit within the multi-family residential area of the mixed-use development and that will comply with related zoning.
- iv. Drive-thru facilities supporting financial institutions.
- v. Drive-thru facilities supporting fast-casual and quick-serve restaurants.
- vi. Entertainment component shall mean any tenant providing any or all of the following: movie theater, bowling, arcade games, sports bar, brewpub, etc., and additionally serving food and beverages.
- vii. A brewpub is primarily an eating and drinking establishment with a small brewery on the premises which produces beer, ale, or other malt beverages and where the majority of the beer produced is consumed on the premises but also allows the brewpub to sell its products at retail for off-site consumption.

- viii. Other boutique wine and craft beer shops that allow for on-site and off-site consumption.
- ix. As a benefit to both the development and to the City, the Developer intends to work with the City to permit and approve an on-site Public Safety substation and to jointly agree on its size and location.

b. Prohibited Uses

The uses prohibited are per the I-77 Design Overlay District, except with the following clarifications/confirmations, exceptions, and additions:

viii. Billboards

Pylon or monument signs, “Bell Tower” signs and building façade signage are not to be considered “Billboards.”

xii. Outdoor sales

Temporary sidewalk and/or parking lot special event sales (by tenants or pop-ups) are not to be considered “Outdoor sales.”

xvi. Mini warehouses and self-storage units (per Ordinance 2019-23).
Not accepted. See Permitted Uses above for “Lifestyle Storage”.

- Developer agrees to the following additional prohibited uses:
 - Car washes.
 - Outdoor auto repair services.

Per Section 6.10-4 Development Standards of the I-77 DOD

1) I-77 Gateway Design Overlay District

a. Setbacks and Buffers

i. For all roadways adjacent the project including Saxe Gotha Drive, 12th Street Extension, Interstate 77 (I-77).

- a) All buildings shall observe a twenty-foot (20’) setback from the applicable road right-of-way.
- b) The setback area shall be landscaped per Section 1) d. Landscaping below and per the approved landscape plan submitted as part of the application for a building permit.
- c) Off-street parking shall be permitted in the setback area that is along the I-77 frontage.

iii. Lifestyle Storage is not to be classified as an “industrial” use and is therefore exempt from the fifty-foot (50’) setback requirement.

b. Parking, Sidewalks, and Circulation

i. Parking Requirements

Accepted as-is with the following revisions, exceptions, and additions.

- c) The setback from the adjacent road right-of-way is twenty feet (20’).
- d) Revised as follows: paragraph (1) is deleted - not applicable.
- e) If structured parking is constructed, it will not exceed two and one-half levels (2.5) with a total height not to exceed thirty feet (30’), and the top level will not be covered with a roof structure.
- f) Deleted - not applicable.
- To facilitate pedestrian access across 12th Street Extension and access to the Cayce Riverwalk, Developer intends to construct a sidewalk on the

south side of Saxe Gotha extending from the intersection with 12th Street Extension to the first curb cut entrance into the development.

c. Building Design

i. The maximum height of any structure is as follows:

- Single story buildings including retail and restaurant. Minimum parapet height of twenty-four feet (24') and a maximum height of forty feet (40').
- Hotel. The maximum height of a hotel shall be five (5) floors or seventy feet (70').
- Multi-family. The maximum height of any multi-family shall be five (5) floors or seventy feet (70').
- All other buildings, including the Entertainment building, will have a maximum height of fifty feet (50').

iv. Material Selection.

Accepted as-is with the following additional materials permitted:

- Smooth architectural metal panels.
- Stucco or synthetic stucco.

v. Colors. ~~Not accepted. To be determined.~~ Shall be determined by the developer, but all colors shall be of a natural hue (not neon) and pre-approved by the Planning Director prior to issuing building permit. Exhibit D Color Chart.

vi. Other Structures and Items.

c) Miscellaneous Exterior Structures. The Developer anticipates submitting plans for the "The Commons" that includes a water feature in the amenity/retention pond and additional lighting and a low-profile project marquee that will be integrated within the water feature or retaining wall.

vii. Lifestyle Storage building architecture shall be designed and constructed to be compatible with both the multifamily and overall development.

d. Landscaping

ii. Landscape Plan Requirements

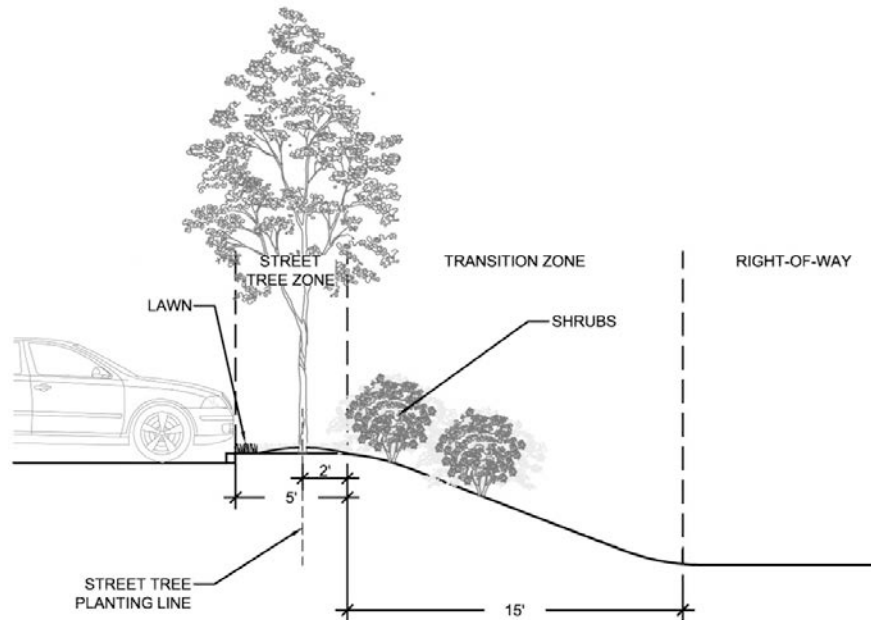
- c) Irrigation plans: Irrigation plans shall be provided by developer for plant materials required as part of the overall development plan. Individually owned lots shall be required to provide irrigation plans under separate permit for plant materials located within their respective lot boundaries.
- d) All plants required as part of each development phase shall be installed by the completion of construction of that phase.
 - Individually owned lots shall be responsible for separate planting plans which shall be issued for review under separate permit(s) and required plants shall be planted at time of development of each lot.

iii. Landscape Planting Standards

- a. The following revisions shall meet the current American Standard for Nursery Stock.
 - (2) Street Trees - minimum of three (3) inch caliper at the time of

- installation. Must be large-maturing tree species.
- (3) Accent Trees - minimum of two and a half (2.5) inch caliper and ten (10) feet in height for multi stem trees at the time of installation.

v. Perimeter Landscape Buffers



a) Street Trees as follows.

1. Street trees along Saxe Gotha Road shall be planted at forty (40) feet on center within the street tree zone along the street tree planting line, as shown in the graphic above. These trees shall apply towards the 50' Parking Area Landscape Requirement for shade trees along parcels where the Street Tree Zone abuts parking lots.
2. Street trees along 12th Street shall be located out of the SCDOT right of way, and shall be grouped to open view corridors to the amenity pond. The total tree quantity of grouped trees along 12th Street shall be equal to one (1) tree per forty (40) feet of road frontage.
3. Along the I-77 landscape buffer, a Type 1 Bufferyard shall be installed consisting of 5 trees per 100 linear feet, or 3 trees and 6 shrubs per 100 linear feet. Plant materials shall be allowed in groupings, shall be a mix of evergreen and deciduous trees, and shall be strategically located in order to best screen the view corridors between the development and I-77. Plant size within the I-77 Bufferyard shall comply with Section 10.1-7, Plant Size & Caliper.
4. Street trees along the signalized main entrance drive shall be 3"

minimum caliper large-maturing species and shall be located at forty (40) feet on center along both sides of the drive.

5. Street trees along Main Street shall be 3" minimum caliper large-maturing species and shall be located at forty (40) feet on center along both sides of the street.
6. All trees not located within a planting bed shall be uniformly mulched at a minimum of fifty (50) square feet at the base of each tree. (restated for continuity)

b) Shrubs as follows.

1. Saxe Gotha Road shall adhere to the shrub requirements in the transition zone as follows. A minimum of fifty (50) shrubs shall be planted for every 100 feet of perimeter landscape buffer. A maximum of three types of shrubs shall be planted for every 100 feet of perimeter landscape buffer. All shrub planting beds shall be mulched.
2. Shrub requirements along 12th Street shall adhere to quantity requirements per 100 feet of landscape buffer, however they may be grouped to accentuate tree massings and view corridors from 12th Street to the amenity pond.
3. Along the I-77 Type 1 Bufferyard, shrubs shall be installed as stated above in a) Street Trees, subsection 3. In areas where the developer chooses only to plant trees at a rate of five (5) trees per 100 linear feet, no shrubs shall be required.

vi. Parking Area Landscape as follows.

- a) Where parking abuts the required Street Tree Zone along Saxe Gotha Road, an uninterrupted and continuous row of parking shall be allowed provided that tree islands are installed at the end of parking bays, and that all spaces adjacent to the street tree zone are within 50' of a shade tree. A maximum of 15 parking spaces are allowed in a continuous row without a required landscape island throughout the remainder of the site, and all other parking spaces shall remain within 50' from a shade tree.

- Additionally, Parking Screening along Saxe Gotha Road out parcels may be met by Perimeter Landscape Buffer shrubs planted at the top of slope within the Transition Zone, per illustration above. Where this condition is not met due to grade inconsistencies, the individual lot owner(s) shall be responsible for additional parking screening shrubs at the time of development of the lot.

vii. Building and Site Landscape. (Open Space) Due to the proposed mixed-use village concept for the site, the following requirements for building

and site landscape shall apply for areas adjacent and around structures within this PDD.

a) A minimum of 10% of the total site's impervious area shall be designated as a mix of site landscape areas, amenity pond and surrounding Commons area, and open space turf areas. These areas shall include a mix of shade trees, accent trees, shrubs, and ground cover/perennial planting areas.

- Open space for multi-family parcels shall be calculated as 25% of the multi-family parcel's total square footage. This open space requirement shall be allowed within the multi-family parcel, located off-parcel within the overall development, or a combination of both.
- Building entrances & building foundation plantings shall be the responsibility of each individual lot owner(s), and shall be permitted under separate permit.

e. Lighting

Accepted as-is with the following exceptions and confirmations.

- Confirm that item ii.b) does not prevent a programmable digital sign.
- Item iii.e) to be revised to state that light poles in the parking lots will not be located within landscaped islands due to conflicts with utilities and maturing trees.

f. Signage and Graphics

The Developer anticipates submitting a project-specific Signage Plan and expects all signage and graphics to be per the I-77 DOD with the following exceptions and/or additional permitted signage.

- Developer intends to construct three (3) pylon or monument signs as indicated on the site plan and as follows:
 - 1) At the fully signalized main entrance to the development. This pylon or monument sign not to exceed thirty (30) feet in height.
 - 2) At the west entrance (aligned with the entrance to DESC) to the development. This pylon or monument sign not to exceed twenty (20) feet in height.
 - 3) At the east right-in/right-out entrance. This pylon or monument sign not to exceed twenty (20) feet in height.
- Developer intends to construct two (2) "bell towers" positioned on the side of the development along Interstate 77 as indicated on the site plan. These bell towers will include project identification welcome signage, tenant signage, and will not exceed fifty (50) feet in height.

iv. Identification signs.

As the outparcel users along Saxe Gotha Drive will be accessed from an internal drive lane, monument signs will therefore be located on this internal drive lane and the building façades facing Saxe Gotha Drive will be allowed signage per section c) Building/Wall Signs.

c) Building/Wall Signs.

Items (1) and (4). Blade and/or banner signs will be allowed in addition to store-front signage on the buildings on the Main Street. Blade and/or banner signage will not be subject to the restriction of not extending more than 8 inches beyond the building or the edges of the wall.

Item (5) Due to the design of the mixed-use village and the Main Street, building signage shall be allowed on both the front and rear and on the sides of the end-cap spaces.

viii. Illumination - to be revised to allow for LED tape lighting.

ix. Prohibited Devices - to be revised to allow for approved digital signage with programmable messaging to be used for marketing, public announcements and special events. Digital signs will follow City of Cayce Sign Regulation requirements.

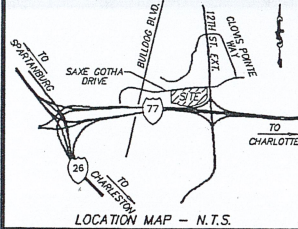
Exhibit A Site Plan

- A. Mixed Use: 3 Stories
- B. Restaurant/Entertainment: 1 or 2 Stories • 20,000 sf
- C. Retail: 1 Story
- D. Hotel: 5 Stories • 112 Keys
- E. Entertainment: 40,000 sf
- F. Apartments: 5 Stories • 230 Units + Parking Structure
- G. Lifestyle Storage: 3 Stories • 100,000 sf + 4,500 sf Retail

Summary

Retail/Restaurants:	125,000 sf
Mixed Use:	45,000 sf
Entertainment:	40,000 sf
Apartments:	230 Units
Hotel:	112 Keys
Lifestyle Storage:	100,000 sf
Parking:	1,200 Spaces





EXCEPTIONS PER SCHEDULE B
 FILE/COMMITMENT NO. 293.0012v.4
 EFFECTIVE DATE SEPT. 10, 2019 @ 8:00 AM

- 10. ELECTRIC EASEMENT - DEED BOOK 6-M PG. 500 (MAY APPLY - BLANKET TYPE, NOT PLOTTABLE BY DESCRIPTION)
- 11. RIGHT OF WAY GRANT - DEED BOOK 15-L PG. 5 (MAY APPLY - SCE&G DRAWING CP-11104 NOT PROVIDED)
- 12. POWER LINE RIGHT OF WAY - DEED BOOK 21-L PG. 255 (MAY APPLY - SCE&G DRAWING CP-12294 NOT PROVIDED)
- 13. RIGHT OF WAY GRANT - DEED BOOK 56 PG. 176 (DOES NOT APPLY)
- 14. RIGHT OF WAY GRANT - DEED BOOK 60 PG. 194 (DOES NOT APPLY)
- 15. R/W EASEMENT TO S.C.E. & G. CO. - DEED BOOK 85 PG. 295 (DOES NOT APPLY)
- 16. R/W EASEMENT TO S.C.E. & G. CO. - DEED BOOK 99 PG. 169 (MAY APPLY - NEED SCE&G DRAWING C-56, 45B TO VERIFY)
- 17. SEWER EASEMENT TO CITY OF CAYCE - DEED BOOK 223 PG. 93 (DOES NOT APPLY)
- 18. SEWER EASEMENT TO CITY OF CAYCE - DEED BOOK 241 PG. 138 (DOES NOT APPLY)
- 19. R/W EASEMENT TO S.C.E. & G. CO. - DEED BOOK 285 PG. 117 (BLANKET ESM. MAY APPLY - UNABLE TO PLOT BY DEED DESCRIPTION)
- 20. SEWER EASEMENT TO CITY OF COLUMBIA - DEED BOOK 1666 PG. 251 (MAY APPLY - NEED REFERENCED FILE #162-15 TO VERIFY)
- 21. SEWER FORCE MAIN EASEMENT - DEED BOOK 2806 PG. 044 (DOES NOT APPLY)
- 22. TITLE TO REAL ESTATE - DEED BOOK 4450 PG. 69 (ITEMS MAY APPLY - REFERENCED PLAT NOT PROVIDED)
- 23. CHANGE OF ACCESS - DEED BOOK 5432 PG. 320 (CURRENT R/W ACCESS ALONG SAXE GOTHA DR. PLOTTED & SHOWN)
- 24. SEWER LINE EASEMENT - DEED BOOK 9258 PG. 32 (DOES NOT APPLY)
- 25. WATER LINE EASEMENT - DEED BOOK 9258 PG. 34 (DOES NOT APPLY)
- 26. SEWER LINE EASEMENT - DEED BOOK 9763 PG. 212 (DOES NOT APPLY)
- 27. SEWER EASEMENT - DEED BOOK 5136 PG. 205 (5136/215 ADDENDUM) (DOES NOT APPLY)
- 28. WATER SYSTEM TO CITY OF CAYCE - DEED BOOK 5756 PG. 250 (VALVES & HYDRANTS NEAR SUBJECT PROPERTY PLOTTED & SHOWN HEREON)
- 29. WATER LINE EASEMENT - DEED BOOK 14075 PG. 306 (DOES NOT APPLY)
- 30. SANITARY SEWER LINE EASEMENT - DEED BOOK 14359 PG. 205 (PORTION AFFECTING SUBJECT PROPERTY PLOTTED & SHOWN HEREON)
- 31. LIMITED WARRANTY DEED - DEED BOOK 15192 PG. 42 (DOES NOT APPLY)
- 32. STORMWATER AGREEMENT - DEED BOOK 16652 PG. 113 (MAY APPLY - BLANKET TYPE, NOT PLOTTABLE)
- 33. WATER LINE EASEMENT - DEED BOOK 15985 PG. 142 (DOES NOT APPLY)
- 34. SEWER LINE EASEMENT - DEED BOOK 15985 PG. 147 (DOES NOT APPLY)
- 35. MATTERS OF SURVEY - PLAT BOOK 16793 PG. 163 (PLOTTED & SHOWN HEREON)
- 36. MATTERS OF SURVEY - PLAT BOOK 233-G PG. 132 (NO EASEMENTS, UTILITIES, ETC. AFFECTING SUBJECT PROPERTY SHOWN ON PLAT)
- 37. MATTERS OF SURVEY - PLAT BOOK 341 PG. 7-8 (DOES NOT APPLY - SUBJECT PROPERTY NOT PART OF SURVEY SHOWN IN PB 341-7 & 8)
- 38. MATTERS OF SURVEY - PLAT BOOK 69-G PG. 68 (NO EASEMENTS, UTILITIES, ETC. APPLY TO SUBJECT PROPERTY)
- 39. MATTERS OF SURVEY - PLAT BOOK 135-G PG. 13 (NO EASEMENTS, UTILITIES, ETC. AFFECTING SUBJECT PROPERTY SHOWN ON PLAT)
- 40. MATTERS OF SURVEY - PLAT BOOK 15038 PG. 88 (DOES NOT APPLY - SUBJECT PROPERTY NOT PART OF SURVEY SHOWN IN PB 15038-88)
- 41. EASEMENT FOR MAINTENANCE TO SCANA SERVICES, INC. - DEED BOOK 19185 PG. 29 (DOES NOT APPLY)
- 42. MEMORANDUM OF LEASE - DEED BOOK 19788 PG. 105 (DOES NOT APPLY)

N/F
 SOUTH CAROLINA ELECTRIC & GAS CO.
 TMS 006897-01-042 (PORTION)
 DB 0318 PG 0030
 PB 135-G PG 13 & 16753 PG 163



SC HWY 35 (12TH STREET EXT.) R/W VARIES



ALTA/NSPS PLAT PREPARED FOR
PARIS ACQUISITIONS, LTD.
 SITE LOCATED IN LEXINGTON COUNTY, CAYCE, SOUTH CAROLINA
 SCALE: 1" = 100' DATE: NOVEMBER 21, 2019

- REFERENCES:
1. LEXINGTON COUNTY TAX MAP NUMBER 006897-01-042 (PORTION)
 2. PLAT OF "OTARRE CENTRE" PREPARED FOR "SOUTH CAROLINA ELECTRIC & GAS COMPANY" BY POWER ENGINEERING COMPANY, INC., DATED JULY 23, 2013, AND RECORDED IN THE LEXINGTON COUNTY R.O.D. IN PLAT BOOK "16753" AT PAGE 163.
 3. SOUTHEASTERN PORTION OF TRACT "A" SHOWN ON A PLAT PREPARED FOR "S.C. ELECTRIC AND GAS CO." BY ASSOCIATED ENGINEERS & ASSOCIATES, INC., DATED DECEMBER 16, 1988.
 4. PROPERTY SURVEYED FOR "ENERGY SUBSIDIARY, INC." BY B.P. BARBER & ASSOCIATES, INC., DATED APRIL 15, 1971, AND RECORDED IN PLAT BOOK 135 AT PAGE 13.
 5. HIGHWAY 321 - REGIONAL SEWER LINE CITY OF CAYCE WASTEWATER COLLECTION SYSTEM PREPARED FOR "CITY OF CAYCE" BY AMERICAN ENGINEERING CONSULTANTS, INC., DATED OCTOBER 20, 1998, REVISED FEBRUARY 1, 1999.
 6. ALTA/NSPS SURVEY PREPARED FOR "PARIS ACQUISITIONS, LTD." BY ASSOCIATED E & S, INC., DATED OCTOBER 19, 2016, AND REVISED JANUARY 27, 2017.

CERTIFICATION:
 I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

TO: PARIS ACQUISITIONS, LTD., A NORTH CAROLINA CORPORATION & STEWART TITLE GUARANTEE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 8, 11 & 13 OF TABLE A THEREOF; THE FIELD WORK WAS COMPLETED ON OCTOBER 29, 2019, ALSO, AT THE TIME OF THE SURVEY THERE WAS NO OBSERVED EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION/REPAIRS (OTHER THAN SHOWN HEREON), SITE USE AS SOLID WASTE DUMP OR LANDFILL; AND NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINE OR WETLAND AREAS AFFECTING THE SUBJECT PROPERTY.

ACCORDING TO FEMA/FIRM PANEL #45063C0291 J DATED JULY 5, 2018, THE LAND SHOWN HEREON IS LOCATED IN ZONES AE & X.
 LARRY W. SMITH, S.C.P.L.S. NO. 3724
ASSOCIATED E & S, INC.
 800 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA, 29169 - PH. 791-1550

Exhibit B



Main Street

Exhibit B



**West Main Street
View of Multifamily**

Exhibit B



**West Main Street
View of Multifamily**

Exhibit B



Lifestyle Storage

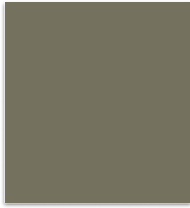


SOUTHERN COMMONS
CAYCE, SOUTH CAROLINA

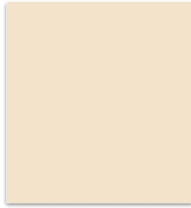
VIEW OF THE COMMONS



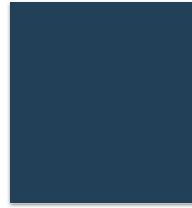
Exhibit D Color Chart



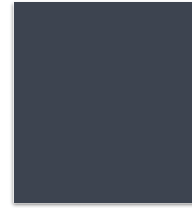
SW 2851
**Sage Green
Light**
Interior/Exterior



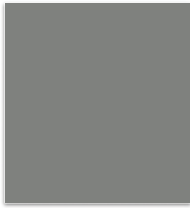
SW 6371
Vanillin
Interior/Exterior



SW 9177
Salty Dog
Interior/Exterior



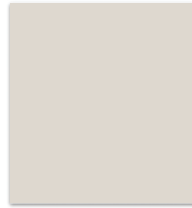
SW 2739
Charcoal Blue
Interior/Exterior



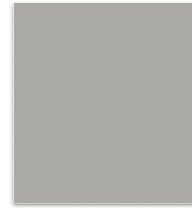
SW 7067
Cityscape
Interior/Exterior



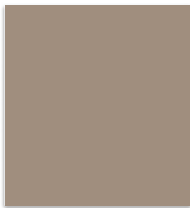
SW 7069
Iron Ore
Interior/Exterior



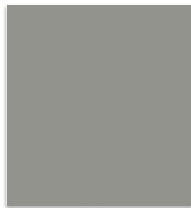
SW 7628
**Windfresh
White**
Interior/Exterior



SW 7650
Ellie Gray
Interior/Exterior



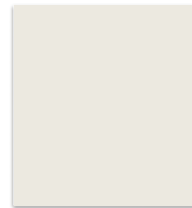
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Cocoa Whip
Interior/Exterior



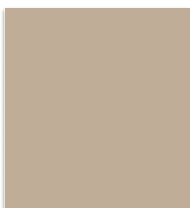
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Illusive Green
Interior/Exterior



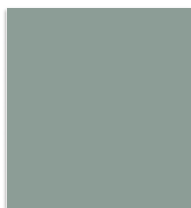
SW 9023
Dakota Wheat
Interior/Exterior



SW 7008
Alabaster
Interior/Exterior



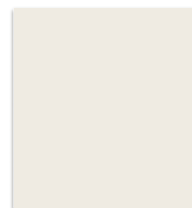
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Interior/Exterior



SW 9133
Jasper Stone
Interior/Exterior

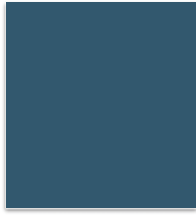


SW 9183
Dark Clove
Interior

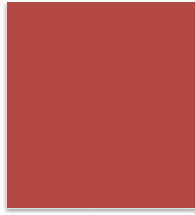


SW 7551
Greek Villa
Interior/Exterior

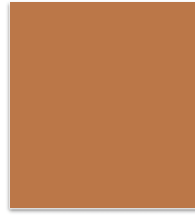
Exhibit D Color Chart - cont



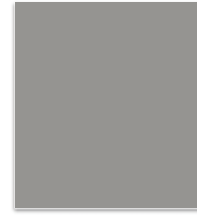
SW 9150
Endless Sea
Interior/Exterior



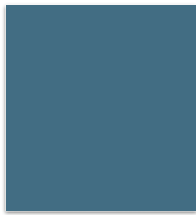
SW 6607
Red Tomato
Interior/Exterior



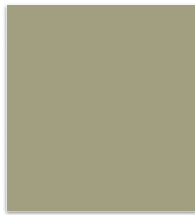
SW 6362
Tigereye
Interior/Exterior



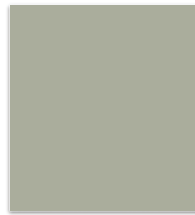
SW 7669
Summit Gray
Interior/Exterior



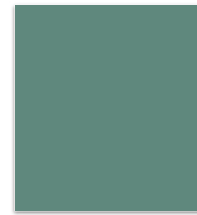
SW 7607
Santorini Blue
Interior/Exterior



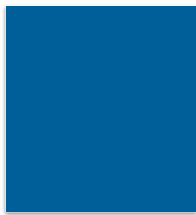
SW 7728
Green Sprout
Interior/Exterior



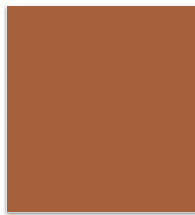
SW 7741
Willow Tree
Interior/Exterior



SW 6473
Surf Green
Interior/Exterior



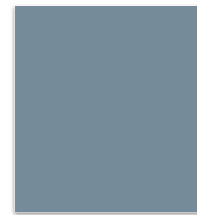
SW 6965
Hyper Blue
Interior/Exterior



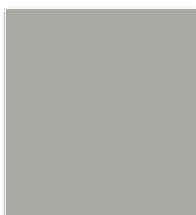
SW 6356
Copper Mountain
Interior/Exterior



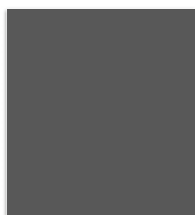
SW 9129
Jade Dragon
Interior/Exterior



SW 6242
Bracing Blue
Interior/Exterior



SW 7066
Gray Matters
Interior/Exterior



SW 7674
Peppercorn
Interior/Exterior

STATE OF SOUTH CAROLINA)	EMERGENCY ORDINANCE 2020-04
)	Authorizing Electronic Meetings of
COUNTY OF LEXINGTON)	Council, Quorums and Voting by
)	Electronic Means, and Other Related
CITY OF CAYCE)	Measures for Council Meetings

WHEREAS, S.C. Code section 5-7-250(d) authorizes Council to adopt emergency ordinances (with certain limitations not applicable to this Ordinance) for a limited period of sixty days; and

WHEREAS, the current coronavirus pandemic has created an emergency for our City and our Nation such that the Council, in the exercise of its statutory authority, believes it to be in the public interest, and in the interest of the effective operation of the City government, to provide the Council with the ability to meet and act expeditiously when needed,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, as follows:

1. All City Code provisions, and any Council rules or practices, that require the physical presence of Council members to constitute a meeting, or for purposes of determination of a quorum, or for purposes of voting, are suspended.
2. Council meetings by electronic means (defined as telephonic, broadcast video, computer-based, or other electronic media, or any combination thereof), the presence of a quorum by electronic means, and voting by electronic means, are specifically authorized as the permitted alternative for physical presence of Council members for any Council meeting.
3. City Code section 2-69(c), requiring an affirmative vote of three Council members, is suspended in circumstances in which only a quorum of three is participating in a meeting. In such circumstances, the affirmative vote of a majority of the quorum is sufficient.
4. To the extent determined by the City Manager, or her designee, to be feasible and in accord with public safety and the safety of City employees, members of the public may monitor an electronic meeting of Council (except for executive sessions) in a designated location at City Hall.
5. The Mayor, the City Manager or her designee, or a majority of Council, may request a special meeting or emergency meeting of the Council.

This Ordinance, as an emergency ordinance, shall become effective immediately upon Council approval on one reading, and shall expire automatically as of the sixty-first day following the date of enactment.

DONE IN MEETING DULY ASSEMBLED, this _____ day of _____ 2020.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

Reading and Adoption: _____

Approved as to form: _____
Danny C. Crowe, City Attorney

All open positions will be advertised on the City's website and Facebook page.

COUNCIL ACTION REQUIRED

CAYCE MUSEUM COMMISSION – TWO (2) POSITIONS

Ms. Judy Corbitt's term expired in February 2020. Ms. Corbitt has served on the Commission since 2016. Her reappointment application is attached for Council's review.

The City has received a potential member application from Mr. Larry Whitener. Mr. Whitener attended a recent Museum Commission meeting and the Commission recommends him for appointment. Mr. Whitener's appointment application is attached for Council's review.

NO COUNCIL ACTION REQUIRED

The following positions have been postponed by Council until receipt of potential member applications.

ACCOMMODATIONS TAX COMMITTEE – ONE (1) POSITION

The open position must be filled by someone from the motel industry in Cayce.

CAYCE HOUSING AUTHORITY – ONE (1) POSITION

Mr. Edward Landry no longer lives in the City. There are no recommendations at this time.

CONSOLIDATED BOARD OF APPEALS – TWO (2) POSITIONS

Members who serve on this Board must be either an Engineer, Contractor, Architect or Design Professional. There are no recommendations at this time.

EVENTS COMMITTEE – THREE (3) POSITIONS

There are no recommendations at this time.

MUSEUM COMMISSION – TWO (2) POSITIONS

Mr. Leo Redmond and Ms. Cindy Peake resigned therefore there are two open positions.



CITY OF CAYCE
COMMITTEE MEMBER REAPPOINTMENT APPLICATION

Name: Judy Corbitt

Home Address: Lee Street City, State, Zip Cayce, S.C. 29033

Telephone: 803 - Resident of Cayce: E-Mail Address

{Yes} {No} Number of Years 67

Please check the Committee for which you are applying for reappointment:

- { Accommodations Tax Committee { Beautification Board { Event Committee
{ Cayce Housing Authority { Museum Commission { Planning Commission
{ Consolidated Board of Appeals { Board of Zoning Appeals

Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation? { Yes {X No If yes, specify below:

Work Address

Company: Retired Position

Address:

City, State, Zip Telephone:

Fax: E-Mail

Work Experience: Certified Nursing Assistant, Administrative Officer
SCDSN, Diving Supervisor

Educational Background: Cayce Technical College

Membership Information (Professional, Neighborhood and/or Civic Organizations):

Museum Commission/African American Committee

Volunteer Work: Mentor program in Richland District Two

Assist a disable family with grocery shopping

Hobbies: Reading, working with arts and crafts, singing

play events for my family - working with the United Event staff

Return to:

Mendy Corder, Municipal Clerk

City of Cayce, P.O. Box 2004, Cayce, SC 29171-2004

Telephone: 803-550-9557 • Fax: 803-796-9072

morder@cityofcayce-sc.gov



**CITY OF CAYCE
COMMITTEE MEMBER APPOINTMENT APPLICATION**

Name: Larry F. Whitener

Home Address: Wadsworth Dr. City, State, Zip Cayce, SC, 29633

Telephone: 803 - E- _____ Mail Address aol.com

Resident of Cayce: Yes { No Number of Years 50

Please check the Committee for which you are applying for reappointment:

- { Accommodations Tax Committee { Beautification Board { Event Committee
- { Cayce Housing Authority { Museum Commission { Planning Commission
- { Consolidated Board of Appeals { Board of Zoning Appeals

Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation? { Yes No If yes, specify below:

Work Address

Company: _____ Position Retired

Address: _____

City, State, Zip _____ Telephone: _____

Fax: _____ E-Mail larry.whitener@aol.com

Work Experience: Sales, financial services, and consulting

Educational Background: AB Degree 1964 USC

Masters Degree Engineering 1976 USC

Membership Information (Professional, Neighborhood and/or Civic Organizations):

Volunteer Work: Trinity Baptist Church. Various museum activities. Midlands Coin Club.

Hobbies: Genealogy, antique collectables, and historical reading.

Return to:
Mendy Corder, Municipal Clerk
City of Cayce, P.O. Box 2004, Cayce, SC 29171-2004
Telephone: 803-550-9557 • Fax: 803-796-9072
mcorder@cityofcayce-sc.gov