

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**

**5:00 p.m. – Cayce Tennis and Fitness Center – 1120 Fort Congaree Trail
www.cityofcayce-sc.gov**

I. Call to Order

A. Invocation and Pledge

II. Public Comment Regarding Items on the Agenda

III. Resolutions and Ordinances

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

IV. Committee Matters

- A. Appointments and Reappointments
Events Committee - One (1) Position

V. Council Comments

VI. 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. 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

VII. Reconvene

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

IX. 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

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**RESOLUTION
CITY SAFETY POLICY STATEMENT**

WHEREAS, the Mayor and City Council recognize that the prevention of accidental losses affecting employees, property, and the public will enhance the operating efficiency of City government; and

WHEREAS, a pro-active loss control posture requires that sound loss prevention measures are of primary consideration and take precedence over expediency in all operations; and

NOW, THEREFORE, BE IT RESOLVED that the City will endeavor to provide a work environment free of recognized hazards through the establishment and implementation of loss control policies and procedures, and their subsequent amendments and additions, designed to provide protection to City employees, public and private property, and members of the public.

BE IT FURTHER RESOLVED that the City will support compliance with all Federal and State safety regulations; provide and require the use of personal protective equipment by all employees; and ensure that all employees are advised of and understand their loss control responsibilities in the performance of their work.

ADOPTED this 28th day of October, 2015.

Elise Partin, Mayor

Tara S. Almond, Council Member

James Skip Jenkins,
Mayor – Pro Tem

Phil Carter, Council Member

Eva Corley, Council Member

ATTEST:

Mendy C. Corder, Municipal Clerk

Memorandum

To: Mayor and Council

From: Rebecca Vance, City Manager
Shaun Greenwood, Asst. City Manager
Layne West, Director of Planning and Development

Date: October 13, 2015

Subject: First Reading of an Ordinance to re-zone portions of the properties (totaling 9.94 acres) identified as R11100-01-08 and R11100-01-10 from D-1 (Development) to C-4 (Highway Commercial).

ISSUE

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.

BACKGROUND/DISCUSSION

The property is currently zoned as D-1. 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.

The applicant wishes to rezone portions, totaling 9.94 acres, of the properties identified by Richland County Tax Parcel Numbers R11100-01-08 and R11100-01-10 to C-4 (Highway Commercial). The C-4 zoning classification 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.

The properties are located in a Floodway area as designated on the FEMA FIRM Panel 45079C0160H.

The Planning Commission considered the request for re-zoning at its regular meeting on September 21, 2015. The re-zoning request was opened for public

hearing. No one from the public was present to speak in favor of or against the rezoning request.

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 portions of the property identified as R11100-01-08 and R11100-01-10 from D-1 (Development) to C-4 (Highway Commercial).

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

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

WHEREAS, Palmetto Baseball League, as the applicant, requested that the City of Cayce amend the Zoning Map to change the designation of a portion of the properties (approximately 9.9 acres) comprising and shown as TMS# R11100-01-08 and R11100-01-10, from Developmental (D-1) to Highway Commercial (C-4), 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 September 21, 2015, 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 C-4, Highway Commercial:

TMS# R11100-01-08(Portion)
And
TMS# R11100-01-10(Portion)

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

DONE IN MEETING DULY ASSEMBLED, this _____ day of _____ 2015.

Elise Partin, Mayor

Attest:

Mendy Corder, Municipal Clerk

First Reading: _____

Second Reading and Adoption: _____

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

**CITY OF CAYCE
PLANNING COMMISSION
STAFF EVALUATION REPORT**

CASE NO. MA006-15

APPLICANT: Palmetto Baseball League

TYPE OF REQUEST: Re-Zoning

LOCATION/ADDRESS: S. Beltline Blvd

TAX MAP NUMBER: TMS# R11100-01-08(P) and R11100-01-10(P)

NUMBER OF ACRES: 9.94

EXISTING ZONING CLASSIFICATION: D-1

REQUESTED ACTION:

The applicant is requesting rezoning to a C-4 (Highway Commercial) zoning designation.

COMPLIANCE WITH COMPREHENSIVE PLAN:

The proposed zoning is in compliance with the adopted plan for the area.

STAFF COMMENTS/CONCERNS:

The applicant is requesting rezoning of portions of the above referenced properties to a C-4 zoning designation. The properties currently do not have an addresses and are located on S. Beltline Blvd, Richland County. The most current Official Cayce Zoning Map shows the property as D-1 (Developmental District). With successful rezoning, the properties are projected to be combined and used for little league baseball fields. Spectator sports is are permitted uses in the C-4 zoning district.



MA005-15



MA006-15

PUBLIC HEARING

The City of Cayce Planning Commission will conduct a Public Hearing on September 21, 2015, at 6:00 P.M. at Cayce City Hall, 1800 Twelfth Street Extension. The purpose of this hearing is to receive public input and comment on the following:

Map Amendment 005-15

A request by the Applicant to consider annexation in conjunction with a Highway Commercial (C-4) zoning designation. The property is located on Bluff Road (Richland County TMS# R13602-01-03(P)).

Map Amendment 006-15

A request by the Applicant for a zoning change from Developmental District (D-1) to Highway Commercial (C-4). The properties are located at S. Bellline Blvd. (Richland County TMS#R1100-01-08(P) and R11100-01-10 (P)).

The Planning Commission is a recommending body only and final action is by City Council.

The general public and other interested parties are encouraged to attend these public hearings.

Questions regarding these matters and/or review of documents relating to them are available for public inspection in the office of Planning and Development, City of Cayce.

Layrie West
Director
Planning and Development
1952393

City of Cayce
South Carolina

Planning Commission Zoning Map Amendment

Date Filed: 8/27/15

Request No: MA006-15

Fee: 204

Receipt No: _____

A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator, or City Council. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent section.

THE APPLICANT HEREBY REQUESTS that the property described as above be considered for rezoning from D-1 to C-4

The justification for this change is as follows:

Have spectator sports for baseball fields

APPLICANT(S) [print]: PALMETTO BASEBALL LEAGUE INC
Address: P.O. Box 50502 COLUMBIA SC 29250
Telephone: (803) 206-6547 [Business] _____ [Residence]
Interest: Owner(s): ___ Agent of owner(s): ___ Other:

OWNER(S) [if other than Applicant(s)]: Columbia Venture LLC
Address: 4815 Forest Dr. Columbia 29206
Telephone: 803 927 2770 [Business] _____ [Residence]

PROPERTY ADDRESS: Portion of A-1 A-2
Lot _____ Block _____ Subdivision _____
Tax Map No. 11D102 Plat Book _____ Page _____
Lot Dimensions: 1100 08 Area: [sq. ft. or acreage] _____
Deed restrictions/limitations on property:
TMS R1100-01-08 (portion)
R1100-01-10 (portion)

DESIGNATION OF AGENT [complete only if owner is not applicant]

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request.

Date: 8/27/15

Rep C. Winn

Columbia Venture
by

C. L. Hall 8/26/15
Owner signature(s)

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

Date: 8/27/15

RALPH C. WILLIAMS

Ralph C. Williams
Applicant signature(s)

Official Use Only: 9-4-15 By: SM, MO
Property posted:

Published in Newspaper on: 9-6-15

PLANNING COMMISSION: _____

RECOMMENDATION: _____

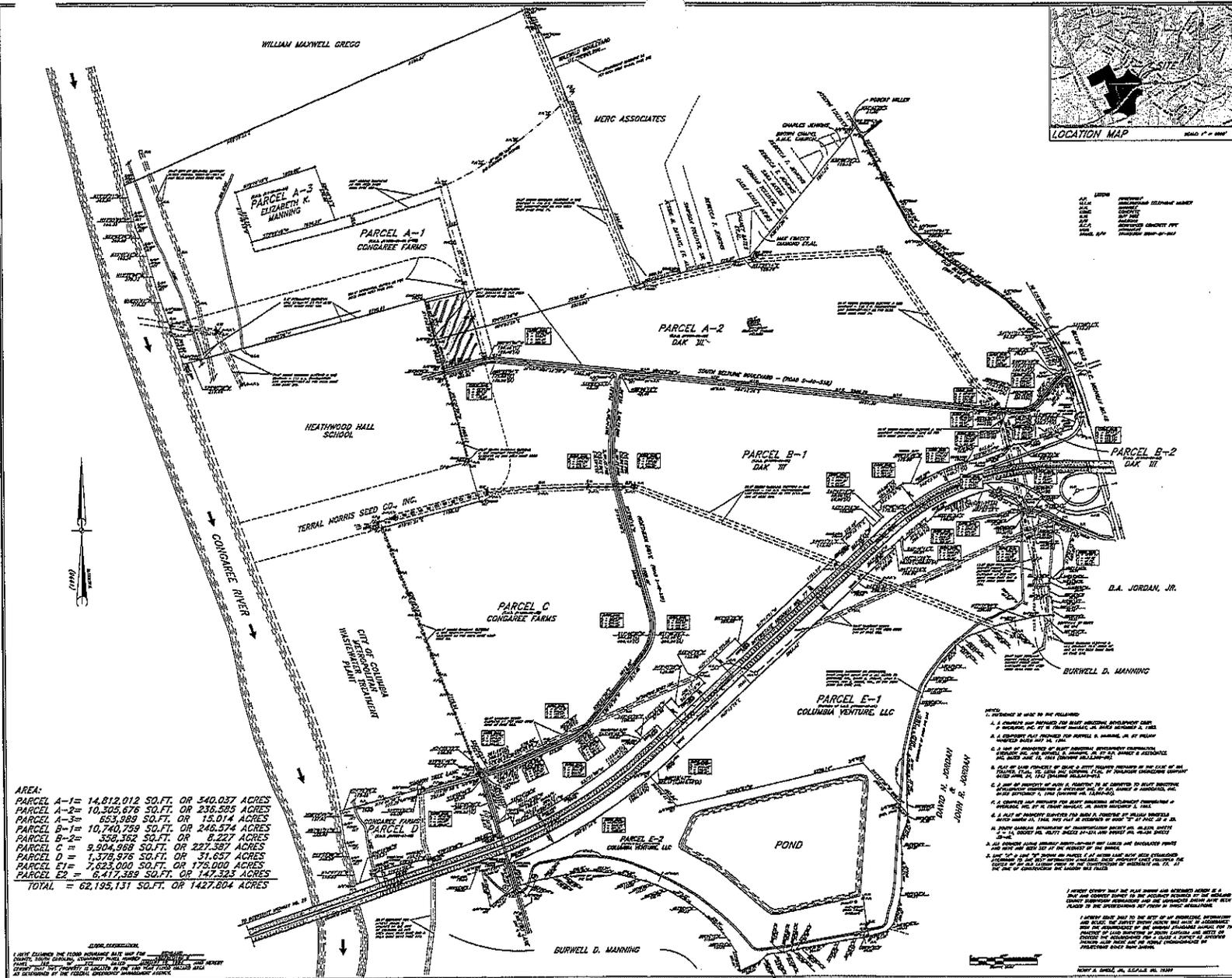
CITY COUNCIL [1st Reading] _____

ACTION: _____

CITY COUNCIL [Final Reading] _____

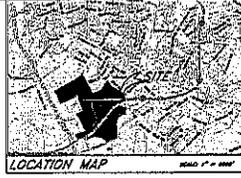
ACTION: _____

Notice to applicant sent on _____ advising of Councils action. If approved a statement to the effect that our zoning maps and records now reflect the new zoning of the property. If disapproved, the reasons for disapproval, a statement that any other request for rezoning on the same piece of property will not be accepted for a period of one (1) year from Councils action.



AREA:

| | |
|--------------|--|
| PARCEL A-1 | = 14,812,012 SQ.FT. OR 340.037 ACRES |
| PARCEL A-2 | = 10,305,676 SQ.FT. OR 238.593 ACRES |
| PARCEL A-3 | = 853,989 SQ.FT. OR 19.514 ACRES |
| PARCEL B-1 | = 10,740,759 SQ.FT. OR 246.574 ACRES |
| PARCEL B-2 | = 328,382 SQ.FT. OR 7.527 ACRES |
| PARCEL C | = 9,004,369 SQ.FT. OR 207.387 ACRES |
| PARCEL D | = 1,379,576 SQ.FT. OR 31.657 ACRES |
| PARCEL E1 | = 7,623,000 SQ.FT. OR 175.000 ACRES |
| PARCEL E2 | = 6,417,389 SQ.FT. OR 147.923 ACRES |
| TOTAL | = 62,195,131 SQ.FT. OR 1427.604 ACRES |



| NO. | DATE | BY | FOR |
|-----|----------|--------|-------------|
| 1 | 11/11/04 | W.M.G. | PRELIMINARY |
| 2 | 12/15/04 | W.M.G. | REVISED |
| 3 | 1/12/05 | W.M.G. | REVISED |
| 4 | 2/10/05 | W.M.G. | REVISED |
| 5 | 3/17/05 | W.M.G. | REVISED |

P&A
S.P. BARBER & ASSOCIATES, INC.
 1000 N. W. 10th St., Suite 1000
 Ft. Lauderdale, FL 33304
 (954) 575-1100
 www.spbarber.com

BOUNDARY SURVEY

BURROUGHS & CHAPIN COMPANY, INC.
CHICAGO TITLE INSURANCE COMPANY

BOUNDARY SURVEY

| | |
|---------|-----------------|
| DATE | 3/17/05 |
| SCALE | AS SHOWN |
| PROJECT | BOUNDARY SURVEY |
| SHEET | 1 OF 1 |

NOTICE TO BE KEPT IN VIEW TO THE FOLLOWING:

1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION AND THE STANDARDS WHICH HAVE BEEN ESTABLISHED BY THE FEDERAL SURVEYING BOARD.
2. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY OWNER HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY.
3. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY OWNER HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY.
4. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY OWNER HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY.
5. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY OWNER HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY.
6. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY OWNER HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY.
7. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY OWNER HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY.
8. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY OWNER HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY.
9. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY OWNER HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY.
10. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY OWNER HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY.

NOTICE TO BE KEPT IN VIEW TO THE FOLLOWING:

1. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY OWNER HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY.

2. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY OWNER HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY.

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5. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY OWNER HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY.

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7. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY OWNER HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY.

8. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY OWNER HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY.

9. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY OWNER HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY.

10. THE SURVEYOR HAS BEEN ADVISED THAT THE PROPERTY OWNER HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY AND HAS BEEN ADVISED OF THE RESULTS OF THIS SURVEY.

Memorandum

To: Mayor and Council

From: Rebecca Vance, City Manager
Shaun Greenwood, Assistant City Manager
Layne West, Director of Planning and Development

Date: October 26, 2015

Subject: Second Reading of an Ordinance to annex a portion (1.24 acres) of Richland County Tax Parcel R13602-01-03. The parcel is located on Bluff Road. The recommended zoning is C-4 (Highway Commercial).

ISSUE

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. The parcel is located on Bluff Road. The recommended zoning is C-4 (Highway Commercial).

BACKGROUND/DISCUSSION

The property is currently undeveloped and located on Bluff Road, 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.

The Planning Commission considered the request for annexation in conjunction with a C-4 zoning designation at its regular meeting on September 21, 2015. The annexation request was opened for public hearing. No one from the public was present to speak in opposition to the annexation request.

The Planning Commission voted unanimously to recommend the requested annexation in conjunction with a C-4 zoning designation. The requested zoning is in compliance with the Comprehensive Plan.

RECOMMENDATION

The Planning Commission recommends Council approve Second Reading of an Ordinance to annex a portion (1.24 acres) of Richland County Tax Parcel R13602-01-03. The recommended zoning is C-4 (Highway Commercial).

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

ORDINANCE 2015-11
Annexing Property Located at Bluff Road
(TMS# R13602-01-03(P)) 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 or owners of 100 percent of the assessed value of the contiguous property hereinafter described petitioning for annexation of the property 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 property herein described is hereby annexed to and becomes a part of the City of Cayce:

PROPERTY DESCRIPTION

All that certain piece, parcel or lot of land, situate, lying and being near the City of Cayce in the County of Richland, State of South Carolina, being shown on attached Exhibit "A" which is made part of this Ordinance and contains approximately 1.24 acres of land.

The property is identified as Richland County Tax Parcel R13602-01-03 and located adjacent to 2015 Bluff Road, Cayce, South Carolina.

The property shall be zoned C-4, Highway Commercial, 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. This property is added to Voting District Number Four (4).

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

DONE IN MEETING DULY ASSEMBLED, this _____ day of _____, 2015.

Elise Partin, Mayor

Attest:

Mendy Corder, Municipal Clerk

First Reading: _____

Second Reading and adoption: _____

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

LOCATION MAP - N.T.S.

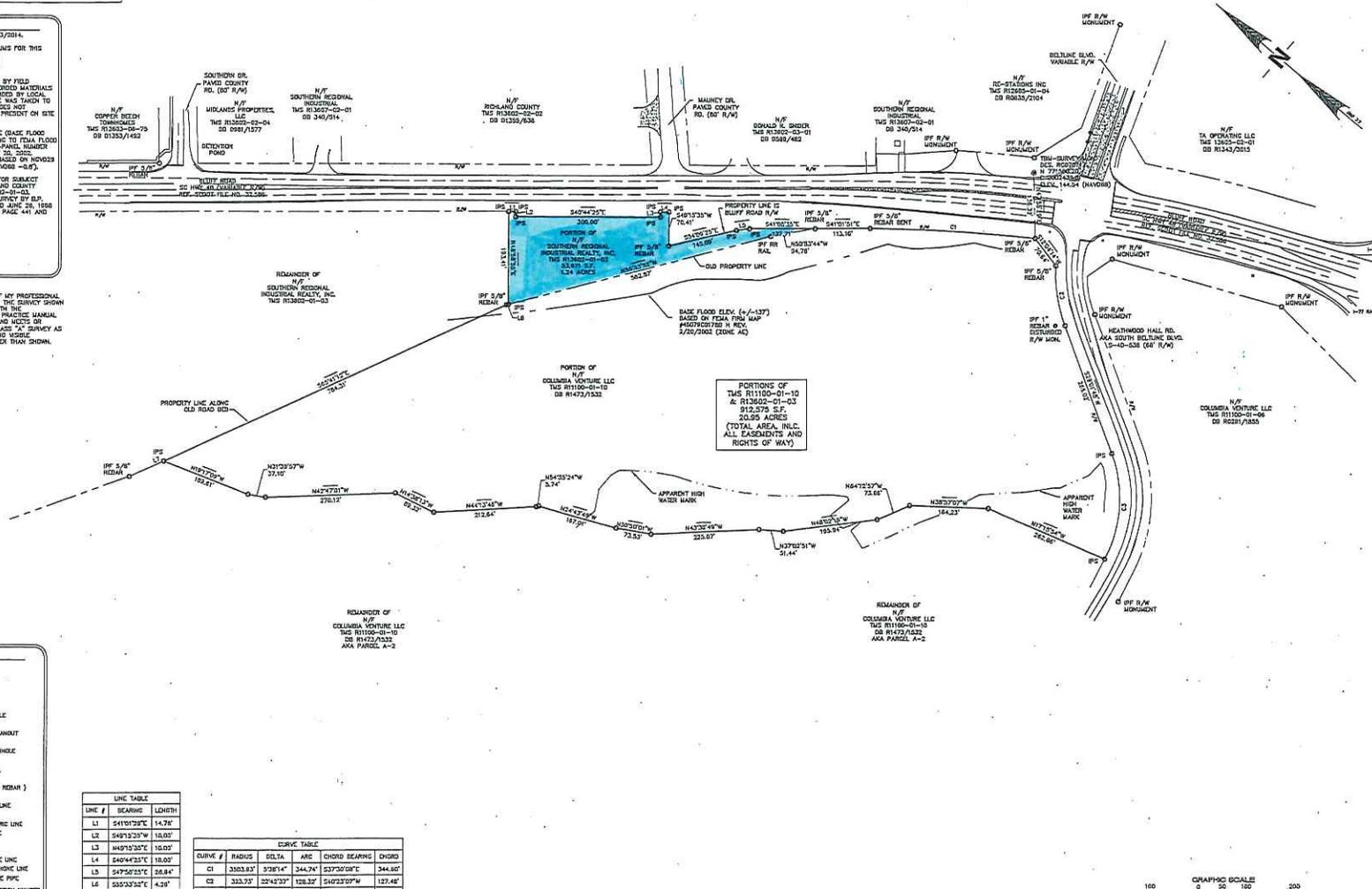
- NOTE:
1. FIELDWORK COMPLETED ON 10/23/2014.
 2. HORIZONTAL AND VERTICAL DATUMS FOR THIS PROJECT:
 - HORIZONTAL - NAD83 (12)
 - VERTICAL - NAD83 (12)
 3. UTILITIES SHOWN WERE LOCATED BY FIELD OBSERVATIONS, REVISIONS OF RECORDED MATERIALS AND OPEN DESIGN DRAWINGS PROVIDED BY LOCAL UTILITY SERVICES, AND WHILE CARE WAS TAKEN TO LOCATE ALL UTILITIES THIS PLAT DOES NOT NECESSARILY GUARANTEE THE LOCATION, DEPTH OR GUARANTEE THEIR LOCATION.
 4. PROPERTY IS IN FLOOD ZONE AC (BASE FLOOD ELEVATION DETERMINED ACCORDING TO FEMA FLOOD ELEVATION MAP COUNTY-FLOOD NUMBER INDUSTRIAL 13A) AND IS SUBJECT TO FLOODING. ELEVATIONS SHOWN ON MAP ARE BASED ON NOVEMBER CONVERSION FROM NAVD83 TO NAD83 (-0.87).
 5. NO DEED OR PLAT REFERENCES FOR SUBJECT PROPERTY AVAILABLE FROM RICHLAND COUNTY ARCHIVES OFFICE FOR THE PERIOD 01-01-1988 THROUGH 01-01-2014. BOUNDARY SURVEY BY B.P. DANHER & ASSOCIATES, INC. DATED JUNE 29, 1988 AND RECORDED IN PLAT BOOK 381 PAGE 441 AND DEED FILE NO. 32366.

I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARD OF PRACTICE MANUAL FOR SURVEYORS IN SOUTH CAROLINA AND HENCE BE COMPLETES THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN AND ALL EASEMENTS AND ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

- LEGEND:
- LIGHT POLE
 - POWER POLE
 - WATER VALVE
 - WATER METER
 - GAS METER
 - STORM DRAIN MANHOLE
 - CATCH BASIN
 - SANITARY SEWER CLEANOUT
 - STATE METEY
 - SANITARY SEWER MANHOLE
 - GAS VALVE
 - TELEPHONE RECEPTACLE
 - FIRE HYDRANT
 - IRON PIN SET (5/8" REBAR)
 - IRON PIN REBAR
 - OVERHEAD ELECTRIC LINE
 - CHAINLINK FENCE
 - UNDERGROUND ELECTRIC LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - ONE LINE
 - OVERHEAD TELEPHONE LINE
 - UNDERGROUND TELEPHONE LINE
 - REINFORCED CONCRETE PIPE
 - SCHEDULE 80-EXCEPTION NUMBER

| LINE # | BEARING | LENGTH |
|--------|-------------|--------|
| L1 | S41°01'23"E | 14.78' |
| L2 | S49°13'33"W | 15.00' |
| L3 | N49°13'33"E | 10.00' |
| L4 | S40°44'23"E | 18.00' |
| L5 | S47°58'25"E | 26.84' |
| L6 | S55°33'50"E | 4.28' |
| L7 | N65°24'27"W | 78.89' |

| CURVE # | RADIUS | DELTA | ARC | CHORD BEARING | CHORD |
|---------|----------|-----------|---------|---------------|---------|
| C1 | 3003.83' | 5°08'14" | 34.74' | 23°27'00"E | 344.60' |
| C2 | 333.33' | 22°42'37" | 128.32' | S40°23'07"W | 123.46' |
| C3 | 268.12' | 48°51'10" | 228.81' | S24°43'37"W | 221.20' |



| REVISIONS | |
|-----------|------|
| NO. | DATE |
| | |
| | |
| | |
| | |

| SITE INFORMATION | |
|-----------------------------|-------------|
| TAX PARCEL NO. | GROSS ACRES |
| R11100-01-10 & R13602-01-03 | 20.95 |

| PROJECT INFORMATION | |
|--|--|
| BOUNDARY SURVEY FOR LOVES TRAVEL STOPS & COUNTRY STORES, INC. CITY OF GAYLE, RICHLAND COUNTY, SOUTH CAROLINA | |

| | |
|--------------|-----------|
| LAST REVISED | 2/14/2015 |
| DATE | 1/27/2015 |
| PROJECT NO. | 21421/02 |



MA005-15



MA006-15

PUBLIC HEARING

The City of Cayce Planning Commission will conduct a Public Hearing on September 21, 2015, at 6:00 P.M. at Cayce City Hall, 1800 Twelfth Street Extension. The purpose of this hearing is to receive public input and comment on the following:

Map Amendment 005-15

A request by the Applicant to consider annexation in conjunction with a Highway Commercial (C-4) zoning designation. The property is located on Bluff Road (Richland County TMS# R13602-01-03(P)).

Map Amendment 006-15

A request by the Applicant for a zoning change from Developmental District (D-1) to Highway Commercial (C-4). The properties are located at S. Bellline Blvd. (Richland County TMS#R1100-01-08(P) and R11100-01-10 (P)).

The Planning Commission is a recommending body only and final action is by City Council.

The general public and other interested parties are encouraged to attend these public hearings.

Questions regarding these matters and/or review of documents relating to them are available for public inspection in the office of Planning and Development, City of Cayce.

Layne West
 Director
 Planning and Development
 1952393

City of Cayce
South Carolina

Planning Commission Zoning Map Amendment

Date Filed: 9-3-15

Request No: MA005-15

Fee: \$ 200

Receipt No: _____

A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator, or City Council. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent section.

THE APPLICANT HEREBY REQUESTS that the property described as above be considered for rezoning from M1 - Richland to C4 - CAYCE w/ annexation.

The justification for this change is as follows;

To utilize a small portion of an existing parcel for access. Parcel to be combined after rezoning and annexation.

APPLICANT(S) [print]: David Brandes - Genesis Consulting Group
Address: 1320 Lady St. Columbia SC 29201
Telephone: 803 315 9822 [Business] _____ [Residence]
Interest: Owner(s): ___ Agent of owner(s): Other: ___

OWNER(S) [if other than Applicant(s)]: Rick Shuffield
Address: 10601 N. Pennsylvania Ave Oklahoma City OK 73120
Telephone: 405-302-6646 [Business] _____ [Residence]

PROPERTY ADDRESS: Bluff Road
Lot _____ Block _____ Subdivision _____
Tax Map No. R13602-01-03 Plat Book _____ Page _____
Lot Dimensions: irregular Area: [sq. ft. or acreage] 1.24
Deed restrictions/limitations on property:
None

DESIGNATION OF AGENT [complete only if owner is not applicant]

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request.

Date: 9/3/15

Rick Shuffield

Owner signature(s)

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

Date: 9/3/15

[Signature]

David Brundes

Applicant signature(s)

Official Use Only: Property posted: 9-4-15 By: MG Sm

Published in Newspaper on: 9-6-15

PLANNING COMMISSION: 9-21-15

RECOMMENDATION: Approval

CITY COUNCIL [1st Reading]

ACTION:

CITY COUNCIL [Final Reading]

ACTION:

Notice to applicant sent on _____ advising of Councils action. If approved a statement to the effect that our zoning maps and records now reflect the new zoning of the property. If disapproved, the reasons for disapproval, a statement that any other request for rezoning on the same piece of property will not be accepted for a period of one (1) year from Councils action.

CITY OF CAYCE POTENTIAL MEMBER APPLICATION



Name: Amy Roper
Home Address: [REDACTED] Naples Ave City, State, Zip Cayce, SC 2903
Telephone: 803 [REDACTED] E-Mail: [REDACTED]
Resident of Cayce: Yes Number of Years: 15

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

Events Committee

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

[REDACTED]

Work Address

Company: East Point Academy Position: Administrative Support Staff
Address: 1340Knox Abbott Dr. City, State, Zip Cayce SC 29033
Telephone: 803-926-0520 E-Mail: [REDACTED]
Work Experience: East Point Academy, co-founder purenaturalhandmade.com, Uno Chicago Grill 2003-2014 – admin asst/bar/serve

Educational Background: Socastee High School, USC Columbia

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

Volunteer Work: PTO President, School Improvement Council. Volunteer Coordinator, etc... East Point Academy

Hobbies: family, travel

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