

Mayor Elise Partin	Mayor Pro-Tem James E. Jenkins	Council Members Phil Carter Ann Bailey-Robinson Tim James	City Manager Tracy Hegler	Assistant City Manager James E. Crosland
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**City of Cayce
Regular Council Meeting
Tuesday, January 5, 2021 at 6:00 p.m.**

**Cayce City Council is currently meeting virtually via Zoom.
Please use one of the following methods to attend the Council Meeting:**

Virtual Attendance, click

<https://us02web.zoom.us/j/83079550089?pwd=d1JsR3BHKzVGNWpNNUdvVzJLSzRFQT09>

or

Telephone: 1-929-205-6099

Meeting ID: 830 7955 0089

Passcode: 418852

caycesc.gov

I. Call to Order

- A. Invocation and Pledge of Allegiance
- B. Approval of Minutes
December 1, 2020 Regular Council Meeting
December 16, 2020 Regular Council Meeting

II. Public Comment Regarding Items on the Agenda

Special Note: Anyone wishing to speak to Council about an item not on the agenda will need to call the City Clerk at 803-550-9557 by 12:00 p.m. the Friday prior to the Council Meeting. Anyone wishing to speak on an item on the Agenda will need to call the City Clerk at 803-550-9557 by 11:00 a.m. the day of the Council Meeting.

III. Presentations

- A. Presentation of Whole Sole Award

IV. Resolutions

- A. Consideration and Approval of Resolution Recognizing Lexington Medical Center's 50th Anniversary

V. Ordinances

- A. Discussion and Approval of Ordinance 2021-01 Amending Zoning Map and Rezoning Parcel of Property Located at Northwest Corner of Taylor Road and 12th Street Extension (TMS# 005799-01-011) from D-1 to M-1 – First Reading
- B. Discussion and Approval of Emergency Ordinance 2021-02 Amending Emergency Ordinance 2020-38 Concerning Electronic Meetings and Related Measures for City Boards and Commissions so as to Extend the Ordinance Expiration Date

VI. City Manager's Report

VII. Committee Matters

- A. Approval to Enter the following Committee Approved Minutes into the City's Record
Planning Commission – November 16, 2020
- B. Appointments and Reappointments
Standard Technical Codes Board of Appeals – One (1) Appointment
- C. Annual Appointment of Council Members to City Foundations

VIII. Council Comments

IX. 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

X. Reconvene

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

XII. Adjourn

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



Mayor
Elise Partin

Mayor Pro-Tem
James E. Jenkins

Council Members
Ann Bailey-Robinson
Phil Carter
Tim James

City Manager
Tracy Hegler

Assistant City Manager
James E. Crosland

**City of Cayce
Regular Council Meeting
December 1, 2020**

A Regular Council Meeting was held this evening at 6:00 p.m. via Zoom video and conferencing software. Those present included Mayor Elise Partin and Council Members Ann Bailey-Robinson, Phil Carter, Tim James and James Jenkins. City Manager Tracy Hegler, Assistant City Manager Jim Crosland, Municipal Clerk Mendy Corder, Planning Director Carroll Williamson, IT Director Jamie Beckham and City Attorney Danny Crowe were also in attendance.

Mayor Partin asked if members of the press and the public were duly notified of the meeting in accordance with the FOIA. Ms. Corder confirmed they were notified. Mayor Partin stated that the meeting was being recorded through Zoom. She stated that the public was provided a call in number to be able to follow all of the City business as normal. She asked any caller to mute their audio so there would not be any feedback. She stated that the meeting organizer was also able to mute calls. Mayor Partin stated that the public could speak on any item on the agenda if they prearranged speaking with the City's Municipal Clerk.

Call to Order

Mayor Partin called the meeting to order and Council Member Carter gave the invocation. Mayor Partin led the assembly in the Pledge of Allegiance.

Approval of Minutes

Mayor Pro Tem Jenkins made a motion to approve the November 10, 2020 Regular Council Meeting minutes and the November 18, 2020 Regular Council Meeting minutes as written. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

Public Comment Regarding Items on the Agenda

No one signed up for Public Comment.

Presentations

A. Presentation of Whole Sole Awards

Mayor Partin stated that the Whole Sole Award, also known as the Extra Mile Award, was for employees that go the extra mile in public service. She stated that included a special act(s), not directly related to job duties, which related to dedication or a special service act to the public, a consistent, outstanding act(s), directly related to job, which related dedication or service to the public, an extra measure of safety compliance, which

related dedication or service to the public, an extra measure of safety compliance, which resulted in dedication or special service to the public, special act(s) directly related to employee relations and operations within City operations and special effort in training and development, which results in dedication to the City, or a City-related organization.

Mayor Partin stated that Council Meetings were being held virtually therefore City IT staff pre-recorded her awarding three staff members the Whole Sole Award. The video began playing and in it Mayor Partin stated that on October 27, 2020 a City resident fell in front of her home. She stated that the City's Sanitation staff saw her and came over to help her. Not only did they help her up, they wiped the blood off of her face so that she could see and applied a bandage to her nose. They would not leave her until she called her husband and they made sure she could stand up and walk into her home safely. These great City workers were Johnny Adkins, James Jeffcoat and James Wise. Mayor Partin stated that the City was made aware of this great action by the resident herself. Upon feeling better that same day, the resident used every outlet she could to thank Mr. Adkins, Mr. Jeffcoat and Mr. Wise and to make the City aware of their good deeds. She used social media sites like Next Door and Facebook to say she was "overwhelmed by their kindness." Mayor Partin thanked them for being such a great asset to the Cayce team.

Ms. Hegler stated that she did contact the resident to make her aware that the Sanitation staff were receiving the Whole Sole Award. She stated that the resident was thrilled to learn that they were receiving recognition and asked her to thank them again for her.

Resolutions

- A. Discussion and Approval of Resolution Congratulating Dr. Bill James on His Retirement

Council Member James made a motion to approve a Resolution congratulating Dr. Bill James on his retirement. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

Ordinances

- A. Discussion and Approval of Emergency Ordinance 2020-39 Amending Emergency Ordinance 2020-32 to Further Extend the Expiration Date on the Suspension of Certain Prohibitions on Temporary Signs

Mayor Pro Tem Jenkins made a motion to approve Emergency Ordinance 2020-39. Council Member Bailey-Robinson seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Approval of Emergency Ordinance 2020-40 Amending Emergency Ordinance 2020-33 to Extend the Expiration Date on Requiring Individuals to Wear Face Coverings in Certain Circumstances and Matters Related Thereto

Mayor Pro Tem Jenkins made a motion to approve Emergency Ordinance 2020-40. Council Member James seconded the motion. Mayor Partin stated that the South Carolina Department of Health and Environmental Control (SCDHEC) sent a letter of thanks to the Municipal Association of South Carolina for all that the cities and towns were doing to encourage face mask wearing because it was making a difference. She stated that she contacted Mr. Tod Augsburger, the CEO of Lexington Medical Center, who said that he was concerned about the increases in COVID positive cases. He also stated that he was concerned that admissions to the hospital would increase because of the Thanksgiving holiday. Mayor Partin stated that Mr. Augsburger contacted her that morning and stated that there was a large increase in testing and in-patient census was going up as well. Mayor Partin called the question which was unanimously approved by roll call vote.

C. Discussion and Approval of Ordinance 2020-41 Amending Zoning Map and Rezoning Property Located on Poplar Street (TMS 005765-02-006, -007, and -009) from C-1 to RG-2 - First Reading

Mayor Pro Tem Jenkins made a motion to approve Ordinance 2020-41 on First Reading. Council Member Bailey-Robinson seconded the motion which was unanimously approved by roll call vote.

D. Discussion and Approval of Ordinance 2020-42 Amending the Zoning Ordinance Article 6 District Regulations and Article 7 Conditional Use & Special Exception Regulations to Remove Language Concerning Apartments in the C-3 Zoning District - First Reading

Mayor Pro Tem Jenkins made a motion to approve Ordinance 2020-42 on First Reading. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

E. Ordinance 2020-43 Amending the City's Fiscal Year 2020-2021 Budget to Increase and Decrease Certain Anticipated Gross Revenues and Certain Anticipated Expenditures -First Reading

Ms. Hegler stated that the original FY2020-2021 General Fund Budget, as approved by Council, reduced projected revenues of business licenses, hospitality taxes and local accommodations taxes by 20% due to the anticipated revenue impacts caused by COVID-19. She stated that these anticipated revenue losses totaled \$570,400. She

stated that due to the increased revenues received for miscellaneous line items, staff would like to recommend providing a Holiday Bonus for City staff.

Ms. Hegler stated that upon review of the General Fund revenues so far, more miscellaneous revenue was accounted for since the approval of the budget. She stated that staff currently budgeted \$85,000 for the entire annual budget and had received \$112,840 with the expectation of receiving more in the next six months. Miscellaneous revenues include PEBA credits, insurance reimbursements, rebates from vendors, and the sale of scrap metals. Ms. Hegler stated that the total cost for Staff Holiday Bonus was \$27,840.00 and the additional miscellaneous revenue would cover the cost of the Holiday Bonus.

Ms. Hegler stated that as with miscellaneous revenues for the General Fund, Holiday Bonuses could also be funded for the Utilities Budget. Their miscellaneous revenues were budgeted for \$25,000 and they currently had \$41,000 with the expectation of more to be accounted for. The total cost for the Utility Department Holiday Bonus was \$14,580.

Mayor Pro Tem Jenkins made a motion to approve Ordinance 2020-43 on First Reading. Council Member James seconded the motion. Council Member James stated that he was thrilled that Administration and Finance staff managed the budget so well that they were able to find the funds to give the Holiday Bonus to staff and thanked them for their great work. Mayor Partin called the question which was unanimously approved by roll call vote.

Discussion items

A. Approval of 2021 Council Meeting Dates

South Carolina state law requires a municipality to make public the dates of Council Meetings at the beginning of each calendar year and provide Council with a suggested schedule. The City's Regular Council Meetings are held the first Tuesday of the month at 6pm and the third Wednesday of the month at 5pm. The September and December 2021 2nd monthly meetings will be held the fourth Wednesday of the month.

Council Member James made a motion to approve the Council Meeting dates as discussed. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

City Manager's Report

Ms. Hegler stated that staff was still very busy putting up Christmas lights and making sure that everything was together for the City's Christmas Drive Thru event. She stated that staff was happy that the construction phase for the Blake Drive project

had finally begun. She stated she would keep everyone posted on the progress. She stated that she knew everyone was concerned about negative impacts to the City's businesses from the vicious rumors about Parkland Plaza being torn down. She stated she had just received word that the tenants in Parkland Plaza had received a letter from the property management company on behalf of the owner saying that Parkland Plaza wasn't going anywhere. She stated staff and Council knew that but was glad the tenants had something they could share with others to dispel the rumors. She stated that staff would be sharing that information on the City's social media as well and would encourage people to patronize those great businesses. Ms. Hegler stated that the letter to the tenants also announced a new, great addition to Parkland Plaza, East Bay Deli, which would be located in the old Gamecock Traditions site. She stated that the City was thrilled to welcome them.

Committee Matters

- A. Approval to enter the following Committee Approved Minutes into the City's Record
Planning Commission – October 19, 2020

Mayor Pro Tem Jenkins made a motion to enter the Commission approved October 19, 2020 Planning Commission minutes into the record. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

- B. Appointments and Reappointments
Events Committee – One (1) Position
Planning Commission – One (1) Position

Council Member James made a motion to reappoint Mr. Dave Capps to the Events Committee and Mr. Chris Jordan to the Planning Commission. Mayor Pro tem Jenkins seconded the motion which was unanimously approved by roll call vote.

Council Comments

Council Member Carter stated that the Kingsman shared on social media the letter they received from Parkland Plaza's property management company. Mayor Partin asked everyone to share the post on their social media as well. She stated that one of the news outlets shared the rumor without fact checking and their post received over 125 shares so it is important to get the truth out. Council Member James asked if news of East Bay Deli opening in Parkland Plaza had been shared as well. Mayor Partin stated that it was mentioned in the letter to the Parkland Plaza tenants.

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

There were no items to be discussed in Executive Session.

Adjourn

Mayor Pro Tem Jenkins made a motion to adjourn the meeting. Council Member James seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 6:27 p.m.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk



Mayor
Elise Partin

Mayor Pro-Tem
James E. Jenkins

Council Members
Ann Bailey-Robinson
Phil Carter
Tim James

City Manager
Tracy Hegler

Assistant City Manager
James E. Crosland

**City of Cayce
Regular Council Meeting
December 16, 2020**

A Regular Council Meeting was held this evening at 5:00 p.m. via Zoom video and conferencing software. Those present included Mayor Elise Partin and Council Members Ann Bailey-Robinson, Phil Carter, Tim James and James Jenkins. City Manager Tracy Hegler, Assistant City Manager Jim Crosland, Municipal Clerk Mendy Corder, Utility Director Blake Bridwell, IT Director Jamie Beckham and City Attorney Danny Crowe were also in attendance.

Mayor Partin asked if members of the press and the public were duly notified of the meeting in accordance with the FOIA. Ms. Corder confirmed they were notified. Mayor Partin stated that the meeting was being recorded through Zoom. She stated that the public was provided a call in number to be able to follow all of the City business as normal. She asked any caller to mute their audio so there would not be any feedback. She stated that the meeting organizer was also able to mute calls. Mayor Partin stated that the public could speak on any item on the agenda if they prearranged speaking with the City's Municipal Clerk.

Call to Order

Mayor Partin called the meeting to order and Council Member James gave the invocation. Mayor Partin led the assembly in the Pledge of Allegiance.

Public Comment Regarding Items on the Agenda

No one signed up for Public Comment.

Ordinances

- A. Discussion and Approval of Ordinance 2020-41 Amending Zoning Map and Rezoning Property Located on Poplar Street (TMS-005765-02-006, -007, and -009) from C-1 to RG-2 – Second Reading

Mayor Pro Tem Jenkins made a motion to approve Ordinance 2020-41 on Second Reading. Council Member James seconded the motion which was unanimously approved by roll call vote.

- B. Discussion and Approval of Ordinance 2020-42 Amending the Zoning Ordinance Article 6 District Regulations and Article 7 Conditional Use & Special Exception Regulations to Remove Language Concerning Apartments in the C-3 Zoning District – Second Reading

Council Member James made a motion to approve Ordinance 2020-42 on Second Reading. Mayor Pro Tem Jenkins seconded the motion which was unanimously approved by roll call vote.

C. Ordinance 2020-43 Amending the City's Fiscal Year 2020-21 Budget to Increase and Decrease Certain Anticipated Gross Revenues and Certain Anticipated Expenditures – Second Reading

Council Member James made a motion to approve Ordinance 2020-43 on Second Reading. Mayor Pro Tem Jenkins seconded the motion. Mayor Partin stated that City staff requested that Council amend the FY20-21 budget to include the addition of the holiday bonus for all City employees. The total cost for the General Fund budget was \$27,840.00 and \$14,580.00 for the Utility Fund budget. Mayor Partin called the question which was unanimously approved by roll call vote.

Discussion Items

A. Authorization for Mayor to execute for City an Agreement and Memorandum of Understanding with City Manager on previously agreed terms

Council Member James made a motion to authorize the Mayor to execute an agreement and memorandum of understanding with the City Manager on previously agreed terms. Mayor Pro Tem Jenkins seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Approval of Hospitality Tax Application from the Cayce Arts Guild for the Holiday Market

Council Member James made a motion to approve the application. Mayor Pro Tem Jenkins seconded the motion. Mayor Partin stated that the Staff recommendation was for Council to grant \$3,000 to the Cayce Arts Guild (CAG) for assistance with costs for their Holiday Market. Council Member James stated that it was a great Holiday Market and brought a lot of people to the City. Mayor Partin called the question which was unanimously approved by roll call vote.

City Manager's Report

Ms. Hegler stated that she had emailed Council in early December that the City was selected by the Mayor's Institute on City Design (MICD) into their alumni Mayor's program. She stated that they were going to assist with ideas to take State Street and the River Arts District to the next level. She stated that Mayor Partin and staff had a meeting with MICD's staff that day. She stated that they provided a team of experts on downtown revitalization and redevelopment. Ms. Hegler stated that the meeting was fantastic and highlighted all the work that had been done on State Street and the

progress that had been made. She stated that the MICD staff were amazed and complimentary at all that had been done in a short period of time. She stated that Mayor Partin and staff would be working with MICD over the next six weeks. She stated that it was free resource for the City. Ms. Hegler stated that the Christmas in Cayce Drive Through was an excellent event that everyone that attended truly enjoyed. She stated that staff did a great job and approximately 800 cars went through the event.

Committee Matters

- A. Appointments and Reappointments
 - Beautification Foundation – Two (2) Positions
 - Board of Zoning Appeals – One (1) Position

Mayor Pro Tem Jenkins made a motion to appoint Ms. Colleen Bradley and Mr. Clift Shealy to the Beautification Foundation. Council Member Bailey-Robinson seconded the motion which was unanimously approved by roll call vote.

Mayor Pro Tem Jenkins made a motion to reappoint Mr. Russell Vickery to the Board of Zoning Appeals. Council Member James seconded the motion which was unanimously approved by roll call vote.

Council Comments

Mayor Pro Tem Jenkins wished everyone a safe and happy Christmas. Council Member Bailey-Robinson stated that she was thrilled to see that Cayce was chosen as one of the Top 15 safest places to live in South Carolina. Mayor Partin stated that the meeting with MICD staff and their team of experts was very exciting. She stated that they were going to be able to give the City some great recommendations to better the City. She stated that it was so fun to brag on staff on all they had done to bring all the progress to fruition. She stated that the MICD staff were astounded about how much had been accomplished since October 2015.

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 negotiations incident to proposed contractual agreement for a sewer line project

Mayor Pro Tem Jenkins made a motion to enter into Executive Session. Council Member James seconded the motion which was unanimously approved by roll call vote. Mayor Partin stated that Utility Director Blake Bridwell would be joining Council and staff

in Executive Session if it pleased Council. Mayor Pro Tem Jenkins stated that it was fine.

Reconvene

After the Executive Session was concluded, Council Member Bailey-Robinson made a motion to reconvene the Regular meeting. Mayor Pro Tem Jenkins seconded the motion which was unanimously approved by roll call vote. Mayor Partin announced that no vote was taken in Executive Session other than to adjourn and resume the Regular meeting.

Possible Actions by Council in follow up to Executive Session

- A. Discussion and approval of changes to sewer service area
- B. Other

No action was taken in follow up to Executive Session.

Adjourn

Council Member James made a motion to adjourn the meeting. Council Member Carter seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 6:23 p.m.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

WHOLE SOLE AWARD NOMINATION

The City awards the Whole Sole Award for one of the following criteria:

- a) Special act(s), not directly related to job duties, which relate to dedication or a special service act to the public.
- b) A consistent, outstanding act(s), directly related to job, which relate dedication or service to the public.
- c) An extra measure of safety compliance, which resulted in dedication or special service to the public.
- d) Special act(s) directly related to employee relations and operations within City operations.
- e) Special effort in training and development, which results in dedication to the City, or a City-related organization.

Katina Taylor was nominated for the Whole Sole Award for special acts not related to her job duties. Katinia is a wonderful asset to the City of Cayce in so many ways. As the Administrative Coordinator for the City Manager's office she not only learned her job duties but also took the initiative to learn how to assist the Water Department with the many aspects of their job. She learned how to process water and sewer bill payments, set up new accounts and do work orders. She also learned how to use the City's software to assist the many customers who call about their water and sewer accounts. She was a tremendous help to the Water Department daily.

Katinia recently took a new position with the City as the Utility Department's Administrative Coordinator. While learning the many responsibilities of her new position she also trained the new staff member who filled her position in the City Manager's office. Katinia spent almost two weeks training her new co-worker while performing all the duties of her new position.

The City Clerk was out sick the week of the City's Christmas events and was unable to work the night of the Christmas in Cayce Drive Through event. Katinia volunteered to work that night to ensure that the event went smoothly. The event was a huge hit and was enjoyed by all who attended. Katinia truly went above and beyond.

Katinia always displays a professional attitude, an extremely strong work ethic, and a genuine love for her job. Daily she displays a positive attitude to co-workers, citizens, and working professionals that she comes in contact with. She consistently completes her work in a timely manner, helps others with their work if they need assistance and her work is always completed professionally. No matter how big or small the tasks are that she is assigned, she never complains, rather, she grabs the bull by the horns and gets the job done. She not only takes the time to do her job, she takes the time to learn everyone else's jobs so that she can assist at any given moment. This is a testament to how much she loves the City and helping others and why she is deserving of the City's Whole Sole Award.



Mayor
Elise Partin

Mayor Pro-Tem
James E. Jenkins

Council Members
Ann Bailey-Robinson
Phil Carter
Tim James

City Manager
Tracy Hegler

Assistant City Manager
James E. Crosland

Resolution Recognizing the 50th Anniversary of Lexington Medical Center

Whereas, Lexington Medical Center is celebrating its 50th anniversary in January 2021. From starting as a small community hospital in 1971 to becoming the anchor of a modern medical complex today, the hospital's mission is to provide quality health services that meet the needs of the community; and

Whereas, in 1966, voters approved a referendum for the hospital, creating the biggest development project ever in Lexington County. A gracious donation of more than 22 acres of land from the Hulon family provided the site in West Columbia; and

Whereas, on January 6, 1971, Lexington County Hospital, as it was first called, a four-story building a fraction of the size of the hospital today, opened. There were 125 beds and 250 employees. Throughout the 1980s and 1990s, Lexington Medical Center pioneered community medical centers throughout Lexington County, created the Lexington Medical Center Foundation, began operating a skilled nursing facility and Alzheimer's care center, and established a physician network with a variety of medical specialties; and

Whereas, in the early 2000s, Lexington Medical Center added a new tower to its campus along with medical office buildings. In 2012, Lexington Medical Center began providing a full range of heart services including open heart surgery and therapeutic cardiac catheterizations. Since then, Lexington Medical Center's heart program has established itself as a national leader in cardiac care, earning a three-star rating – the highest rating possible – from The Society of Thoracic Surgeons, and becoming one of only 30 hospitals in the United States to receive a HeartCARE™ Center National Distinction of Excellence from the American College of Cardiology; and

Whereas, in 2019, Lexington Medical Center completed the largest hospital expansion in South Carolina history when it opened its new patient care tower. Today, Lexington Medical Center has 557 beds, three community medical centers, 70 physician practices and more than 7,000 employees. The network also has an occupational health center and the largest skilled nursing facility in the Carolinas. Lexington Medical Center operates one of the busiest Emergency departments in South Carolina, treating nearly 90,000 patients each year. The hospital delivers approximately 4,000 babies each year, performs more than 27,000 surgeries and has more than 1,000,000 physician office visits; and

Whereas, Lexington Medical Center has received local and national awards for its outstanding patient care. As the only locally owned, independent hospital in the Midlands, Lexington Medical Center strives to offer the most outstanding care to our families, friends and neighbors now and in the future; and

NOW, THEREFORE BE IT RESOLVED that the Cayce City Council, in Council Session duly assembled, joins in recognizing the 50th anniversary of Lexington Medical Center.

ADOPTED this 5th day of January, 2021.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

Memorandum

ITEM V. A.

To: Mayor and Council

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

Date: December 22, 2020

Subject: First Reading of an Ordinance to re-zone Property located on Taylor Road from D-1 to M-1

Issue

Council approval is needed for the First Reading of an Ordinance to re-zone property located on Taylor Road (TMS# 005799-01-011) from D-1 Development District to M-1 Light Industrial District

Discussion

The applicant wishes to re-zone the property listed above from D-1 to M-1 to allow for a physical and occupational therapy use, which Staff classifies as Rehabilitation Services, a permitted use in the M-1 District.

D-1 Development District is an agricultural holding zone. Once a use is proposed for this property, a re-zoning in accordance with the Comprehensive Plan Future Land Use Map is required. The land use category for this property is designated as Commercial-Business/Industrial and the M-1 Zoning District is a Compatible Zoning District, according to the current comprehensive plan.

This property is 7.61 acres. To the west along Taylor Road, across the CSX Railroad right-of-way, the property is zoned RG-2. To the north and to the east, across 12th Street Extension, the properties are zoned M-1. To the south across Taylor Road is Cayce Elementary School, zoned D-1.

This property is not in a Special Flood Hazard Area and contains no delineated wetlands. It is also located in the 12th Street Extension Design Overlay District. The applicant's proposed use is permitted in this Overlay District.

The Planning Commission voted on the requested re-zoning from D-1 to M-1 at the Planning Commission meeting on December 21, 2020. No one spoke for or against the rezoning.

Recommendation

The Planning Commission unanimously recommends Council approve First Reading of an Ordinance to re-zone the property located on Taylor Road (TMS# 005799-01-011) from D-1 to M-1.

STATE OF SOUTH CAROLINA	)	ORDINANCE 2021-01
	)	Amending Zoning Map and Rezoning
COUNTY OF LEXINGTON	)	Parcel of Property Located at Northwest
	)	Corner of Taylor Road and 12th Street
CITY OF CAYCE	)	Extension (TMS# 005799-01-011) from D-1
	)	to M-1

WHEREAS, the Owner/Applicant requested that the City of Cayce amend the Zoning Map to re-designate the parcel of property comprising and shown at northwest corner of Taylor Road and 12th Street Extension (TMS 005799-01-011), now zoned Development (D-1) to Light Industrial (M-1), and

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

WHEREAS, the Planning Commission met on December 21, 2020, to review public comments and vote on recommending the rezoning request and voted unanimously to recommend this change to the existing zoning,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, that the property hereinafter listed, and as shown on the attached sketch, is hereby rezoned and reclassified on the Zoning Map of the City of Cayce as M-1, Light Industrial:

Tax Map Sequence Number 005799-01-011
Parcel of Property Located at Northwest Corner of Taylor Road and 12th Street Extension

This Ordinance shall be effective from the date of second reading approval by Council.

DONE IN MEETING DULY ASSEMBLED, this _____ day of _____ 2021.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

First Reading: _____

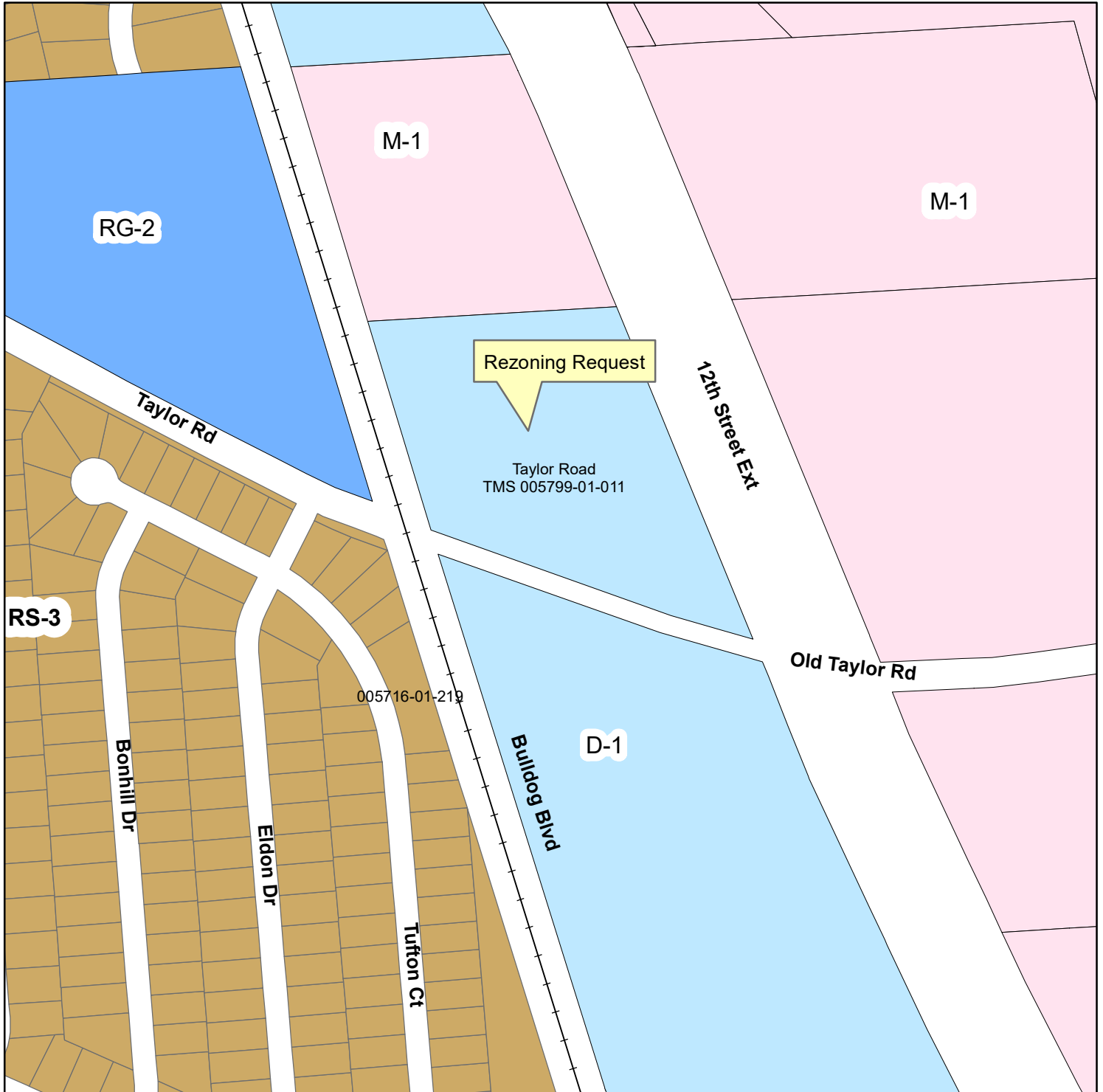
Second Reading and Adoption: _____

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

Re-Zoning Request MA003-20
Taylor Road
TMS 005799-01-011

Legend

ZONING	RG-2	M-1
RS-1	C-1	M-2
RS-2	C-2	D-1
RS-3	C-3	PDD
RS-4	C-4	DAD
RG-1		



STATE OF SOUTH CAROLINA	)	EMERGENCY ORDINANCE 2021-02
	)	Amending Emergency Ordinance
COUNTY OF LEXINGTON	)	2020-38 Concerning Electronic
	)	Meetings and Related Measures for
CITY OF CAYCE	)	City Boards and Commissions so as
	)	to Extend the Ordinance Expiration
	)	Date

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 and in the public interest, enacted Emergency Ordinance 2020-08, on May 5, 2020, as an emergency ordinance to, among other things, authorize electronic meetings and related measures for City boards and commissions; and

WHEREAS, the Council subsequently amended Emergency Ordinance 2020-08 to extend its expiration date by Emergency Ordinance 2020-15 on June 11, 2020, by Emergency Ordinance 2020-26 on August 4, 2020, by Emergency Ordinance 2020-31 on September 16, 2020, and again by Emergency Ordinance 2020-38 on November 10, 2020; and

WHEREAS, the Council now believes that, due to the continuation of the public health emergency presented by the pandemic, it is in the public interest to extend again the expiration date of the emergency ordinances previously adopted so that their provisions remain in force and effect for an additional emergency time period,

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

1. Emergency Ordinance 2020-38 is hereby amended to provide that it shall expire automatically on the sixty-first day following the date of this amending ordinance, which is the date of March 7, 2021, unless further amended.
2. Except as amended by this amending ordinance, all remaining provisions of Emergency Ordinance 2020-38, and its predecessor Emergency Ordinances 2020-08, 2020-15, 2020-26, and 2020-31, shall continue and remain in full force and effect.

This Ordinance, as an emergency ordinance, shall become effective immediately upon Council approval on one reading, and, as provided above, shall expire automatically on March 7, 2021, unless earlier amended, extended or repealed by action of Council.

DONE IN MEETING DULY ASSEMBLED, this _____ day of January 2021.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

Reading and Adoption: _____

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



**APPROVED MINUTES
PLANNING COMMISSION
Monday, November 16, 2020
6:00 PM**

**Cayce City Hall is currently closed to the public.
Please use the following method to attend the Public Hearings:**

**Telephone: (929)205-6099
Meeting ID: 848 0520 4990
Password: 563909
caycesc.gov**

I. CALL TO ORDER

The meeting was called to order at 6:00 pm. Members present were Ed Fuson, Joe Long, Stockton Wells, Chris Kueny, Robert Power and Chris Jordan. Maudra Brown was absent excused. Staff present were Carroll Williamson, Monique Ocean and Jamie Beckham.

II. APPROVAL OF MINUTES

Joe Long made a motion to approve the minutes from the November 16, 2020 meeting. Stockton Wells seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

Mr. Fuson informed everyone present how the virtual meeting would be handled. Monique Ocean confirmed that the media and public were made aware of the meeting.

IV. PUBLIC HEARING

Map Amendment 002-20 A request by the owner to re-zone three (3) properties from C-1 (Office and Institutional Commercial) to RG-2 (General Residential). The properties are located on Poplar Street with tax map numbers 005765-02-006, 005765-02-007, and 005765-02-009.

a. Opening Statement

Carroll Williamson began by informing the Planning Commission that the request for the re-zoning is to change the zoning from C-1 Neighborhood Commercial to RG-2 General Residential. Mr. Williamson confirmed the request complies with the Comprehensive Plan.

b. Public Testimony

Mr. John Cherry spoke to the Planning Commission as the owner and applicant for the re-zoning request. Mr. Cherry stated his family has a long history in Cayce. Mr. Cherry stated that he originally wanted to use the land for a barber shop but learned that he could not because of the C-1 zoning. Mr. Cherry stated that he considered rezoning to C-2 but was told that wouldn't be possible. Mr. Cherry indicated that he wished to rezone the property to RG-2 and so he could build his personal home there. No one from the public was present to speak for or against the re-zoning request.

c. Adjourn Public Hearing

With no further discussion, Mr. Fuson closed the public hearing.

d. Motion

Chris Kueny made a motion to recommend approval of the rezoning request, to City Council. Stockton Wells seconded the motion. All were in favor.

V. PUBLIC HEARING

Text Amendment 004-20 A request, by Staff, to amend **Zoning Ordinance Article 6 District Regulations and Article 7 Conditional Use & Special Exception Regulations** to remove language concerning apartments in the C-3 Zoning District.

a. Opening Statement

Carroll Williamson stated that the text amendment would delete the language that allows apartments in the C-3 zoning district. Mr. Williamson stated C-3 is an essential commercial zoning district and the intent is to protect commercial areas from being overrun by residential uses. Mr. Williamson stated a few months ago, the Planning Commission voted to remove language allowing residential uses in the I-77 Gateway Design Overlay District and this text amendment is another step to that.

b. Public Testimony

There was no one present to speak for or against the text amendment.

c. Adjourn Public Hearing

With no further discussion, the public hearing was adjourned.

d. Motion

Chris Kueny made a motion to recommend approval of the text amendment to City Council. Chris Jordan seconded the motion. All were in favor.

VI. NEW BUSINESS

Carroll Williamson informed the Planning Commission that Staff is working on the Goals section of the Comprehensive Plan. Mr. Williamson stated that he intends to have it finished by January. Mr. Williamson also informed the Planning Commission that the deadline for completion of the annual continuing education requirement must be completed by late December. Mr. Williamson stated the sessions can be completed on-line and he will send the link to everyone.

VII. ADJOURNMENT

Chris Jordan made a motion to adjourn. Robert Power 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.**

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

COUNCIL ACTION REQUIRED

STANDARD TECHNICAL CODES BOARD OF APPEALS – ONE (1) POSITION

The Standard Technical Codes Board of Appeals currently has two (2) openings. Members who serve on this Board must be either an Engineer, Contractor, Architect or Design Professional. The City has received a potential member application from Mr. Scott Miller. His 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.

BEAUTIFICATION FOUNDATION – ONE (1) POSITION

Mr. Charles Carson resigned in December. There are no recommendations at this time.

CAYCE HOUSING AUTHORITY – ONE (1) POSITION

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

EVENTS COMMITTEE – ONE (1) POSITION

A member was recently removed per the City's Ordinance due to excessive absences. There are no recommendations at this time.

MUSEUM COMMISSION – ONE (1) POSITION

Ms. Judy Corbitt recently passed away. There are no recommendations at this time.

PUBLIC SAFETY FOUNDATION – ONE (1) POSITION

A member was recently removed per the City's Ordinance due to excessive absences. There are no recommendations at this time.

STANDARD TECHNICAL CODES 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.



CITY OF CAYCE POTENTIAL MEMBER APPLICATION

Name: Scott Miller
 Home Address: 1028 Lafayette Ave City, State, Zip Cayce, SC 29033
 Telephone: 224-688-3160 E-Mail: Scott.Miller@kimley-horn.com
 Resident of Cayce: Yes No Number of Years: 5 years

Please indicate the Committee(s) for which you are applying:

- Accommodations Tax Committee Cayce Housing Authority Events Committee
 Consolidated Board of Appeals Municipal Election Comm Museum Commission
 Planning Commission 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.

N/A

Work Address

Company: Kimley-Horn and Associates Position: Civil Engineering Analyst
 Address: 802 Gervais St, Suite #201 City, State, Zip Cayce, SC 29201
 Telephone: (803) 403-8576 E-Mail: Scott.Miller@kimley-horn.com

Work Experience: 4 years civil engineering experience (water resources, Stream and Wetland restoration, and site development)

Educational Background: Bachelors, Civil Engineering – University of South Carolina

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

ASCE, Gills Creek Watershed Association

Volunteer Work: HomeWorks, Transitions Homless Center, Habitat for Humanity, Variable volunteer opportunities through Midtown Fellowship: Downtown (Church)

Hobbies: Home Improvement projects, Walking/Running with my dogs, swimming/kayaking in the Congaree, woodworking

Return to:
Mendy Corder, Municipal Clerk
 City of Cayce, PO Box 2004, Cayce, SC 29171-2004
 Telephone: 803-550-9557 ♦ Fax: 803-796-9072 ♦ Email: mcorder@caycesc.gov

City of Cayce
Annual Appointment of Council Members
to City Foundations
January 5, 2021

ITEM VII. C.

COUNCIL ACTION REQUIRED

BEAUTIFICATION FOUNDATION

Council Member Ann Bailey-Robinson is currently serving on the Beautification Foundation.

PUBLIC SAFETY FOUNDATION

Council Member Phil Carter is currently serving on the Public Safety Foundation.