

Mayor
Elise Partin

Mayor Pro-Tem
Tara S. Almond

Council Members
Phil Carter
Eva Corley
James E. Jenkins

City Manager
Tracy Hegler

Assistant City Manager
James E. Crosland



**City of Cayce
Regular Council Meeting
Tuesday, September 3, 2019
6:00 p.m. – Cayce City Hall – 1800 12th Street
caycesc.gov**

I. Call to Order

- A. Invocation and Pledge of Allegiance
- B. Approval of Minutes
August 6, 2019 Regular Meeting
August 21, 2019 Regular Meeting

II. Public Comment Regarding Items on the Agenda

III. Presentations

- A. Presentation by Mr. John Sharpe re debris on roads
- B. Presentation of Municipal Association of South Carolina Achievement Award to the City of Cayce for Waterline Replacement Project from the Municipal Association of South Carolina
- C. Presentation of the 2019 South Carolina Municipal Elected Officials Institute of Government's Honor Roll to Mayor and Council from the Municipal Association of South Carolina

IV. Ordinances and Resolutions

- A. Discussion and Approval of Ordinance 2019-12 Amending Budget Ordinance Adopted June 19, 2019 (Ordinance 2019-10) to Correct Scrivener's Errors as to Millage – Second Reading
- B. Discussion and Approval of Ordinance 2019-13 Amending Zoning Ordinance Section 6.2 ("Purpose of Districts") and Section 6.10 ("Design Overlay District") to Provide for a New Arts Design Overlay District – First Reading
- C. Discussion and Approval of Ordinance 2019-14 Amending Zoning Map and Rezoning Property to Create a New Arts Design Overlay District – First Reading
- D. Discussion and Approval of Ordinance 2019-15 Amending Zoning Ordinance Section 7.5 Temporary Uses to Add Language Concerning Halloween-related Events – First Reading

V. Other

- A. Discussion and Motion to Ratify Action of City Manager
- VI. City Manager's Report**
- VII. Committee Matters**
 - A. Approval to enter the following Committee approved Minutes into the City's Record
 - Events Committee – June 13, 2019
 - Cayce Housing Authority – June 18, 2019
 - Planning Commission – July 15, 2019
- VIII. Council Comments**
- IX. 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 possible contract negotiations for economic development concerning the City of Cayce
- X. Reconvene**
- XI. Possible Actions 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.



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CITY OF CAYCE
Regular Council Meeting
August 6, 2019

The August 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 and James Jenkins. Council Member Eva Corley was unable to attend due to being out of state. City Manager Tracy Hegler, Municipal Clerk Mendy Corder, Municipal Treasurer Garry Huddle, Planning and Development Director Carroll Williamson, Utilities Director Blake Bridwell, Director of Public Safety Byron Snellgrove, Deputy Director of Public Safety Jim Crosland, Director of Human Resources Lynn Dooley and City Attorney Danny Crowe 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 Carter gave the invocation. Mayor Partin led the assembly in the Pledge of Allegiance.

Approval of Minutes

Council Member Jenkins made a motion to approve the July 9, 2019 Regular Council Meeting minutes and the July 17, 2019 Strategic Planning Session 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.

Proclamations

A. Approval of Proclamation – Play Ball Initiative

Council Member Jenkins made a motion to approve the Play Ball Initiative Proclamation. Council Member Carter seconded the motion which was unanimously approved by roll call vote. Mayor Partin stated that the Cayce Historical Museum is holding an event on Friday, August 16, 2019 to unveil the new exhibit featuring the 1964 Dixie Youth Little League World Series Champions. She stated that immediately

following the exhibit opening there will be a Play Ball event in Granby Gardens Park. She stated that coaches from the Lexington Blowfish will be there to hold skills and drills with students. Mayor Partin stated that staff with Cayce West Columbia baseball will be there as well to let students know how they can get involved in baseball or soccer.

Ordinances and Other

- A. Discussion and Approval of Ordinance 2019-11 Re-Zoning 800 Lexington Avenue (TMS# 005769-04-001), 800A Lexington Avenue (TMS# 005769-04-004), and 1815 8th Street (TMS# 005769-04-002) from RS-3 (Single Family Residential) to RS-4 (Single-Family Residential) – Second Reading

Council Member Almond made a motion to defer this item until the next regularly scheduled Council Meeting pending receipt of additional information. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

- B. Discussion and Approval of Hospitality Tax Fund Requests for FY2019/2020

Mr. Williamson stated that staff now accepts Hospitality Tax Grant Applications on a fiscal year rather than a calendar year basis. He stated that staff received applications for two (2) new events; the Cayce Fall Fest and the Museum's Children's Colonial Fair. He stated that the Cayce Arts Guild applied for grant monies for the rental or purchase of a meeting facility. However State law does not allow hospitality tax funds to be used for the rental or purchase of a year-round facility. Mr. Williamson stated that staff recommends that once the Cayce Arts Guild has a specific event they would like to hold that Council allow them to apply for Hospitality Tax Grant funds outside of the normal grant application period.

Mayor Partin stated that staff recommends Council hold back \$167,200 in the fund balance as reserve and approve staff's suggested levels for grants. She stated that staff recommends making 10 grant awards for FY2020 totaling \$86,500.

Council Member Jenkins made a motion to approve staff's recommendations. Council Member Almond seconded the motion. Mayor Partin asked staff to convey to the organizers of Tartan Day South that Council is very supportive of that event and love having it held in the City. She stated that the City support's Tartan Day South monetarily approximately four (4) times more than the other municipalities that contribute to it. She stated that Council wants it known that the original Tartan Day South was held in Cayce and the biggest event is held in Cayce. Mayor Partin called the question which was unanimously approved by roll call vote.

C. Discussion and Approval of a Bid Award Related to the Raw Water Intake Facility Standby Generator Project

Ms. Hegler stated that during the 2015 flood, power failed to the existing generator at the City's Raw Water Intake Facility. The generator had to be turned on manually and access at the time was by boat only. She stated that FEMA has agreed to fund 75% of the project to replace the existing generator located at the raw water intake facility. This FEMA grant is for a new, larger-capacity backup power generator with a new automatic transfer switch providing an automatic transfer of power from the electric grid to the generator in the event that the facility loses power from the standard electric grid. This will be located at the site of the current generator and will exceed the 500-year floodplain requirements.

Ms. Hegler stated that plans, specifications and requests for proposals were sent to seven (7) companies for the referenced project. Five (5) packages were received by City staff. She stated that AAA Utility and Construction, LLC was the company with the lowest, most responsive proposal, for the requested work at \$532,000.00. The project will receive 75% funding from a FEMA grant. The grant requires a 25% match from the City's Utility Fund, which is approved within the FY20 budget. Work is expected to start soon upon Council approval.

Council Member Almond made a motion to award the bid to AAA Utility and Construction, LLC and authorize the City Manager to sign the documents. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

City Manager's Report

Ms. Hegler stated that Piecewise Coffee Co. had their grand opening the day prior. She stated that it was an exciting event and their business is booming. She stated that she was holding a series of strategic planning sessions with the Cayce Museum and Historical Commission and the first one was the next day. She reminded Council of a few important upcoming events: the Public Safety Back to School Bash being held Saturday, August 10, 2019 from 2pm to 5pm at the Spires Recreation Center, the Comprehensive Plan Public Input Session on Tuesday, August 13, 2019 at 6pm at Steel Hands and the 1964 Dixie Youth World Series Reception and Exhibit Opening at the Museum on Friday, August 16, 2019 at 3:00pm. The City will also host a Play Ball event during that time. Ms. Hegler stated that the Planning Commission would review the proposed Art Overlay District Zoning for parts of State and Frink Streets at their August meeting. She stated that she wanted Council to be aware in case they received calls since the Public Hearing signs are up.

Committee Matters

- A. Approval to enter the following Committee approved Minutes into the City's Record
Planning Commission – June 17, 2019

Council Member Almond made a motion to enter the approved Planning Commission meeting minutes into the record. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

- B. Appointments and Reappointments
Cayce Beautification Foundation – One (1) Position

Council Member Jenkins made a motion to appoint Mr. Charles Carson to the Beautification Foundation. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

Council Comments

Mayor Partin stated that Council Member Corley was out of state therefore she was unable to attend the meeting.

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 and the receipt of legal advice relating to matters covered by the attorney-client privilege
- C. Discussion of negotiations incident to proposed state revolving fund loan for improvements to the Septage and Grease Facility

Mayor Partin stated that Council would only be discussing Item. C. in 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.

Reconvene

After the Executive Session was concluded, Council Member Almond made a motion to reconvene the Regular meeting. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

Possible Actions by Council in follow up to Executive Session

A. Discussion and Approval of Proposed State Revolving Fund Loan for Improvements to the Septage and Grease Facility

Council Member Carter made a motion to postpone discussion and approval of the proposed State Revolving Fund Loan for improvements to the Septage and Grease Facility until the August 21, 2019 Council Meeting. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

B. Other

Adjourn

There being no further business, Council Member Almond made a motion to adjourn the meeting. Council Member Carter seconded the motion which was unanimously approved by roll call vote. The meeting adjourned at 6:23 p.m.

Elise Partin, Mayor

ATTEST:

Mendy C. Corder, CMC, Municipal Clerk

Mayor
Elise Partin

Mayor Pro-Tem
Tara S. Almond

Council Members
Phil Carter
Eva Corley
James E. Jenkins

City Manager
Tracy Hegler

Assistant City Manager
James E. Crosland



**CITY OF CAYCE
Regular Council Meeting
August 21, 2019**

The August Regular Council Meeting was held this evening at 5:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Council Members Tara Almond, Phil Carter, Eva Corley and James Jenkins. City Manager Tracy Hegler, Assistant City Manager Jim Crosland, Municipal Clerk Mendy Corder, Municipal Treasurer Garry Huddle, Planning and Development Director Carroll Williamson, Utilities Director Blake Bridwell, Director of Public Safety Byron Snellgrove, Deputy Director of Public Safety JJ Jones, Director of Human Resources Lynn Dooley and City Attorney Danny Crowe 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 Jenkins gave the invocation. Mayor Partin lead the assembly in the Pledge of Allegiance.

Public Comment Regarding Items on the Agenda

No one signed up for Public Comment.

Discussion and Motion Concerning Previous Authorization for Discussions as to City-Owned Property at 800 Lexington Avenue

Ms. Hegler stated that on April 2, 2019 Council authorized her to continue discussions with the other owners of the property on the 800 block of Lexington Avenue. She stated that the City was approached by the other owners for a property deal. She stated that since that time staff has been in conversation with the other owners. She stated that it now appears that the terms that were important to the City are not agreeable with the other party who relayed this to Ms. Hegler via voicemail and email on August 19, 2019. She stated that she recommends that the City withdraw those discussions that Council previously authorized her to hold. She stated that she did inform the other party of her recommendation earlier that day and that afternoon received a request to defer any action on that for two (2) weeks. However the other party did not offer any new information that would change her recommendation.

Council Member Carter made a motion for the City of Cayce to withdraw from any further discussions concerning the properties on the 800 block of Lexington Avenue. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

Ordinances and Resolutions

- A. Discussion and Approval of Ordinance 2019-11 Re-Zoning 800 Lexington Avenue (TMS# 005769-04-001), 800A Lexington Avenue (TMS# 005769-04-004), and 1815 8th Street (TMS# 005769-04-002) from RS-3 (Single Family Residential) to RS-4 (Single-Family Residential) – Second Reading

Ms. Hegler stated that the City owns 800A Lexington Avenue and agreed to partner on the rezoning of the 800 block of Lexington Avenue with the other property owners. She stated that since indications are that the City will not achieve the intended improvements to that neighborhood that the City was seeking with the rezoning City staff withdraws the request for rezoning. She stated that with the withdrawing of the request the property in play is not large enough per the City's Ordinance to request a rezoning. She stated that it now falls below the 2 acre minimum therefore Ordinance 2019-11 no longer complies with the City's Ordinance for a request for rezoning. Ms. Hegler stated that the applicant also requested that this be deferred for two (2) more weeks but there was not any new information that would change her recommendation.

Council Member Carter stated that since this was no longer a valid zoning request and a normal motion to approve or deny would conflict with City code he made a motion to postpone the previously proposed Ordinance indefinitely. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

- B. Discussion and Approval of Ordinance 2019-12 Amending Budget Ordinance Adopted June 19, 2019 (Ordinance 2019-10) to Correct Scrivener's Errors as to Millage – First Reading

Council Member Corley made a motion to approve Ordinance 2019-12 on First Reading. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

- C. Consideration and Approval of Resolution Approving Financing Terms for General Fund Vehicle Lease Purchases

Ms. Hegler stated that new vehicles for Public Safety and the Parks Department were approved for purchase by Council in the 2019-2020 Fiscal Budget. She stated that Council's approval of a Resolution authorizing and approving financing through a

Lease/Purchase and awarding of the Lease/Purchase Contract to a Financial Institution was needed to proceed. The total value and thus financing for the equipment will total \$364,000. Staff contacted seven (7) financial institutions who handle lease/purchase contracts and asked for financing proposals for the equipment based on the purchase price. The City received three (3) responses.

Ms. Hegler stated that First Community Bank quoted a four (4) year contract of 2.21% fixed. BB&T quoted a four (4) year contract of 2.38% fixed and First Citizens Bank quoted a four (4) year contract of 2.57% fixed. She stated that if Council approves the First Community Bank quote, annual payments for the four (4) year contract will be approximately \$95,165 (with no down payment). The payments shall be monthly in arrears. Funding for the lease/purchase contract is included in the FY 2019-2020 General Fund budget and will be included in successive years.

Council Member Carter made a motion to approve a Resolution authorizing the lease/purchase contract to First Community Bank. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

Other

A. Discussion and Approval of Proposed State Revolving Fund Loan for Improvements to the Septage and Grease Facility

Ms. Hegler stated that this item has been before Council in the past and deferred by her each time. She stated that the City's Septage and Grease Facility would benefit from various improvements to make it more reliable, more functional, more efficient, and more profitable. She stated that American Engineering Consultants (AEC) estimate that these improvements would cost \$3.5 million. SCDHEC denied a grant application from the City to fund these improvements, but has notified staff that a SRF Loan for \$3.5 million is available for the project.

Ms. Hegler stated that the \$3.5 million SRF loan is a low interest loan, currently at 2.6% for the current fiscal year. The loan is typically a 20 to 30 year loan. She stated that because there are loan requirement milestones and deadlines, a decision as to whether the City will pursue the loan is needed fairly quickly. The principal and interest (P & I) for this type of loan would be approximately \$200,000 annually depending on the loan term and interest rate. Ms. Hegler stated that the Septage and Grease Facility typically makes a much higher profit margin than the required P & I amount for the loan. The useful life of the facility, as a whole, has been estimated by AEC to be 30 years or more.

Ms. Hegler stated that staff considered three (3) options after being provided notice of the loan award and after further fine-tuning the original \$3.5M estimate:

1. Decline the grant and make no improvements
2. Moderate upgrades to improve efficiency (\$1.5M estimated cost)
3. Major upgrades and expansions to grow capacity and revenue (\$2.7M estimated cost)

Ms. Hegler stated that her initial recommendation, as noted in the white paper, was to proceed with the more conservative option or to decline the award. However, Council should also consider that this is a unique revenue generator and accepting this loan would afford improvements to the facility that could greatly increase that revenue. If Council opted to choose that course of action, the City has ample borrowing capacity to accept the loan.

Council Member Almond made a motion to authorize the City Manager to proceed with negotiations for acceptance of the State Revolving Fund loan from DHEC for the Septage and Grease Facility and report back to Council on the terms. She stated that the negotiations should consider phasing in the project for less than the amount requested and include other sources for funding such as grants. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Approval of Bid Award for Wayfinding Signage for the City

Ms. Hegler stated that the City needs enhanced signage throughout the City to improve navigation to public buildings, parks, and other important sites. A request for proposal (RFP) to design wayfinding signage was placed in SCBO and on the City's website. Fourteen firms from across the country responded. After a review of all proposals, staff recommends Arnett Muldrow & Associates. She stated that they were the most responsive to the RFP, best able to perform the scope of work, and for an acceptable budget of \$38,321. She stated that Arnett Muldrow is located in South Carolina, and worked on the City's Master Plan Charrette with the Clemson Institute for Economic and Community Development. They have created wayfinding master plans for Fort Mill, Lake City and Travelers Rest, all located in South Carolina. Ms. Hegler stated that this project will result in a comprehensive plan of location, design and content of signage, as well as bid-ready documents for construction and installation, to be funded later.

Council Member Corley made a motion to accept the proposal from Arnett Muldrow & Associates for the design of wayfinding signage throughout the City, and to approve and execute a contract between the City of Cayce and Arnett Muldrow & Associates. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

C. Discussion and Approval of Eliminating Glass from Approved Recyclable Items for Pickup

Ms. Hegler stated that Council is being asked to consider eliminating glass from the City's list of accepted recyclables, due to the increased cost per ton incurred by the City. She stated that Sonoco Recycling has increased their fees within the past 12 months from \$25.00 per ton of recyclables to approximately \$90.00 per ton. The FY19-20 approved budget for Sanitation includes \$27,000.00 to cover the annual fees at Sonoco Recycling. At the current rate of \$85.00 per ton and the average tonnage of recyclables at 34 tons, the budget would be exhausted in nine months leaving an approximate deficit of \$7,000.00; that is assuming no additional increases. Glass constitutes a substantial share of the tonnage collected by the City of Cayce. Eliminating its collection would greatly reduce the amount of tonnage delivered to Sonoco, thus reducing the City's overall costs.

Ms. Hegler stated that neighboring towns and counties have made the same changes in their recycling programs. For example, Irmo and Lexington have eliminated glass from their pickup. She stated that the City is in the process of increasing its educational efforts related to recycling, so the timing to make such a change is advantageous.

Council Member Jenkins made a motion to approve staff's request to eliminate glass from the list of the City's accepted recyclables. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

D. Discussion and Approval of Harvesting on City-Owned Property

Ms. Hegler stated that the City owns approximately 360 acres of undeveloped land along Old State Road and in the area of the Cayce Riverwalk Phase Four and Timmerman Trail. This property was planted for harvesting and then donated to the City by SCANA. The trees that were planted, such as pine trees, are an invasive species to the area. At this time, all the pine trees located in the area are at the mature age to harvest and the City has been approached by contractors about doing so.

Ms. Hegler stated that staff has identified approximately 100 acres for harvesting, primarily in the Phase Four and Timmerman Trail area, which is also where the 12,000-Year History Park is centered. Consideration was given to protecting the history park and other precautions, including wildlife viewing areas and bicycle/walking trails. These special areas would see a 50 to 100 foot buffer zone, limiting the view of open spaces. The complete areas to be harvested would be well marked. In addition, staff would mark special hardwoods that would need to be preserved.

Ms. Hegler stated that the Department of Natural Resources (DNR) recently harvested nearly 126 acres of land adjacent to the City's property, intending to return the property to its more natural state. She stated that staff would recommend the most responsive and highest (i.e., offers to pay the most to the City for the harvest) bidder to Council after review and assessment of the bid proposals.

Council Member Almond made a motion to authorize the City Manager to issue bids for a harvesting company to harvest approximately a 100 acres of the City owned property as identified by staff with the specifications set forth by staff. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

City Manager's Report

Ms. Hegler stated that Mr. Jim Crosland was finishing his second week of being the City's new Assistant City Manager. She stated that JJ Jones was in the assembly and would start his new position of Deputy Director of Public Safety the following day. She stated that she was thrilled to have Mr. Crosland's help and was excited to have Mr. Jones on staff. She stated that the Comprehensive Plan Public Input Session was held the previous week and was a huge success. The Museum's 1964 Dixie Youth World Series exhibit opening was a huge success as well. She stated that the players were very appreciative and very complimentary of the City for having the exhibit and the Friday night event. Ms. Hegler stated that the Planning Commission met recently to discuss the Arts Design Overlay District proposed for State Street and Frink Street. She stated that the meeting was well attended and staff received great feedback from the people who attended the meeting.

Committee Matters

A. Appointments and Reappointments Consolidated Board of Appeals – One (1) Position

Council Member Carter made a motion to reappoint Mr. Erskine Suber to the Consolidated Board of Appeals. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

Council Comments

Council Member Almond stated that she had the opportunity to join the 1964 Dixie Youth World Series champions at the Columbia Fireflies game the previous Friday night. She stated that the players were very appreciative of everything the City had done. Mayor Partin stated that the next generation of baseball players has been

inspired by the 1964 team and the Museum exhibit honoring the players. She stated that the Cayce West Columbia Dixie Youth baseball team had a very successful season this year and in their social media they made reference to the 1964 team. Council Member Carter stated that he played baseball with two (2) of the three (3) bat boys and had not seen one (1) in 50 years until the Museum exhibit opening. Mayor Partin asked Ms. Hegler to share Council's thanks to the Museum staff for having such an impactful exhibit and event.

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

Council Member Jenkins made a motion to move into Executive Session. Council Member Carter 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.

Possible Actions by Council in follow up to Executive Session

No action was taken 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 5:39 p.m.

Elise Partin, Mayor

ATTEST:

Mendy C. Corder, CMC, Municipal Clerk

STATE OF SOUTH CAROLINA)	ORDINANCE 2019-12
)	Amending Budget Ordinance Adopted
COUNTY OF LEXINGTON)	June 19, 2019 (Ordinance 2019-10)
)	To Correct Scrivener's Errors as to
CITY OF CAYCE)	Millage

WHEREAS, the Council, on June 19, 2019, adopted a Budget Ordinance (Ordinance 2019-10), which, it has been learned, contains a clerical error in the statement of the millage rate; and

WHEREAS, the Council wishes to correct this error by this amendment of Ordinance 2019-10,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, that:

1. Ordinance 2019-10 is amended to state the millage rate for both the Lexington County portion of the City of Cayce and the Richland County portion of the City of Cayce as 53.73, rather than 52.45.

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

DONE IN MEETING DULY ASSEMBLED, this ____ day of _____, 2019.

Elise Partin, Mayor

ATTEST:

Mendy C. Corder, CMC, Municipal Clerk

First reading: _____

Second reading and adoption: _____

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

and the attachment to the original of this Ordinance is hereby incorporated and made a part hereof as fully as if stated word for word herein.

Section 3. That the billing dates, the penalty dates, and the amount of penalty that shall be levied for delinquent taxes shall be the same as those established by the County in which the taxed property is situated and pursuant to State Law.

Section 4. That the City Manager shall administer the Budget and, in doing so and in order to achieve the goals of this Budget, may, among other things, do the following:

- a. Transfer appropriated funds within and between departments and funds as necessary,
- b. Implement controls by fund appropriation, and
- c. Designate continuing projects from fund balances.

Encumbrances will be carried over to the next fiscal year as a reserve to the fund balance. Expenditures approved by Council shall automatically carry amendments to fund appropriations when necessary.

Section 5. As a part of the revenue portions of this Budget, the Council hereby establishes and adopts certain new fees and certain new amounts for existing fees, as identified and set out as proposed fees in the attached exhibits to this Ordinance. The attached Master Fee Schedule and the attached 2019-2020 Utility Master Fee Schedule, including any new fees and new fee amounts, are hereby incorporated into and adopted as a part of this Ordinance. All fee amounts set out therein or adopted shall continue in effect from year to year until revised or modified by subsequent Council action.

Section 6. If for any reason any sentence, clause or provision of this ordinance shall be declared invalid, such shall not affect the remaining provisions hereof.

This Ordinance shall take effect on the later of second reading approval by Council or July 1, 2019.

DONE IN MEETING DULY ASSEMBLED, this _____ day of June 2019.

Elise Partin, Mayor

ATTEST:

Mendy C. Corder, CMC, Municipal Clerk

First Reading: _____

Public Hearing held: _____

Second and Final Reading: _____

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

Memorandum

To: Mayor and Council

From: Tracy Hegler, City Manager
Carroll Williamson, Planning and Development Director

Date: August 22, 2019

Subject: First Reading of an Ordinance Amending Zoning Ordinance Section 6.2 (“Purpose of Districts”) and Section 6.10 (“Design Overlay District”) to Provide for a New Arts Design Overlay District

Issue

Council approval is requested for the First Reading of an Ordinance to amend the Zoning Ordinance to create the Arts Design Overlay District in order to permit additional uses and apply design standards that are favorable to artists and others who would like to live and work in the same location. The development standards are meant to further enhance a pedestrian-friendly downtown community.

Discussion

Staff is proposing a change to the Zoning Ordinance to create a design overlay for the area on State Street from Poplar Street south to Frink Street and Frink Street from State Street west to Foreman Street, including those properties on the western side of the intersection of Foreman Street and Frink Street. The overlay district extends to the rear property line of all properties contiguous to the right-of-way of Frink Street and State Street within these boundaries.

The purpose of the Arts Design Overlay District is to permit additional uses that would allow artists and business owners the flexibility to live and work in the same building. The overlay district also applies development standards that are conducive to a pedestrian-friendly downtown community. Additional highlights include:

1. Permits more uses than are currently allowed, the biggest one being it allows residential uses in commercially zoned districts. The intent is to encourage artists to live and work in the same area so that a true artist community can evolve in this section of the City;
2. Relaxes some of the sign requirements for commercial buildings, particularly wall signs mounted or painted on the building. The overlay district will put no restriction on the size of these signs, with the intent being that artists are freer to have creative signage on their building without a size limitation;
3. For **new construction**, the overlay district will 1) permit buildings to be built closer to the road right-of-way, 2) have no minimum parking requirement, and, 3) require all new parking be located to the rear or side of the building; and
4. All existing businesses will be allowed to continue to operate.

The Planning Commission considered the zoning request for creation of this Design Overlay District at their meeting on August 19, 2019. The zoning request was opened to the public. Approximately 30 people were in attendance with several members of the public speaking both for and against. The largest concern was the parking location requirement. The Planning Commission recommended and staff agreed to modify the language to only require parking on the side or rear yard when new structures are added to the property. Additionally, based on public comment, the Planning Commission recommended and staff agreed to modify the boundaries of the Overlay District to include the entirety of each contiguous lot, rather than a maximum number of feet from the right-of-way, as was originally proposed. One member of the public spoke against the no minimum parking requirement because of the concern over parking spillover onto his property from an adjacent property.

The Planning Commission voted on the zoning request to create the Arts Design Overlay District at the Planning Commission meeting on August 19, 2019.

Recommendation

The Planning Commission recommends Council approve First Reading of an Ordinance to create the Arts Design Overlay District.

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

ORDINANCE 2019-13
Amending the Zoning Ordinance
Section 6.2 (“Purpose of Districts”)
and Section 6.10 (“Design Overlay
District”) to Add Language
Concerning a New Arts Design
Overlay District.

WHEREAS, Council has determined that it is in the best interest of the public to amend Section 6.2 Purpose of Districts and Section 6.10 Design Overlay District to add language concerning a New Arts Design Overlay District; and

WHEREAS, the Planning Commission held a regularly scheduled public hearing on this request to receive comments from the public; and

WHEREAS, the Planning Commission met on August 19, 2019, to review public comments and vote on recommending the amended Section 6.2 Purpose of the Districts and Section 6.10 Design Overlay District of the Cayce Zoning Ordinance and unanimously decided that they do recommend this amendment as shown on the attached document,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, that Section 6.2 Purpose of Districts and Section 6.10 Design Overlay District is hereby amended as shown on the attached document.

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

DONE IN MEETING DULY ASSEMBLED, this _____ day of _____ 2019.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

First Reading: _____

Second Reading and Adoption: _____

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

Section 6.2 Purpose of Districts

Collectively, these districts are intended to advance the purposes of this Ordinance, as stated in Article 1. Individually, each district is designed and intended to accomplish the following more specific objectives.

Residential Districts

RS-1, RS-2, RS-3 and RS-4 Single-Family Residential Districts: These districts are intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses. Densities are designed to vary from district to district.

RG-1 General Residential District: This district is intended to promote and accommodate residential development consisting of a variety of housing styles, types and densities (i.e. single family, manufactured, multi family, townhouses, etc.) consistent with the Comprehensive Plan and appropriate standards of public health, safety and welfare, and aesthetics. This District is further intended to provide land to accommodate housing units which meet the diverse economic and social needs of the resident population, while retaining the scale and character of existing neighborhoods.

RG-2 General Residential District, High Rise: This district is intended to accommodate high rise residential development in the form of air-space condominiums or rented apartments, and a variety of housing types on small lots or in project settings in areas accessible by major streets and in proximity to commercial uses, employment opportunities and community facilities. It is further intended to permit development flexibility in meeting the demands and preferences of a changing housing market, and doing so in an orderly, compatible manner.

Commercial Districts

C-1 Office and Institutional Commercial District: This district is intended to accommodate office, institutional, and residential uses in areas whose character is changing, or where such a mix of uses is appropriate. It is designed principally for use along major streets dominated by older houses in transition.

C-2 Neighborhood Commercial District: The intent of this district is to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in these districts are of the “convenience variety.” The size of this district should relate to surrounding residential markets and the location should be at or near major intersections, in proximity to and/or on the periphery of residential areas.

C-3 Central Commercial District: The intent of this district is to promote the concentration and vitality of commercial and business uses in the traditionally central

business areas of Knox Abbott Drive and State Street. This district encourages wall-to-wall or lot line to lot line development, sidewalks, and a pedestrian friendly environment, including direct access from sidewalks to store fronts.

C-4 Highway Commercial District: The intent of this district is to accommodate commercial development catering to the needs of the traveling public, and highway dependent commercial and business uses.

Industrial Districts

M-1 light Industrial District: The intent of this district is to accommodate wholesaling, distribution, warehousing, processing, light manufacturing, office and related business uses on individual lots and in business park settings.

M-2 Heavy Industrial District: The intent of this district is to accommodate certain industrial uses which, based on their operational characteristics, are potentially incompatible with residential, social, medical, and commercial environs. As a result, the establishment of such districts shall be restricted to areas geographically removed or buffered from such environs

Special Purpose Districts

PDD Planned Development District: The intent of the Planned Development District (PDD) is to allow flexibility in development and encourage the use of innovative site planning techniques resulting in developments with improved design, character, and quality of new mixed use developments which preserve natural and scenic features of open spaces. A PDD is characterized by a plan that may incorporate housing of different types and densities and compatible commercial, institutional, and industrial developments. A PDD allows for the establishment of dimensional and use requirements unique to the property to accommodate flexibility in the arrangement of uses within the project for the general purpose of promoting and protecting the public health, safety, and general welfare.

In view of the substantial public advantage of “planned development”, it is the intent of these regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts.

FH Flood Hazard District: It is the intent of this district to protect human life and health, minimize property damage, encourage appropriate construction practices, and minimize public and private losses due to flood conditions by requiring that uses vulnerable to

floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.

Additionally, this district is intended to help maintain a stable tax base by providing for the sound use and development of flood-prone areas and to ensure that potential home buyers are notified that property is in a flood area. The provisions of this district are intended to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, streets and bridges located in the flood plain, and prolonged business interruptions; and to minimize expenditure of public money for costly flood control projects and rescue and relief efforts associated with flooding.

D-1 Development District: This is an agricultural holding zone. Land currently included in this zone is found generally on the fringe of the community where development has yet to intensify. Future development of this zone will necessitate rezoning in accord with the goals and objectives of the Comprehensive Plan.

DO-1 Design Overlay District: The purpose of the design overlay district(s) is to create and present an aesthetically pleasing physical environment with appropriate uses along the City's principal gateway routes, to include Knox Abbott Drive, 12th Street Extension, State Street, Frink Street, Charleston Highway and Airport Boulevard.

Section 6.10 Design Overlay District

Section 6.10-1 Creation; definition

There are hereby created four design overlay districts:

- (1) Knox Abbott Drive Design Overlay District, which shall parallel Knox Abbott Drive and shall extend from the street right-of-way the depth of each contiguous lot or 200', whichever is less.
- (2) 12th Street Extension Design Overlay District, which shall parallel 12th Street Extension from Poplar Street south to Taylor Road/Old Taylor Road, and shall extend from the street right-of-way the depth of each contiguous lot or parcel or 500', whichever is less.
- (3) I-77 Gateway Design Overlay District, which includes all properties between the CSX railroad right-of-way to the west, Congaree River to the East, Taylor Road/Old Taylor Road to the north, and City of Cayce city limits south of Interstate 77. See Exhibit A for the specific area.

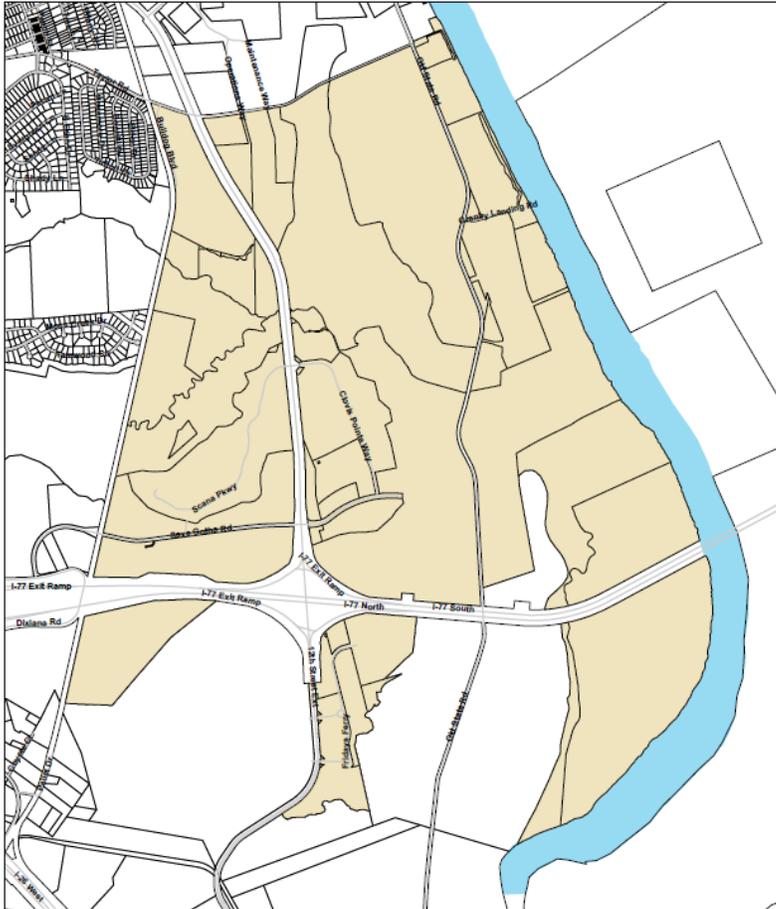


EXHIBIT A:
Map of I-77
Gateway
Design Overlay
District

(4) Arts Design Overlay District, which shall parallel Frink Street from parcels on the western intersection of Foreman Street and east to State Street, and also parallel State Street from Frink Street north to Poplar Street, and shall extend from the street right-of-way for the depth of each contiguous lot.

Section 6.10-2 Purpose

1) Design Overlay Districts serve as the City’s gateway routes. In order to visually harmonize these gateways with existing development, additional restrictions and development standards are required to create an aesthetically pleasing and uniform appearance. Additionally, the Arts Overlay District encourages artists to live, create, and conduct business within a designated section of the City.

Section 6.10-3 Uses

- 1) Knox Abbott Drive Design Overlay District and 12th Street Extension Design Overlay District
 - a. Permitted Uses. Unless specifically prohibited by Section 6.10-3.1.b, the uses permitted within the underlying zoning district shall apply.

- b. Prohibited Uses
 - i. Truck (stops) and freight terminals
 - ii. Billboards
 - iii. Outdoor sales and storage lots, including, but not limited to, vehicular, boat, trailers, recreational vehicles, campers, manufactured homes, flea markets, furniture, lumber, scrap metal and salvage operations
 - iv. Sexually oriented businesses, night clubs and drinking places (bars and lounges)
 - v. Communication towers and antennas, with the exception of small wireless facilities as defined in Article 12
 - vi. Pawn shops, consumer cash lending secured by personal property
 - vii. Kennels
 - viii. Check cashing services

2) I-77 Gateway Design Overlay District

- a. Permitted Uses. Unless specifically prohibited by Section 6.10-3.2.b, the uses permitted within the underlying zoning district shall apply, in addition to the following:
 - i. Residential- single-family and multi-family
 - ii. Light Industrial, commercial, office and institutional, public administration, and rural
- b. Prohibited Uses
 - i. Any use which emits an obnoxious odor, noise, or sound which can be heard or smelled outside of any building or structure
 - ii. Any operation primarily used as a distilling, refining, smelting, or mining operation
 - iii. Any trailer court, labor camp, junkyard or stockyard provided, however, this prohibition shall not be applicable to the temporary use of construction trailers during periods of construction, reconstruction, or maintenance or the use of office and administrative trailers in connection with the marketing of lots or condominium units for sale
 - iv. Any dumping, disposing, incineration, or reduction of garbage; provided however, this prohibition shall not be applicable to garbage compactors located near the rear of any building or any other approved location
 - v. Any use involving selling or exhibiting pornographic materials or illicit drug-related paraphernalia
 - vi. Any use involving selling the exhibition, either live or by other means to any degree, of nude or partially nude dancers or wait staff
 - vii. Any massage parlors or similar establishments
 - viii. Billboards
 - ix. Pawn shops, consumer cash lending secured by personal property
 - x. Check cashing services
 - xi. Kennels

- xii. Outdoor sales and storage lots, including but not limited to vehicular, boat, trailers, recreational vehicles, campers, manufactured homes, flea markets, furniture, lumber, scrap metal, and salvage operations
- xiii. Mobile homes and mobile home parks

c. Conditional Uses

- i. Communication Towers and Antennas are permitted as a conditional use in accordance with Article 7, Section 7.8.

3) Arts Design Overlay District

a. Permitted Uses. Unless specifically prohibited by Section 6.10-3.3.b, the uses permitted within the underlying zoning district shall apply, in addition to the following:

- i. Single-family detached residences
- ii. Accessory apartments permitted as part of a single family detached residence or as an accessory to a business permitted in the overlay district.
- iii. Duplexes
- iv. Artisan-level production. The shared or individual use of hand-tools, mechanical tools, and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Uses include: electronic goods, woodworks, food and bakery products, beverages, printmaking, leather products, jewelry and clothing/apparel, metal work, furniture, glass or ceramic production, and paper manufacturing.
- v. Neighborhood commercial (C-2) uses
- vi. The following Accessory uses to primary single-family residential uses are exempt from the home occupation requirements of Sec. 7.7:
 - a) Real estate
 - b) Financial consulting
 - c) Art studios
 - d) Schools/classes less than 5 students per class
 - e) Home health care services
 - f) Personal care services
- vii. Specialty and/or boutique furniture and home furnishing stores including bath, kitchenware, chinaware, linen, electric lamp/lighting, glassware and housewares
- viii. "Brewpub" primarily being an eating and drinking establishment with a small brewery on the premises which produces beer, ale, or other malt beverage and where the majority of the beer produced is consumed on the premises, but also allows "brewpub" to sell its products at retail for off-site consumption
- ix. Specialty and/or boutique wine and craft beer shops that allow for on-site and off-site consumption.

b. Prohibited Uses

- i. Pawn shops

- ii. Sexually-oriented businesses
- iii. Communication towers
- iv. Billboards
- v. Kennels
- vi. Check cashing services

Section 6.10-4 Development Standards

- 1) Knox Abbott Drive Design Overlay District
 - a. Signage shall be in accord with the requirements for signage in the C-3 District.
 - b. No portion of a building constructed of unadorned masonry or metal siding shall front on or face Knox Abbott Drive
 - c. Colors shall be consistent with the character of development
 - d. All service utility lines shall be placed underground
 - e. Walkways shall be provided between the building entrance and the sidewalk.
- 2) 12th Street Extension Design Overlay District
 - a. Signage shall be in accord with the requirements for signage in the C-3 District.
 - b. No portion of a building constructed of unadorned masonry or metal siding shall front on or face 12th Street Extension
 - c. Colors shall be consistent with the character of development
 - d. All service utility lines shall be placed underground
 - e. No strip shopping malls shall be allowed
 - f. Where possible, curb cuts and driveways shall be combined
 - g. All buildings shall observe a fifty (50) foot setback from 12th Street Extension. Except for walks, driveways and permitted signs, the required setback area (yard) shall be completely landscaped, in accord with guidelines contained in Article 10. No off-street parking shall be permitted in the required setback area
- 3) I-77 Gateway Design Overlay District
 - a. Setbacks and Buffers
 - i. 12th Street Extension
 - a) All buildings shall observe a 50' setback from 12th Street Extension right-of-way.
 - b) Except for walks, driveways and permitted signs, the required setback area (yard) shall be completely landscaped, in accordance with Article 10 of the Zoning Ordinance.
 - c) No off-street parking shall be permitted in the required setback area.
 - ii. Interior street right-of-way
 - a) No setbacks required off of interior rights-of-way.
 - iii. All buildings on parcels with industrial uses shall observe a 50' setback from adjacent parcels with commercial or residential uses. This

setback shall be completely landscaped in accordance with the *Landscaping* section of this Overlay District and Article 10 of the Zoning Ordinance.

b. Parking, Sidewalks, and Circulation

i. Parking Requirements

a) Parking counts shall not exceed requirements outlined in Article 9 Supplemental Off-Street Parking and Loading Regulations.

b) All parking shall be paved unless otherwise approved by the Planning Director.

c) No parking is allowed within the 50' setback from 12th Street Extension

d) The Planning Director may reduce parking counts by as much as 50% if the parking is being shared by different uses and if it meets regulatory requirements. Shared parking must comply with the following requirements:

(1) Parking shall be located within 500 linear feet from the primary entrance of all the lots or uses sharing the parking.

(2) Shared parking agreements must be documented through a written agreement of all lot owners of record.

e) Parking structures are permitted but must meet this Overlay's *Building Design* requirements for parking structures.

f) An effort should be made to locate parking to the side and/or rear of the building it serves. Parking lots shall not be closer than ten (10) feet of an inhabited structure to allow for sidewalks and landscaping. On-street parking shall not be closer than ten (10) feet of a building or structure.

ii. Sidewalks and Interior Streets

a) All interior streets shall have sidewalks. Parallel or diagonal parking on the street is also encouraged and medians are allowed. Safety, sidewalk connectivity, street trees and on street parking are the components which are encouraged.

b) All sidewalks shall have a minimum width of 5 feet. Sidewalks creating an urban condition abutting a building shall have a minimum width of 8 feet and a minimum width of 10 feet if street trees are located within the sidewalk

c) Pedestrian access shall be provided from the street sidewalk to the building.

iii. Circulation

a) Shared Drives and Access When applicable, driveways shall be shared throughout this Overlay District.

b) Drive-thru Facilities that require drive-thru access will be permitted as a special exception, following Article 7, Section 7.16 Special Exception General Criteria.

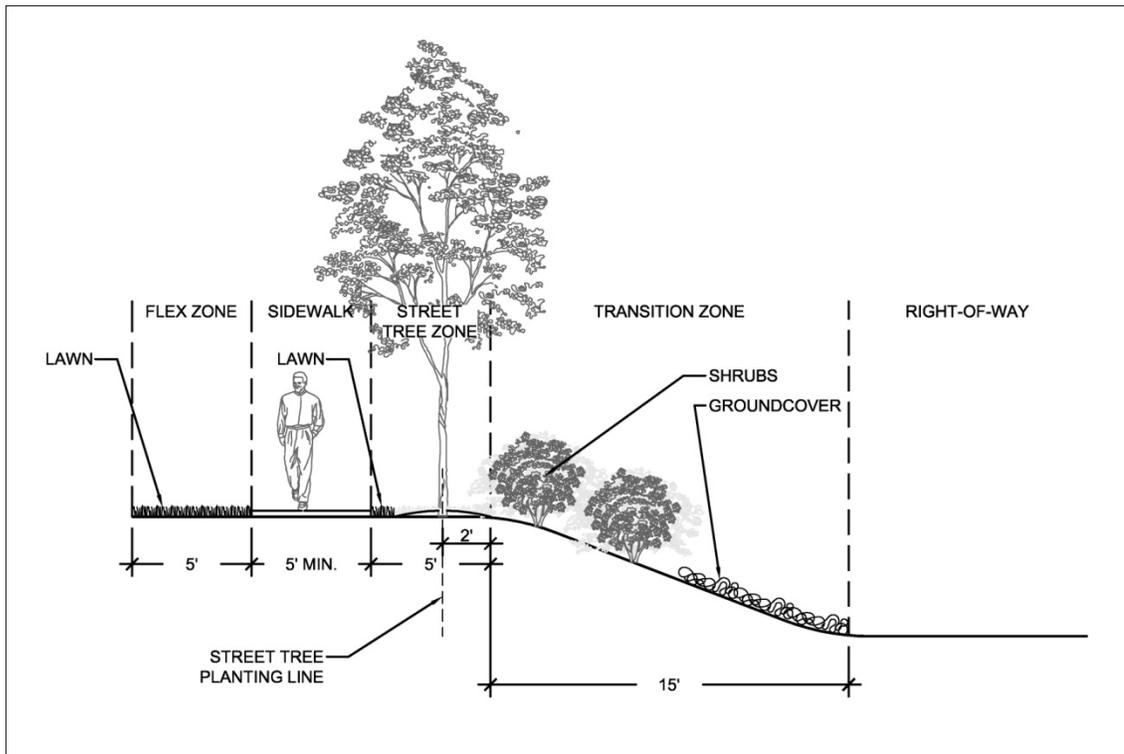
c. Building Design

- i. The maximum height of any structure other than hotels shall be fifty feet (50') and/or three floors. The maximum height of a hotel shall be five (5) floors or 50 feet, whichever is less. Height exceptions listed in Article 5, Section 5.2(4) shall apply.
 - ii. A variety of facades and roofing is required along street frontage, to avoid large, uninterrupted planes.
 - iii. To create variety and diversity, it is desirable to vary the masses within each building or structure so that uniformity of line and mass is avoided. In addition, building projections should provide interest and variety through the use of windows, doors, eaves and parapets. Building components should have proportions relative to the size and style of the building and interesting relationships to help avoid monotonous building elevations.
 - iv. Material Selection Use of the following materials is required:
 - a) Natural Stone
 - b) Brick
 - c) Architectural precast concrete
 - d) Cast-in-place concrete with texture
 - e) New building materials, as they are developed or become available, will be given special consideration by the Planning Director provided their use is in harmony with the community appearance. Metal siding shall not be permitted unless specifically approved in writing by the Planning Director.
 - v. Colors Natural, Earth tone colors, such as beiges and grays are required. Natural brick is allowed. Non-reflective finishes shall be used on exterior surfaces.
 - vi. Other Structures and Items
 - a) Electro-Mechanical System Electro-mechanical systems that utilize state-of-the-art technology relative to control and passive solar heating and cooling are encouraged. Roof mounted equipment shall be enclosed or screened. On-grade equipment shall be screened by approved fencing and landscaping to required minimum heights. Exposed exterior mechanical, electrical and plumbing elements shall be screened. These elements shall be designed as part of the building architecture rather than as add-ons or appendages.
 - b) Refuse Containers Storage of all containers shall be screened from all views by an appropriately designed fence and/or landscaping.
 - c) Miscellaneous Exterior Structures No artificial vegetation, exterior sculptures, fountains or similar items shall be constructed, placed or maintained on any Lot without the prior written approval of the Planning Director.
 - d) Solar Panels Solar panels shall be designed as an integral part of the structure and concealed from street view.
- d. Landscaping

- i. The purpose of the landscaping is to
 - a) Promote a compatible and unified landscape treatment.
 - b) Provide a pleasant and well maintained appearance.
 - c) Enhance the visual and environmental characteristics from the public rights-of-way around and within this Overlay District, particularly the access points into lots, Overlay entrance areas, and areas requiring screening or buffering and streetscapes.
 - d) Safeguard and enhance property values.
- ii. Landscape Plan Requirements
 - a) Plant schedule listing all proposed plant materials, their quantities, botanical name and common name of plant materials, height and spread of plant materials at installation, spacing for plant materials, and any special notes regarding plant material specification.
 - b) Street, walkway, and parking area lighting locations.
 - c) Irrigation plans.
 - d) All plants shown on the submitted landscape plans shall be installed during the initial planting of the lot.
- iii. Landscape Planting Standards
 - a) All plant material shall meet the current American Standard for Nursery Stock.
 - (1) Shade Trees-minimum of (3)-inch caliper at the time of installation. Must be large-maturing tree species.
 - (2) Street Trees-minimum of four (4)-inch caliper at the time of installation. Must be large-maturing tree species
 - (3) Accent Trees-minimum of three (3)-inch caliper or ten (10) feet in height for multi stem trees at the time of installation
 - (4) Evergreen Trees-minimum eight (8) feet height at the time of installation
 - (5) Evergreen Shrubs-minimum 18-inch height or five (5) gallon shrubs
 - (6) Deciduous Shrubs-minimum 24-inch height or five (5) gallon shrubs
 - (7) Seasonal Interest Areas-planted to create full coverage of the bed at mid-season
 - (8) Sod-Bermuda is recommended
- iv. Minimum Landscape Requirements The following minimum landscape requirements have been developed to provide a consistent, high quality aesthetic to all areas of this Overlay District. These requirements have been separated into the following landscape areas

- a) Entrances Each entrance will be planted with a consistent landscape design that includes a variety of plant types that provide year-round seasonal interest.
- b) Street Trees Species The primary street trees recommended to be planted are Lacebark Elm and Live Oaks, or other species as approved by the Planning Director, planted 40-foot on center.
 - (1) All street trees shall be limbed up to a minimum 8 feet height where applicable for visibility.
 - (2) All street trees not in tree grates shall be mulched with double hammered mulch.

v. Perimeter Landscape Buffers Perimeter landscape buffers are important to provide a consistent, high quality view from adjacent streets. The transition zone indicated in the graphic below, refers to the grade change required to raise the building elevation out of the flood plain.



- a) Street Trees Street trees shall be planted in the street tree zone along the street tree planting line, as shown in the graphic above. The street trees in the perimeter buffer will create a consistent planting edge and visually unify this Overlay District.
 - (1) Street trees shall be planted at 40 feet on center in perimeter landscape buffers. All street trees shall be limbed up to a minimum 8 feet height where applicable

for visibility. A minimum area of 50 square feet shall be mulched uniformly at the base of each street tree.

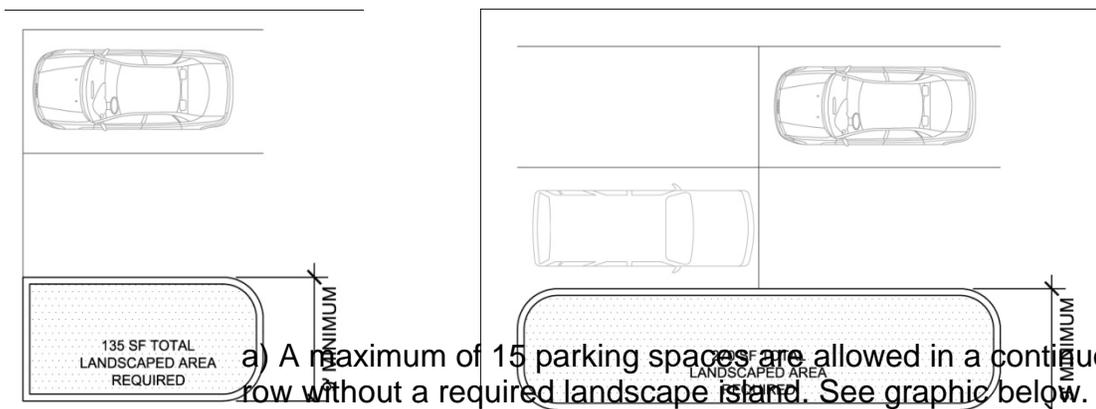
b) Shrubs Shrubbery shall be planted in the transition zone within perimeter planting buffers. A minimum of 50 shrubs shall be planted for every 100 feet of perimeter landscape buffer. A maximum of three types of shrubs shall be planted for every 100 feet of perimeter landscape buffer. All shrub planting beds shall be mulched.

c) Ground Covers/Perennials Ground cover/perennial landscape improvements shall be planted in the transition zone within the perimeter planting buffers. A minimum of 300 square feet of ground cover/perennial landscape improvements shall be planted for every 100 feet of perimeter landscape buffer. Ground cover/perennial landscape improvement areas shall be grouped in masses a minimum of 100 square feet in size. All ground cover/perennial landscape improvements areas shall be mulched.

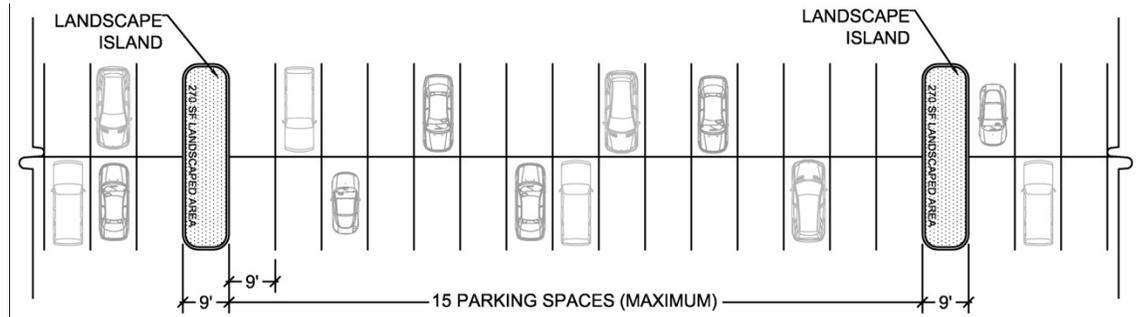
d) Lawn Lawn areas can be located within the flex zone, street tree zone, and the transition zone.

e) Buffering between different land uses in accordance with Article 10 of the Zoning Ordinance may be required.

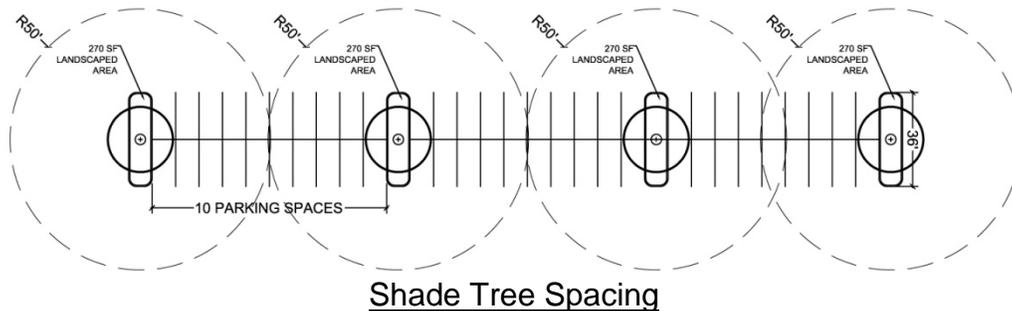
vi. Parking Area Landscape All parking areas shall provide and maintain both interior and perimeter landscape improvements. These guidelines shall not apply to parking structures or on-street parking spaces within this Overlay District. Landscape islands located at the ends of parking bays or within parking bays shall be a minimum of 135 square feet for single bay parking areas and 270 square feet for double bay parking areas. The minimum width of landscape islands shall be 9 feet. See graphic below.



a) A maximum of 15 parking spaces are allowed in a continuous row without a required landscape island. See graphic below.



- a) Parking islands All landscape improvement areas shall be protected from damage caused by vehicles using some method of vertical structure, i.e. curbs, wheel stops, or other similar structures. Parking islands used for stormwater management are permitted, as approved by the Planning Director.
- b) Shade Trees One shade tree shall be required for every 2000 square feet of total parking area. Accent trees may be used in areas directly under or within close proximity of overhead power lines. Each parking space shall be within 50 feet of the trunk of at least one shade tree. Required shade trees for parking areas shall be located around the perimeter or in landscape islands within the parking area.



(1) All shade trees shall be limbed up to a minimum 8 feet height.

- c) Shrubs All parking lots must be screened with shrubs or a permanent structure. Shrubs for screening shall be planted so that within two years of planting there is a continuous evergreen screen at a two (2) foot height.
- vii. Building and Site Landscape The following requirements for building and site landscape will provide consistent, high quality site improvements for areas adjacent and around structures within this Overlay District. It is critical the building entrances, foundation plantings, outdoor gathering spaces, site circulation corridors, and other site areas promote a uniform aesthetic.

- a) A minimum of 10% of the total site's impervious area shall be designated as site landscape areas. These areas shall include a mix of shade trees, accent trees, shrubs, and ground cover/perennial planting areas. Landscape site areas shall not include lawn areas.
 - viii. Landscape Maintenance The lot owner shall be responsible for the maintenance of all landscaped areas. These areas shall be maintained in perpetuity and in a high quality condition, including the replanting of plant materials as needed to replace unhealthy or dead specimens.
 - ix. Irrigation Drip and spray irrigation systems shall be installed to maintain the vitality and health of landscape improvements. In the event that irrigation water contains potential harmful minerals, irrigation systems will be required to include a filtering system to prevent stains to buildings, walkways, pavements, and other site elements.
- e. Lighting
- i. Lighting Design Concepts In general, site lighting shall be low glare lighting. Site lighting shall comply with this section and the City of Cayce ordinances. Within this Overlay District, all freestanding street lights and pedestrian lights used for lighting exterior spaces shall be the same style, height, color and type and intensity. On each lot, all other lighting fixtures shall be from the same family of fixtures with regard to design, materials, color of fixture and color of light. No fiberglass poles shall be used. (Note: All lighting sources shall have internal cut-off optics, prismatic refractors, or building side shields to prevent glare to adjacent land uses).
 - a) Exterior lights should be used to accent entrances and special features, roadways, parking and pedestrian corridors. High levels of light are not desirable. Intensity should be no greater than required for automobile and pedestrian safety.
 - b) Lighting of street front interior window displays in retail establishments is encouraged even after business hours to create visually interesting storefronts.
 - ii. "Light Fixture Design" Light sources may be of a concealed type or ornamental visible type. The design of poles, bollards and fixtures shall be integrated with the general site design. Parking lot lighting shall be a "cut-off" luminaire design to avoid glare on adjacent properties. Up lighting of trees and fountains, accent lighting of shrubs and entrances and silhouette lighting may be used to create special effects.
 - a) Building mounted lighting is restricted to private use areas such as courtyards and shall not be used for lighting parking areas or sidewalks. Building mounted light fixtures shall be shielded and shall not project above the fascia or roof line. The shields shall be painted to match the surface to which they are attached.

- b) Colored, moving or flashing lights will not be permitted except for the Christmas holidays.
 - iii. Listed below are the lighting standards for streets and parking:
 - a) Streets/Parking/Driveway/Loading Area Fixture 320 watt Metal Halide Shoebox-style fixture mounted on 30-foot square, direct-embedded bronze aluminum poles are required.
 - b) A lighting plan with locations, types, heights and colors is required.
 - c) Lighting for Pedestrian Areas Lighting for sidewalks, plazas and other pedestrian areas shall be illuminated with pedestrian scaled lights that have more detail and interest than those used for streets/parking/driveway/loading areas. To illuminate a street along a sidewalk a mixture of both the pedestrian and parking lot style lights may be used but the Illuminating Engineering Society of North America (IESNA) standards may not be exceeded. Light-Emitting Diode (LED) or Metal Halide lamps are required, unless otherwise approved by the Planning Director.
 - d) Lighting Usage Access roads and pedestrian circulation areas shall be illuminated to provide safety in after-hours/night-time traffic circulation. Lights shall be integrated in the design with other elements such as trees, pedestrian walks, crossings, signage and planting.
 - e) Lighting within parking areas shall be coordinated with parking lot design. Poles shall be located within the landscaped islands whenever feasible. Poles shall be mounted at ground level. Concrete pedestals are not allowed unless poles are located in areas where they are not protected from cars by a raised curb. Then they shall be located a minimum of 5 feet from the face of curb. The scale of the parking area should be considered in selection of pole height and spacing.
 - f) Types of Lighting Equipment Roadway and parking areas shall be lighted using LED or metal halide lamp fixtures.
 - iv. Pedestrian, entry and landscape areas shall be lighted with LED or metal halide lamp fixtures. Lights may be pole-mounted or bollard type, and must be located to provide safe and secure conditions.
- f. Signage and Graphics
 - i. Purpose The purpose of the site sign standards is to establish a coordinated graphic program that provides project identification and directional communication in a distinctive and aesthetically pleasing manner.
 - ii. No signs whatsoever (including but not limited to commercial and similar signs as well as signs of contractors performing work on existing Parcels or Lots or signs to advertise the property for sale) shall, without the City of Cayce's written approval of plans and

specifications thereof, be installed, altered or maintained on any parcel or lot, or on any portion of a structure or motor vehicle visible from the exterior thereof.

iii. General Requirements All signs, including identification, temporary, and informational, including those in setback areas, on loading docks, parking facilities, on buildings, storage areas, etc., along with appropriate plans and specifications, shall be first submitted to the Planning Director for written approval. Such plans and specifications for each sign shall include, but not be limited to the color(s), dimensions, location on the site, height, copy, type of illumination, and other characteristics. No sign shall be erected, substituted, changed, or modified on the property without the prior written approval by the Planning Director.

a) All temporary signs, including construction signs, "For Lease" or "For Sale" signs shall be approved by the Planning Director.

b) Signs may be electrified, but will be non-flashing.

c) Strip lighting rather than flood lights shall be used for sign lighting.

d) There are four types of signs employed within individual lots – identification, directional, vehicular control and temporary. Any other type of sign treatment shall not be allowed unless granted a variance by the Planning Director. The Planning Director at its sole discretion shall have the authority to grant variances to this paragraph on a case by case basis.

iv. Identification signs Each entrance to each lot shall have one sign, oriented to each street on which premises has frontage, identifying the name of the business located therein.

a) Streetscape identification signs for buildings with more than two occupants shall include only the building address and name. Individual occupant identification shall be confined to on-site directories and/or building mounted identification.

b) Freestanding or Ground Signs. Freestanding or ground signs are permitted for use, subject to the following requirements: The sign may not be placed within a required buffer area, but may be placed within other landscaped areas.

(1) For Lots with a frontage of less than 150 feet, signs shall not exceed 32 square feet in area, per sign face on double sided signs. Signs of up to 60 square feet in area, per sign face on double sided signs, may be allowed for properties with frontage of 150 feet or more with written Planning Director approval.

(2) One additional freestanding sign or ground sign may be allowed upon review by the Planning Director provided the Lot has a frontage greater than 150 feet.

The sum of the area of all signs shall not exceed 80

square feet plus .25 square feet for each foot of street frontage in excess of 150 feet. No individual sign may exceed 60 square feet. Total square footage of two signs shall not exceed 160 square feet.

(3) Height of freestanding signs shall be in accord with the requirements of the C-3 Zoning District.

(4) Signs shall be located so as not to obstruct visibility at intersections.

c) Building/Wall Signs Wall signs are permitted, subject to the following requirements: Signs may either be flat and erected against the principle building face, or projecting, perpendicular to the building face.

(1) The sign shall not extend more than 8 inches beyond the building, except in the case of a sign on the lower slope of a roof or a canopy roof, where the sign may extend the distance required to make the sign vertical.

(2) The sign must maintain a vertical clearance of not less than 9 feet above ground level.

(3) The sign may extend up to 8 inches into a front setback.

(4) The sign may not extend beyond the edges of the wall to which it is attached, except when the sign is contiguous on 2 adjacent walls of the same building, the connecting portion may extend to, but not beyond the face of the adjoining portion.

(5) Combined area of signs shall not exceed 10% of the square footage of the front of the building, excluding "false fronts".

(6) The sign may not prevent the free entrance and exit from any window, door or fire escape.

(7) The total sign area shall be the sum of all signs on the wall, including signs on the wall surface, signs affixed to the wall parallel and in the same plane as the wall, signs on awnings or canopies, window signs, door signs, signs on the lower slopes of roofs or canopy roofs and signs on parapets above roof.

v. Directional Signs Directional signs indicating building numbers, areas of specific tenants shall be of standard design and no more than ten and one-half (10.5) square feet in size for building address and pedestrian directional signs and thirty (30) square feet for tenant directories. They shall be of materials common to the architecture within this Overlay area, and as small as possible to provide driver visibility from a vehicle.

vi. Vehicular Control Signs All vehicular control signs shall be of standard design and have panel faces and heights which meet the requirements of the U.S. Highway Transportation Standards.

- vii. Temporary Signs There are two types of temporary signs allowed on lots: construction and real estate marketing. Only one of each type of temporary sign shall be permitted on a site at any given time, and must be removed immediately upon completion of the construction or marketing activity. All temporary signs must be approved by the Planning Director prior to erection.
 - a) Temporary signs shall be of post and panel wood construction, and shall have a total height of no more than seven (7) feet. Message panels shall have a maximum size of forty (40) square feet.
 - b) All contractor or subcontractor signs shall be removed within thirty (30) days following completion of their project.
 - c) Temporary signs shall be non-illuminated.
- viii. Illumination Signs shall be illuminated only by a steady stationary, shielded light source, directed solely at the sign or internal to it, without causing glare for motorists, pedestrians or neighboring premises.
 - a) Illuminated signs may produce up to one foot candle of illumination four feet from the sign.
 - b) Neon signs are not permitted.
 - c) Internally illuminated signs are allowed, but the background must be solid, illuminating only the message or logo.
- ix. Prohibited Devices
 - a) No sign shall move, make noise or employ blinking, flashing, or strobe lights, or exposed fluorescent lamps.
 - b) No sign, whether temporary or permanent, is permitted within any road right-of-way or intersection sight triangle.
 - c) To avoid confusion with traffic control signals and signs, colored lights and illuminated signs employing colors used in traffic signal lights are prohibited in view of any signalized intersection, and any imitation of official traffic signs or signals is prohibited.
- x. General Signage Specifications All components and finished signage within this program shall be manufactured by professional fabricators. An example of each contractor's and sub-contractor's previous work shall be reviewed prior to production.
 - a) All finishes shall be anodized aluminum and bear a five-year guarantee against chipping, peeling, fading, and chalking under normal use and exposure.
 - b) All steel shall be finished with primer, intermediate coat and topcoat.
 - c) All screws, brackets, and fasteners in contact with aluminum shall be stainless steel or aluminum; however, no fasteners shall be exposed to view.
 - d) All aluminum sheet for signage shall be 0.125 inch unless otherwise specified.

- e) All seams where welding is required shall be ground smooth. All depressions or raised areas due to swelling shall be filled or ground smooth. Pop riveting in visually exposed areas will not be permitted.
- f) All signs (where it applies) shall conform to standard SCDOT Manual on Uniform Traffic Control Devices for Streets and Highways specifications concerning break away features.
- xi. Installation All freestanding signs shall be mounted in concrete. Footing size shall be determined by fabricator/structural engineer. All concrete footings shall be covered over with four (4) inches of soil minimum.
 - a) Where required, the general contractor shall provide electrical stub-out for ground lighting of signs.
 - b) All building mounted sign installation methods shall be checked for strength by licensed engineer upon final determination of building construction materials.
 - c) All concrete footings shall be designed by licensed engineer.
 - d) All sign locations shall be approved by the Planning Director and must conform to all local codes with respect to height and setback requirements.

4) Arts Design Overlay District

- a. Setbacks and Buffers
 - i. C-3 Zoning District setbacks apply.
- b. Parking
 - i. No minimums; but Planning Director must approve parking plan to ensure it meets the demands of the proposed business.
 - ii. For new construction without designated parking, parking must be located in the rear or side yard.
- c. Landscaping for new development
 - i. Plant one tree for every 5 parking spaces or contribute to tree fund to plant trees within the right-of-way
 - ii. Commercial and industrial uses must buffer against residential uses with an eight (8) foot tall masonry wall or single line of evergreen trees (eight (8) feet in height at planting) providing a solid screen.
- d. Signs
 - i. Commercial and Industrial
 - a) No maximum square footage on wall signs
 - b) Monument signs must meet C-3 Zoning District sign requirements, with the exception that common signage monument signs must not exceed seven (7) feet.

c) Monument signs

- (1) Single street frontage- One monument sign per lot if one business. If multiple businesses in separate buildings on one lot, then one sign allowed per building
- (2) Multiple street frontage- one sign permitted per street frontage

ii. Residential with Commercial Accessory Uses

- a) One (1) monument sign with maximum four (4) foot sign area permitted in front of residence.
- b) Maximum height of top of monument sign shall not exceed 5 feet.

Section 6.10-5 Exemptions

If Sections 6.10-3 or 6.10-4 conflict with a use or development standard that is specifically permitted in a PDD or DAD, then the PDD or DAD use or development standard shall prevail

Section 6.2 Purpose of Districts

Collectively, these districts are intended to advance the purposes of this Ordinance, as stated in Article 1. Individually, each district is designed and intended to accomplish the following more specific objectives.

Residential Districts

RS-1, RS-2, RS-3 and RS-4 Single-Family Residential Districts: These districts are intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses. Densities are designed to vary from district to district.

RG-1 General Residential District: This district is intended to promote and accommodate residential development consisting of a variety of housing styles, types and densities (i.e. single family, manufactured, multi family, townhouses, etc.) consistent with the Comprehensive Plan and appropriate standards of public health, safety and welfare, and aesthetics. This District is further intended to provide land to accommodate housing units which meet the diverse economic and social needs of the resident population, while retaining the scale and character of existing neighborhoods.

RG-2 General Residential District, High Rise: This district is intended to accommodate high rise residential development in the form of air-space condominiums or rented apartments, and a variety of housing types on small lots or in project settings in areas accessible by major streets and in proximity to commercial uses, employment opportunities and community facilities. It is further intended to permit development flexibility in meeting the demands and preferences of a changing housing market, and doing so in an orderly, compatible manner.

Commercial Districts

C-1 Office and Institutional Commercial District: This district is intended to accommodate office, institutional, and residential uses in areas whose character is changing, or where such a mix of uses is appropriate. It is designed principally for use along major streets dominated by older houses in transition.

C-2 Neighborhood Commercial District: The intent of this district is to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in these districts are of the “convenience variety.” The size of this district should relate to surrounding residential markets and the location should be at or near major intersections, in proximity to and/or on the periphery of residential areas.

C-3 Central Commercial District: The intent of this district is to promote the concentration and vitality of commercial and business uses in the traditionally central

business areas of Knox Abbott Drive and State Street. This district encourages wall-to-wall or lot line to lot line development, sidewalks, and a pedestrian friendly environment, including direct access from sidewalks to store fronts.

C-4 Highway Commercial District: The intent of this district is to accommodate commercial development catering to the needs of the traveling public, and highway dependent commercial and business uses.

Industrial Districts

M-1 light Industrial District: The intent of this district is to accommodate wholesaling, distribution, warehousing, processing, light manufacturing, office and related business uses on individual lots and in business park settings.

M-2 Heavy Industrial District: The intent of this district is to accommodate certain industrial uses which, based on their operational characteristics, are potentially incompatible with residential, social, medical, and commercial environs. As a result, the establishment of such districts shall be restricted to areas geographically removed or buffered from such environs

Special Purpose Districts

PDD Planned Development District: The intent of the Planned Development District (PDD) is to allow flexibility in development and encourage the use of innovative site planning techniques resulting in developments with improved design, character, and quality of new mixed use developments which preserve natural and scenic features of open spaces. A PDD is characterized by a plan that may incorporate housing of different types and densities and compatible commercial, institutional, and industrial developments. A PDD allows for the establishment of dimensional and use requirements unique to the property to accommodate flexibility in the arrangement of uses within the project for the general purpose of promoting and protecting the public health, safety, and general welfare.

In view of the substantial public advantage of “planned development”, it is the intent of these regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts.

FH Flood Hazard District: It is the intent of this district to protect human life and health, minimize property damage, encourage appropriate construction practices, and minimize public and private losses due to flood conditions by requiring that uses vulnerable to

floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.

Additionally, this district is intended to help maintain a stable tax base by providing for the sound use and development of flood-prone areas and to ensure that potential home buyers are notified that property is in a flood area. The provisions of this district are intended to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, streets and bridges located in the flood plain, and prolonged business interruptions; and to minimize expenditure of public money for costly flood control projects and rescue and relief efforts associated with flooding.

D-1 Development District: This is an agricultural holding zone. Land currently included in this zone is found generally on the fringe of the community where development has yet to intensify. Future development of this zone will necessitate rezoning in accord with the goals and objectives of the Comprehensive Plan.

DO-1 Design Overlay District: The purpose of the design overlay district(s) is to create and present an aesthetically pleasing physical environment with appropriate uses along the City's principal gateway routes, to include Knox Abbott Drive, 12th Street Extension, State Street, Frink Street, Charleston Highway and Airport Boulevard.

Section 6.10 Design Overlay District

Section 6.10-1 Creation; definition

There are hereby created ~~three~~four design overlay districts:

- (1) Knox Abbott Drive Design Overlay District, which shall parallel Knox Abbott Drive and shall extend from the street right-of-way the depth of each contiguous lot or 200', whichever is less.
- (2) 12th Street Extension Design Overlay District, which shall parallel 12th Street Extension from Poplar Street south to Taylor Road/Old Taylor Road, and shall extend from the street right-of-way the depth of each contiguous lot or parcel or 500', whichever is less.
- (3) I-77 Gateway Design Overlay District, which includes all properties between the CSX railroad right-of-way to the west, Congaree River to the East, Taylor Road/Old Taylor Road to the north, and City of Cayce city limits south of Interstate 77. See Exhibit A for the specific area.

- b. Prohibited Uses
 - i. Truck (stops) and freight terminals
 - ii. Billboards
 - iii. Outdoor sales and storage lots, including, but not limited to, vehicular, boat, trailers, recreational vehicles, campers, manufactured homes, flea markets, furniture, lumber, scrap metal and salvage operations
 - iv. Sexually oriented businesses, night clubs and drinking places (bars and lounges)
 - v. Communication towers and antennas, with the exception of small wireless facilities as defined in Article 12
 - vi. Pawn shops, consumer cash lending secured by personal property
 - vii. Kennels
 - viii. Check cashing services

2) I-77 Gateway Design Overlay District

- a. Permitted Uses. Unless specifically prohibited by Section 6.10-3.2.b, the uses permitted within the underlying zoning district shall apply, in addition to the following:
 - i. Residential- single-family and multi-family
 - ii. Light Industrial, commercial, office and institutional, public administration, and rural
- b. Prohibited Uses
 - i. Any use which emits an obnoxious odor, noise, or sound which can be heard or smelled outside of any building or structure
 - ii. Any operation primarily used as a distilling, refining, smelting, or mining operation
 - iii. Any trailer court, labor camp, junkyard or stockyard provided, however, this prohibition shall not be applicable to the temporary use of construction trailers during periods of construction, reconstruction, or maintenance or the use of office and administrative trailers in connection with the marketing of lots or condominium units for sale
 - iv. Any dumping, disposing, incineration, or reduction of garbage; provided however, this prohibition shall not be applicable to garbage compactors located near the rear of any building or any other approved location
 - v. Any use involving selling or exhibiting pornographic materials or illicit drug-related paraphernalia
 - vi. Any use involving selling the exhibition, either live or by other means to any degree, of nude or partially nude dancers or wait staff
 - vii. Any massage parlors or similar establishments
 - viii. Billboards
 - ix. Pawn shops, consumer cash lending secured by personal property
 - x. Check cashing services
 - xi. Kennels

- xii. Outdoor sales and storage lots, including but not limited to vehicular, boat, trailers, recreational vehicles, campers, manufactured homes, flea markets, furniture, lumber, scrap metal, and salvage operations
- xiii. Mobile homes and mobile home parks
- c. Conditional Uses
 - i. Communication Towers and Antennas are permitted as a conditional use in accordance with Article 7, Section 7.8.

3) Arts Design Overlay District

a. Permitted Uses. Unless specifically prohibited by Section 6.10-3.3.b, the uses permitted within the underlying zoning district shall apply, in addition to the following:

- i. Single-family detached residences
- ii. Accessory apartments permitted as part of a single family detached residence or as an accessory to a business permitted in the overlay district.
- iii. Duplexes.
- iv. Artisan-level production. The shared or individual use of hand-tools, mechanical tools, and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Uses include: electronic goods, woodworks, food and bakery products, beverages, printmaking, leather products, jewelry and clothing/apparel, metal work, furniture, glass or ceramic production, and paper manufacturing.
- v. Neighborhood commercial (C-2) uses.
- vi. The following Accessory uses to primary single-family residential uses are exempt from the home occupation requirements of Sec. 7.7:
 - a) Real estate
 - b) Financial consulting
 - c) Art studios
 - d) Schools/classes less than 5 students per class
 - e) Home health care services
 - f) Personal care services.
- vii. Specialty and/or boutique furniture and home furnishing stores including bath, kitchenware, chinaware, linen, electric lamp/lighting, glassware and housewares.
- viii. “Brewpub” primarily being an eating and drinking establishment with a small brewery on the premises which produces beer, ale, or other malt beverage and where the majority of the beer produced is consumed on the premises, but also allows “brewpub” to sell its products at retail for off-site consumption.
- ix. Specialty and/or boutique wine and craft beer shops that allow for on-site and off-site consumption.

b. Prohibited Uses

- i. Pawn shops

- ii. Sexually-oriented businesses
- iii. Communication towers
- iv. Billboards
- v. Kennels
- ~~i. Check cashing services~~

Section 6.10-4 Development Standards

- 1) Knox Abbott Drive Design Overlay District
 - a. Signage shall be in accord with the requirements for signage in the C-3 District.
 - b. No portion of a building constructed of unadorned masonry or metal siding shall front on or face Knox Abbott Drive
 - c. Colors shall be consistent with the character of development
 - d. All service utility lines shall be placed underground
 - e. Walkways shall be provided between the building entrance and the sidewalk.
- 2) 12th Street Extension Design Overlay District
 - a. Signage shall be in accord with the requirements for signage in the C-3 District.
 - b. No portion of a building constructed of unadorned masonry or metal siding shall front on or face 12th Street Extension
 - c. Colors shall be consistent with the character of development
 - d. All service utility lines shall be placed underground
 - e. No strip shopping malls shall be allowed
 - f. Where possible, curb cuts and driveways shall be combined
 - g. All buildings shall observe a fifty (50) foot setback from 12th Street Extension. Except for walks, driveways and permitted signs, the required setback area (yard) shall be completely landscaped, in accord with guidelines contained in Article 10. No off-street parking shall be permitted in the required setback area
- 3) I-77 Gateway Design Overlay District
 - a. Setbacks and Buffers
 - i. 12th Street Extension
 - a) All buildings shall observe a 50' setback from 12th Street Extension right-of-way.
 - b) Except for walks, driveways and permitted signs, the required setback area (yard) shall be completely landscaped, in accordance with Article 10 of the Zoning Ordinance.
 - c) No off-street parking shall be permitted in the required setback area.
 - ii. Interior street right-of-way
 - a) No setbacks required off of interior rights-of-way.

- iii. All buildings on parcels with industrial uses shall observe a 50' setback from adjacent parcels with commercial or residential uses. This setback shall be completely landscaped in accordance with the *Landscaping* section of this Overlay District and Article 10 of the Zoning Ordinance.

b. Parking, Sidewalks, and Circulation

i. Parking Requirements

- a) Parking counts shall not exceed requirements outlined in Article 9 Supplemental Off-Street Parking and Loading Regulations.
- b) All parking shall be paved unless otherwise approved by the Planning Director.
- c) No parking is allowed within the 50' setback from 12th Street Extension
- d) The Planning Director may reduce parking counts by as much as 50% if the parking is being shared by different uses and if it meets regulatory requirements. Shared parking must comply with the following requirements:
 - (1) Parking shall be located within 500 linear feet from the primary entrance of all the lots or uses sharing the parking.
 - (2) Shared parking agreements must be documented through a written agreement of all lot owners of record.
- e) Parking structures are permitted but must meet this Overlay's *Building Design* requirements for parking structures.
- f) An effort should be made to locate parking to the side and/or rear of the building it serves. Parking lots shall not be closer than ten (10) feet of an inhabited structure to allow for sidewalks and landscaping. On-street parking shall not be closer than ten (10) feet of a building or structure.

ii. Sidewalks and Interior Streets

- a) All interior streets shall have sidewalks. Parallel or diagonal parking on the street is also encouraged and medians are allowed. Safety, sidewalk connectivity, street trees and on street parking are the components which are encouraged.
- b) All sidewalks shall have a minimum width of 5 feet. Sidewalks creating an urban condition abutting a building shall have a minimum width of 8 feet and a minimum width of 10 feet if street trees are located within the sidewalk
- c) Pedestrian access shall be provided from the street sidewalk to the building.

iii. Circulation

- a) Shared Drives and Access When applicable, driveways shall be shared throughout this Overlay District.

b) Drive-thru Facilities that require drive-thru access will be permitted as a special exception, following Article 7, Section 7.16 Special Exception General Criteria.

c. Building Design

- i. The maximum height of any structure other than hotels shall be fifty feet (50') and/or three floors. The maximum height of a hotel shall be five (5) floors or 50 feet, whichever is less. Height exceptions listed in Article 5, Section 5.2(4) shall apply.
- ii. A variety of facades and roofing is required along street frontage, to avoid large, uninterrupted planes.
- iii. To create variety and diversity, it is desirable to vary the masses within each building or structure so that uniformity of line and mass is avoided. In addition, building projections should provide interest and variety through the use of windows, doors, eaves and parapets. Building components should have proportions relative to the size and style of the building and interesting relationships to help avoid monotonous building elevations.
- iv. Material Selection Use of the following materials is required:
 - a) Natural Stone
 - b) Brick
 - c) Architectural precast concrete
 - d) Cast-in-place concrete with texture
 - e) New building materials, as they are developed or become available, will be given special consideration by the Planning Director provided their use is in harmony with the community appearance. Metal siding shall not be permitted unless specifically approved in writing by the Planning Director.
- v. Colors Natural, Earth tone colors, such as beiges and grays are required. Natural brick is allowed. Non-reflective finishes shall be used on exterior surfaces.
- vi. Other Structures and Items
 - a) Electro-Mechanical System Electro-mechanical systems that utilize state-of-the-art technology relative to control and passive solar heating and cooling are encouraged. Roof mounted equipment shall be enclosed or screened. On-grade equipment shall be screened by approved fencing and landscaping to required minimum heights. Exposed exterior mechanical, electrical and plumbing elements shall be screened. These elements shall be designed as part of the building architecture rather than as add-ons or appendages.
 - b) Refuse Containers Storage of all containers shall be screened from all views by an appropriately designed fence and/or landscaping.
 - c) Miscellaneous Exterior Structures No artificial vegetation, exterior sculptures, fountains or similar items shall be

constructed, placed or maintained on any Lot without the prior written approval of the Planning Director.

d) Solar Panels Solar panels shall be designed as an integral part of the structure and concealed from street view.

d. Landscaping

i. The purpose of the landscaping is to

a) Promote a compatible and unified landscape treatment.

b) Provide a pleasant and well maintained appearance.

c) Enhance the visual and environmental characteristics from the public rights-of-way around and within this Overlay District, particularly the access points into lots, Overlay entrance areas, and areas requiring screening or buffering and streetscapes.

d) Safeguard and enhance property values.

ii. Landscape Plan Requirements

a) Plant schedule listing all proposed plant materials, their quantities, botanical name and common name of plant materials, height and spread of plant materials at installation, spacing for plant materials, and any special notes regarding plant material specification.

b) Street, walkway, and parking area lighting locations.

c) Irrigation plans.

d) All plants shown on the submitted landscape plans shall be installed during the initial planting of the lot.

iii. Landscape Planting Standards

a) All plant material shall meet the current American Standard for Nursery Stock.

(1) Shade Trees-minimum of (3)-inch caliper at the time of installation. Must be large-maturing tree species.

(2) Street Trees-minimum of four (4)-inch caliper at the time of installation. Must be large-maturing tree species

(3) Accent Trees-minimum of three (3)-inch caliper or ten (10) feet in height for multi stem trees at the time of installation

(4) Evergreen Trees-minimum eight (8) feet height at the time of installation

(5) Evergreen Shrubs-minimum 18-inch height or five (5) gallon shrubs

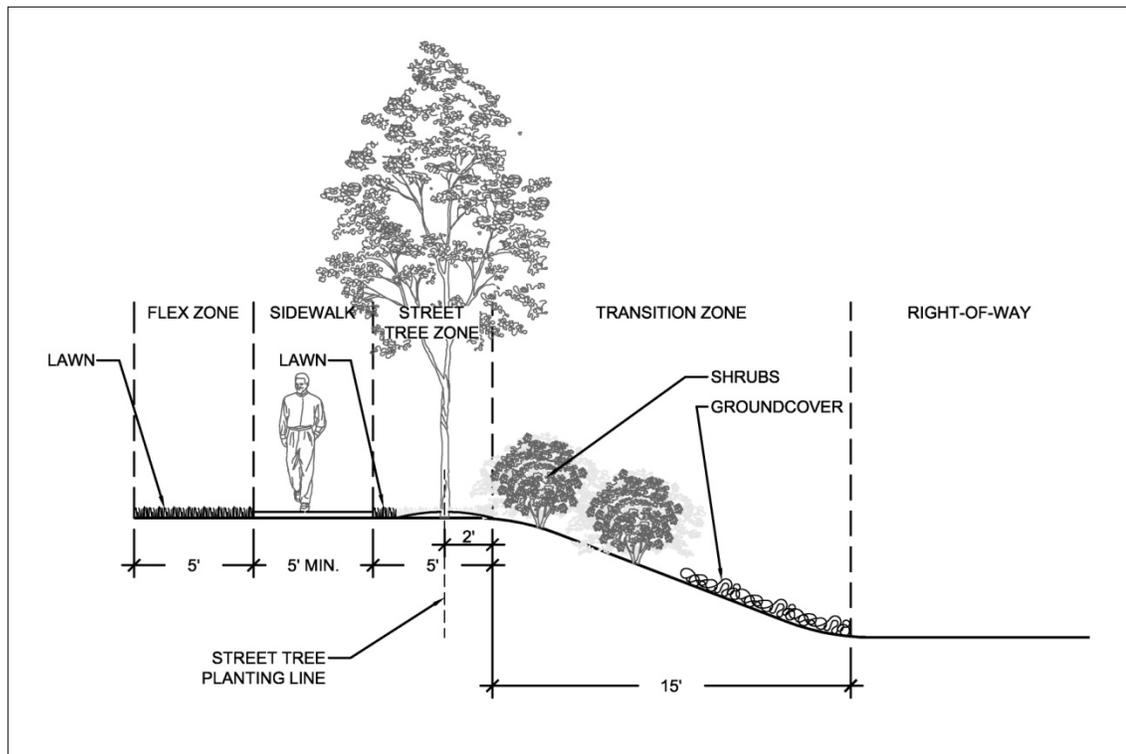
(6) Deciduous Shrubs-minimum 24-inch height or five (5) gallon shrubs

(7) Seasonal Interest Areas-planted to create full coverage of the bed at mid-season

(8) Sod-Bermuda is recommended

Caliper shall be measured with a diameter tape at 12 inches above ground. Height shall be measured from the soil line.

- iv. Minimum Landscape Requirements The following minimum landscape requirements have been developed to provide a consistent, high quality aesthetic to all areas of this Overlay District. These requirements have been separated into the following landscape areas
- a) Entrances Each entrance will be planted with a consistent landscape design that includes a variety of plant types that provide year-round seasonal interest.
 - b) Street Trees Species The primary street trees recommended to be planted are Lacebark Elm and Live Oaks, or other species as approved by the Planning Director, planted 40-foot on center.
 - (1) All street trees shall be limbed up to a minimum 8 feet height where applicable for visibility.
 - (2) All street trees not in tree grates shall be mulched with double hammered mulch.
- v. Perimeter Landscape Buffers Perimeter landscape buffers are important to provide a consistent, high quality view from adjacent streets. The transition zone indicated in the graphic below, refers to the grade change required to raise the building elevation out of the flood plain.



- a) Street Trees Street trees shall be planted in the street tree

zone along the street tree planting line, as shown in the graphic above. The street trees in the perimeter buffer will create a consistent planting edge and visually unify this Overlay District.

(1) Street trees shall be planted at 40 feet on center in perimeter landscape buffers. All street trees shall be limbed up to a minimum 8 feet height where applicable for visibility. A minimum area of 50 square feet shall be mulched uniformly at the base of each street tree.

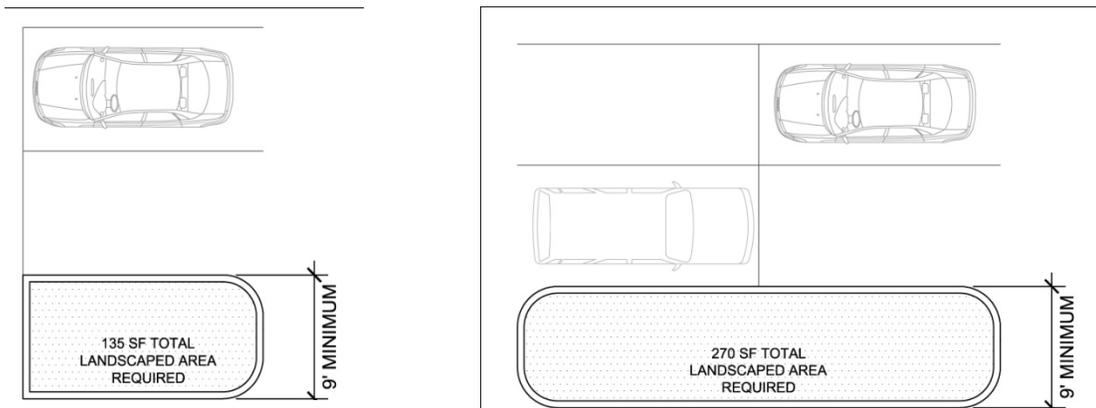
b) Shrubs Shrubbery shall be planted in the transition zone within perimeter planting buffers. A minimum of 50 shrubs shall be planted for every 100 feet of perimeter landscape buffer. A maximum of three types of shrubs shall be planted for every 100 feet of perimeter landscape buffer. All shrub planting beds shall be mulched.

c) Ground Covers/Perennials Ground cover/perennial landscape improvements shall be planted in the transition zone within the perimeter planting buffers. A minimum of 300 square feet of ground cover/perennial landscape improvements shall be planted for every 100 feet of perimeter landscape buffer. Ground cover/perennial landscape improvement areas shall be grouped in masses a minimum of 100 square feet in size. All ground cover/perennial landscape improvements areas shall be mulched.

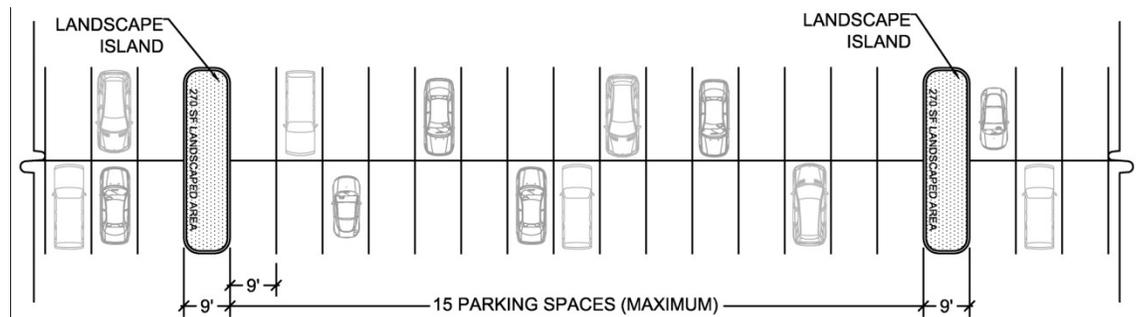
d) Lawn Lawn areas can be located within the flex zone, street tree zone, and the transition zone.

e) Buffering between different land uses in accordance with Article 10 of the Zoning Ordinance may be required.

vi. Parking Area Landscape All parking areas shall provide and maintain both interior and perimeter landscape improvements. These guidelines shall not apply to parking structures or on-street parking spaces within this Overlay District. Landscape islands located at the ends of parking bays or within parking bays shall be a minimum of 135 square feet for single bay parking areas and 270 square feet for double bay parking areas. The minimum width of landscape islands shall be 9 feet. See graphic below.

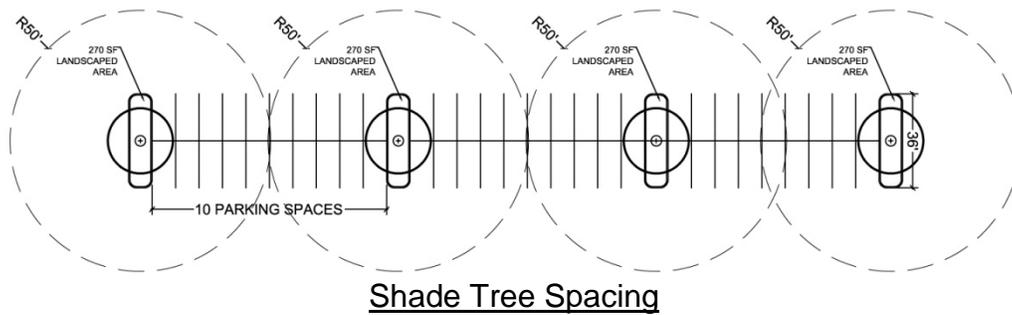


a) A maximum of 15 parking spaces are allowed in a continuous row without a required landscape island. See graphic below.



a) Parking islands All landscape improvement areas shall be protected from damage caused by vehicles using some method of vertical structure, i.e. curbs, wheel stops, or other similar structures. Parking islands used for stormwater management are permitted, as approved by the Planning Director.

b) Shade Trees One shade tree shall be required for every 2000 square feet of total parking area. Accent trees may be used in areas directly under or within close proximity of overhead power lines. Each parking space shall be within 50 feet of the trunk of at least one shade tree. Required shade trees for parking areas shall be located around the perimeter or in landscape islands within the parking area.



(1) All shade trees shall be limbed up to a minimum 8 feet height.

c) Shrubs All parking lots must be screened with shrubs or a permanent structure. Shrubs for screening shall be planted so that within two years of planting there is a continuous evergreen screen at a two (2) foot height.

vii. Building and Site Landscape The following requirements for building and site landscape will provide consistent, high quality site improvements for areas adjacent and around structures within this Overlay District. It is critical the building entrances, foundation plantings, outdoor gathering spaces, site circulation corridors, and other site areas promote a uniform aesthetic.

a) A minimum of 10% of the total site's impervious area shall be designated as site landscape areas. These areas shall include a mix of shade trees, accent trees, shrubs, and ground cover/perennial planting areas. Landscape site areas shall not include lawn areas.

viii. Landscape Maintenance The lot owner shall be responsible for the maintenance of all landscaped areas. These areas shall be maintained in perpetuity and in a high quality condition, including the replanting of plant materials as needed to replace unhealthy or dead specimens.

ix. Irrigation Drip and spray irrigation systems shall be installed to maintain the vitality and health of landscape improvements. In the event that irrigation water contains potential harmful minerals, irrigation systems will be required to include a filtering system to prevent stains to buildings, walkways, pavements, and other site elements.

e. Lighting

i. Lighting Design Concepts In general, site lighting shall be low glare lighting. Site lighting shall comply with this section and the City of Cayce ordinances. Within this Overlay District, all freestanding street lights and pedestrian lights used for lighting exterior spaces shall be the same style, height, color and type and intensity. On each lot, all other lighting fixtures shall be from the same family of fixtures with

regard to design, materials, color of fixture and color of light. No fiberglass poles shall be used. (Note: All lighting sources shall have internal cut-off optics, prismatic refractors, or building side shields to prevent glare to adjacent land uses).

- a) Exterior lights should be used to accent entrances and special features, roadways, parking and pedestrian corridors. High levels of light are not desirable. Intensity should be no greater than required for automobile and pedestrian safety.
 - b) Lighting of street front interior window displays in retail establishments is encouraged even after business hours to create visually interesting storefronts.
- ii. “Light Fixture Design” Light sources may be of a concealed type or ornamental visible type. The design of poles, bollards and fixtures shall be integrated with the general site design. Parking lot lighting shall be a “cut-off” luminaire design to avoid glare on adjacent properties. Up lighting of trees and fountains, accent lighting of shrubs and entrances and silhouette lighting may be used to create special effects.
- a) Building mounted lighting is restricted to private use areas such as courtyards and shall not be used for lighting parking areas or sidewalks. Building mounted light fixtures shall be shielded and shall not project above the fascia or roof line. The shields shall be painted to match the surface to which they are attached.
 - b) Colored, moving or flashing lights will not be permitted except for the Christmas holidays.
- iii. Listed below are the lighting standards for streets and parking:
- a) Streets/Parking/Driveway/Loading Area Fixture 320 watt Metal Halide Shoebox-style fixture mounted on 30-foot square, direct-embedded bronze aluminum poles are required.
 - b) A lighting plan with locations, types, heights and colors is required.
 - c) Lighting for Pedestrian Areas Lighting for sidewalks, plazas and other pedestrian areas shall be illuminated with pedestrian scaled lights that have more detail and interest than those used for streets/parking/driveway/loading areas. To illuminate a street along a sidewalk a mixture of both the pedestrian and parking lot style lights may be used but the Illuminating Engineering Society of North America (IESNA) standards may not be exceeded. Light-Emitting Diode (LED) or Metal Halide lamps are required, unless otherwise approved by the Planning Director.
 - d) Lighting Usage Access roads and pedestrian circulation areas shall be illuminated to provide safety in after-hours/night-time traffic circulation. Lights shall be integrated in the design

with other elements such as trees, pedestrian walks, crossings, signage and planting.

e) Lighting within parking areas shall be coordinated with parking lot design. Poles shall be located within the landscaped islands whenever feasible. Poles shall be mounted at ground level. Concrete pedestals are not allowed unless poles are located in areas where they are not protected from cars by a raised curb. Then they shall be located a minimum of 5 feet from the face of curb. The scale of the parking area should be considered in selection of pole height and spacing.

f) Types of Lighting Equipment Roadway and parking areas shall be lighted using LED or metal halide lamp fixtures.

iv. Pedestrian, entry and landscape areas shall be lighted with LED or metal halide lamp fixtures. Lights may be pole-mounted or bollard type, and must be located to provide safe and secure conditions.

f. Signage and Graphics

i. Purpose The purpose of the site sign standards is to establish a coordinated graphic program that provides project identification and directional communication in a distinctive and aesthetically pleasing manner.

ii. No signs whatsoever (including but not limited to commercial and similar signs as well as signs of contractors performing work on existing Parcels or Lots or signs to advertise the property for sale) shall, without the City of Cayce's written approval of plans and specifications thereof, be installed, altered or maintained on any parcel or lot, or on any portion of a structure or motor vehicle visible from the exterior thereof.

iii. General Requirements All signs, including identification, temporary, and informational, including those in setback areas, on loading docks, parking facilities, on buildings, storage areas, etc., along with appropriate plans and specifications, shall be first submitted to the Planning Director for written approval. Such plans and specifications for each sign shall include, but not be limited to the color(s), dimensions, location on the site, height, copy, type of illumination, and other characteristics. No sign shall be erected, substituted, changed, or modified on the property without the prior written approval by the Planning Director.

a) All temporary signs, including construction signs, "For Lease" or "For Sale" signs shall be approved by the Planning Director.

b) Signs may be electrified, but will be non-flashing.

c) Strip lighting rather than flood lights shall be used for sign lighting.

d) There are four types of signs employed within individual lots – identification, directional, vehicular control and temporary.

Any other type of sign treatment shall not be allowed unless granted a variance by the Planning Director. The Planning Director at its sole discretion shall have the authority to grant variances to this paragraph on a case by case basis.

- iv. Identification signs Each entrance to each lot shall have one sign, oriented to each street on which premises has frontage, identifying the name of the business located therein.
 - a) Streetscape identification signs for buildings with more than two occupants shall include only the building address and name. Individual occupant identification shall be confined to on-site directories and/or building mounted identification.
 - b) Freestanding or Ground Signs. Freestanding or ground signs are permitted for use, subject to the following requirements: The sign may not be placed within a required buffer area, but may be placed within other landscaped areas.
 - (1) For Lots with a frontage of less than 150 feet, signs shall not exceed 32 square feet in area, per sign face on double sided signs. Signs of up to 60 square feet in area, per sign face on double sided signs, may be allowed for properties with frontage of 150 feet or more with written Planning Director approval.
 - (2) One additional freestanding sign or ground sign may be allowed upon review by the Planning Director provided the Lot has a frontage greater than 150 feet. The sum of the area of all signs shall not exceed 80 square feet plus .25 square feet for each foot of street frontage in excess of 150 feet. No individual sign may exceed 60 square feet. Total square footage of two signs shall not exceed 160 square feet.
 - (3) Height of freestanding signs shall be in accord with the requirements of the C-3 Zoning District.
 - (4) Signs shall be located so as not to obstruct visibility at intersections.
 - c) Building/Wall Signs Wall signs are permitted, subject to the following requirements: Signs may either be flat and erected against the principle building face, or projecting, perpendicular to the building face.
 - (1) The sign shall not extend more than 8 inches beyond the building, except in the case of a sign on the lower slope of a roof or a canopy roof, where the sign may extend the distance required to make the sign vertical.
 - (2) The sign must maintain a vertical clearance of not less than 9 feet above ground level.
 - (3) The sign may extend up to 8 inches into a front setback.

(4) The sign may not extend beyond the edges of the wall to which it is attached, except when the sign is contiguous on 2 adjacent walls of the same building, the connecting portion may extend to, but not beyond the face of the adjoining portion.

(5) Combined area of signs shall not exceed 10% of the square footage of the front of the building, excluding "false fronts".

(6) The sign may not prevent the free entrance and exit from any window, door or fire escape.

(7) The total sign area shall be the sum of all signs on the wall, including signs on the wall surface, signs affixed to the wall parallel and in the same plane as the wall, signs on awnings or canopies, window signs, door signs, signs on the lower slopes of roofs or canopy roofs and signs on parapets above roof.

- v. Directional Signs Directional signs indicating building numbers, areas of specific tenants shall be of standard design and no more than ten and one-half (10.5) square feet in size for building address and pedestrian directional signs and thirty (30) square feet for tenant directories. They shall be of materials common to the architecture within this Overlay area, and as small as possible to provide driver visibility from a vehicle.
- vi. Vehicular Control Signs All vehicular control signs shall be of standard design and have panel faces and heights which meet the requirements of the U.S. Highway Transportation Standards.
- vii. Temporary Signs There are two types of temporary signs allowed on lots: construction and real estate marketing. Only one of each type of temporary sign shall be permitted on a site at any given time, and must be removed immediately upon completion of the construction or marketing activity. All temporary signs must be approved by the Planning Director prior to erection.
 - a) Temporary signs shall be of post and panel wood construction, and shall have a total height of no more than seven (7) feet. Message panels shall have a maximum size of forty (40) square feet.
 - b) All contractor or subcontractor signs shall be removed within thirty (30) days following completion of their project.
 - c) Temporary signs shall be non-illuminated.
- viii. Illumination Signs shall be illuminated only by a steady stationary, shielded light source, directed solely at the sign or internal to it, without causing glare for motorists, pedestrians or neighboring premises.
 - a) Illuminated signs may produce up to one foot candle of illumination four feet from the sign.
 - b) Neon signs are not permitted.

- c) Internally illuminated signs are allowed, but the background must be solid, illuminating only the message or logo.
- ix. Prohibited Devices
 - a) No sign shall move, make noise or employ blinking, flashing, or strobe lights, or exposed fluorescent lamps.
 - b) No sign, whether temporary or permanent, is permitted within any road right-of-way or intersection sight triangle.
 - c) To avoid confusion with traffic control signals and signs, colored lights and illuminated signs employing colors used in traffic signal lights are prohibited in view of any signalized intersection, and any imitation of official traffic signs or signals is prohibited.
- x. General Signage Specifications All components and finished signage within this program shall be manufactured by professional fabricators. An example of each contractor's and sub-contractor's previous work shall be reviewed prior to production.
 - a) All finishes shall be anodized aluminum and bear a five-year guarantee against chipping, peeling, fading, and chalking under normal use and exposure.
 - b) All steel shall be finished with primer, intermediate coat and topcoat.
 - c) All screws, brackets, and fasteners in contact with aluminum shall be stainless steel or aluminum; however, no fasteners shall be exposed to view.
 - d) All aluminum sheet for signage shall be 0.125 inch unless otherwise specified.
 - e) All seams where welding is required shall be ground smooth. All depressions or raised areas due to swelling shall be filled or ground smooth. Pop riveting in visually exposed areas will not be permitted.
 - f) All signs (where it applies) shall conform to standard SCDOT Manual on Uniform Traffic Control Devices for Streets and Highways specifications concerning break away features.
- xi. Installation All freestanding signs shall be mounted in concrete. Footing size shall be determined by fabricator/structural engineer. All concrete footings shall be covered over with four (4) inches of soil minimum.
 - a) Where required, the general contractor shall provide electrical stub-out for ground lighting of signs.
 - b) All building mounted sign installation methods shall be checked for strength by licensed engineer upon final determination of building construction materials.
 - c) All concrete footings shall be designed by licensed engineer.
 - d) All sign locations shall be approved by the Planning Director and must conform to all local codes with respect to height and setback requirements.

4) Arts Design Overlay District

a. Setbacks and Buffers

- i. C-3 Zoning District setbacks apply.

b. Parking

- i. No minimums; but Planning Director must approve parking plan to ensure it meets the demands of the proposed business.
- ii. For new construction without designated parking, parking must be located in the rear or side yard.

c. Landscaping for new development

- i. Plant one tree for every 5 parking spaces or contribute to tree fund to plant trees within the right-of-way
- ii. Commercial and industrial uses must buffer against residential uses with an eight (8) foot tall masonry wall or single line of evergreen trees (eight (8) feet in height at planting) providing a solid screen.

d. Signs

i. Commercial and Industrial

- a) No maximum square footage on wall signs
- b) Monument signs must meet C-3 Zoning District sign requirements, with the exception that common signage monument signs must not exceed seven (7) feet.
- c) Monument signs
 - (1) Single street frontage- One monument sign per lot if one business. If multiple businesses in separate buildings on one lot, then one sign allowed per building^[THH]
 - (2) Multiple street frontage- one sign permitted per street frontage

ii. Residential with Commercial Accessory Uses

- a) One (1) monument sign with maximum four (4) foot sign area permitted in front of residence.
- d)b) Maximum height of top of monument sign shall not exceed 5 feet.

Section 6.10-5 Exemptions

If Sections 6.10-3 or 6.10-4 conflict with a use or development standard that is specifically permitted in a PDD or DAD, then the PDD or DAD use or development standard shall prevail

Memorandum

To: Mayor and Council

From: Tracy Hegler, City Manager
Carroll Williamson, Planning and Development Director

Date: August 22, 2019

Subject: First Reading of an Ordinance Amending the Zoning Map and Rezoning Property to create a new Arts Design Overlay District

Issue

Council approval is requested for the First Reading of an Ordinance to amend the Zoning Map and rezone property to create the Arts Design Overlay District.

Discussion

Staff is proposing a change to the Zoning Map to create a Design Overlay District for the area on State Street from Poplar Street south to Frink Street and Frink Street from State Street west to Foreman Street, including those properties on the western side of the intersection of Foreman Street and Frink Street (see attached map). The overlay district extends to the rear property line of all properties contiguous to the right-of-way of Frink Street and State Street within these boundaries.

The purpose of the Arts Design Overlay District is to permit additional uses that would allow artists and business owners the flexibility to live and work in the same building. The overlay district also applies development standards that are conducive to a pedestrian-friendly downtown community.

The Planning Commission considered the zoning map request for creation of this Design Overlay District at their meeting on August 19, 2019. The zoning request was opened to the public. Approximately 30 people were in attendance with several members of the public speaking both for and against. Based on public comment, the Planning Commission recommended and staff agreed to modify the boundaries of the Overlay District to include the entirety of each contiguous lot, rather than a maximum number of feet from the right-of-way, as was originally proposed.

The Planning Commission voted on the zoning map request to create the Arts Design Overlay District at the Planning Commission meeting on August 19, 2019.

Recommendation

The Planning Commission recommends Council approve First Reading of an Ordinance to create the Arts Design Overlay District.

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

ORDINANCE 2019-14
Amending Zoning Map and Rezoning
Property to Create a New Design Overlay
District (Arts Design Overlay District)

WHEREAS, Staff, as an agent of the City, requested that the City of Cayce amend the Zoning Map to re-designate the properties comprising and shown on the attached map, to create a new design overlay district (Arts Design Overlay District); 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 August 19, 2019, 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 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 the Arts Design Overlay District:

004655-04-015	005767-01-003	005767-02-016	005767-07-001	005769-01-002
004655-04-016	005767-01-005	005767-02-020	005767-07-002	005769-01-006
004655-04-017	005767-02-006	005767-03-001	005767-07-003	005769-08-001
004655-04-018	005767-02-007	005767-03-002	005767-07-004	005769-08-004
004655-04-019	005767-02-008	005767-04-008	005767-07-006	005769-08-013
004655-04-020	005767-02-009	005767-05-002	005767-07-007	005769-09-001
004655-06-001	005767-02-010	005767-05-004	005767-07-015	005769-09-002
004655-06-002	005767-02-011	005767-05-005	005767-07-016	005769-09-003
004655-07-002	005767-02-012	005767-05-009	005767-07-022	005769-09-004
004655-07-003	005767-02-013	005767-06-001	005767-08-001	
004655-08-001	005767-02-014	005767-06-004	005767-09-001	
004655-08-002	005767-02-015	005767-06-009	005769-01-001	

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

DONE IN MEETING DULY ASSEMBLED, this _____ day of _____ 2019.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

First Reading: _____

Second Reading and Adoption: _____

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

ARTS DESIGN OVERLAY DISTRICT



Memorandum

To: Mayor and Council

From: Tracy Hegler, City Manager
Carroll Williamson, Planning and Development Director

Date: August 22, 2019

Subject: Approval of an Ordinance amending Section 7.5 of the City Zoning Ordinance relating to Temporary Uses for Halloween-Related Events

Issue

Recently, several requests have been made to City staff concerning Halloween-related events like haunted houses and escape rooms. To permit this use for an extended period of time leading up to Halloween, the temporary use section of the Zoning Ordinance needs more specific language.

Discussion

This text amendment would specifically permit Halloween-related events from late September until November 1 as a temporary use in all commercial and industrial zoning districts. In order to reduce the impact to the surrounding properties, the text amendment would also require that these events be held completely inside of an enclosed building and must have adequate parking on site to meet this type of use.

As with all temporary uses, the permit will require the approval of the Planning Director, Public Safety, Fire Marshal, and Building Official.

The Planning Commission met on August 19, 2019, to hear Public Comment about the suggested changes. No one from the Public spoke on this text amendment. The Planning Commission voted on the requested text amendment at the planning commission meeting on August 19, 2019.

Recommendation

The Planning Commission recommends Council approve First Reading of an Ordinance amending Section 7.5 of the City Zoning Ordinance relating to Temporary Uses for Halloween-related events.

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

ORDINANCE 2019-15
Amending the Zoning Ordinance
Section 7.5 (“Temporary Uses”) to
Add Language Concerning
Halloween-related events

WHEREAS, Council has determined that it is in the best interest of the public to amend Section 7.5 Temporary Uses to add language concerning Halloween-related events; and

WHEREAS, the Planning Commission held a regularly scheduled public hearing on this request to receive comments from the public; and

WHEREAS, the Planning Commission met on August 19, 2019, to review public comments and vote on recommending the amended Section 7.5 Temporary Uses of the Cayce Zoning Ordinance and unanimously decided that they do recommend this amendment as shown on the attached document,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, that Section 7.5 Temporary Uses is hereby amended as shown on the attached document.

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

DONE IN MEETING DULY ASSEMBLED, this _____ day of _____ 2019.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

First Reading: _____

Second Reading and Adoption: _____

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

Section 7.5 Temporary Uses

Section 7.5-1 Permit Required

The Planning Director is authorized to issue a permit for temporary uses as specified in this Ordinance. No temporary use may be established without receiving such permit.

Temporary use permits may be renewed no more than twice within one year, provided that said use will not create traffic congestion or constitute a nuisance to surrounding uses. Any temporary use that is determined to be creating a nuisance or disruption may have its temporary permit revoked by the Planning Director.

Section 7.5-2 Type and Location

The following temporary uses and no others may be permitted by the Planning Director, subject to the conditions herein.

- (1) Tents and other temporary structures for general assembly in the M-1, C-4, and D-1 Districts for a period not to exceed sixty (60) days.
- (2) Open lot sales of Christmas trees in all commercial and industrial Districts for a period not to exceed sixty (60) days.
- (3) Contractor's office and equipment shed, in any district, for a period covering construction phase of a project not to exceed one (1) year unless re-permitted; provided that such office be placed on the property to which it is appurtenant.
- (4) Temporary "sale" stands in all commercial and industrial Districts for a period not to exceed sixty (60) days.
- (5) Portable classrooms in any district for an indefinite period; provided all applicable ordinance requirements are met.
- (6) Temporary office trailers in any commercial or industrial district where the principal building is being expanded, rebuilt, or remodeled for the conduct of business while the principal building is under construction.
- (7) Recreational vehicles as provided for in Section 9.8, which vehicles shall not be subject to the renewal constraints of Section 7.9-1
- (8) Halloween-related events are permitted from the last weekend in September to November 1 in all commercial and industrial districts. This use must be completely located inside of an enclosed building that meets building and fire code requirements for amusement and recreational industries. The use shall

provide off-street parking at a ratio of 1 space for every 200 square feet of gross floor area.

Section 7.5-3 Removal

Temporary uses and structures from which temporary uses are operated shall be removed from the site after the temporary permit has expired.

Section 7.5-4 Off-Street Parking

Unless specified by Tables 1 or 2 for a specific use, a minimum of five (5) off-street parking spaces shall be required, and ingress/egress areas shall be clearly marked.

Section 7.6 Manufactured Home Parks

The establishment and operation of a manufactured home park shall comply with the following design and development standards:

- (1) The park site shall be not less than three (3) acres, and have not less than 200 feet frontage on a publically maintained public road.
- (2) The park shall be served by public water and sewer systems or other systems approved by DHEC, a system of storm drainage, and refuse disposal facilities, plans of which shall be approved by local DHEC officials.
- (3) All dwelling spaces shall abut upon an interior all weather roadway of crushed stone, asphalt, concrete slag or other all weather material of not less than twenty (20) feet in width which shall have unobstructed access to a public street.
- (4) All on-site roadway intersections shall be provided with a street light.
- (5) Each individual home site shall be at least 25 feet from any other site and at least 25 feet from the right-of-way of any street or drive providing common circulation.
- (6) All homes shall be installed in accord with the installation requirements of Section 19-425.39 of the South Carolina Manufactured Housing Board Regulations.
- (7) Not less than 10 percent of the park site shall be set aside and developed for common open space and recreation usage.
- (8) Space Numbers: Permanent space numbers shall be provided on each manufactured home space and shall be located so as to be visible from the

street or driveway. Signs identifying space locations shall be provided at each street or driveway intersection.

- (9) No manufactured home space shall have direct access to a public street, but shall instead access an internal driveway system.
- (10) The maximum number of manufactured home spaces shall not exceed eight (8) per acre.
- (11) Two parking spaces shall be provided for each designated manufactured home space. Parking may be provided at the designated space or in community parking areas.
- (12) Existing trees and other natural site features shall be preserved to the extent feasible.
- (13) Bufferyards shall be provided on the perimeter of the park or court in accord with the requirements of Section 10.1.
- (14) License Required, Revocation: A license shall be requisite to the opening or operation of a manufactured home park and shall be subject to annual renewal.
 - Said license may be revoked by the Planning Director for a violation of this Ordinance or other applicable ordinances and regulations governing the operation of such uses.
- (15) Site Plan Required: A Site Plan showing the above required data, and in all other respects meeting the minimum requirements for a Building Permit shall accompany all applications to establish a manufactured home park.

Section 7.5 Temporary Uses

Section 7.5-1 Permit Required

The Planning Director is authorized to issue a permit for temporary uses as specified in this Ordinance. No temporary use may be established without receiving such permit.

Temporary use permits may be renewed no more than twice within one year, provided that said use will not create traffic congestion or constitute a nuisance to surrounding uses. Any temporary use that is determined to be creating a nuisance or disruption may have its temporary permit revoked by the Planning Director.

Section 7.5-2 Type and Location

The following temporary uses and no others may be permitted by the Planning Director, subject to the conditions herein.

- (1) Tents and other temporary structures for general assembly in the M-1, C-4, and D-1 Districts for a period not to exceed sixty (60) days.
- (2) Open lot sales of Christmas trees in all commercial and industrial Districts for a period not to exceed sixty (60) days.
- (3) Contractor's office and equipment shed, in any district, for a period covering construction phase of a project not to exceed one (1) year unless re-permitted; provided that such office be placed on the property to which it is appurtenant.
- (4) Temporary "sale" stands in all commercial and industrial Districts for a period not to exceed sixty (60) days.
- (5) Portable classrooms in any district for an indefinite period; provided all applicable ordinance requirements are met.
- (6) Temporary office trailers in any commercial or industrial district where the principal building is being expanded, rebuilt, or remodeled for the conduct of business while the principal building is under construction.
- ~~(7)~~ Recreational vehicles as provided for in Section 9.8, which vehicles shall not be subject to the renewal constraints of Section 7.9-1

~~(7)~~(8) Halloween-related events are permitted from the last weekend in September to November 1 in all commercial and industrial districts. This use must be completely located inside of an enclosed building that meets building and fire code requirements for amusement and recreational industries. The

use shall provide off-street parking at a ratio of 1 space for every 200 square feet of gross floor area.

Section 7.5-3 Removal

Temporary uses and structures from which temporary uses are operated shall be removed from the site after the temporary permit has expired.

Section 7.5-4 Off-Street Parking

Unless specified by Tables 1 or 2 for a specific use, a minimum of five (5) off-street parking spaces shall be required, and ingress/egress areas shall be clearly marked.

Section 7.6 Manufactured Home Parks

The establishment and operation of a manufactured home park shall comply with the following design and development standards:

- (1) The park site shall be not less than three (3) acres, and have not less than 200 feet frontage on a publically maintained public road.
- (2) The park shall be served by public water and sewer systems or other systems approved by DHEC, a system of storm drainage, and refuse disposal facilities, plans of which shall be approved by local DHEC officials.
- (3) All dwelling spaces shall abut upon an interior all weather roadway of crushed stone, asphalt, concrete slag or other all weather material of not less than twenty (20) feet in width which shall have unobstructed access to a public street.
- (4) All on-site roadway intersections shall be provided with a street light.
- (5) Each individual home site shall be at least 25 feet from any other site and at least 25 feet from the right-of-way of any street or drive providing common circulation.
- (6) All homes shall be installed in accord with the installation requirements of Section 19-425.39 of the South Carolina Manufactured Housing Board Regulations.
- (7) Not less than 10 percent of the park site shall be set aside and developed for common open space and recreation usage.
- (8) Space Numbers: Permanent space numbers shall be provided on each manufactured home space and shall be located so as to be visible from the

street or driveway. Signs identifying space locations shall be provided at each street or driveway intersection.

- (9) No manufactured home space shall have direct access to a public street, but shall instead access an internal driveway system.
- (10) The maximum number of manufactured home spaces shall not exceed eight (8) per acre.
- (11) Two parking spaces shall be provided for each designated manufactured home space. Parking may be provided at the designated space or in community parking areas.
- (12) Existing trees and other natural site features shall be preserved to the extent feasible.
- (13) Bufferyards shall be provided on the perimeter of the park or court in accord with the requirements of Section 10.1.
- (14) License Required, Revocation: A license shall be requisite to the opening or operation of a manufactured home park and shall be subject to annual renewal.
 - Said license may be revoked by the Planning Director for a violation of this Ordinance or other applicable ordinances and regulations governing the operation of such uses.
- (15) Site Plan Required: A Site Plan showing the above required data, and in all other respects meeting the minimum requirements for a Building Permit shall accompany all applications to establish a manufactured home park.

Memorandum

To: Mayor and Council

From: Tracy Hegler, City Manager

Date: August 29, 2019

Subject: Ratification of City Manager Action

Issue

Council's approval is needed in order to ratify an agreement executed by the City Manager, under the Emergency Powers of Sec. 2-146, with Correct Care of South Carolina on August 29, 2019 for the medical treatment of a suspect charged with a crime by the City of Cayce.

Discussion

The City of Cayce is required to cover the medical expenses of a suspect we've charged with a crime before they are taken into custody and transported to Lexington County Detention Center.

On August 29, 2019 a charged suspect of the City's was moved from a trauma center to Correct Care of South Carolina, where a sterile environment will be provided while suspect fully recovers from injuries and awaits medical release to the Detention Center. An agreement for those services was presented to the City and needed immediate execution. The City Manager executed this agreement using the Emergency Powers established by City of Cayce ordinance.

Sec. 2-146. - Emergency powers.

In case of accidents or other circumstances creating an emergency, the city manager may, with the consent of the council, award contracts and make purchases for the purpose of repairing damages caused by such accidents or meeting such public emergency; but he shall file promptly with the council a certificate showing such emergency and necessity for such action, together with an itemized account of all expenditures.

(Code 1975, § 2-57)

Recommendation

Staff recommends Council ratify the City Manager's action executing an agreement with Correct Care of South Carolina on August 29, 2019.

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

CERTIFICATE

I, Tracy Hegler, City Manager of the City of Cayce, at the times of the events described below, in accord with Cayce City Code Sec. 2-146, do hereby certify the following:

1. On August 29, 2019, the City Manager was informed that an attempted murder suspect was being transported from a trauma center to a local medical prison facility, for continued monitoring.
2. While awaiting medical release and transport to the Lexington County Detention Center, the suspect is under the care of the City of Cayce.
3. Use of the emergency power provision was required to enter into an agreement with the medical provider, Correct Care of South Carolina, to ensure the suspect remains under medical and police observation. A copy of the agreement is attached.

Tracy Hegler, AICP

Date: _____

Letter of Agreement



Columbia Regional Care Center
7901 Farrow Road
Columbia, SC 29203

TEL: 803-935-0505
Fax: 803-935-4569

Date: August 28, 2019

To: Cayce Department of Public Safety
Byron Snellgrove, Director
1800 12th Street
Cayce, SC 29033

From: Correct Care of South Carolina, LLC
Columbia Regional Care Center
Ron Lawrenz
Facility Administrator

RE: [REDACTED]

Thank you for the opportunity to serve the Cayce Department of Public Safety ("CDPS"). This Letter of Agreement ("Agreement") is to confirm pricing for [REDACTED] ("Patient") who CDPS would transport to CRCC for medical treatment. Based upon the medical condition of Patient, the *initial* price is classified as C3 at the rate of \$495.00 per day. This price includes all of the items listed under the "Standard items included in all service levels" section of the attached price list (see Exhibit A). This price does not include any other treatment, service or items, with such exclusions including, but not being limited to, medications (non-formulary), physical, speech, or occupational therapy treatments @ \$85.00 per each treatment. Physical, speech or occupational evaluations @ \$145.00 per each evaluation, and all other items listed under the "Additional items available (not included in standard pricing)" section of Exhibit A. Preapproval for any additional items will be obtained from CDPS prior to treatment. Should the patient's condition deteriorate or start requiring IV fluids or medications the classified rate could change. Payment of all costs associated with the treatment, transportation, and stay of Patient at CRCC shall be the responsibility of CDPS. CRCC shall have sole and absolute discretion over its activities and responsibilities under this Agreement and the manner, means and appropriateness of the medical treatment for Patient, including completion of medical treatment. In the event that CDPS instructs CRCC to discharge Patient for reasons other than court order, dropped charges or release from CDPS's custody, and CRCC believes that further medical treatment for Patient is required or would be beneficial, then CDPS agrees to execute an acknowledgement of premature discharge upon Patient's departure from CRCC.

CDPS recognizes that CRCC is not an acute care hospital, and as such, certain medical conditions cannot be treated properly at CRCC. In any instance where Patient's needs exceed CRCC's capabilities, CRCC, except in the case of an emergency, shall contact the designated representative at CDPS for instructions as to the appropriate referral discharge facility. In the case of an emergency, CRCC shall arrange for the transportation and security of Patient to the nearest appropriate acute care hospital. In all cases, both emergent and non-emergent, all costs for such transportation, security and outside medical treatment for Patient shall be the responsibility of CDPS.

In the event that the Patient is released from custody, CRCC will return him to CDPS, as CRCC cannot discharge or release patients directly from the facility; instead patients are required to be discharged back to the sending agency. CDPS shall be responsible for Patient at all times that Patient is not located at CRCC.

CDPS agrees to defend, indemnify and hold CRCC harmless from any loss or liability it may incur as a result of the acts or omissions of CDPS with respect to Patient. CRCC agrees to defend, indemnify and hold CDPS harmless from any loss or liability it may incur as a result of the acts or omissions of CRCC with respect to Patient.

The parties agree that CRCC is at all times acting and performing as an independent contractor of CDPS, and nothing in this Agreement is intended nor shall be construed to create between CDPS and CRCC an employer-employee relationship, partnership or joint venture. Either party may terminate this agreement upon notice to the other party and, unless otherwise mutually agreed upon, within twenty-four (24) hours of such notice CRCC shall release Patient back to the Custody of CDPS.

Please indicate CDPS's approval of the terms and conditions of this Agreement by executing in the space provided below and returning one executed copy to CRCC, which shall include the invoice submission address requested below. CRCC looks forward to the opportunity to serve you.

Sincerely,

Correct Care of South Carolina, LLC

By: Ron Lawrenz

Name: Ron Lawrenz

Title: Facility Administrator

The foregoing Letter of Agreement is approved by the undersigned, an authorized representative of the Cayce Department of Public Safety and shall be effective as of the 29th day of August, 2019.

Cayce Department of Public Safety

By: Tracy Hegler

Name: Tracy Hegler

Title: City Manager

Mail Invoices to: **REQUIRED**

City of Cayce

Attn: Pattie Rabon

PO Box 2004

Cayce, SC 29171

Enclosure: Exhibit A

2019 LEXINGTON COUNTY (with discount) EXHIBIT A: COLUMBIA CARE CENTER PRICING

PHYSICAL HEALTHCARE FUNCTIONAL CAPABILITY				
CATEGORY		1	2	3
	A	\$208	\$241	\$284
	B	\$320	\$358	\$377
	C	\$418	\$465	\$495
	D	\$501	\$525	\$551
	E	\$528	\$568	\$584

MENTAL HEALTHCARE MH CLASSIFICATION

MH-1	\$318
MH-2	\$344
MH-3	\$400

- All standard items included in physical healthcare.
- Appropriate evaluation / treatment by, or under the direction of, a psychiatrist or other mental healthcare professional.
- MH-3 category includes patients who exhibit dangerous behavior including persistent or episodic aggression, assaultive behavior which may require special observation, behavioral management or stabilization of acute aggression, or single room housing

Standard items included in all service levels:

- Security
- Meals, including specialized dietary orders
- 24-hour licensed nursing care
- On-staff physician treatment
- Routine medical supplies
- Standard durable medical equipment (e.g., non-motorized wheelchairs, walkers, etc.)
- Category-specific Laboratory Services
- Category-specific Radiology Services
- Category-specific formulary (not including IV medications (See Category D)
- Discharge coordination
- Basic Dental Care

Additional items available (not included in standard pricing):

- Therapy services (e.g., Physical, Occupational, Respiratory, Speech)
- Specialized Durable Medical Equipment (e.g., Clintron bed, ventilator, motorized wheelchair, etc.)
- Non-staff physician consultation or visit
- Psychological or Behavioral evaluations and/or treatments
- Non-formulary medications.
- Blood Transfusions
- IV meds exceeding \$1000 per month
- Supplemental Oxygen

Representative Conditions:

Category A:

Conditions not included in Categories B-F, such as:
Blind/visually impaired
Chronic obstructive pulmonary disease
Pre-diabetes
Stage 1 decubitus
Non-active Tuberculosis (Doesn't require Isolation)
Skin conditions

Category B:

Burns-
Hemiplegia
Hepatitis
Dehydration
TBI (with no spinal injury)

Category C:

Cerebral palsy
Debilitating cardiovascular disease
Endocarditis
Diabetes
Pneumonia
Pulmonary embolus
Stage 2, 3 & 4 decubitus
Tuberculosis (active, with isolation)
HIV
Cancer (requiring monitoring/medications)

Category D:

Patients requiring IV
Patients requiring TPN
HIV / AIDS(with complications)
End stage renal disease (with hemodialysis and drug)
Palliative Care
Ostomy/Fistula Care

Category E:

Patients requiring suctioning, or tracheostomy care;
Quadriplegia

Special Clinical Paths & Pricing:

Special pricing exists for pre- and post-surgical patients and for traumatic injury patients and will be based upon assessments of individual conditions.

Other:

Patients requiring ventilator care or chemotherapy will be priced individually.

Functional Capability Level:

Functional Capability Level is determined based upon the patient's ability to eat, use toilet and transfer out of bed (See chart below):

- Level 1: Completely independent in all 3 categories
- Level 2: Requires some assistance or supervision in 1 or more category
- Level 3: Requires extensive or complete assistance or supervision in 1 or more category

	1	2	3
EATING	COMPLETELY INDEPENDENT	SOME SUPERVISION OR ASSISTANCE	EXTENSIVE OR COMPLETE ASSISTANCE. PT DOES NOT PHYSICALLY PARTICIPATE
TOILETING	COMPLETELY INDEPENDENT	SOME SUPERVISION OR ASSISTANCE (COLOSTOMY, ILEOSTOMY, CATHETER)	INCONTINENT OF BOWEL AND/OR BLADDER
TRANSFER OUT OF BED	COMPLETELY INDEPENDENT	SOME SUPERVISION OR ASSISTANCE	REQUIRES EXTENSIVE ASSISTANCE OR A PHYSICAL LIFT

Where Functional Capability is not an appropriate indicator of acuity, other factors, such as comorbidities, will be considered.

Notes:

- All additional items, including hospital & transportation services (i.e., hotel, tolls, meals ect.) are billed at Welpath's cost (At the referring agency's option, they may contract for, and be billed directly for, transportation or hospitalization costs).
- Security costs for any patient requiring Welpath security personnel to guard such patient outside the facility will be charged at a rate of \$28.00 per officer, per hour. Medical escort rate will be \$36.00 per hour.
- Mileage will be billed at the current prevailing IRS rate. In addition, a per person Trip Charge will be assessed per the following mileage schedule:
< 50miles = \$30.00, 50 - 250 miles = \$60.00, > 250 miles = \$90.00.
- Categories A-E are not all-inclusive. Each Category contains conditions that consume a similar level of health care resources. Individual patients with conditions not listed are evaluated in conjunction with the referring agency and grouped in the appropriate Category based on resource consumption.

**CITY OF CAYCE
EVENTS COMMITTEE MEETING MINUTES
Council Chambers
June 13, 2019**

Present: Danny Creamer, Maxine Creamer, Rachel Scurry, Cindy Pederson, Frank Dickerson, Dave Capps and Johnathon Moore

Absent, Excused: Alexis Moore, Tevin Spruill, Evony Reed, Teresa Mitchell

City Representatives Present: Katinia Taylor and James Denny

Review of Minutes – May 9, 2019

Chairperson Danny Creamer called the meeting to order. Dave Capps made a motion to approve the minutes as written. Cindy Pederson seconded his motion which was unanimously approved.

Cayce Fall Fest

Mr. Johnathon Moore stated that the sub-committee did not have any updates at the time. Mrs. Taylor informed the committee that all three bands for the Cayce Fall Fest were booked. She stated that she has signed contracts for Mystic Vibrations and Rhythm 54 but we are still waiting on the signed contract from Nueva Generacion (New Generation).

The committee discussed as a whole the band lineup. They decided that all three bands perform for 1 hour and 30 minutes. Mystic Vibrations will perform at 1pm, Nueva Generacion will perform at 3pm and Rhythm 54 will perform at 5pm.

Some food vendors are booked to include Booze Pops, Ruten Tuten's BBQ, San Jose's and Reggae Grill. The bounce houses, dance floor, tents, port a johns, hand wash stations and bartender are also booked.

Mrs. Katinia Taylor received an invoice from Captain Telegram to provide transportation to the guests at the Cayce Fall Fest.

Guided Nature Tour

The committee suggested that Mrs. Taylor reach out to Dr. Rudy Mancke to see if he is available to conduct the Fall Guided Nature tour on Saturday, November 2nd at the N. Ave entrance of the Riverwalk.

Other Business

Mrs. Scurry made a motion to not meet in July. Ms. Cindy Pederson seconded her motion which was unanimously approved.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Maxine S. Creamer

HOUSING AUTHORITY OF THE CITY OF CAYCE, S.C.

June 18, 2019

5:00 p.m.

Attendees: Jack Sightler, Bruce Smith, Silvia Sullivan, Cheryl Seymour, Gilbert Walker

Staff: Howard Thomas, Latoya Nix, Melanie Baker, Lonna West, Angel Cruz, Katrina Bridgette, Lee McRoberts

Mr. Sightler called the meeting to order at 5:05 p.m. Mr. Smith opened with a prayer.

Mr. Sightler called for the approval of the minutes of the meeting held April 9, 2019. Upon motion of Mr. Smith, seconded by Ms. Sullivan, they were unanimously approved.

Ms. Sullivan asked if the proposed project to construct additional units on the empty land at Spencer Place is still in progress. Mr. Walker said there were concerns about the project making enough to support itself and has been put on hold until additional funding to support infrastructure costs can be secured. There was a general discussion regarding the challenges at the site due to infrastructure not currently being in place and the location of the site requiring additional work to be done to accommodate water and sewer needs. Mr. Walker said that staff will look at options and present them to the Board at a later date.

Mr. Walker stated that Interim Executive Director Ivory Mathews will begin on July 1. Ms. Mathews has extensive experience and will be an asset to Columbia and Cayce.

Ms. Nix gave the Operations Report. There were 3 accounts over 30 days outstanding in April, May and June, those accounts were also sent to the Magistrate and are currently under eviction orders. There were 17 work orders placed and completed in April, 20 placed and completed in May and 6 placed and 3 completed at the time of the report in June - at this time all work orders have been completed and none are outstanding. No emergency work orders were placed in April, May or June.

Mr. Walker introduced Interim Property Manager for AMP 2, Ms. Lonna West.

Chief Cruz gave the Security Report. There were 3 incidents during the previous reporting period; a verbal dispute on Lee St. between a husband and wife, an incorrigible child report on Lucas St. and an assisting other agencies call on Poplar St. Chief Cruz announced that he will retire on June 30 and that this would be his last meeting; he thanked the Board for the opportunity to serve the residents of Cayce. Mr. Sightler thanked Chief Cruz for his service and wished him well.

Mr. Thomas requested approval for Resolution XXX to Authorize the write off of non-collectible tenant debts for the year ending June 30, 2019. The total amount is the result of 3 move-outs during the previous year where residents had outstanding balances. Once approved, the

accounts are sent the South Carolina Department of Revenue and will be garnished from the individual's State Income Tax refund until the total amount is recovered. Upon motion of Ms. Sullivan, seconded by Mr. Smith it was unanimously approved.

Ms Baker presented the budget for 2019/2020. She stated that it is similar to previous years and shows a projected income of \$285,000 and expenses of \$214,000 with a net cash flow of \$70,000. Upon motion of Ms. Sullivan, seconded by Mr. Smith, it was unanimously approved.

Mr. Walker stated that he recommends continuing to find ways to successfully finance the expansion of Spencer Place. He said that a presentation to the Cayce City Council might be helpful in establishing support and potentially securing additional funding to make the project work. Mr. Sightler stated that he wants to see more units available but the project must be financially feasible.

Mr. Sightler acknowledged Mr. Walker's service to the Cayce Housing Authority and thanked him for his dedicated service and wished him well on his future endeavors.

There being no further business it was unanimously decided to end the meeting at 6:00 p.m.



Jack Sightler – Chairman



Ivory N. Mathews Secretary



**APPROVED MINUTES
PLANNING COMMISSION
CAYCE CITY HALL
1800 12TH STREET, CAYCE SC
Monday, July 15, 2019
6:00 PM**

I. CALL TO ORDER

The meeting was called to order by Vice-Chair Robert Power at 6:00 PM. Members present were Maudra Brown, Chris Kueny, Joe Long, and Stockton Wells. Ed Fuson and Chris Jordan were absent excused. Staff present were Carroll Williamson and Monique Ocean.

II. APPROVAL OF MINUTES

Chris Kueny made a motion to approve the minutes from the June 17, 2019, meeting. Joe Long seconded the motion. All were in favor.

III. NEW BUSINESS

Carroll Williamson came before the Board to introduce Gregory Sprouse and John Newman from the Central Midlands Council of Governments (COG). Mr. Williamson explained that Mr. Sprouse and Mr. Newman would be discussing a few elements for the Comprehensive Plan updates. Mr. Sprouse and Mr. Newman explained they would give a brief review on the research they had conducted in reference to the Comprehensive Plan and the City. Mr. Sprouse and Mr. Newman discussed strategies and goals from the Population and Housing elements of the Comprehensive Plan.

IV. OTHER BUSINESS

Mr. Williamson stated August 13, 2019, has been scheduled for citizens to meet at Steel Hands Brewing to have the opportunity to discuss the Comprehensive Plan.

V. ADJOURNMENT

Maudra Brown made a motion to adjourn. Chris Kueny 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.**