

Mayor
Elise Partin

Mayor Pro-Tem
Tim James

Council Members
Phil Carter
Hunter Sox
Byron Thomas

Interim City Manager
James Crosland

Interim Deputy City Manager
Michael Conley



**City of Cayce
Regular Council Meeting
Wednesday, October 16, 2024
5:00 p.m. – Cayce City Hall – 1800 12th Street
www.caycesc.gov**

To Access Council Meeting Livestream, click

<https://www.youtube.com/@cityofcayce1137/streams>

I. Call to Order

A. Invocation and Pledge of Allegiance

II. Public Comment Regarding Items on the Agenda

III. Presentations

A. Presentation to Council by Fire Chief Steve Bullard on the Fire Dispatch Consolidation with Lexington County

IV. Ordinances

A. Discussion and Approval of Ordinance 2024-10 Amending the Zoning Map and Rezoning Properties Located on Middle Street (Tax Map Numbers 005764-01-009, 005764-01-010 and 005764-01-011) from C-3 to RG-2 – Second Reading

V. Items for Discussion and Possible Approval

A. Discussion and Approval to Purchase a Utility Terrain Vehicle for the Fire Department

VI. Committee Matters

A. Appointments
Events Committee – Two (2) Positions
Museum Commission – One (1) Position

VII. City Managers Report

VIII. Council Comments

IX. Council Comments

X. Executive Session

- A. Receipt of legal advice relating to claims and potential claims by and against the City and other matters covered by the attorney-client privilege
- B. Discussion of negotiations incident to proposed contractual arrangements with SCDOT and a new industry

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

XII. Adjourn

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

Memorandum

To: Mayor and Council

From: James Crosland, Interim City Manager
Monique Ocean, Planning & Zoning Administrator

Date: October 16, 2024

Subject: Second Reading of an Ordinance to rezone three (3) properties from C-3 (Central Commercial) to RG-2 (General Residential)

Issue

Council approval is needed for the Second Reading of an Ordinance to rezone three (3) properties located on Middle Street (Tax Map Numbers 005764-01-009, 005764-01-010, and 005764-01-011) from C-3 to RG-2.

Discussion

The applicant, Central South Carolina Habitat for Humanity, has requested a map amendment to rezone three (3) properties located on Middle Street from C-3 to RG-2. The properties are undeveloped and do not currently have addresses. Addresses will be assigned later.

The RG-2 (General Residential) district is intended to accommodate rented apartments and a variety of housing types on small lots. It is further intended to permit flexibility in meeting the demands of a changing housing market. For example: the RG-2 zoning district permits single-family detached, duplex, triplex, quadraplex and multi-family uses by right. Patio homes and townhouses are also permitted as conditional uses in the RG-2 zoning district.

The proposed map amendment complies with the Comprehensive Plan. The subject properties are under the Commercial-Business/Retail (CBR) land use classification of the Future Land Use Map. The Future Land Use Compliance Index lists the RG-2 district as an alternatively compatible zoning district.

The subject properties are currently undeveloped, and the applicant intends to build much needed single-family homes on the properties. Central South Carolina Habitat for Humanity has been a notable presence in the City and has built many houses here. The subject properties are nestled among other residential uses (which are zoned C-3) and RG-2 zoned properties. The C-3 properties on Middle Street are perhaps out of place since the area is home to residential uses and churches. The three subject properties are contiguous to existing RG-2 zoning. The only commercial use in the area is located at 1446 Poplar Street and it is not a busy establishment.

The Planning Commission held a regularly scheduled meeting on September 16, 2024, and voted on the map amendment to rezone the three (3) properties on Middle Street from C-3 (Central Commercial) to RG-2 (General Residential). There were no one from the public there to speak in favor of or against the map amendment.

Recommendation

The Planning Commission unanimously voted to recommend that Council approve the request to rezone three (3) properties located on Middle Street (Tax Map Numbers 005764-01-009, 005764-01-010, and 005764-01-011) from C-3 (Central Commercial) to RG-2 (General Residential).

STATE OF SOUTH CAROLINA)	ORDINANCE 2024-10
)	Amending the Zoning Map and
COUNTY OF LEXINGTON)	Rezoning Properties Located on
)	Middle Street (Tax Map Numbers
CITY OF CAYCE)	005764-01-009, 005764-01-010 and
)	005764-01-011) from C-3 to RG-2

WHEREAS, the Owner/Applicant requested that the City of Cayce amend the Zoning Map to re-designate the properties comprising and shown on Middle Street, with Tax Map Numbers 005764-01-009, 005764-01-010 and 005764-01-011 from C-3 (Central Commercial) to RG-2 (General Residential), 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 16, 2024, to receive public comments and vote on whether to recommend the rezoning request, and has decided by a unanimous vote that it does 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 properties hereinafter listed, and as shown on the attached sketch, are hereby rezoned and reclassified on the Zoning Map of the City of Cayce as RG-2 (General Residential):

Tax Map Numbers 005764-01-009, 005764-01-010 and 005764-01-011
Middle Street

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

DONE IN MEETING DULY ASSEMBLED, this _____ day of _____ 2024.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

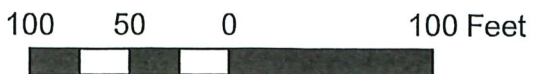
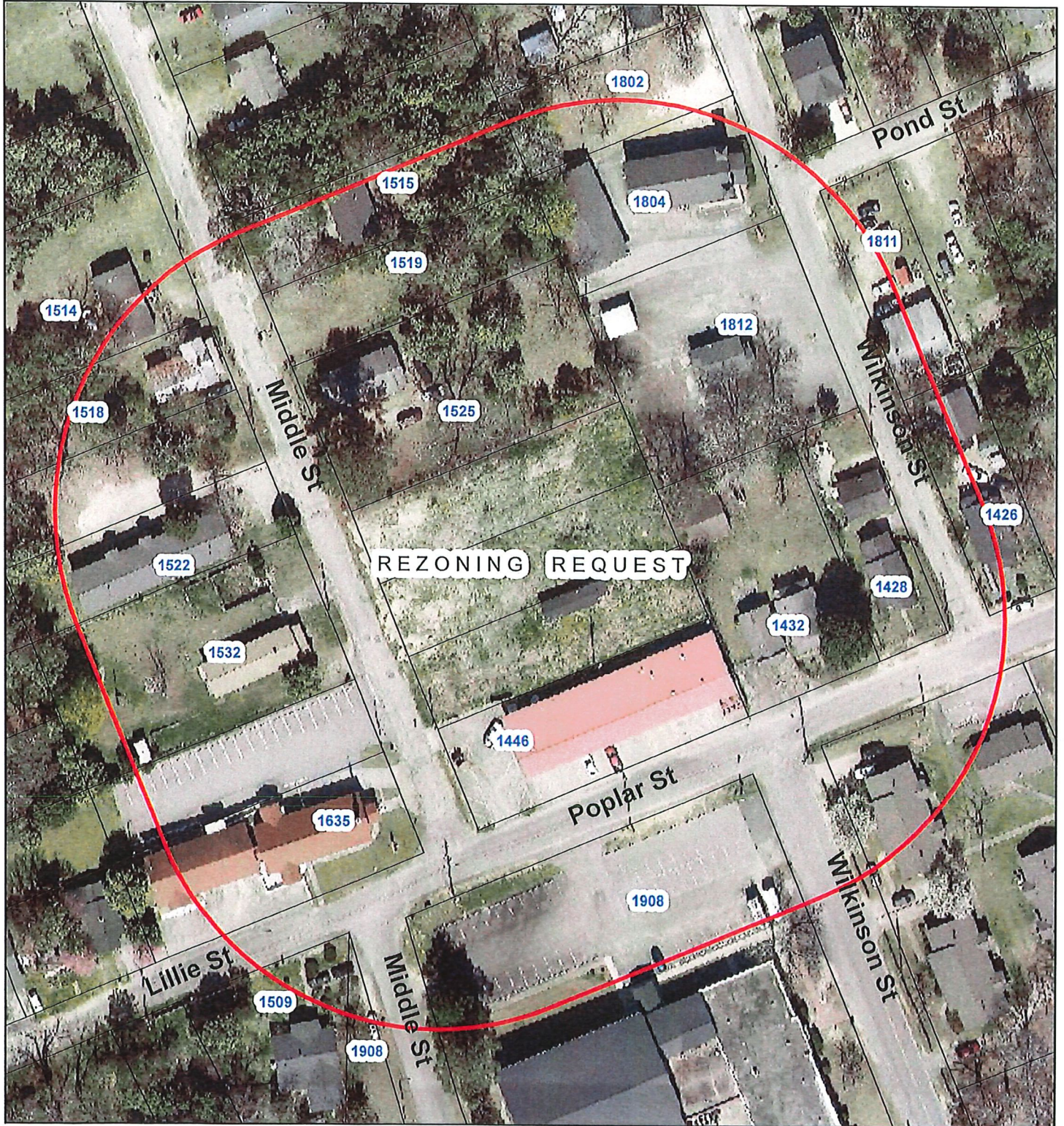
First Reading: _____

Second Reading and Adoption: _____

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

MA002-24 - Middle Street Properties
Re-Zoning Request
Location Map

ITEM IV. A.



ITEM IV. A.

City of Cayce
South Carolina

Planning Commission Zoning Map Amendment

Date Filed: 7-31-24 Request No: MA002-24
Fee: \$221.00 Receipt No: _____

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

THE APPLICANT HEREBY REQUESTS that the property described as above be considered for rezoning from C-3 to RG-2

The justification for this change is as follows;
Habitat to build homes on these lots serving 2-3 families.

APPLICANT(S) [print]: Central South Carolina Habitat for Humanity
Address: 209 S. Sumter Street, Columbia 29021
Telephone: 803 [Business] [Residence]
Interest: Owner(s): ___ Agent of owner(s): ___ Other: buyer

OWNER(S) [if other than Applicant(s)]: Ms. Poratny Hendrix
Address: 1129 Swannanoa Drive, West Columbia 29170
Telephone: _____ [Business] _____ [Residence]

PROPERTY ADDRESS: 005764-01-009, 005764-01-010, 005764-01-011
Lot 3 Block _____ Subdivision _____
Tax Map No. _____ Plat Book _____ Page _____
1 acre Lot Dimensions: 1 (total) Area [sq. ft. or acreage]: 51.4 x 197.3 (each)
Deed restrictions/limitations on property: lot dimens:
zoned C-3, requesting RG-2

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: 7-31-24

Janet Kerdie
Owner signature(s)

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

Date: 7/15/2024

Signature

Applicant signature(s)

Official Use Only:

Property posted: SE, MO By: Aug 30, 2024

Published in Newspaper on: Aug 22, 2024

PLANNING COMMISSION: September 16, 2024

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.

TMS Information

Last Updated: 09/04/2024

Note: Residential and commercial building data is limited to the first improvement only.

Property Information	
TMS	00576401009 Show Map Print
Tax Year:	2025
Owner:	HENDRIX, DOROTHY S
Address:	1129 SWANNANOA DR WEST COLUMBIA SC 29170
Property Address:	MIDDLE STREET
Legal Description:	LOT 5 52X208
Deed Book Page:	21106-5772*
Plat:	3G-93
Land Use Code:	0001:RESIDENTIAL - UNIMPROVED
Tax District:	2C

Assessment Information		Resid. Building Information	
Lots:	1	Above Grade SFLA	0
Acreage:	0.000	Unfinished Area	0
Taxable Land:		Year Built	0
Taxable Building:		Bedrooms	0
Assessment Land:		Full Baths	0
Assessment Building:		Half Baths	0
Total Market Value		Heating/Cooling	
Homestead Exempt:	No		
Legal Resident:	No		

Commercial Building Information	
Square Footage	
Year Built	

Sale Information				
Sale Date	Seller	Buyer	Price	BK-PG
04/04/2024	HENDRIX ELMER R	HENDRIX, DOROTHY S	1	21100-5475*
04/04/2024	HENDRIX, ELMER R	HENDRIX, DOROTHY S	1	21106-5772*
03/16/1999	NATIONSBANK NA	HENDRIX ELMER R	58000	5153-305*
03/18/1998	BOWMAN, WILLIE F	NATIONSBANK NA	56000	4579-257*

TMS Information

Last Updated: 09/04/2024

Note: Residential and commercial building data is limited to the first improvement only.

Property Information	
TMS	00576401010 Show Map Print
Tax Year:	2025
Owner:	HENDRIX, DOROTHY S
Address:	1129 SWANNANOA DR WEST COLUMBIA SC 29170
Property Address:	1531 MIDDLE STREET
Legal Description:	LOT 4 52X208
Deed Book Page:	21106-5772*
Plat:	3G-93
Land Use Code:	0001:RESIDENTIAL - UNIMPROVED
Tax District:	2C

Assessment Information		Resid. Building Information	
Lots:	1	Above Grade SFLA	0
Acreage:	0.000	Unfinished Area	0
Taxable Land:		Year Built	0
Taxable Building:		Bedrooms	0
Assessment Land:		Full Baths	0
Assessment Building:		Half Baths	0
Total Market Value		Heating/Cooling	
Homestead Exempt:	No		
Legal Resident:	No		

Commercial Building Information	
Square Footage	
Year Built	

Sale Information				
Sale Date	Seller	Buyer	Price	BK-PG
04/04/2024	HENDRIX, ELMER R	HENDRIX, DOROTHY S	1	21100-5475*
04/04/2024	HENDRIX, ELMER R	HENDRIX, DOROTHY S	1	21106-5772*
03/16/1999	NATIONSBANK NA	HENDRIX ELMER R	58000	5153-305*
03/01/1998	BOWMAN, WILLIE F	NATIONSBANK NA	56000	4579-257*

TMS Information

Last Updated: 09/04/2024

Note: Residential and commercial building data is limited to the first improvement only.

Property Information	
TMS	00576401011 Show Map Print
Tax Year:	2025
Owner:	HENDRIX, DOROTHY S
Address:	1129 SWONNAWOA DR WEST COLUMBIA SC 29170
Property Address:	0 MIDDLE STREET
Legal Description:	LOT 3 52X208
Deed Book Page:	21106-5772*
Plat:	3G-93
Land Use Code:	0001:RESIDENTIAL - UNIMPROVED
Tax District:	2C

Assessment Information		Resid. Building Information	
Lots:	1	Above Grade SFLA	0
Acreage:	0.000	Unfinished Area	0
Taxable Land:		Year Built	0
Taxable Building:		Bedrooms	0
Assessment Land:		Full Baths	0
Assessment Building:		Half Baths	0
Total Market Value		Heating/Cooling	
Homestead Exempt:	No		
Legal Resident:	No		

Commercial Building Information	
Square Footage	
Year Built	

Sale Information				
Sale Date	Seller	Buyer	Price	BK-PG
04/04/2024	HENDRIX, ELMER R	HENDRIX, DOROTHY S	1	21100-5475*
04/04/2024	HENDRIX, ELMER R	HENDRIX, DOROTHY S	1	21106-5772*
05/19/2016	MARTIN, KRYSTAL R	HENDRIX, ELMER R	10000	18390-86
11/11/2010	LADSON, COREAN HART ESTATE	MARTIN, KRYSTAL R	1	14566-33
03/02/2009	PARR, BEN ETAL	MARTIN, KRYSTAL R	1	14135-83*
10/20/2006	HART, MOSES	HART, COREAN	1	11522-240

Memorandum

To: Mayor and Council

From: Jim Crosland, Interim City Manager

Date: October 16, 2024

Subject: Approval to purchase a Utility Terrain Vehicle for Fire Department

Issue

Council approval is needed to purchase a Utility Terrain Vehicle (UTV) for our Fire Department to be utilized for the Riverwalk and special events that are held throughout the city.

Discussion

The Fire Department has a need to purchase a UTV to provide patient access/transport and fire suppression capabilities on our vast system of Riverwalk and nature trails. This UTV will also be made available for all special events held throughout the City for a quicker response to any medical and/or fire emergencies. Currently, the Fire Department must access riverwalk trails by foot or seek aid from other departments, which causes delays.

Staff received quotes from Columbia Powersports, Wilson Equipment and Outdoor, Carolina Power Equipment, and Augusta Kawasaki and Suzuki. The lowest quote of \$25,626 was for a UTV that was too wide to fit on the Riverwalk. Therefore, the second lowest quote at \$26,219 from Augusta Kawasaki and Suzuki was selected by staff. This dealer is also on State contract and the UTV is in stock at this dealer. Funding will be provided by utilizing the City's Local Option Permit (LOP) fund pursuant to the South Carolina Alcoholic Beverage Contract Act (Title 61, Chapter 6 of the SC Code of Laws). The funding requested includes the cost to purchase the UTV (\$27,000), outfitting the UTV with emergency lights and equipment (\$4,000), and a patient transport/suppression unit (\$9,000). The total cost of the UTV will not exceed \$40,000 and is requested for exclusive use on the City's various nature trails and during special events.

Recommendation

Staff recommends City Council approve the purchase of a Utility Terrain Vehicle (UTV) in an amount not to exceed \$40,000, which includes all outfitting and equipment, and utilize the City's Local Option Permit restricted fund balance for the purchase. The current fund balance for the ABC Fund is \$71,600.

COUNCIL ACTION REQUIRED

EVENTS COMMITTEE – TWO (2) POSITIONS

The Events Committee currently has five (5) open positions. The City has received potential member applications from Mr. Grant Grieswell and Ms. Ashley Warthen in that order. Their applications are attached for Council's review.

MUSEUM COMMISSION – ONE (1) POSITION

Mr. Rusty Rabon recently resigned from the Commission due to work obligations. The City has received a potential member application from Mr. Will Britz. His application is attached for Council's review.

NO COUNCIL ACTION REQUIRED

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

EVENTS COMMITTEE – THREE (3) POSITIONS

This committee is very active and involved in working with City staff to plan and coordinate City events and work the events with staff.

APPOINTMENT PROCESS

Cayce citizens have an opportunity to actively participate in the City through their services on a number of advisory boards, commissions, foundations and committees. These groups help shape and carry out policy.

Applications are accepted at any time for all City of Cayce boards, commissions, foundations and committees. Cayce citizens wishing to apply for appointment may submit a potential member application to the Municipal Clerk, P. O. Box 2004, Cayce, SC 29171. More information and a copy of the application can be found on our website at caycesc.gov or by calling City Hall at 803-796-9020.

City Council considers received applications at a meeting immediately following an opening.



City of Cayce Potential Member Application

Application for committees, boards and commissions within the City of Cayce

Date
9/30/2024

Name
Grant Grieswell

Home Address
Northland Dr, Cayce, South Carolina 29033

Phone **Email**

Are you a resident of Cayce? **Number of Years**
Yes 3

Do you have a business in Cayce? **Number of Years**
No

On which Board, Comssion or Foundation are you interested in serving*? Information on each can be found at caycesc.boards.
Events Committee

Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation?
No

If yes, specify below:

The applicant acknowledges that he or she is aware that a City of Cayce records check will be performed by the Cayce Police Department and that information could be public.
Yes

Work Address
2401 edmund highway, West columbia, South Carolina 29170

Phone **Email**
(803) 822-9160

Work Experience
Mechanical assembler in the Hy-Rail department of harsco rail

Educational Background
Graduated from Brookland Cayce High School in 2015 then attended The Citadel

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

and/or Hobbies:

N/A

Please answer the following questions as thoroughly as possible for the indicated committee:

Why do you want to serve on a City of Cayce Board, Commission or Foundation?

I have been a part of this community for over 15 years and I would love to help it grow and make it the best I can for the people in the community any way I can

What specific contributions do you hope to make?

I hope to give ideas on events that will engage all demographics in our community and bring them together through a common goal of bringing each other up.

What community topics concern you that relate to this Board, Commission or Foundation?

I believe that there are a lot of young adults that would be great in helping plan and execute events for the community they just don't know how to help or that it is even an opportunity they can take advantage of. I would hope to find different avenues to get that message out into the community in hopes of finding leaders in the community.

What experience/training do you have for this particular Board?

For additional information please contact Mendy Corder at 803-550-9557 or email mcorder@caycesc.gov

ITEM VI. A.



City of Cayce Potential Member Application

Application for committees, boards and commissions within the City of Cayce

Date

10/1/2024

Name

Ashley Warthen

Home Address

Shady Lane, Cayce, South Carolina 29033

Phone

Email

Are you a resident of Cayce?

Yes

Number of Years

12

Do you have a business in Cayce?

No

Number of Years

On which Board, Commission or Foundation are you interested in serving*? Information on each can be found at caycesc.boards.

Events Committee

Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation?

No

If yes, specify below:

The applicant acknowledges that he or she is aware that a City of Cayce records check will be performed by the Cayce Police Department and that information could be public.

Yes

Work Address

1431 Assembly Street, Columbia, South Carolina 29201

Phone

(803) 622-4657

Email

awarthen@richlandlibrary.com

Work Experience

I am the Arts Coordinator at Richland Library in the Events and Experience department. In my personal role within the library, I work with artists in the community, manage the Artist-in-Residence program and curate and coordinate the gallery spaces within the library system. As a part of the Events and Experience team, we plan and coordinate events and programs across the system, including well-known authors and artists (musical and otherwise), like Bootsy Collins and George Clinton, but we also work with smaller arts organizations on a regular basis like the Children's Theater, the Philharmonic and the Columbia City Ballet.

I have served on the Board of Directors for First Thursday on Main for the last 5 years, and serving as Chair of the Board for the past 2 years, planning and running the event each month that boasts live musical performances, artist exhibits/markets, and coordinating scavenger hunts and other activities to engage our attendees with the Main Street District.

Educational Background

I have a Master's Degree in Library Science, and a Bachelor's degree in Arts Education. I am also a practicing artist in my off time.

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

First Thursday on Main (volunteer position) - 2019 - 2024, Board Chair 2022 - 2024

Please answer the following questions as thoroughly as possible for the indicated committee:

Why do you want to serve on a City of Cayce Board, Commission or Foundation?

I am and have always been a public servant - former teacher, current librarian, and member of the Cayce community. Though I am a parent and a full-time employee of Richland County, it's always been important to me to help my community however I can. The Events Committee will allow me to serve my town in a way that allows me to use my experience, expertise and time in a way that is most helpful to my neighbors.

What specific contributions do you hope to make?

I hope to share my experience in event planning, logistical and organizational skills, as well as my passion for providing fun, inclusive, educational and celebratory experiences to my fellow Cayce residents.

What community topics concern you that relate to this Board, Commission or Foundation?

My work for the last 8 years has been focused on uplifting and supporting under-represented artists and performers from all corners of the community. That remains a goal of mine.

What experience/training do you have for this particular Board?

I have 20 years of experience in working with performers, entertainers, artists and event planning, in general. Over the years, working with First Thursday and in my capacity in the Events and Experience department at the library has provided me be lists of contacts, and experience working through logistics to execute successful and engaging events for the community.

For additional information please contact Mendy Corder at 803-550-9557 or email mcorder@caycesc.gov



City of Cayce Potential Member Application

Application for committees, boards and commissions within the City of Cayce

Date

10/9/2024

Name

Will Britz

Home Address

Granby rd, Cayce, South Carolina 29033

Phone

Email

Are you a resident of Cayce?

Yes

Number of Years

6

Do you have a business in Cayce?

No

Number of Years

On which Board, Commission or Foundation are you interested in serving*? Information on each can be found at caycesc.boards.

Museum Commission

Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation?

No

If yes, specify below:

The applicant acknowledges that he or she is aware that a City of Cayce records check will be performed by the Cayce Police Department and that information could be public.

Yes

Work Address

2025 Barnwell, Columbia, South Carolina 29202

Phone

(704) 302-4991

Email

will.britz44@gmail.com

Work Experience

Archaeologist

Educational Background

Bachelor degree in anthropology

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

and/or Hobbies:

Please answer the following questions as thoroughly as possible for the indicated committee:

Why do you want to serve on a City of Cayce Board, Commission or Foundation?

Interested in bettering the public's understanding and engagement with the history of Cayce and surrounding areas.

What specific contributions do you hope to make?

Help with events and broaden our understanding of Cayce's history.

What community topics concern you that relate to this Board, Commission or Foundation?

Nothing comes to mind.

What experience/training do you have for this particular Board?

Helped to set up archaeological digs and events that involved the public.

For additional information please contact Mendy Corder at 803-550-9557 or email mcorder@caycesc.gov