

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, November 20, 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. Recognition of Lexington Two Innovation Center Welding Instructor, Laird Thompson, being awarded News 19 Teacher of the Week
- B. Recognition of Vanesa Mota and Mota Crosslinking Business Academy for Fostering Growth in the Business Community
- C. Recognition of Juan Rivera for being awarded the 2024 South Carolina Latino/Hispanic Business Day Business of the Year for Tacos Nayarit
- D. Presentation and Progress Report by Tom Behnke, Senior Hydrogeologist with S&ME Inc., on the City's Brownfields Grant

IV. Ordinances

- A. Discussion and Approval of Ordinance 2024-11 Amending the Zoning Map and Rezoning Property Located on Fish Hatchery Road (Tax Map Number 006896-02-035) from RG-1 to M-1 – Second Reading

V. City Managers Report

VI. Council Comments

VII. Executive Session

VIII. Reconvene

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

A. Other

X. 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: November 20, 2024

Subject: Second Reading of an Ordinance to rezone property from RG-1 (General Residential) to M-1 (Light Industrial). The property is located on Fish Hatchery Road, and further identified as tax map number 006896-02-035.

Issue

Council approval is needed for the Second Reading of an Ordinance to rezone property from RG-1 to M-1.

Discussion

The owner, Browders Creek Properties, has requested a map amendment to rezone property located on Fish Hatchery Road from RG-1 to M-1. The subject property is located among other M-1 properties as well as developed and undeveloped areas.

The M-1 zoning classification is intended to accommodate wholesaling, warehousing, light manufacturing, office and related business uses on individual lots and in business park settings. The M-1 zoning district also permits retail, restaurants, and hotels, along with various other uses.

The requested rezoning is in compliance with the Comprehensive Plan. The subject property is located in the CBI (Commercial-Business/Industrial) area of the Future Land Use Map. The objective of CBI is to promote the development of Business and Industrial Parks and protect existing industry and areas with industrial potential for future industrial development. Compatible zoning districts are C-3 (Central Commercial), M-1, and M-2 (Heavy Industrial).

The Planning Commission held a regularly scheduled meeting on October 21, 2024, and unanimously voted on the map amendment to rezone the property on Fish Hatchery Road from RG-1 to M-1. No one at the public hearing spoke in support for or against the map amendment.

Recommendation

The Planning Commission unanimously voted to recommend that Council approve the request to rezone the property located on Fish Hatchery Road (Tax map number 006896-02-035) from RG-1 to M-1.

STATE OF SOUTH CAROLINA)	ORDINANCE 2024-11
)	Amending the Zoning Map and
COUNTY OF LEXINGTON)	Rezoning Property Located on Fish
)	Hatchery Road (Tax Map Number
CITY OF CAYCE)	006896-02-035) from RG-1 to M-1

WHEREAS, the Owner/Applicant requested that the City of Cayce amend the Zoning Map to re-designate the property comprising and shown on Fish Hatchery Road, with Tax Map Number 006896-02-035, from RG-1 (General Residential) to M-1 (Light Industrial), 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 October 21, 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 property hereinafter listed, and as shown on the attached sketch, is hereby rezoned and reclassified on the Zoning Map of the City of Cayce as M-1 (Light Industrial):

Tax Map Number 006896-02-035
Fish Hatchery Road

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: _____

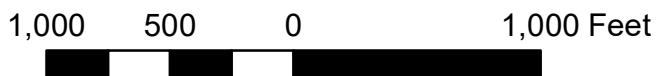
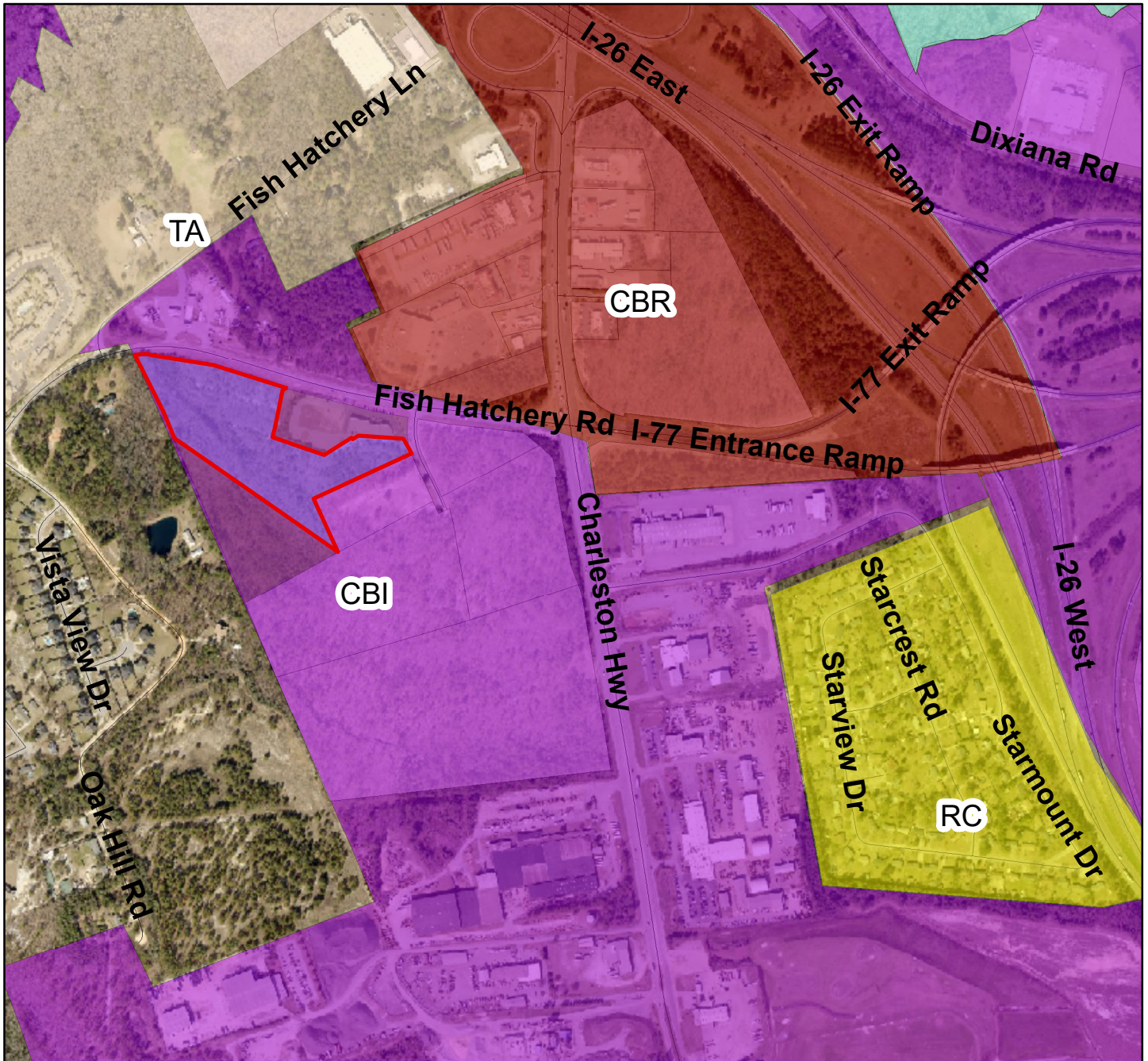
Approved as to form: _____
Danny C. Crowe, City Attorney

MA003-24
Rezoning Request
Fish Hatchery Road TMS 006896-02-035
Land Use Map

Legend

TMS


 Rezoning Request



MA003-24
Rezoning Request
Fish Hatchery Road TMS 006896-02-035
Current Zoning

Legend

TMS

 Rezoning Request



City of Cayce
South Carolina

Planning Commission Zoning Map Amendment

Date Filed: 9/27/2024

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 RS2 to M1

The justification for this change is as follows;

Required Easements take up so much land so Blvd
turns and rezoning to M1 would allow property to be
developed.

APPLICANT(S) [print]: Richard Gray Kiger
Address: 1316 Pochon Island Rd Chapin SC 29036
Telephone: 443-742-5577 [Business] _____ [Residence]
Interest: Owner(s): Agent of owner(s): Other:

OWNER(S) [if other than Applicant(s)] : _____
Address: _____
Telephone: _____ [Business] _____ [Residence]

PROPERTY ADDRESS: _____
Lot _____ Block _____ Subdivision _____
Tax Map No. 006896-02-035 Plat Book 11719-19 Page _____
Lot Dimensions: _____ Area: [sq. ft. or acreage] 12,2771 acres
Deed restrictions/limitations on property: _____

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: _____

Rushon Gray II

Owner signature(s)

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

Date: 8/27/2024

Applicant signature(s)

Official Use Only:

Property posted: October 4, 2024 By: MO, JTE

Published in Newspaper on: 10-3-24

PLANNING COMMISSION: October 21, 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: 10/09/2024

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

Property Information				
TMS	00689602035	Show Map	Print	
Tax Year:	2025			
Owner:	BROWDERS CREEK PROPERTIES LLC			
Address:	1316 DREHER ISLAND RD CHAPIN SC 29036			
Property Address:	0 FISH HATCHERY ROAD			
Legal Description:	NONE			
Deed Book Page:	19719-19			
Plat:	11755-122			
Land Use Code:	0002:RURAL - UNIMPROVED			
Tax District:	2C			
Assessment Information		Resid. Building Information		
Lots:	0	Above Grade SFLA	0	
Acreage:	12.280	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
12/28/2017	BROWDERS CREEK PROJECT LLC	BROWDERS CREEK PROPERTIES LLC	152000	19719-19
12/15/2016	OP 2 REALPORT LLC	BROWDERS CREEK PROJECT LLC	40000	18895-181
07/18/2011	LAKELAND CONSTRUCTION FINANCE LLC	OP 2 REALPORT LLC	101844	14990-263
08/04/2009	ANNA-SAM LLC	LAKELAND CONSTRUCTION FINANCE LLC	2500	13788-141
02/06/2007	BROWDERS CREEK LLC	ANNA-SAM LLC	840000	11755-123

