

# CITY OF CAYCE

*MAYOR*  
ELISE PARTIN

*MAYOR PRO-TEM*  
JAMES E. JENKINS

*COUNCIL MEMBERS*  
TARA S. ALMOND  
PHIL CARTER  
EVA CORLEY

*CITY MANAGER*  
REBECCA VANCE

*ASSISTANT CITY MANAGER*  
SHAUN M. GREENWOOD

**City of Cayce  
Regular Council Meeting  
Tuesday, August 2, 2016  
6:00 p.m. – Cayce City Hall – 1800 12<sup>th</sup> Street  
[www.cityofcayce-sc.gov](http://www.cityofcayce-sc.gov)**

**I. Call to Order**

- A. Invocation and Pledge of Allegiance
- B. Approval of Minutes  
July 5, 2016 Regular Meeting  
July 20, 2016 Special Meeting

**II. Public Comment Regarding Items on the Agenda**

**III. Presentations**

- A. Presentation of Whole Sole Awards

**IV. Ordinances and Resolutions**

- A. Discussion and Approval of Ordinance 2016-10 Amending Section 4-11 of the Cayce City Code Relating to Drinking in Public – First Reading
- B. Discussion and Approval of Ordinance 2016-11 Annexing Properties Located at 1416 Alex Street (TMS#005750-09-004), 1418 Alex Street (TMS#005750-09-005), and Naples Avenue (TMS#005750-09-015) into the City Limits Under the Provisions of South Carolina Code Sec. 5-3-150(3) – First Reading
- C. Discussion and Approval of Ordinance 2016-12 Amending Zoning Map and Rezoning Property Located at 331 Clark Street (TMS#004655-02-001) from C-3 to RG-2 – First Reading
- D. Discussion and Approval of Ordinance 2016-13 Amending Zoning Map and Rezoning Property Located at 1225 G Avenue (TMS#004633-05-006) from C-1 to RS-3 – First Reading
- E. Discussion and Approval of Ordinance 2016-14 Amending Zoning Map and Rezoning Property Located at 1222 H Avenue (TMS#004633-05-012) from C-1 to RS-3 – First Reading
- F. Discussion and Approval of Ordinance 2016-15 Amending Zoning Map and Rezoning Property Located at 1211 G Avenue (TMS#004633-05-007) from C-1 to RS-3 – First Reading
- G. Discussion and Approval of Ordinance 2016-09 Amending the Land Use Plan (2019) Map of the City of Cayce Comprehensive Plan: 2010-2020 – Second Reading

- H. Consideration and Approval of Resolution Approving Multijurisdictional Task Force Mutual Aid Agreement to Combat Narcotics throughout Lexington County

**V. City Manager's Report**

**VI. Committee Matters**

- A. Approval to enter the following approved Committee Minutes into the City's Record

- Cayce Housing Authority – April 12, 2016
  - Events Committee – May 12, 2016
  - Planning Commission – May 16, 2016

- B. Appointments and Reappointments
  - Events Committee – One (1) Position
  - Public Safety Foundation – One (1) Position

**VII. Council Comments**

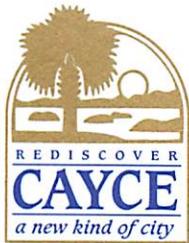
**VIII. Executive Session**

- A. Receipt of legal advice relating to claims and potential claims by the City and other matters covered by the attorney-client privilege
- B. Discussion of negotiations incident to proposed contractual arrangements with MPA Strategies
- C. Discussion of negotiations incident to proposed contractual arrangements regarding the funding of a waterline project
- D. Discussion of negotiations incident to proposed contractual arrangements regarding Phase 2 – 6 of the Knox Abbott Drive Pedestrian Safety and Traffic Calming Project
- E. Discussion of negotiations incident to proposed contractual arrangement concerning a possible economic development project and discussion of matters relating to proposed location and provision of services encouraging location of business in the City
- F. Discussion of negotiations incident to proposed contractual arrangements relating to the City's Tax Increment Finance District

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

**X. Adjourn**

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



## CITY OF CAYCE

*MAYOR*  
ELISE PARTIN

*MAYOR PRO-TEM*  
JAMES E. JENKINS

*COUNCIL MEMBERS*  
TARA S. ALMOND  
PHIL CARTER  
EVA CORLEY

*CITY MANAGER*  
REBECCA VANCE

*ASSISTANT CITY MANAGER*  
SHAUN M. GREENWOOD

### CITY OF CAYCE Regular Council Meeting July 5, 2016

The July Regular Council Meeting was held this evening at 6:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Council Members Tara Almond, Phil Carter, Eva Corley and James Jenkins. City Manager Rebecca Vance, Assistant City Manager Shaun Greenwood, Municipal Clerk Mendy Corder, Municipal Treasurer Garry Huddle, City Attorney Danny Crowe, and Director of Public Safety Byron Snellgrove were also in attendance.

Mayor Partin asked if members of the press and the public were duly notified of the Council Meeting in accordance with the FOIA. Ms. Corder confirmed they were notified.

#### **Call to Order**

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

#### **Approval of Minutes**

Council Member Corley made a motion to approve the June 7, 2016 Regular Council Meeting minutes and the June 22, 2016 Special Council Meeting minutes as written. Council Member Almond 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 asked Ms. Kay Hutchinson to join her in front of the assembly. She stated that Ms. Hutchinson was nominated by Mr. Shaun Greenwood for the City's Whole Sole Award. Mr. Greenwood wrote that the City of Cayce Public Safety Foundation had been instrumental in acquiring safety gear for the Public Safety Department. Tasers, bulletproof vests, chainsaws and other tools are just some of the items that have been purchased in the last few years. The Public Safety Foundation has hosted several events over the years to raise the money for these items. The Cayce Serves Tennis Tournament, held at the Cayce Tennis Center, has been the primary

event. Kay Hutchinson, a City employee, has been the driving force behind the tournament. Mr. Greenwood wrote that he has seen Kay work tirelessly to recruit volunteers, players and sponsors to ensure that the event is a success. Mayor Partin thanked Ms. Hutchinson for her dedication to the City.

Mayor Partin asked Ms. Mendy Corder to join her in front of the assembly. She stated that Mr. Greenwood also nominated Ms. Corder for the Whole Sole Award. In the nomination, Mr. Greenwood wrote that the City recently suffered a sudden loss with the passing of the Director of Planning and Development, Mr. Layne West. He stated that a number of employees went out of their way to ensure that Layne's family felt supported. Ms. Corder went the extra mile by helping the family coordinate retrieving Layne's personal items from City Hall. She also went as far as to help the family locate a funeral home here in the Midlands so they could have a service in South Carolina ensuring that Layne's three young children would be able to attend. Ms. Corder coordinated with the City's Sanitation Department to ensure that the process of cleaning out Mr. West's home was as painless as possible for the family. Mr. Greenwood wrote that he nominated Ms. Corder for her overwhelming compassion and her dedication to the employees of the City of Cayce.

### **Ordinances**

- A. Discussion and Approval of Ordinance 2016-09 Amending the Land Use Plan (2019) Map of the City of Cayce Comprehensive Plan: 2010-2020 – First Reading

Ms. Vance stated that Council approval is needed for the First Reading of an Ordinance to approve revisions to the City's Land Use Plan (2019) Map. She stated that the Comprehensive Plan is designed to be an adjustable document, fluctuating with the changes to the City. The request to amend the City of Cayce Land Use Map (2019), also known as the future land use plan, is to include map changes brought about by existing or future development. The outcome of the amendment involves changes to the map that must be included to process annexations and/or rezoning requests and for continued compliance with the goals of the Comprehensive Plan.

Ms. Vance stated that the Land Use Plan is one of the planning elements of the Cayce Comprehensive Plan. The corresponding map is meant to guide the systematic growth and development of the City. The zoning categories identified on the map are intentionally broad and are used to guide decisions on how the built environment will be shaped. She stated that the character of current and pending development within the City requires revisions to the map and eventually to the text of the Comprehensive Plan. This request will be the first in a series of changes to ensure the City is properly adjusting to future needs.

Ms. Vance stated that the specific changes proposed in the request were reclassifying the property immediately adjacent to the I-77 interchange on 12<sup>th</sup> Street from PMU (Planned Mixed Use) to TA (Transitional Area), adding three parcels of land off of Alex Drive and adding a designation of RD (Residential Density Flex), reclassifying four Residential lots on H Avenue from TA to RC (Residential Conservation/Infill), reclassifying property located adjacent to I-77 interchange and Charleston Highway from PMU to CBI (Commercial Business / Industrial), reclassifying two properties at the I-77 interchange and Bluff Road from PMU to CBI.

Ms. Vance stated that the Planning Commission considered the amendments to the Land Use Plan (2019) Map at a special called meeting on June 23, 2016. A Public Hearing was held at the meeting for public input. Residents from G and H Avenues did attend the Public Hearing and spoke in favor of the proposed changes. The Planning Commission unanimously recommended Council approve the requested amendments.

Council Member Carter made a motion to approve the First Reading of an Ordinance amending the Land Use Plan (2019) Map of the City of Cayce Comprehensive Plan: 2010-2020. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

#### **Other**

- A. Discussion and Approval of FY16/17 Memorandum of Agreement between the City of Cayce and the Department of Juvenile Justice's Detention Center

Council Member Jenkins made a motion to approve the FY16/17 Memorandum of Agreement between the City of Cayce and the Department of Juvenile Justice's Detention Center. Mr. Crowe stated that in years past the City had inserted language to the agreement regarding various technical disagreements with DJJ. He stated that this year DJJ sent a letter with the agreement stating that if any changes were made to the agreement then it would not be accepted. Mr. Crowe stated that he could write a cover letter stating the City's points of objection.

Mr. Crowe stated that in FY15/16 the City paid for nine juveniles to be detained at DJJ at a cost of \$4,200. He stated that the required State per diem is \$50 per day. Per the agreement the City is responsible for the cost to transport the juvenile to DJJ. Mr. Crowe stated that in the past staff struck through the section of the agreement that states that DJJ is not responsible for any medical treatment for preexisting medical issues. This was done so there would not be any implication that the City would be responsible. Mayor Partin asked if the cover letter would protect the City legally. Mr. Crowe stated that the Municipal Association of South Carolina contested these forced

charges years ago and the Legislature changed the law to buffer up the ability of DJJ to impose the agreement on municipalities.

Council Member Jenkins amended his motion and made a new motion to approve the memorandum with the suggested modifications by the City Attorney and authorize the City Manager to sign the agreement. Council Member Almond seconded the amended motion which was unanimously approved by roll call vote.

### **City Manager's Report**

Ms. Vance stated that the improvements to Guignard Park are scheduled to be complete by the end of June. She stated staff still needed to pick a color for the new ping pong table but everything else is almost complete. She stated that the sign and plaque for the Kelley Jones Park in Riverland Park is in the process of being made.

Ms. Vance stated that the repair work for Phase I of the Riverwalk had begun. She stated that staff just received notice that Public Safety achieved a new and lower Insurance Services Office (ISO) rating of 3, improved from the previous rating of 4, for its firefighting capabilities. She stated that the lower the ISO rating in a community, the lower the insurance rate and cost of insurance will be. She stated that the City earned the improved rating based on a review of several parts of its public safety efforts including dispatch operations and 911 service, fire department training and equipment, and water availability and storage. She thanked Council for having the foresight to approve funds in the budget for new equipment for the Fire Department.

### **Committee Matters**

- A. Approval to Enter the Following Approved Committee Minutes into the City's Official Record

Council Member Corley made a motion to approve entering the following Committee minutes into the City's official record:

Cayce Housing Authority – February 16, 2016  
Cayce Housing Authority – April 12, 2016  
Events Committee – May 12, 2016  
Planning Commission – May 16, 2016

Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

Council Member Almond stated that the April 12, 2016 Cayce Housing Authority minutes stated that a member was absent but also stated in the minutes that

the member made a motion at the meeting. Ms. Corder stated she would contact the staff liaison with Columbia Housing Authority to get clarification. Ms. Corley amended her motion to approve entering all the Committee minutes into the record except the April 12, 2016 Cayce Housing Authority minutes. Council Member Jenkins amended his second which was unanimously approved by roll call vote.

#### **B. Appointments and Reappointments**

Mayor Partin stated that Ms. Frankie Newman's position on the Events Committee expired in June and the Committee recommended her for reappointment. Council Member Carter made a motion to reappoint Ms. Newman to the Events Committee. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

Mayor Partin stated that Mr. Larry Mitchell's term on the Planning Commission expires in July and he would like to serve again. Council Member Corley made a motion to reappoint Mr. Mitchell to the Planning Commission. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

Mayor Partin stated that the Committees below had openings and asked the assembly to let their friends and neighbors know in case they are interested in serving on one.

**ACCOMMODATIONS TAX COMMITTEE - THREE (3) POSITIONS**  
Two positions must be filled by someone from the motel industry in Cayce. One position must be filled by someone from the restaurant industry in Cayce.

**BEAUTIFICATION BOARD – THREE (3) POSITIONS**

**BEAUTIFICATION FOUNDATION – TWO (2) POSITIONS**  
There are currently two open positions on the Beautification Foundation. One open position is in District 1 and the other open position is in District 4.

**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.

**PUBLIC SAFETY FOUNDATION – THREE (3) POSITIONS**

#### **Council Comments**

Mayor Partin thanked staff for all they do. She stated that the improved ISO Rating is very important for the safety of the City's residents and can also potentially save the residents money with their homeowners insurance.

#### **Executive Session**

- A. Receipt of legal advice relating to claims and potential claims by the City and other matters covered by the attorney-client privilege
- B. Discussion of negotiations incident to proposed contractual arrangements with MPA Strategies
- C. Discussion of negotiations incident to proposed contractual arrangements for the funding of a waterline project

Council Member Jenkins made a motion to move into Executive Session. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

#### **Reconvene**

After the Executive Session was concluded, Council Member Jenkins made a motion to reconvene the Regular meeting. Council Member Almond 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**

There was not any action in follow up to Executive Session

#### **Adjourn**

There being no further business, Council Member Almond made a motion to adjourn the meeting. Council Member Corley seconded the motion which was unanimously approved by roll call vote. The meeting adjourned at 6:47 p.m.

---

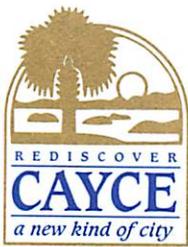
Elise Partin, Mayor

ATTEST:

---

Mendy C. Corder, Municipal Clerk





## CITY OF CAYCE

*MAYOR*  
ELISE PARTIN

*MAYOR PRO-TEM*  
JAMES E. JENKINS

*COUNCIL MEMBERS*  
TARA S. ALMOND  
PHIL CARTER  
EVA CORLEY

*CITY MANAGER*  
REBECCA VANCE

*ASSISTANT CITY MANAGER*  
SHAUN M. GREENWOOD

### City of Cayce Special Council Meeting July 20, 2016

A Special Council Meeting was held this afternoon at 5:00 p.m. in Council Chambers. Those present included Mayor Pro-Tem James Jenkins, Council Members Tara Almond, Phil Carter and Eva Corley, City Manager Rebecca Vance, Assistant City Manager Shaun Greenwood, Municipal Clerk Mendy Corder and City Treasurer Garry Huddle. Mayor Partin was out of town at a conference. Mayor Pro-Tem Jenkins 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.

#### Call to Order

Mayor Pro-Tem Jenkins called the meeting to order and Council Member Corley gave the invocation. Mayor Pro-Tem Jenkins led the assembly in reciting the Pledge of Allegiance.

#### Public Comment Regarding Items on the Agenda

Ms. Corder stated no one had signed up for public comment.

#### Other

- A. Discussion and Approval of Resolution Declaring the Elections to be Open and Advising Deadline for Write-In Candidates

Ms. Vance stated Council approval is needed for a Resolution to declare the election open for filing and advising the deadline for filing for write-in candidates. She stated that the City Attorney suggested that a Resolution be approved to declare the election open for filing. In addition, by State Law, it is the City's responsibility to notify write-in candidates the deadline for filing. Books are open for filing beginning August 12, 2016 at noon and remain open during regular business hours until noon August 26, 2016. Citizens desiring to be a candidate must file a Statement of Candidacy at the Lexington County Election Commission and pay the appropriate fee of \$50. Any declaration to be a write-in candidate must be filed at Cayce City Hall within fourteen days after the close of the filing period for candidates.

Council Member Almond made a motion to approve a Resolution declaring the election open for filing and advising the deadline for filing for write-in candidates. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

**Council Comments**

There were no Council comments.

**Adjourn**

Council Member Corley made a motion to adjourn the meeting. Council Member Almond seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 5:03 p.m.

---

Elise Partin, Mayor

ATTEST:

---

Mendy Corder, Municipal Clerk



## WHOLE SOLE AWARD NOMINATION

Public Safety Dispatcher Tony Nelson was hired in September 2007. He has extensive knowledge of his duties and performs them flawlessly. He arrives 30-45 minutes early EVERY day and does not leave until his shift is complete. His work performance shows that he takes his job seriously and wants to do his best. Every time I compliment Tony on a job well done he always replies, "I'm just doing my job".

I feel Tony is deserving of the Whole Sole Award because he always goes above and beyond in every aspect of his duties. Tony covers 90% of the staffing issues in Dispatch. During December and January Tony worked a complete month of night shift to cover while another dispatcher was on vacation. He then returned to his normal shift for 2 days before going to a rotating 12 hour dayshift for 2 weeks while another dispatcher was in training. I have called Tony numerous times late at night or early in the morning to let him know a dispatcher would be out sick the following day. Tony almost always volunteers to come in early and stay late so the patrol division doesn't have to cover Dispatch. If Tony drops by Public Safety on the weekend to pick something up, he doesn't think twice about giving the on duty dispatcher a break.

Tony goes above and beyond to make sure Dispatch has proper coverage on a day to day basis. He also comes in early and stays late to make sure all personnel stay current with their NCIC certification. In June Tony moved from a Monday through Friday 8-5 schedule to rotating 12 hour split shifts to cover high volume call times. Tony stayed on that rotation until the week of July 4<sup>th</sup> to cover for another dispatcher who was on annual leave. Dispatcher Burgess recently retired and once again Tony volunteered to do "whatever was needed" to ensure seamless service to the citizens that call into the dispatch center.

It is for these reasons and many more that I think Tony Nelson should be a recipient of the "Whole Sole Award".

Evan R. Antley, Sergeant

## WHOLE SOLE AWARD NOMINATION

Animal Control Officer Leigh Summers recently responded to an animal at large call on Fernwood Circle that was called in by the sanitation department. She responded to the location and immediately recognized the animal as Hank the dog and knew that he belonged to an elderly couple at 102 Fernwood Circle. She knew from previous contact with the couple that they are in bad health and the male is diagnosed with Alzheimer's. ACO Summers made contact with the female and she stated she had put Hank on the porch because he kept getting out of the fence. The resident stated she was trying to get the fence fixed but she and her husband had been ill lately.

ACO Summers took it upon herself to call a patrol officer to help her construct a temporary barrier so Hank could not get off the porch. Hank's owner was very grateful to ACO Summers for helping her with the situation and contacted ACO Summers' supervisor and expressed her gratitude.

ACO Summers is very passionate about her job and consistently does her best to help the citizens of Cayce with their animals. You can call her anytime day or night and describe an animal to her and 9 out of 10 times she knows where the dog belongs and most of the time can tell you the exact address. ACO Summers is committed to her job in a way that goes above and beyond her duties. She constantly receives numerous letters and phone calls about what an excellent job she does.

ACO Summers not only cares about the animals but she also cares about the owners of the animals and works hard to build relationships with them to solve the issues she encounters. ACO Summers is a great asset to the City of Cayce and its citizens.

Sgt. Paul Dufault

## **WHOLE SOLE AWARD NOMINATION**

Last fall, two of the City's Finance Department employees, Gwen Brunson and Sarah Johnson, went above and beyond to bring fun, team and morale building events to our staff members in the form of "Employee Game Night". Over the course of several months, Gwen and Sarah arranged a variety of game nights including an evening of Kickball, Softball, Volleyball, Bowling and even a game of Family Feud.

In an organization such as ours with departments spread out across multiple locations, there are few opportunities for many of our employees to get to know one another. Yet having opportunities such as these go a very long way towards improving working relationships between our many departments.

Without hesitation, Gwen and Sarah dedicated their time, effort and sometimes their own money, to make these nights possible. From the conception of the game night ideas, to securing a location and supplies, spreading the word to staff and providing refreshments to those who attended, these two staff members truly went out of their way to arrange for these fun-filled events. For all of these efforts, I'd like to nominate Gwen Brunson and Sarah Johnson for the Whole Sole Award.

Shaun Greenwood, Assistant City Manager

---

# Memorandum

---

**To:** Mayor and Council

**From:** Rebecca Vance, City Manager  
Shaun Greenwood, Asst. City Manager  
Byron Snellgrove, Director of Public Safety

**Date:** July 29, 2016

**Subject:** Approval of an Ordinance amending Section 4-11 of the Cayce City Code to regulate drinking in public within the City limits.

---

## **ISSUE**

Council approval is needed for the First Reading of an Ordinance amending Section 4-11 of the Cayce City Code to regulate drinking in public within the City limits.

## **BACKGROUND/DISCUSSION**

A review of the City Code recently revealed some technical issues that needed to be resolved in regards to alcohol consumption at events and festivals. Section 4-11 needs to be amended to ensure there are no conflicts with consuming alcohol at outdoor festivals and events. The wording in the current ordinance would technically not allow for the consumption of alcohol outside of a building or structure. The Public Safety Director and City Attorney have reviewed the suggested amendment and believe the changes will serve the best interests of the City and the public.

Additionally, language was removed that would not allow alcohol from being consumed at establishments where the alcohol was produced. This in effect places significant burden on certain businesses like craft breweries.

## **RECOMMENDATION**

Staff recommends Council approve First Reading of an Ordinance amending Section 4-11 of the Cayce City Code to regulate drinking in public within the City limits.

<b>STATE OF SOUTH CAROLINA</b>	)	<b>ORDINANCE 2016-10</b>
	)	<b>Amending Section 4-11 of the</b>
<b>COUNTY OF LEXINGTON</b>	)	<b>Cayce City Code Relating to</b>
	)	<b>Drinking in Public</b>
<b>CITY OF CAYCE</b>	)	

**WHEREAS**, the Council has determined that it is necessary and proper for the security, general welfare and convenience of the City and to preserve safety, health, order and good government in the City, that the City amend the current wording of its Code in Section 4-11 to provide for amended regulations pertaining to drinking in public,

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Cayce, in Council, duly assembled, that Section 4-11 (“Drinking in Public”) of the City of Cayce General Code of Ordinances is hereby amended to read as follows:

**Sec. 4-11. - Drinking in public.**

(a)

Except as allowed by Section 4-13, it shall be unlawful for any person to have in their possession any beer, wine, or alcoholic beverage in an open container, or in any container with a broken seal, in any public place within the corporate limits of the City of Cayce, except as provided herein below.

(b)

For the purposes of this section the term "public place" shall be defined as:

(1)

Any real property owned by any federal, state, county, or municipal government or any agency thereof; and

(2)

Any real property, regardless of ownership, which is open to members of the public, save and except real property where drinking is allowed pursuant to a permit or license from the State of South Carolina.

(c)

The prohibition provided in subsection (a) above, shall not be applicable to:

(1)

Any areas designated by city council as a special events area to include, but not limited to, any public park, street sidewalk or any portion thereof, for limited durations, and designated as the site of a public festival or other special event; or

(2)

Any areas as designated in a special event or temporary use permit issued by the city.

This Ordinance shall be effective from the date of second and final reading.

**DONE IN MEETING DULY ASSEMBLED**, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Elise Partin, Mayor

ATTEST:

\_\_\_\_\_  
Mendy C. Corder, Municipal Clerk

First reading: \_\_\_\_\_

Second reading and adoption: \_\_\_\_\_

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

## Sec. 4-11. - Drinking in public.

~~Except as allowed by section 4-13, it shall be unlawful for any person within the city to:~~

~~(1)~~

~~Publicly engage in the drinking of alcoholic liquors, beer, ale, porter, wine or any other similar malt or fermented beverage, except within the business structure, house or building so licensed to sell such product for on-premises consumption.~~

~~(2)~~

~~Engage in the drinking of alcoholic liquor, beer, ale, porter, wine or any other similar malt or fermented beverage upon any premises upon which an athletic contest or amusement contest is being conducted.~~

~~(3)~~

~~Drink alcoholic liquors, beer, ale, porter, wine or any other similar malt or fermented beverage on the premises of any retail, wholesale or manufacturing alcoholic liquor business or business establishment.~~

(a)

Except as allowed by Section 4-13, it shall be unlawful for any person to have in their possession any beer, wine, or alcoholic beverage in an open container, or in any container with a broken seal, in any public place within the corporate limits of the City of Cayce, except as provided herein below.

(b)

For the purposes of this section the term "public place" shall be defined as:

(1)

Any real property owned by any federal, state, county, or municipal government or any agency thereof; and

(2)

Any real property, regardless of ownership, which is open to members of the public, save and except real property where drinking is allowed pursuant to a permit or license from the State of South Carolina.

(c)

The prohibition provided in subsection (a) above, shall not be applicable to:

(1)

Any areas designated by city council as a special events area to include, but not limited to, any public park, street sidewalk or any portion thereof, for limited durations, and designated as the site of a public festival or other special event; or

(2)

Any areas as designated in a special event or temporary use permit issued by the city.

---

# Memorandum

---

**To:** Mayor and Council

**From:** Rebecca Vance, City Manager  
Shaun Greenwood, Assistant City Manager  
Monique Ocean, Planning and Zoning Tech

**Date:** July 27, 2016

**Subject:** First Reading of Ordinance 2016-11 to annex properties located at 1416 Alex Street (TMS#005750-09-004), 1418 Alex Street (TMS#005750-09-005) and a property located on Naples Avenue (TMS#005750-09-015), in conjunction with an RS-4 zoning designation.

---

## ISSUE

First Reading of Ordinance to annex properties located at 1416 Alex Street (TMS#005750-09-004), 1418 Alex Street (TMS#005750-09-005) and a property located on Naples Avenue (TMS#005750-09-015), in conjunction with an RS-4 zoning designation.

## BACKGROUND/DISCUSSION

Council approval is needed for the First Reading of an Ordinance to annex .70 acres of land located at 1416 Alex Street (TMS#005750-09-004), 1418 Alex Street (TMS#005750-09-005), and a property located at Naples Avenue (TMS#005750-09-015), Lexington County. The recommended zoning is RS-4 (Single Family, Small Lots).

The properties were purchased by the City in hopes to use the land for a new water tower and they will be consolidated with the successful annexation of the properties.

The properties are currently under Lexington County jurisdiction and contiguous to one parcel under the City's jurisdiction.

The recommended zoning for the property is RS-4 (Single Family, Small Lots) which would be consistent with the contiguous zoning of the surrounding area. Water supply systems is a permitted use in the RS-4 zoning district.

The Planning Commission considered the request for annexation at its regular meeting on May 16, 2016. A public hearing was held at the meeting for public input. One member of the public was present to inquire about the annexation request.

The Planning Commission unanimously recommended Council approve the requested annexation and RS-4 zoning designation.

### **RECOMMENDATION**

The Planning Commission recommends Council approve the First Reading of an Ordinance to annex properties located at 1416 Alex Street (TMS#005750-09-004), 1418 Alex Street (TMS#005750-09-005) and a property located on Naples Avenue (TMS#005750-09-015), in conjunction with an RS-4 zoning designation.

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

**ORDINANCE 2016-11**  
**Annexing Properties Located at 1416 Alex Street (TMS#005750-09-004), 1418 Alex Street (TMS#005750-09-005), and Naples Avenue (TMS#005750-09-015) into the City Limits Under the Provisions of South Carolina Code Section 5-3-150(3).**

**WHEREAS**, a proper petition has been filed with the City of Cayce by the owner of 100 percent of the assessed value of the contiguous properties hereinafter described petitioning for annexation of the properties to the City of Cayce under the provisions of S.C. Code Section 5-3-150(3); and

**WHEREAS**, it appears to Council that annexation would be in the best interest of the property owners and the City of Cayce,

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Cayce, in Council, duly assembled, that the following properties herein described are hereby annexed to and become a part of the City of Cayce:

**PROPERTY DESCRIPTION**

All those certain pieces, parcels or lots of land, situate, lying and being near the City of Cayce in the County of Lexington, State of South Carolina, being shown on attached Exhibit "A" which is made part of this Ordinance, and consisting of :

- (1) the parcel of property not currently within the City that is located at 1416 Alex Street and is further identified as Lexington County Tax Parcel TMS # 005750-09-004,
- (2) the parcel of property not currently within the City that is located at 1418 Alex Street) and is further identified as Lexington County Tax Parcel TMS# 005750-09-005, and
- (3) the parcel of property adjoining parcel (2) above that is located on Naples Avenue and is further identified as Lexington County Tax Parcel TMS# 005750-09-0015.

The properties shall be zoned RS-4, Single Family Residential, in accord with City of Cayce Zoning Ordinance, Section 3.15, and this classification shall become effective upon the effective date of this annexation ordinance. These properties are added to Voting District Number (2).

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

**DONE IN MEETING DULY ASSEMBLED**, this \_\_\_\_\_ day of \_\_\_\_\_,  
2016.

\_\_\_\_\_  
Elise Partin, Mayor

Attest:

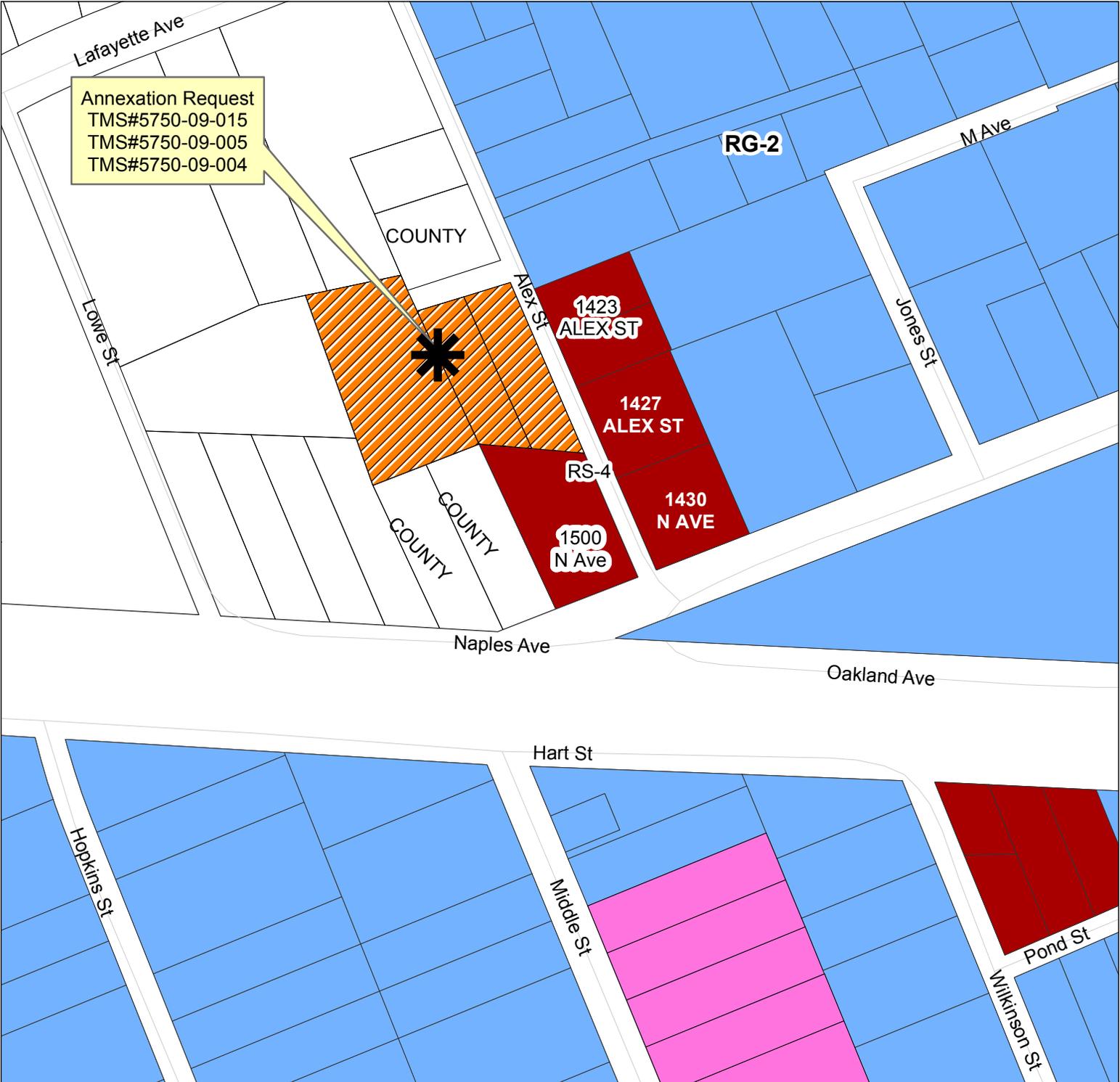
\_\_\_\_\_  
Mendy Corder, Municipal Clerk

First Reading: \_\_\_\_\_

Second Reading and adoption: \_\_\_\_\_

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

Annexation Request  
MA001-16



**PARCEL "A" REFERENCES:**

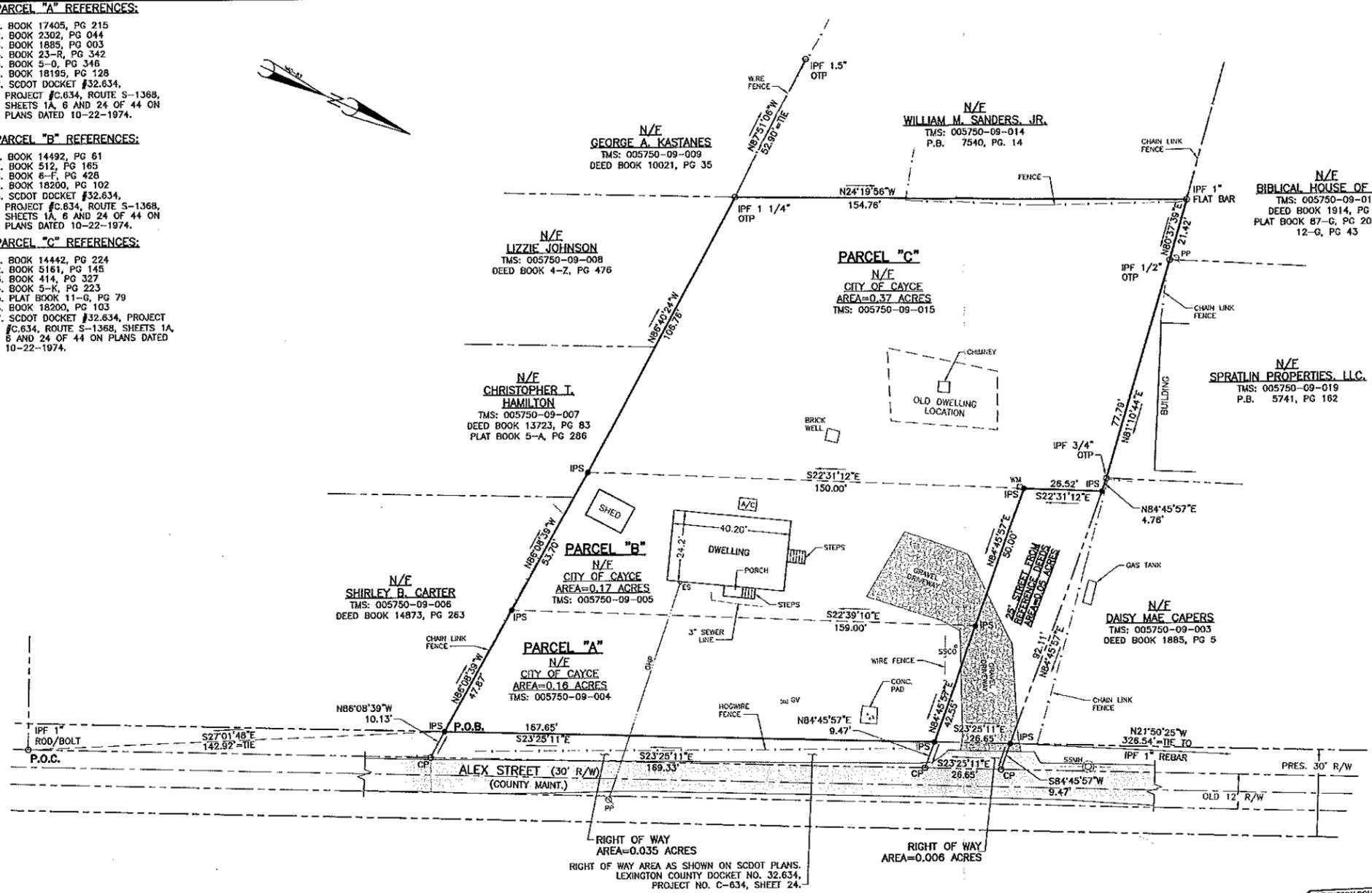
1. BOOK 17405, PG 215
2. BOOK 2302, PG 044
3. BOOK 1885, PG 003
4. BOOK 23-R, PG 342
5. BOOK 5-O, PG 348
6. BOOK 18195, PG 128
7. SCDOT DOCKET #32.634, PROJECT #C.634, ROUTE S-1368, SHEETS 1A, 6 AND 24 OF 44 ON PLANS DATED 10-22-1974.

**PARCEL "B" REFERENCES:**

1. BOOK 14492, PG 61
2. BOOK 512, PG 165
3. BOOK 6-F, PG 428
4. BOOK 18200, PG 102
5. SCDOT DOCKET #32.634, PROJECT #C.634, ROUTE S-1368, SHEETS 1A, 6 AND 24 OF 44 ON PLANS DATED 10-22-1974.

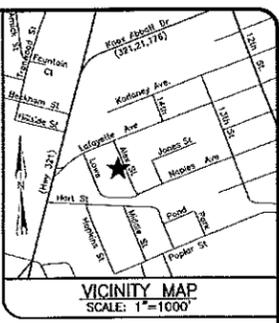
**PARCEL "C" REFERENCES:**

1. BOOK 14442, PG 224
2. BOOK 5161, PG 145
3. BOOK 414, PG 327
4. BOOK 5-K, PG 223
5. PLAT BOOK 11-C, PG 79
6. BOOK 18200, PG 103
7. SCDOT DOCKET #32.634, PROJECT #C.634, ROUTE S-1368, SHEETS 1A, 6 AND 24 OF 44 ON PLANS DATED 10-22-1974.



**LEGEND**

- IPF = IRON PIN FOUND
- IPS = IRON PIN SET (#5 REBAR)
- OTF = OPEN TOP PIPE
- CP = CALCULATED POINT
- WM = WATER METER
- GV = GAS VALVE
- A/C = OUTDOOR HEAT PUMP
- PP = POWER POLE
- ES = ELECTRICAL SERVICE
- OHP = OVERHEAD POWER
- SSMH = SANITARY SEWER MANHOLE
- SSCO = SANITARY SEWER CLEANOUT
- R/W = RIGHT OF WAY



**NOTES:**  
 THIS PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS TAKEN FROM THE NATIONAL FLOOD INSURANCE PROGRAM (FLOOD INSURANCE RATE MAP), LEXINGTON COUNTY FIRM MAP NO. 45063C0277 H, PANEL 277 OF 575, DATED FEBRUARY 20, 2002.  
 THIS PROPERTY IS LOCATED AT 1416, 1418 ALEX STREET, CAYCE, S.C. 29033, IS SHOWN AS LEXINGTON CO. TMS# 005750-09-004, 005 AND 015, AND IS LOCATED NEAR THE CITY OF CAYCE. THIS PARCEL IS SHOWN AS DESCRIBED BY REFERENCE DEEDS RECORDED AT LEXINGTON COUNTY R.O.D. OFFICE.  
 THIS LOT MAY BE SUBJECT TO OTHER SETBACKS OR EASEMENTS OF RECORD.

**PARCELS "A", "B", AND "C" ARE TO BE CONSOLIDATED INTO ONE PARCEL.**  
 UPON RECORDING OF THIS PLAT, A REQUEST IS MADE TO LEXINGTON COUNTY FOR ONE COMBINED TMS NUMBER, SO THAT TMS #'S 005750-09-004, 005, AND 015 BECOME ONE UNDIVIDED PARCEL OF LAND.

**COMBINED DESCRIPTION OF PARCELS "A", "B" AND "C":**  
 COMMENCING AT AN IPF 1" ROD, HEREON SHOW AS THE POINT OF COMMENCEMENT (POC), AND RUNNING N 27° 01' 48" W FOR A DISTANCE OF 142.92' TO A IPS (#5 REBAR), HEREON SHOWN AS THE POINT OF BEGINNING (POB), THENCE TURNING AND RUNNING N 86° 08' 39" W FOR A DISTANCE OF 53.70' TO A IPS, THENCE TURNING AND RUNNING N 86° 40' 24" W FOR A DISTANCE OF 106.76' TO A IPF 1 1/4" OTF, THENCE TURNING AND RUNNING N 24° 19' 56" W FOR A DISTANCE OF 154.76' TO A IPF 1" FLAT BAR, THENCE TURNING AND RUNNING N 80° 37' 39" E FOR A DISTANCE OF 21.42' TO A IPF 1/2" OTF, THENCE TURNING AND RUNNING N 81° 10' 44" E FOR A DISTANCE OF 77.79' TO A IPF 3/4" OTF, THENCE TURNING AND RUNNING N 84° 45' 57" E FOR A DISTANCE OF 4.76' TO A IPS, THENCE TURNING AND RUNNING S 22° 31' 12" E FOR A DISTANCE OF 26.52' TO A IPS, THENCE TURNING AND RUNNING N 84° 45' 57" E FOR A DISTANCE OF 50.00' TO A IPS, THENCE TURNING AND RUNNING S 23° 25' 11" E FOR A DISTANCE OF 167.65' TO THE POINT OF BEGINNING.

"I HEREBY STATE THAT TO THE BEST OF MY 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."

THE COMBINED AREA FOR THESE PARCELS IS 0.70 ACRE.

LEXINGTON COUNTY  
 PLANNING DEPARTMENT  
 APR 11 2016  
*Penning*



NO.	DATE	REVISION	BY

**AMERICAN ENGINEERING CONSULTANTS, INC.**  
 1300 12th Street, Suite A • P.O. Box 2299 • Cayce, SC 29171  
 Phone: (803) 791-1400 • Fax: (803) 791-8110  
 Internet: www.aec-sc.com • Email: info@aec-sc.com



*Gregory J. Penning*  
 GREGORY J. PENNING PLS # 17928

DATE FEBRUARY 2016  
 SCALE 1" = 20'  
 DRAWN AH  
 DESIGNED CE  
 CHECKED GJ  
 JOB NO. 14-040  
 CAD FILE REV. 4-2-16  
 LAYOUT LAYOUT1

The Avenues, Broadacres, North Frink Street & Edenwood Water System Replacement  
 Division VII  
 PREPARED FOR  
**City of Cayce**  
 Lexington County, South Carolina  
 Tank Site Property Boundary Survey

DRAWING NO. 1 OF 1  
 FILE NO.

---

# Memorandum

---

**To:** Mayor and Council

**From:** Rebecca Vance, City Manager  
Shaun Greenwood, Asst. City Manager  
Monique Ocean, Planning & Zoning Tech

**Date:** July 27, 2016

**Subject:** First Reading of Ordinance 2016-12 to Re-zone 331 Clark Street (TMS# 004655-02-001) from C-3 (Central Commercial) to RG-2 (General Residential).

---

## **ISSUE**

Council approval is needed for the First Reading of an Ordinance to re-zone 331 Clark Street (TMS# 004655-02-001) from C-3 (Central Commercial) to RG-2 (General Residential).

## **BACKGROUND/DISCUSSION**

The applicant wishes to rezone the property listed above from C-3 (Central Commercial) to RG-2 (General Residential). The C-3 zoning classification is intended to promote vitality of commercial and business uses in areas of Knox Abbott Drive and State Street. Whereas, RG-2 is intended to accommodate rented apartments and a variety of housing types.

A single family home is currently located on the property. Single family homes are not permitted uses in the C-3 zoning districts. This makes the home a legal non-conforming use. The non-conformity hinders the owner from being able to expand or enlarge the home beyond a certain percentage.

The Planning Commission considered the request for re-zoning at its regular meeting on July 18, 2016. The re-zoning request was opened for public hearing. No one was present to speak for or against the re-zoning request.

The Planning Commission voted unanimously to recommend the requested re-zoning to an RG-2 zoning designation. The property is contiguous to other RG-2 zoning districts. The requested zoning is in compliance with the Comprehensive Plan.

## **RECOMMENDATION**

The Planning Commission recommends Council approve First Reading of an Ordinance to re-zone 331 Clark Street (TMS# 004655-02-001) to RG-2 (General Residential).

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

**ORDINANCE 2016-12**  
**Amending Zoning Map and**  
**Rezoning Property Located at 331**  
**Clark Street (Tax Map Number**  
**004655-02-001) from C-3 to RG-2**

**WHEREAS**, Andrew Lucas, as the property owner, requested that the City of Cayce amend the Zoning Map to re-designate the property comprising and shown as 331 Clark Street (TMS# 004655-02-001), now zoned Central Commercial (C-3) to General Residential, High Rise (RG-2), 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 July 18, 2016, to review public comments and vote on recommending the rezoning request and unanimously voted 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 RG-2, General Residential, High Rise:

TMS# 004655-02-001  
331 Clark Street

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

**DONE IN MEETING DULY ASSEMBLED**, this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

\_\_\_\_\_  
Elise Partin, Mayor

Attest:

\_\_\_\_\_  
Mendy Corder, Municipal Clerk

First Reading: \_\_\_\_\_

Second Reading and Adoption: \_\_\_\_\_

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

---

# Memorandum

---

**To:** Mayor and Council

**From:** Rebecca Vance, City Manager  
Shaun Greenwood, Asst. City Manager  
Monique Ocean, Planning & Zoning Tech

**Date:** July 25, 2016

**Subject:** First Reading of Ordinance 2016-13 to re-zone 1225 G Ave (TMS#004633-05-006) from C-1 (Office and Institutional) to RS-3 (Single Family Residential).

---

## ISSUE

Council approval is needed for the First Reading of an Ordinance to re-zone 1225 G Ave (TMS#004633-05-006) from C-1 (Office and Institutional) to RS-3 (Single Family Residential).

## BACKGROUND/DISCUSSION

The applicant wishes to re-zone the property listed above from C-1 (Office and Institutional) to RS-3 (Single Family Residential). The C-1 zoning classification is intended to accommodate office and institutional uses. This zoning district is designed principally for use along major streets dominated by older houses in transition.

1225 G Avenue contains a single family home. Single family homes are not permitted uses in the C-1 zoning districts. This creates legal non-conforming uses and hinders the owner from being able to enlarge or expand the home beyond a certain percentage.

The Planning Commission considered the request for re-zoning at its regular meeting on July 18, 2016. The re-zoning request was opened for public hearing. The property owner was present to state his/her desire to have the property re-zoned. There were no others present to speak for or against the re-zoning request.

The Planning Commission voted unanimously to recommend the requested re-zoning to an RS-3 zoning designation, contingent upon Council approval of the amendments to the Future Land Use Plan map. The property is contiguous to other RS-3 zoning districts.

## **RECOMMENDATION**

The Planning Commission recommends Council approve First Reading of an Ordinance to re-zone 1225 G Ave (TMS#004633-05-006) from C-1 (Office and Institutional) to RS-3 (Single Family Residential).

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

**ORDINANCE 2016-13**  
**Amending Zoning Map and**  
**Rezoning Property Located at 1225**  
**G Avenue (Tax Map Number 004633-**  
**05-006) from C-1 to RS-3**

**WHEREAS**, James Orefice and Carol Drabik, as the property owners, requested that the City of Cayce amend the Zoning Map to re-designate the property comprising and shown as 1225 G Avenue (TMS# 004633-05-006), now zoned Office and Institutional (C-1) to Single Family Residential (RS-3), 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 July 18, 2016, to review public comments and vote on recommending the rezoning request and unanimously voted 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 RS-3, Single Family Residential:

TMS# 004633-05-006  
1225 G Avenue

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

**DONE IN MEETING DULY ASSEMBLED**, this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

\_\_\_\_\_  
Elise Partin, Mayor

Attest:

\_\_\_\_\_  
Mendy Corder, Municipal Clerk

First Reading: \_\_\_\_\_

Second Reading and Adoption: \_\_\_\_\_

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

---

# Memorandum

---

**To:** Mayor and Council

**From:** Rebecca Vance, City Manager  
Shaun Greenwood, Asst. City Manager  
Monique Ocean, Planning & Zoning Tech

**Date:** July 25, 2016

**Subject:** First Reading of Ordinance 2016-14 to re-zone 1222 H Ave (TMS#004633-05-012) from C-1 (Office and Institutional) to RS-3 (Single Family Residential).

---

## ISSUE

Council approval is needed for the First Reading of an Ordinance to re-zone 1222 H Ave (TMS#004633-05-012) from C-1 (Office and Institutional) to RS-3 (Single Family Residential).

## BACKGROUND/DISCUSSION

The applicant wishes to re-zone the property listed above from C-1 (Office and Institutional) to RS-3 (Single Family Residential). The C-1 zoning classification is intended to accommodate office and institutional uses. This zoning district is designed principally for use along major streets dominated by older houses in transition.

1222 H Avenue contains a single family home. Single family homes are not permitted uses in the C-1 zoning districts. This creates legal non-conforming uses and hinders the owner from being able to enlarge or expand the home beyond a certain percentage.

The Planning Commission considered the request for re-zoning at its regular meeting on July 18, 2016. The re-zoning request was opened for public hearing. The property owner was present to state his/her desire to have the property re-zoned. There were no others present to speak for or against the re-zoning requests.

The Planning Commission voted unanimously to recommend the requested re-zoning to an RS-3 zoning designation, contingent upon Council approval of the amendments to the Future Land Use Plan map. The property is contiguous to other RS-3 zoning districts.

## **RECOMMENDATION**

The Planning Commission recommends Council approve First Reading of an Ordinance to re-zone 1222 H Ave (TMS#004633-05-012) from C-1 (Office and Institutional) to RS-3 (Single Family Residential).

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

**ORDINANCE 2016-14**  
**Amending Zoning Map and**  
**Rezoning Property Located at 1222**  
**H Avenue (Tax Map Number 004633-**  
**05-012) from C-1 to RS-3**

**WHEREAS**, Nancy Stone-Collum and Steven Collum, as the property owners, requested that the City of Cayce amend the Zoning Map to re-designate the property comprising and shown as 1222 H Avenue (TMS# 004633-05-012), now zoned Office and Institutional (C-1) to Single Family Residential (RS-3), 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 July 18, 2016, to review public comments and vote on recommending the rezoning request and unanimously voted 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 RS-3, Single Family Residential:

TMS# 004633-05-012  
1222 H Avenue

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

**DONE IN MEETING DULY ASSEMBLED**, this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

\_\_\_\_\_  
Elise Partin, Mayor

Attest:

\_\_\_\_\_  
Mendy Corder, Municipal Clerk

First Reading: \_\_\_\_\_

Second Reading and Adoption: \_\_\_\_\_

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

---

# Memorandum

---

**To:** Mayor and Council

**From:** Rebecca Vance, City Manager  
Shaun Greenwood, Asst. City Manager  
Monique Ocean, Planning & Zoning Tech

**Date:** July 25, 2016

**Subject:** First Reading of Ordinance 2016-15 to re-zone 1211 G Ave (TMS#004633-05-007) from C-1 (Office and Institutional) to RS-3 (Single Family Residential).

---

## ISSUE

Council approval is needed for the First Reading of an Ordinance to re-zone 1211 G Ave (TMS#004633-05-007) from C-1 (Office and Institutional) to RS-3 (Single Family Residential).

## BACKGROUND/DISCUSSION

The applicant wishes to re-zone the property listed above from C-1 (Office and Institutional) to RS-3 (Single Family Residential). The C-1 zoning classification is intended to accommodate office and institutional uses. This zoning district is designed principally for use along major streets dominated by older houses in transition.

1211 G Avenue contains a single family home. Single family homes are not permitted uses in the C-1 zoning districts. This creates legal non-conforming uses and hinders the property owner from being able to enlarge or expand the home beyond a certain percentage.

The Planning Commission considered the request for re-zoning at its regular meeting on July 18, 2016. The re-zoning request was opened for public hearing. The property owner was present to state his/her desire to have the property re-zoned. There were no others present to speak for or against the re-zoning requests.

The Planning Commission voted unanimously to recommend the requested re-zoning to an RS-3 zoning designation, contingent upon Council approval of the amendments to the Future Land Use Plan map. The property is contiguous to other RS-3 zoning districts.

## **RECOMMENDATION**

The Planning Commission recommends Council approve First Reading of an Ordinance to re-zone 1211 G Ave (TMS#004633-05-007) from C-1 (Office and Institutional) to RS-3 (Single Family Residential).

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

**ORDINANCE 2016-15**  
**Amending Zoning Map and**  
**Rezoning Property Located at 1211**  
**G Avenue (Tax Map Number 004633-**  
**05-007) from C-1 to RS-3**

**WHEREAS**, Janice West, as the property owner, requested that the City of Cayce amend the Zoning Map to re-designate the property comprising and shown as 1211 G Avenue (TMS# 004633-05-007), now zoned Office and Institutional (C-1) to Single Family Residential (RS-3), 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 July 18, 2016, to review public comments and vote on recommending the rezoning request and unanimously voted 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 RS-3, Single Family Residential:

TMS# 004633-05-007  
1211 G Avenue

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

**DONE IN MEETING DULY ASSEMBLED**, this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

\_\_\_\_\_  
Elise Partin, Mayor

Attest:

\_\_\_\_\_  
Mendy Corder, CMC, Municipal Clerk

First Reading: \_\_\_\_\_

Second Reading and Adoption: \_\_\_\_\_

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

---

# Memorandum

---

**To:** Mayor and Council

**From:** Rebecca Vance, City Manager  
Shaun Greenwood, Assistant City Manager  
Monique Ocean, Planning and Zoning Tech

**Date:** July 28, 2016

**Subject:** Second Reading of Ordinance 2016-09 to amend the Land Use Plan (2019) Map of the City of Cayce Comprehensive Plan: 2010-2020

---

## ISSUE

Second Reading of an Ordinance to amend the Land Use Plan (2019) Map of the City of Cayce Comprehensive Plan: 2010-2020.

## BACKGROUND/DISCUSSION

Council approval is needed for the Second Reading of an Ordinance to approve revisions to the City's Land Use Plan (2019) Map. The Comprehensive Plan is designed to be an adjustable document, fluctuating with the changes to the City. The request to amend the City of Cayce Land Use Map (2019), also known as the future land use plan, is to include map changes brought about by existing or future development. The outcome of the amendment involves changes to the map that must be included to process annexations and/or rezoning requests and for continued compliance with the goals of the Comprehensive Plan.

The Land Use Plan is one of the planning elements of the Cayce Comprehensive Plan. The corresponding map is meant to guide the systematic growth and development of the City. The zoning categories identified on this map are intentionally broad and are used to guide decisions on how the built environment will be shaped. The character of current and pending development within the City requires revisions to the map and eventually to the text of the Comprehensive Plan. This request will be the first in a series of changes to ensure the City is properly adjusting to future needs.

Detailed below are the specific changes proposed in this request:

- Reclassifying the property immediately adjacent to the I-77 interchange on 12<sup>th</sup> Street from PMU (Planned Mixed Use) to TA (Transitional Area)
- Adding three parcels of land off of Alex Drive and adding a designation of RD (Residential Density Flex)

- 4 Residential lots on H Avenue, reclassifying from TA to RC (Residential Conservation / Infill)
- Property located adjacent to I-77 interchange and Charleston Highway, reclassifying from PMU to CBI (Commercial Business / Industrial)
- 2 properties at the I-77 interchange and Bluff Road, reclassifying from PMU to CBI

The Planning Commission considered the amendments to the Land Use Plan (2019) Map at a special called meeting on June 23, 2016. A Public Hearing was held at the meeting for public input. Residents from G and H Avenues did attend the Public Hearing and spoke in favor of the proposed changes.

The Planning Commission unanimously recommended Council approve the requested amendments.

### **RECOMMENDATION**

The Planning Commission recommends Council approve the Second Reading of an Ordinance amending the Land Use Plan (2019) Map of the City of Cayce Comprehensive Plan: 2010-2020.

The amended Land Use Plan (2019) Map is attached.

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

**ORDINANCE 2016-09**  
**Amending the Land Use Plan (2019)**  
**Map of the City of Cayce**  
**Comprehensive Plan: 2010-2020**

**WHEREAS**, Council has determined that it is in the best interest of the public to amend the Land Use Plan (2019) Map of the City’s Comprehensive Plan so as to include changes that have been brought about by existing or future development; and

**WHEREAS**, the Planning Commission held a special called public hearing on this request to receive comments from the public; and

**WHEREAS**, the Planning Commission met on June 23, 2016, to review public comments and vote on recommending the amended Land Use Plan (2019) Map and unanimously decided that they do recommend this amendment as shown on the attached map,

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Cayce, in Council, duly assembled, that the Land Use Plan (2019) Map of the City’s Comprehensive Plan is hereby amended as shown on the attached map.

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

**DONE IN MEETING DULY ASSEMBLED**, this \_\_\_\_\_ day of \_\_\_\_\_ 2016.

\_\_\_\_\_  
Elise Partin, Mayor

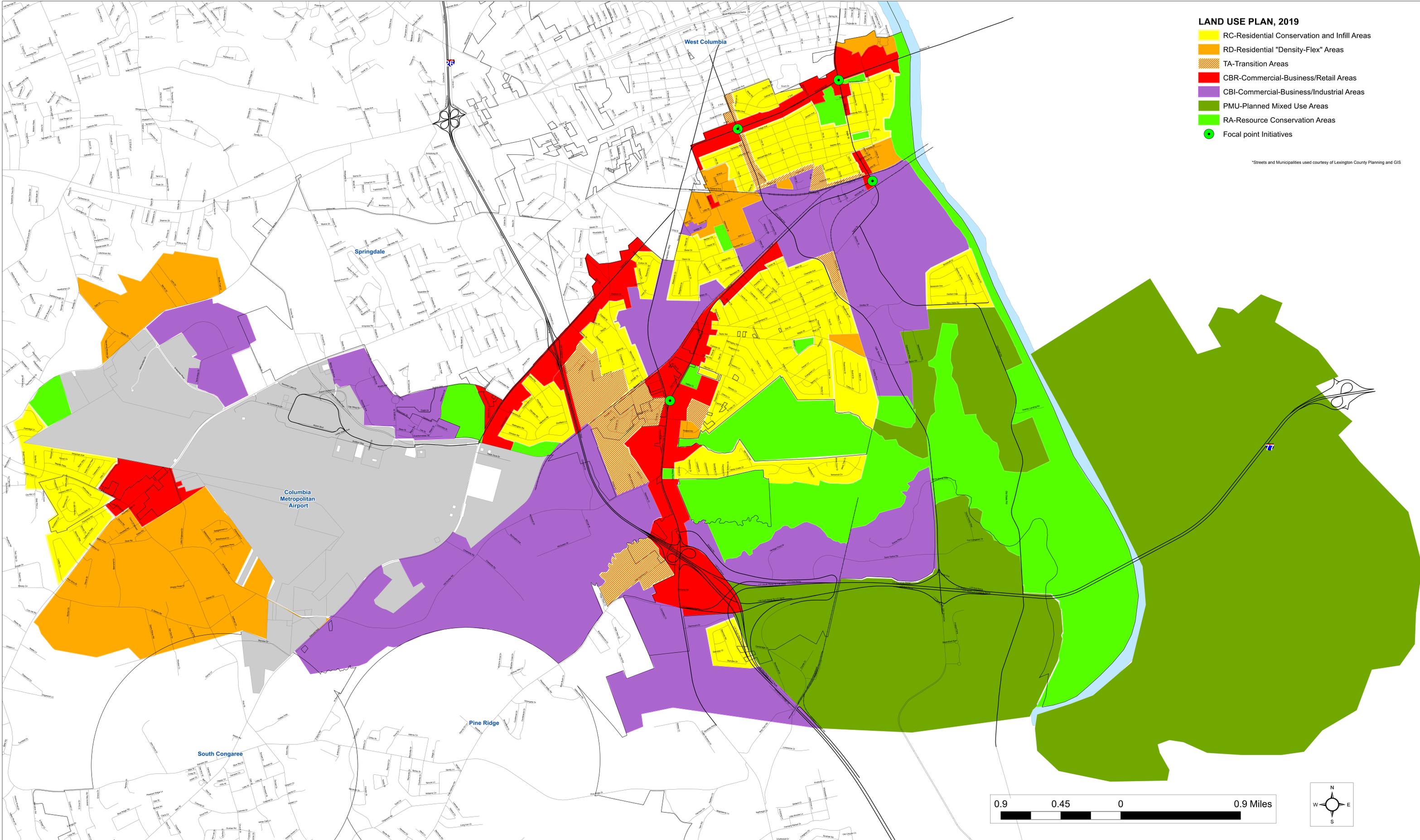
Attest:

\_\_\_\_\_  
Mendy Corder, Municipal Clerk

First Reading: \_\_\_\_\_

Second Reading and Adoption: \_\_\_\_\_

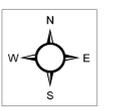
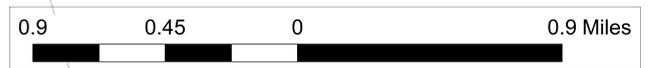
Approved as to form: \_\_\_\_\_  
Danny C. Crowe, City Attorney



**LAND USE PLAN, 2019**

- RC-Residential Conservation and Infill Areas
- RD-Residential "Density-Flex" Areas
- TA-Transition Areas
- CBR-Commercial-Business/Retail Areas
- CBI-Commercial-Business/Industrial Areas
- PMU-Planned Mixed Use Areas
- RA-Resource Conservation Areas
- Focal point Initiatives

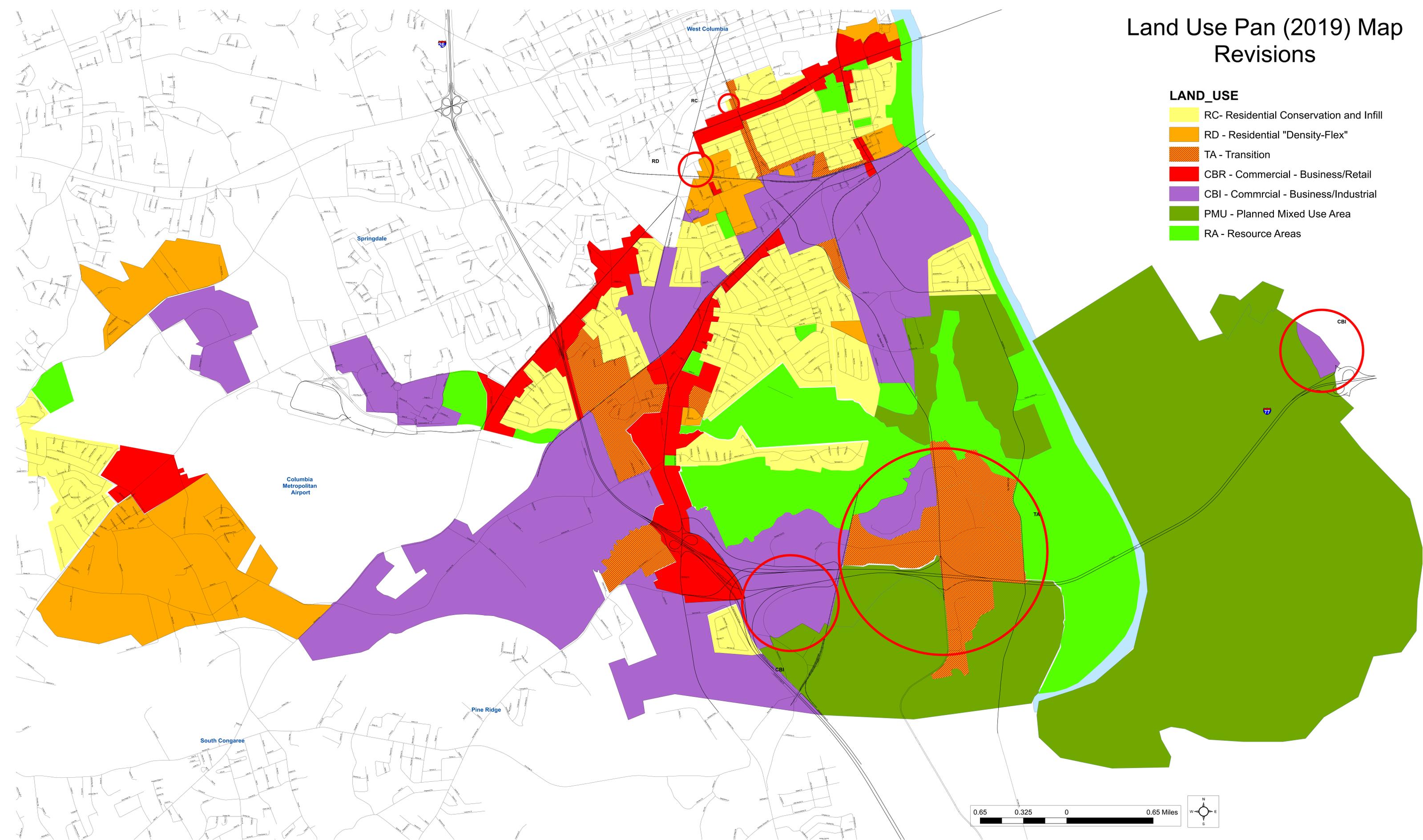
\*Streets and Municipalities used courtesy of Lexington County Planning and GIS



# Land Use Pan (2019) Map Revisions

## LAND\_USE

- RC- Residential Conservation and Infill
- RD - Residential "Density-Flex"
- TA - Transition
- CBR - Commercial - Business/Retail
- CBI - Commrcial - Business/Industrial
- PMU - Planned Mixed Use Area
- RA - Resource Areas



\*Streets and Municipalities used courtesy of Lexington County Planning and GIS

STATE OF SOUTH CAROLINA	)	<b>RESOLUTION</b>
	)	<b>Approving Multijurisdictional</b>
COUNTY OF LEXINGTON	)	<b>Task Force Mutual Aid Agreement</b>
	)	<b>To Combat Criminal Narcotics</b>
CITY OF CAYCE	)	<b>Throughout Lexington County</b>

**WHEREAS**, the need for law enforcement agencies to enter into contracts with other law enforcement agencies for mutual aid and support and for multijurisdictional task forces is recognized in Chapter 20 (“Law Enforcement Assistance and Support Act”) of Title 23 (“Law Enforcement and Public Safety”) of the South Carolina Code of Laws; and

**WHEREAS**, S.C. Code section 23-20-40(B), which is a part of Chapter 20 of Title 23 of the State Code, provides that an agreement entered into pursuant to that chapter on behalf of a law enforcement authority must be approved by the appropriate governing body of the concerned county, municipality or other political subdivision;

**WHEREAS**, the Council wishes to clarify and confirm the process by which it approves such mutual aid agreements and task force agreements as are entered into between the law enforcement agency of the City of Cayce and the law enforcement agencies of other political subdivisions of the State,

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

The City Council hereby ratifies or approves the City of Cayce entering into a Multijurisdictional Task Force Mutual Aid Agreement to Combat Criminal Narcotics Throughout Lexington County, as attached, and the Mayor and the Director of Public Safety are authorized to sign the Agreement on behalf of the City.

**ADOPTED** this \_\_\_\_\_ day of August 2016.

\_\_\_\_\_  
Elise Partin, Mayor

**ATTEST:**

\_\_\_\_\_  
Mendy Corder, Municipal Clerk

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

STATE OF SOUTH CAROLINA )  
 )  
 )  
 )  
COUNTY OF LEXINGTON )

**MULTI-JURISDICTIONAL TASK FORCE  
MUTUAL AID AGREEMENT TO COMBAT  
CRIMINAL NARCOTICS THROUGHOUT  
LEXINGTON COUNTY, SOUTH CAROLINA**

This agreement is made and entered into this 1<sup>st</sup> day of July, 2016, by and between the parties; **Batesburg-Leesville Police Department, Cayce Department of Public Safety, Chapin Police Department, Columbia Airport Police Department, Gaston Police Department, Irmo Police Department, Lexington County Sheriff’s Department, Lexington Police Department, Pelion Police Department, Pine Ridge Police Department, Springdale Police Department, Swansea Police Department and West Columbia Police Department.**

**WHEREAS**, it is the desire and intent of the parties to evidence their joint undertaking for the provision of mutual assistance in criminal narcotics investigations by continued operation of a multi-jurisdictional task force within Lexington County, known as the Lexington County Multi-Agency Narcotics Enforcement Team (NET); the same having successfully operated continuously in the County since 2001; and,

**WHEREAS**, the General Assembly of the State of South Carolina, by legislation enacted into law on June 3, 2016, has amended and restructured Chapter 20, Title 23 of the Code of Laws of South Carolina, 1976, known as the “Law Enforcement Assistance and Support Act”, so as to more completely describe the manner by which Mutual Aid Agreements, as that phrase is defined in said Act, can be established and operated; and,

**WHEREAS**, the parties as set out above, by and through their representatives affixing their signatures below, consent and agree to span the geopolitical boundaries of all areas of Lexington County to the fullest extent allowed under South Carolina law for the express purpose of investigating and prosecuting the illegal use and sale of controlled substances and other illegal drugs within the County. Herein set forth is the manner in which said Task Force shall be staffed and operated in order to comport with the amended Code section referenced above.

The officers of a law enforcement provider under this Agreement shall have the same legal rights, powers and the duties to enforce the laws of South Carolina as the law enforcement agency (Lexington County Sheriff) contracting for the services.

**NOW THEREFORE**, it is the intent of the parties, as it was under prior agreements in previous years, to share jurisdiction under this written agreement to the fullest extent permitted under South Carolina law and as further set forth herein.

**1. SCOPE OF SERVICES**

It is agreed that the law enforcement agency parties shall assign, on a temporary basis, officer(s) to participate in joint investigations with the Lexington County Multi-jurisdictional Narcotics Enforcement Team. Further, this agreement is intended to be in the nature of a request for assistance from adjacent jurisdictions.

This multi-jurisdictional effort is intended to combine resources of participating members of the Lexington County law enforcement community in an effort to combat the illegal narcotics trade, related criminal activities, and other crimes. It is the intent of this agreement to expand the jurisdiction of those law enforcement officers acting under this agreement throughout Lexington County to the greatest extent allowable by law. Any and all officers acting under and/or in accordance with this Agreement will have jurisdiction across and throughout Lexington County. This Agreement is in no way intended to limit, inhibit, or control any other expansion of jurisdiction which may be allowable under law; nor to effect any other agreements that may be in place between the parties.

**2. FINANCIAL AGREEMENT**

Each party to this Agreement shall bear its own costs incurred in the performance of its obligations hereunder, except as otherwise provided herein. The parties shall be solely responsible for the acts and omissions of their respective employees, officers, and officials. No right of indemnification is created by this Agreement and the parties expressly disclaim such. The provision of this Agreement shall not be deemed to give rise to or vest any rights or obligations in favor of any party or entity not a party to this Agreement.

### **3. VESTING OF AUTHORITY AND JURISDICTION**

To the fullest extent permitted by the Constitution and statutes of this State, officers assigned under this Agreement and so transferred shall be vested with authority, jurisdiction, rights, immunities, and privileges to include the authority to execute criminal process and the power of arrest as any other duly commissioned officer of any other party so long as they are acting with the knowledge and approval of a Lexington County Narcotics Enforcement Team supervisor or are participating in an approved Narcotics Enforcement Team investigation. Moreover, each party shall deal with any legal contingencies for any lawsuits or the payment of damages arising from the services it renders to the Narcotics Enforcement Team. However, local ordinances adopted by a sending jurisdiction shall not be deemed extended into areas of operation that are located outside the geopolitical territorial limits of the sending jurisdiction. Each jurisdiction shall maintain its own insurance coverage for general liability, workers' compensation, and any other such coverage as may be required by law or deemed advisable by individual parties.

### **4. COMPENSATION, BOND, AND RELATED MATTERS**

This agreement shall in no manner effect or reduce the compensation, pension or retirement rights of any officers acting under its authority and such officers shall continue to be paid by the county or the municipality where they are permanently employed, with the sending county or municipality being compensated for their services by the county or municipality to which they are transferred as further set out herein. The bond for any officers operating under this agreement shall include coverage for their activity in the county or municipality covered by this agreement in the same manner and to the same extent provide by bonds of regularly employed officers of that county or municipality.

### **5. REIMBURSEMENT AND ANCILLARY BENEFITS**

The parties to this agreement hereby expressly agree that compensation and/or reimbursement for services provided hereunder shall be limited to the reciprocal provision of services of like kind between the agencies involved to include the ancillary benefits of increased investigations and prosecution of narcotics offenses in the whole of Lexington County. Any agreement for sharing forfeiture proceeds among jurisdictions must be in writing between the

jurisdictions participating at the time of the underlying arrest. As a further benefit to all participants, the Sheriff of Lexington County shall provide office space for the adequate needs of the Multi-Agency Narcotics Enforcement Unit hereby established.

**6. TERMINATION AND RIGHT TO RESCIND**

The participation of any party may be terminated at the discretion of its chief law enforcement officer by providing written notice to all other parties. Any such rescission or termination will become effective upon receipt by the other parties. The election of any party or parties to exercise this right to rescind does not in any way affect the rights, duties, privileges, immunities, or obligations of the other parties.

**7. RESPONSIBILITY TO RESPECTIVE GOVERNING BODIES**

Each party is responsible for any notice, reporting, or approval requirements to/of their respective governing body as may be required under South Carolina law.

**8. SEVERABILITY**

Should any part of this agreement be found to be unenforceable by any court or other competent authority, the rest shall remain in full force and effect.

**9. AMENDMENTS AND BINDING SUCCESSORS IN OFFICE**

This Agreement may be amended by the written approval of all parties. Each party agrees that any and all successors in interest to their office will be similarly bound by the terms of this Agreement without necessitating execution of any amendment.

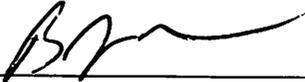
**10. RECORDS TO BE KEPT**

Complete records of the activities of the Narcotics Enforcement Team shall be kept by members of the Team, under the supervision of the supervisory officers of the Lexington County Narcotics Enforcement Team. The supervisor or his/her designee shall make a report of such activities on a bi-monthly basis to a gathering of the Chiefs of those Departments who are participants/signatories to this Agreement.

**11. PROCESSING OF FREEDOM OF INFORMATION ACT REQUESTS**

It is expressly agreed that the Multi-Jurisdictional Narcotics Enforcement Unit hereby created will appropriately and timely respond to all Freedom of Information Act (FOIA) requests made.

I, with competent authority, hereby consent to the terms of and agree to be bound by this Agreement.



\_\_\_\_\_  
Sheriff Bryan "Jay" Koon  
Lexington County Sheriff's Department

Date: 6-28-16



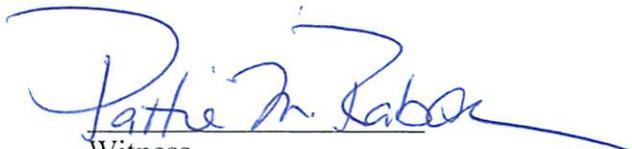
\_\_\_\_\_  
Witness

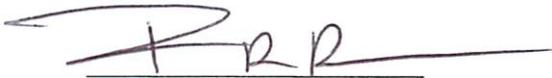
  
\_\_\_\_\_  
Witness

I, with competent authority, hereby consent to the terms of and agree to be bound by this Agreement.

  
\_\_\_\_\_  
Chief Byron Snellgrove  
Cayce Department of Public Safety

Date: 6-29-16

  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Witness

For City of Cayce:

By: \_\_\_\_\_

\_\_\_\_\_  
Witness

Its: \_\_\_\_\_

\_\_\_\_\_  
Witness

Date: \_\_\_\_\_

THE HOUSING AUTHORITY OF THE CITY OF CAYCE, S.C.  
April 12th, 2016

The Board of Commissioners of The Housing Authority of the City of Cayce, S.C. convened at 5:15 P.M., Tuesday, April 12th, 2016 in the Cayce Museum.

The Chairman called the meeting to order and upon roll call, those present and absent were as follows:

PRESENT: Jack L. Sightler, Jr., Chairman  
Bruce Smith, Chair-Elect  
Janice Mixon, Commissioner  
Gilbert Walker, Secretary

ABSENT: Silvia Sullivan, Commissioner

STAFF: Howard Thomas, Lee McRoberts, Arthur Robertson,  
Nancy Stoudenmire, Donzell Mitchell, Shate Griffin

Mr. Smith opened with a prayer.

Upon motion of Mrs. Mixon, seconded by Mr. Smith the minutes of the regular and annual meetings held February 16, 2016 were unanimously approved.

Mr. Robertson gave the Operations Report for February, March and April. He stated that no accounts were sent to the Magistrate, there were no accounts over thirty days old, 24 work orders were received in February, 20 received in March and 5 to date in April, 24 were completed in February, 20 completed in March and 1 completed to date in April. No emergency work orders were received.

Officer Bennett gave a briefing on security. All were minor. Once incident involved a resident that was subleasing his unit; the resident will be evicted.

Mrs. Stoudenmire presented the 2016 – 2017 Agency Plan. The format for the Plan changed and submission documents have been changed based on the PHA's size and performance designation. Staff has been working on the plan all year long and will submit by April 18, 2016 per HUD guidelines.

Cayce is a High Performing PHA with an inventory of 41 units. There are 12 1 bedroom units, 12 2 bedroom units, 13 3 bedrooms and 4 4 bedroom units.

There are currently 456 applications are currently on file for Cayce, which is down from 1,049 applications last year. Two and three bedroom units are the most requested. The average family size is 2.64 and the average family income is \$32,072.

There are 3 major changes to the Admissions and Continued Occupancy Policy this year; smoke free public housing, inappropriate bedroom size and over income families. Cayce received a good audit for 2015 and is operating on a budget of \$212,630 annually.

Several residents in Cayce have achieved homeownership and staff is currently working with other families who wish to purchase homes.

Incident reports increased by 2 compared to the previous year, there were 19 crimes in 2015 versus 17 in 2014. Staff continues to work closely with local law enforcement.

The Violence Against Women Act was changed to include sexual assault, provided clearer definitions, established time periods and was expanded to include the HOPWA, Homeless and other housing programs.

Goals and objectives for the Agency are increasing the number of affordable housing units in the community, promoting self-sufficiency of the residents and ensuring fair housing for all citizens.

The possible disposition of the 2 acres at Spencer Place was included in case an opportunity arises to develop that land. RAD was explored but decided not to be a benefit to Cayce.

All certifications required to be submitted with the plan have been completed. The Resident Advisory Board met on April 8<sup>th</sup> and was received the Plan favorably. The conversion to Smoke Free was the biggest topic of discussion and all residents in attendance at the RAB meeting were in favor of the policy.

Smoke free will be implemented in Cayce beginning July 1, 2016; all units in the Columbia Housing Authority's inventory will be smoke free by December, 2017. Smoking will no longer be allowed in public housing units or within 25 feet of buildings. Staff is working with LRADAC and other agencies to provide resources to residents wanting to quit.

Mrs. Stoudenmire opened the floor to comments or questions. There was a general discussion regarding the implementation of smoke free. Mr. Robertson said that staff is looking at outside options for smokers now and will provide some sort of shelter that meets the requirements of the regulations.

Upon motion of Mr. Sightler, seconded by Mr. Smith, the Annual Plan was unanimously approved.

Mr. Thomas stated that HUD inspections have been scheduled for the Cayce Housing Authority the 1<sup>st</sup> and 2<sup>nd</sup> of June. Approximately 15-20 homes will be selected randomly. Staff is generating work orders on units now to correct any possible issues.

Mr. Sigtler asked for an update on the possible purchase of Judge Green's property. Mrs. Stoudenmire said staff is still interested but the Lexington County Director of Community Development recently left and the new Director has not been briefed on the proposal. Ms. Stoudenmire said that she will meet with him to explain the project and request additional funds in the new fiscal year.

Mr. Thomas introduced Donzell Mitchell, Director of Public Housing.

There being no additional business, the meeting adjourned at 6:06 pm.

---

Secretary

APPROVED: \_\_\_\_\_

**CITY OF CAYCE**  
**EVENTS COMMITTEE MEETING MINUTES**  
**Council Chambers**  
**June 9, 2016**

**Present:** Dave Capps, Kimberly Christ, Danny Creamer, Maxine Creamer, Frankie Newman, Cindy Pedersen, Amy Roper

**Absent, Excused:** Jason Munsell

**City Representatives Present:** Kara Carmine, Mendy Corder, and James Denny

**Consultants:** Sheila Starkey

Chairperson Danny Creamer called the meeting to order.

The minutes of the May 12, 2016 meeting were reviewed and approved as written.

**Committee Membership**

The committee was impressed with the applicants for the vacant positions. The committee selected 3 applicants from 4 applications to fill vacant seats on the committee. The fourth person will be invited to the meetings and given first consideration for the next vacancy.

The committee is pleased that Ms. Frankie Newman has agreed to serve another term on the committee.

Cindy Pedersen volunteered to fulfill the duties as Secretary for the remainder of the year with the exception of the August meeting.

The committee voted to meet July 14<sup>th</sup> to allow the new members to become more familiar with the committee and its activities prior to the CBF.

**Christmas in Cayce, December 2016**

The committee selected replacement light displays.

Christmas in Cayce will now be called “Cayce Shines”

The committee voted to table the appointment of a subcommittee for Carols on the Riverwalk.

**Subcommittee Report on 2017 Family Event**

Dave, Kim and Amy presented a series of ideas for a family event for Cayce. With such potential shown in the presentations, the committee decided to table this discussion until it can receive feedback from the City Manager(s)

## **Congaree Bluegrass Festival, Saturday, October 1, and Sunday, October 2, 2016**

City staff reported that advance sale \$10.00 tickets will be available for purchase on-line. The website must clearly show that no admission fee shall be charged to any children ages 12 and under accompanied by an adult and all residents of the City of Cayce.

Sheila Starkey reported on the activities completed and in progress by John Banks and her.

- Ms. Starkey is working on social media and web page.
- Ms. Carmine continues her work with vendors, social media, etc.
- Committee members were encouraged to seek volunteers from various community and service clubs.

There being no further business, the meeting was adjourned.

Respectfully submitted,

*Cindy Pedersen*



**APPROVED MINUTES  
PLANNING COMMISSION  
SPECIAL CALLED MEETING  
CAYCE CITY HALL  
1800 12<sup>TH</sup> STREET, CAYCE SC  
Thursday June, 23, 2016  
6:00 PM**

**I. CALL TO ORDER**

The meeting was called to order by Chair Ed Fuson. Members present were John Raley, Larry Mitchell, Robert Power, and Chris Jordan. Chris Kueny and Butch Broehm were absent excused. Staff present were Shaun Greenwood and Monique Ocean.

**II. APPROVAL OF MINUTES**

A motion was made by Mr. Raley to approve the minutes of the May 16, 2016, meeting. Mr. Mitchell seconded the motion. The vote passed unanimously.

**III. STATEMENT OF NOTIFICATION**

Mr. Fuson asked if the media and the public had been duly notified of the public hearing. Monique Ocean confirmed that everyone had been notified.

**IV. PUBLIC HEARING – Text Amendment** [*Amendment of the Land Use Plan (2019)  
Map to include changes that have been brought about by existing or future development*]

**a. Opening Statement**

Mr. Greenwood begin by giving general information on the reasons for the special called meeting. Mr. Greenwood explained that amendments must be made to the future Land Use Plan map for continued compliance with the Cayce Comp Plan. Mr. Greenwood went on to explain several issues in the map that are not compliant with the goals of the plan and he discussed reclassifying these areas. Mr. Greenwood discussed the following proposed amendments:

- Reclassifying the property immediately adjacent to the I-77 interchange on 12<sup>th</sup> Street from PMU (Planned Mixed Use) to TA (Transitional Area),
- Adding three parcels of land off of Alex Drive and adding a designation of RD (Residential Density Flex),
- 4 Residential lots on H Ave. reclassifying from TA to RC (Residential Conservation / Infill),
- Property located adjacent to I-77 interchange and Charleston Highway reclassifying from PMU to CBI (Commercial Business / Industrial) and
- 2 properties at the I-77 interchange and Bluff Road reclassifying from PMU to CBI.

Mr. Greenwood stated that the amendments would also involve changes to the map that must be included to process rezoning or annexation requests.

**b. Public Testimony**

The following people came before the Commission to speak in favor of the request for amendments to the future Land Use Plan map:

1. Nancy Stone-Collum of 1222 H Avenue,
2. Janice Geiger-West of 1211 G Avenue and
3. James Orefice and Carol Drabik of 1225 G Avenue.

Mrs. Stone-Collum stated that she and her husband discovered that their property was zoned as a commercial district when they were denied a building permit to add an extension to their single family home. Mrs. Stone-Collum stated she has lived in the home for 39 years and had no idea that it was not residentially zoned. Mrs. Stone-Collum explained that she was also told that the property was not eligible to go before the Planning Commission for rezoning to a residential zoning district because the request would not comply with the future Land Use Plan.

Mr. Greenwood explained that this is an example of why the future Land Use Plan map must be amended to process annexations or rezoning requests and for continued compliance with the Comp Plan. Mr. Greenwood pointed out that the zoning on H and G Avenues caused the properties to be legal non-conforming uses and hinders the owners' ability for additions or major remodels to the homes. Mr. Greenwood stated that the properties were not eligible for rezoning to residential districts because of issues with the future Land Use Plan map. Mr. Greenwood stated that residential zoned districts are not compatible with the land use classification shown on the map, therefore a request for rezoning to a residential zoning district would have to be denied. Mr. Greenwood stated that properties on H and G Avenues are located in a typical single family residential area and he believes the intent is for them to be residential zoned districts.

#### **c. Adjourn Hearing**

With no further discussion, the public hearing was closed by Chair Ed Fuson.

#### **V. MOTION – Text Amendment** [*Amendment of the Land Use Plan (2019) Map to include changes that have been brought about by existing or future development*]

Mr. Jordan made a motion to request Council approval on the amendments to the future Land Use Plan map. Mr. Mitchell seconded the motion. All were in favor. The vote passed unanimously.

#### **VI. OTHER BUSINESS**

Mr. Greenwood stated that Staff would begin to set up dates for the required annual training for the Planning Commission.

#### **VII. ADJOURNMENT**

Mr. Mitchell made a motion to adjourn. Mr. Raley 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**

**EVENTS COMMITTEE - ONE (1) POSITION**

There is currently two open positions on the Events Committee. The city has received a potential member application from Ms. Teresa Mitchell. The Committee recommends her for appointment. Her appointment application is attached for Council's review.

**PUBLIC SAFETY FOUNDATION – ONE (1) POSITION**

There are currently four open positions on the Public Safety Foundation. The city has received a potential member application from Ms. Terri Camp who previously served on the Foundation for three years. Her 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 – THREE (3) POSITIONS**

Two positions must be filled by someone from the motel industry in Cayce. One position must be filled by someone from the restaurant industry in Cayce.

**BEAUTIFICATION BOARD – THREE (3) POSITIONS**

The Board has no recommendations at this time.

**BEAUTIFICATION FOUNDATION – TWO (2) POSITIONS**

There are currently two open positions on the Beautification Foundation. One open position is in District 1 and the other open position is in District 4.

**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.

**PUBLIC SAFETY FOUNDATION – THREE (3) POSITIONS**

The Foundation has no recommendations at this time.



CITY OF CAYCE  
COMMITTEE MEMBER APPOINTMENT APPLICATION

Name: Teresa Mitchell

Home Address: [Redacted] Granby Rd City, State, Zip Cayce, SC 29033

Telephone: [Redacted] E-Mail Address [Redacted]

Resident of Cayce:  Yes  No Number of Years 9

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: Universal Protection Svc. Position Security officer

Address: 1301 Germain St. Suite 950

City, State, Zip Columbia, SC 29202 Telephone: [Redacted]

Fax: \_\_\_\_\_ E-Mail \_\_\_\_\_

Work Experience: Spent 11 years in the physical security industry

Educational Background: Some College

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

Volunteer Work: \_\_\_\_\_

Hobbies: photography

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



# CITY OF CAYCE PUBLIC SAFETY FOUNDATION APPOINTMENT APPLICATION

Name: Terri H. Camp

Home Address: Tamwood Circle City, State, Zip Cayce, SC 29033

Telephone: [REDACTED] E-Mail Address: [REDACTED]

Cell Phone: [REDACTED]

Resident of Cayce:  Yes  No Number of Years: 4 years

Business Located in Cayce:  Yes  No Number of Years: Not Applicable

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: Municipal Assoc. of South Carolina/SC Municipal Insurance & Risk Financing Fund

Position Claims Analyst

Address: 1411 Gervais Street, P.O. Box 12109

City, State, Zip Columbia, SC 29211 Telephone: [REDACTED]

Fax: [REDACTED] E-Mail: [REDACTED]

Work Experience: I have been a licensed Claims adjuster since 1986 in the lines of property, casualty, surety and marine. My claims experience has involved working in commercial lines (to include on-scene trucking accidents with cargo), personal lines insurance, medical malpractice, arson/fraud and government property and liability claims and lawsuits to include law enforcement, labor & unemployment cases & wrongful death investigations. I also have prior work experience as a Paralegal with several Plaintiff law firms.

Educational Background: Bachelor of Arts Degree from Columbia College (08-1980-12-1983); Completion of the "Nationwide Basic Claims" course in Columbus, Ohio, and numerous insurance courses with certificates of completion to include those related to government matters for FOIA requests, sewer back up cases, etc., and completion of the 11<sup>th</sup> Judicial Circuit/Solicitor's Office-Juvenile Arbitration Training

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

Past Member of the Woman's Club of Cayce, Past Member of the SC Women in Insurance, Member of Mary Boykin Chestnut Chapter of The Daughters of The Confederacy (Cayce, SC)

**Volunteer Work:** Former Board Member for the Cayce Public Safety Foundation (2013 thru 5-2016), Certified Juvenile Arbitrator for the 11<sup>th</sup> Judicial Circuit Court/Solicitor's Office, Make-A-Wish Foundation, past volunteer with the United Way of the Midlands Reading Consortium Program for Richland School District 1, (H.B. Rhame, Jr. Elementary School) assisting children with their reading skills and comprehension

**Hobbies:** Gardening, attending sporting events, reading southern fiction & history, genealogy and cross-stitching

---

**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**