



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 October 28, 2015

A Special Council Meeting was held this afternoon at 5:00 p.m. at the Cayce Tennis and Fitness Center. 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 and City Treasurer Garry Huddle 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.

Call to Order

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

Public Comment Regarding Items in the Agenda

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

Resolutions and Ordinances

- A. Consideration and Approval of Resolution Regarding City Safety Policy Statement

Ms. Vance explained it is a requirement of the City's insurance with the Municipal Association of South Carolina to approve the City's Safety Policy Statement annually. Council Member Jenkins made a motion to approve the Safety Policy Statement. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

- B. Discussion and Approval of Ordinance 2015-12 Amending Zoning Map and Rezoning Property Located at Tax Map Number R11100-01-08 (Portion) and R11100-01-10 (Portion) from D-1 to C-4 – First Reading

Ms. Vance explained that Council approval is needed for the First Reading of an Ordinance to re-zone portions of the properties identified as R11100-01-08 and R11100-01-10 from D-1 (Development) to C-4 (Highway Commercial). The properties are located on S. Beltline Boulevard in Richland County. She explained that the D-1 zoning classification is used as an agricultural holding zone and requires rezoning to an appropriate zoning classification before it may be developed.

Ms. Vance stated that the applicant wishes to rezone portions, totaling 9.94 acres, of the properties to C-4 (Highway Commercial). The C-4 zoning classification

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accommodates commercial development which caters to the needs of the traveling public and highway dependent uses. The applicant proposes to use the properties as a baseball field for a private little league baseball organization. The proposed use, as a spectator sport, is a permitted use in the C-4 zoning district.

Mayor Partin asked why the applicant was requesting commercial highway zoning if the property is not on a highway. Mr. Greenwood explained that the applicant requested the C-4 zoning because it is the only zoning district currently in the City's Zoning Ordinance that allows for baseball fields. He stated staff is working on language to change the Zoning Ordinance to add a Special Exception into the Ordinance. This Special Exception would apply to any zoning district therefore someone does not have to try to rezone a property. He stated the City Attorney should have the language drafted soon and staff will take it before the Planning Commission at their November meeting.

Mr. Greenwood stated that staff's research into other municipalities Zoning Ordinance shows that most cities have some type of special zoning for these type of parks. The City's current Ordinance regulates these types of parks the same way Brookland-Cayce High School's athletic stadium is regulated. These two areas are very different and staff feels that they should not be regulated to the same standard.

Mayor Partin asked if it was possible to wait until the new language is added to the Zoning Ordinance rather than rezoning the property. Mr. Greenwood stated that it would add a month to the process but it was possible. Council Member Carter asked if it was possible to make the zoning change specific to the baseball field. Mr. Greenwood stated that was contract zoning and was not legal. He explained that if it was approved as a C-4 use then regardless of the intended use any things listed in the Zoning Ordinance that can go in a C-4 district are allowable.

Mayor Partin asked if the project would come back before Council if it was decided to wait on the new language to be added to the Zoning Ordinance. Mr. Greenwood stated that if Council approves the language that staff is proposing then the property would not need to be rezoned at all. The applicant would go before the Board of Zoning Appeals to get the special exception. The Board would evaluate the layout of what the applicant plans to do with the property and ensure it meets the criteria that was put into the Ordinance. Mr. Greenwood stated that the only thing Council would need to do is approve the special exception language once it goes before the Planning Commission for their approval and recommendation to Council.

Council Member Jenkins made a motion to postpone the Ordinance until the December 1, 2015 Council meeting. Council Member Carter seconded the motion. Mayor Partin invited Mr. Deas Manning, the developer of the project, to address Council regarding the issue. He explained that the Palmetto Baseball League cannot start their fundraising efforts until the land has been zoned properly for them to close.

He stated that representatives from Heathwood Hall were in the audience to show their support for the project.

Mayor Partin stated that she thinks the proposed baseball field is a great project. She stated that she wants to be sensitive to the fact that the commercial zoning would live with that property forever. After discussion, the motion was unanimously approved by roll call vote.

C. Discussion and Approval of Ordinance 2015-11 Annexing Property Located at Bluff Road (Tax Map Number R13602-01-03 (P) into the City Limits Under the Provisions of South Carolina Code Section 5-3-150 (3) – Second Reading

Ms. Vance explained that Council approval is needed for the Second Reading of an Ordinance to annex a portion (1.24 acres) of Richland County Tax Parcel R13602-01-03 located on Bluff Road. The recommended zoning is C-4 (Highway Commercial). The property is currently undeveloped in unincorporated Richland County. The applicant requests to annex a portion (1.24 acres) of the property in conjunction with a C-4 zoning designation. Upon successful annexation and zoning, the applicant plans to use the property for entrance and exit to the proposed Love's Travel Stop. The property for the Travel Center was previously re-zoned from M-1 to C-4.

Council Member Corley made a motion to approve the Ordinance annexing property on Bluff Road into the City limits. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

Committee Matters

A. Appointments and Reappointments

Mayor Partin stated that the Events Committee currently has one open position. The City has received a potential member application from Ms. Amy Roper. Council Member Carter made a motion to appoint Ms. Roper to the Committee. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

Council Comments

There were not any comments made by Council.

Executive Session

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.

- A. Receipt of legal advice relating to claims and potential claims by the City and other matters covered by the attorney-client privilege
- B. Receipt of legal advice regarding possible Utility debt refinancing
- C. Receipt of legal advice regarding City TIF District
- D. Discussion of negotiations incident to proposed contractual arrangements for the 12,000 Year History Park

Reconvene

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

VI. B.

Council Member Almond made a motion to authorize the City Manager to continue discussions with Council and the City's Advisor on restructuring of the City's long term debt. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

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 7:48 p.m.

Elise Partin, Mayor

ATTEST:

Mendy Corder, Municipal Clerk

