

Mayor  
Elise Partin

Mayor Pro-Tem  
James E. Jenkins

Council Members  
Phil Carter  
Tim James  
Hunter Sox

City Manager  
Tracy Hegler

Assistant City Manager  
James E. Crosland



**Face coverings must be worn to enter City Hall  
and attend this meeting. There are no exceptions.**

**City of Cayce  
Regular Council Meeting  
Tuesday, December 7, 2021  
6:00 p.m. – Cayce City Hall – 1800 12<sup>th</sup> Street  
[www.caycesc.gov](http://www.caycesc.gov)**

## **REGULAR COUNCIL MEETING**

### **I. Call to Order**

- A. Invocation and Pledge of Allegiance
- B. Approval of Minutes  
November 9, 2021 Regular Council Meeting  
November 17, 2021 Regular Council Meeting

### **II. Public Comment Regarding Items on the Agenda**

### **III. Presentations**

- A. Award Presentation
- B. Presentation by Dr. Colette Townsend-Chambers re neighborhood dog concerns

### **IV. Ordinances**

- A. Discussion and Approval of Ordinance 2021-18 Amending Zoning Map and Rezoning Property Located at 1407 Dunbar Road (TMS#005766-03-006) from C-1 (Office and Institutional to RG-2 (General Residential, High Rise) – Second Reading
- B. Discussion and Approval of Ordinance 2021-25 Adopting the City of Cayce Comprehensive Plan 2020 – 2030 – First Reading

### **V. Items for Discussion and Possible Approval**

- A. Discussion and Approval of 2022 Council Meeting Dates
- B. Discussion and Approval of Adding Juneteenth (June 19) to the City of Cayce's Legal Annual Holiday list

**VI. Committee Matters**

- A. Approval to Enter the following Committee Approved Minutes into the City's Record
  - Board of Zoning Appeals – May 17, 2021
  - Planning Commission – September 20, 2021
  - Events Committee – October 15, 2021
- B. Appointments and Reappointments
  - Planning Commission – One (1) Position

**VII. City Manager's Report**

**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. Personnel Matter – City Manager's annual evaluation and salary review

**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  
November 9, 2021**

The November Regular Council Meeting was held this evening at 6:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Mayor Pro Tem James Jenkins and Council Members Phil Carter, Tim James and Hunter Sox. City Manager Tracy Hegler, Assistant City Manager Jim Crosland, Municipal Clerk Mendy Corder, Finance Director Kelly McMullen, Human Resources Director Lynn Dooley, IT Director Jamie Beckham 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 meeting in accordance with the FOIA. Ms. Corder confirmed they were notified.

**Call to Order**

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

- B. Oath of Office Administered by Dr. Eddie Coakley  
Council Member District 1
- Oath of Office Administered by Judge Bryan Jeffries  
Council Member District 3

Dr. Eddie Coakley administered the Oath of Office to Council Member-elect Tim James who was recently elected to office. Judge Jeffries administered the Oath of Office to Council Member-elect Hunter Sox who was recently elected to office. After both men took their Oath of Office, they joined the other Council Members at their seats.

**Approval of Minutes**

Mayor Pro Tem Jenkins made a motion to approve the September 7, 2021, Public Hearing and Regular Council Meeting minutes, the October 5, 2021, Public Hearing and Regular Council Meeting minutes and the October 20, 2021, Regular Council Meeting minutes as written. Council Member James 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.

**Presentations**

- A. Presentation by GIS Analyst Bob Hawks regarding the City's GIS Successes

Mr. Hawks stated that he wanted to do a brief presentation to Council on the GIS successes the City had experienced over the past four (4) years. He stated that through a variety of methods, he helped the City create or manage around 18,000 GIS features. He stated that a "feature" was a discrete digital asset with a physical location, such as a water valve or a fire hydrant. He stated that he had either created these features manually himself, or helped to manage features brought in from external sources (such as contracted engineering firms), or assisted other departments within the City in creating their own features. He stated that the number was out of an estimated 35,000 features extant at the City, so staff was over halfway to getting every possible digital asset that the City owns. Mr. Hawks stated that the features created and managed were incredibly varied, and included the following types of things: water and sewer interconnect data, park features and trails, park extents, Code Enforcement Patrols, Public Safety Response Areas, manholes, sewer pump stations (and all associated features), treatment facilities, fire hydrants, water tanks, water and sewer valves, water service meters, backflow devices and water and sewer network structures. He stated that there were so many different types of features that had been collected that it was not possible to present them all.

Mr. Hawks stated that all of the GIS data that had been collected had been used in utilizing dynamic maps associated with the City's ArcGIS Online organization. These dynamic maps are hosted in a cloud environment, meaning they can be accessed anywhere by staff, on their computers, on their phones, on tablets and on other mobile devices. He stated that these maps had largely superseded any other form of data lookup from the past. He referred to his PowerPoint on the screen and showed the main Utilities map. He stated that it was a map that showed all of the Utilities assets that had been collected for use by the field crews and other affiliated staff. Mr. Hawks stated that almost everything on the map was enriched with data, and it had aerial imagery so the viewer could orient themselves when out in the field. He stated that as mentioned, this could be used on a mobile device, so if staff was in the field they could see exactly where they were in relation to the features on the map. He stated that staff could look up addresses in the map, they could measure distances and download data that was embedded into the individual features as well. He stated that the Utilities map was used by more staff than any other map.

Mr. Hawks stated that he had also helped the City digitize an enormous number of physical record drawings that were stored within physical filing cabinets and cases but were now located on the City's servers. He stated that he had digitized about 12,000 so far and approximately 12,000 still needed to be gone through. He stated that the record drawings had been organized alphabetically, by the geographic grid cell they fell into, and by the original folders and drawers they were held within. He stated that however, even that should be superseded soon. He stated that the City's contract analyst, Ms. Christen Meyers, had helped to build a GIS-based online system of record for these drawings where they could be selected and queried using GIS. With the multitude of options available to potentially find a drawing, it was presumed that this

would be the City's primary system of record once it was launched. He stated that Ms. Meyers was about 2/3rds of the way done at present. He stated that while it was virtually impossible to get something "exactly" where it is on the surface of the earth, he had taken great strides to increase the accuracy of the City's geographic assets. The City's new GIS features have an incredibly high level of accuracy, with most features within about 1 foot of their on-the-ground locations. He stated that a great example was the webmap he created for the Fire Department which shows the City's fire hydrant features which are georeferenced at an extremely high accuracy rate. He stated that if one zoomed down to a single hydrant, then turned off the hydrant feature one could clearly see the bonnet of the hydrant underneath the point in the aerial imagery behind.

Mr. Hawks stated that many of the City's mapping products were very basic and/or non-existent. Many of the maps were very old, created by outside vendors, or the City did not have a map at all. He stated that he had taken it upon himself to update every single map that was provided publicly via the City's website, and even created a mapping gallery one can access by selecting "Explore" and "Cayce Mapping" from the website. He stated that in the past, the only Riverwalk Park map the City had was created by the River Alliance, and the Parks page simply linked viewers to Google Maps to find the park. He stated that now there were individualized, high-resolution maps for every single park in the City that could be printed or plotted, and are immediately available to any resident that wishes to visit the website.

Mr. Hawks stated that he also rolled out a number of GIS applications to the City as well. A "GIS application" is a program of sorts that is enriched with geographic data and can be accessed through the City's ArcGIS Online organization. The applications that have been rolled out so far include dashboards to help specific departments to navigate and manage some of their assets. They also include specific apps used by City staff in their mobile devices such as Collector, Explorer, Workforce, and Field Maps. He referred to the Pump Stations Dashboard on the projector screen. He stated that it was a very quick method of navigating the City's pump stations that could be used by the pump mechanics. He stated that they could simply select a pump station from the list then the map would zoom into that station, provide details about it, show the imagery and layout of the site, and even provide pictures and record drawings of the facility.

Mr. Hawks stated that there were a number of key projects that he had helped the City begin and/or complete over the past few years as well. He stated that the Hydrant Flow and Flushing Project just wrapped up a few weeks ago. He stated that two (2) Utility Department staff members used a GIS system constructed by the City's contract analyst Ms. Meyers and himself to get flow and flushing records for every single fire hydrant in the City's system. He stated that this year was the first time that every single area in the City's system was flushed. Mr. Hawks stated that if DHEC were to request any records for a hydrant now, staff could simply point them to the online

map that staff filled out, rather than having DHEC's personnel wade through boxes and boxes and reams and reams of physical paper.

Mr. Hawks stated that the Billing Collections Project was an ongoing project where the staff of the Water Billing Department were inputting all of the water service meters, backflow devices, cleanouts and elder valves in the City's system. He stated that field crew members collected the positions when they were out in the field and office staff filled out the details of those records back at City Hall. He stated that the billing department had already collected over 2,500 water service meters by themselves, and were over halfway to their final total of about 4,500 that they have to collect. He stated that hopefully these features would become the primary system of record for the City's water service meters in the future. Mr. Hawks stated that he was also building a GIS-based digital work order system to replace the existing paper system that is in use in the Utilities Department. He stated that the system was ready to go and that staff was only waiting on testing and implementation. Using this system, staff will be able to have digital records of all work orders, can manage them in a digital way and can even see where everything has been completed over time.

Mr. Hawks stated that he had numerous other projects in mind for the near future. He stated that by the summer of 2022, he would hopefully have a full inventory of all the utilities features owned by the City. He stated that the City's River Arts District had come a long way since its establishment a few years ago and he felt that a natural showcase for the Arts District would be something called a Story Map. He stated that this was an online digital product that shows the story of a phenomenon embedded with pictures, videos and other media and integrated into a geographic map of some sort.

Mr. Hawks stated that everything that had been accomplished was not only beneficial for the City but they had been recognized nation-wide. He stated that in July 2021, the City was honored with Esri's Special Achievement in GIS (SAG) Award, one of the highest honors in the GIS industry. Mr. Hawks presented the SAG Award to Council.

Mayor Partin stated that Mr. Hawks' presentation was amazing and Council was excited about all he had done to help staff and to make the City safer and be extremely efficient with taxpayer's dollars. She thanked him for making sure the City was operating at the speed of business and thanked him for the fun features that the City's residents would really enjoy.

## **Ordinances and Resolutions**

- A. Discussion and Approval of Ordinance 2021-23 Adopting a Revised Business License Ordinance in Accordance with the Business License Standardization Act (2020 Act No. 176) – Second Reading

Council Member James made a motion to approve Ordinance 2021-23 on Second Reading. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Approval of Ordinance 2021-20 Amending Section 6.5 Table I, Section 6.7 Table 3 of the Zoning Ordinance to Revise Requirements for the RS-4 Zoning District and Amending Section 7.1 of the Zoning Ordinance to Revise Requirements for Townhouses – Second Reading

Ms. Hegler stated that she would like to ask for this item to be deferred. She stated that it was part of two (2) other items that were deferred to the November 17, 2021, Council Meeting and it made sense to discuss them at the same meeting.

Mayor Pro Tem Jenkins made a motion to defer Ordinance 2021-20 to November 17, 2021. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

C. Discussion and Approval of Ordinance 2021-24 to Restructure the Department of Public Safety into Separate Police and Fire Departments and to Amend Related Provisions of the City Code – First Reading

Ms. Hegler stated that Council's approval was needed for the First Reading of an Ordinance to restructure the Department of Public Safety into separate Police and Fire Departments and amend related provisions of the City Code. She stated that it had long been a consideration of the City to separate the Public Safety Department into distinct Police and Fire Departments, once conditions were favorable and when in the best interest of the public and interest of effective and efficient operations. She stated that Administration had advised Council that the staffing and timing was right to make that change and had been making related organizational adjustments to support it. She stated that supporting the separation at this time were the following points: current Command Staff changes present unique opportunity, the employee numbers are appropriate and provide enough staffing for both departments and there is no increase in costs to separate the departments. She stated that expenses should actually go down for dual equipment and training costs. Ms. Hegler stated that recruitment for officers and firefighters would be easier and would improve morale since staying certified in both required so many hours. Ms. Hegler stated that if approved the separation would go into effect January 1, 2022.

Mayor Pro Tem Jenkins made a motion to approve Ordinance 2021-24 on First Reading. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

**D. Consideration and Approval of a Resolution Approving an Agreement for Mutual Aid and Support with the Richland County Sheriff's Department**

Council Member James made a motion to approve the Resolution and authorize the City Manager to sign the agreement with Richland County Sheriff's Department. Mayor Pro Tem Jenkins seconded the motion which was unanimously approved by roll call vote.

**E. Consideration and Approval of Resolution Approving Financing Terms for General Fund Vehicle Lease Purchases**

Ms. Hegler stated that Council approval was needed for a Resolution authorizing and approving financing through a lease/purchase and awarding of the lease/purchase contract to a financial institution for eight (8) Public Safety vehicles and one (1) City Administrative Vehicle. She stated that on August 3, 2021, Council approved a lease/purchase contract with United Bank for the financing of Public Safety and Administrative vehicles. She stated that upon review of final contracts, it was discovered that United Bank was unable to enter into a contract with the City. After consultation with the City attorney, staff recommended releasing a new request for proposals for this contract.

Ms. Hegler stated that the Public Safety and City Administrative vehicles were approved for purchase by Council in the 2021-2022 Fiscal Budget. The total value and thus financing for all vehicles and equipment totaled \$429,034. She stated that staff contacted 18 financial institutions and requested lease purchase financing proposals for the vehicles and equipment based on the purchase price. The City received two (2) responses. First Citizens Bank: three (3) years at 1.18% fixed or four (4) years at 1.38% fixed and First Community Bank: three (3) years at 1.63% or four (4) years at 1.85%.

Ms. Hegler stated that if the City approved the First Citizens Bank quote, annual payments (with no down payment) would be \$145,628 annually for 3 Years at 1.18% (total interest paid \$7,850) or \$110,308 annually for 4 Years at 1.38% (total interest paid \$12,197). She stated that the payments would be monthly in arrears and funding for the lease/purchase contract was included in the FY 2021-2022 General Fund budget and would be included in successive years.

Council Member James made a motion that the lease-purchase contract be awarded to First Citizens Bank for a four (4) year term contract at 1.38% with annual payments in arrears of \$110,308 for principal and interest and made a motion to approve a "Resolution Approving Financing" through First Citizens Bank and that the City Manager be authorized to execute the contract documents. Mayor Pro Tem Jenkins seconded the motion. Mayor Partin thanked staff for always being very careful

and thoughtful with the City's funds which enabled the City to get very low interest rates. She called the question which was unanimously approved by roll call vote.

### **Committee Matters**

- A. Approval to Enter the following Committee Approved Minutes into the City's Record
- Cayce Housing Authority – June 15, 2021
  - Events Committee – August 12, 2021
  - Planning Commission – August 23, 2021
  - Events Committee – September 9, 2021
  - Cayce Museum Commission – August 4, 2021
  - Cayce Museum Commission – September 1, 2021
  - Cayce Museum Commission – October 6, 2021

Council Member Carter made a motion to approve the Committee approved minutes. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

B. Appointment of Council Members to Boards and Foundations

Mayor Partin asked for a motion to postpone the appointments until Council voted on the Mayor Pro Tem position. Council Member Carter made a motion to postpone the appointments to the November 17, 2021, Council Meeting. Council Member James seconded the motion which was unanimously approved by roll call vote.

### **City Manager's Report**

Ms. Hegler stated that Parks staff had begun to place the large Christmas displays around the City Hall complex. She stated that Public Safety Director Snellgrove's retirement celebration was well attended and enjoyed by all. She stated that metal had been ordered for the roof repair for the building at the entrance to the City's Riverwalk. She stated that the Blake Drive project was ongoing and the contractor had installed three (3) sections of pipe and some backfill and would hopefully install the upstream headwall the following week. She stated that the Planning Director Position was posted on the City's website and she hoped to start interviews soon. She stated that the City had received a MASC Hometown Economic Development Grant to make more improvements to the City's Arts District.

Ms. Hegler stated that she had a few staff kudos she wanted to read for Council and the assembly. She read a social media post that stated "Back in the early morning hours of September 4, 2021, the Cayce Fire Department and Lexington County EMS personnel responded to a patient who was in active labor. Crews arrived and were

able to successfully deliver a healthy baby boy. The mother and child are doing great.” Ms. Hegler stated that Engineer John Howell, FF Jamel Addahoumi, FF Mackenzie Miller and FF Elijah Martin did a great job.

Ms. Hegler stated that a resident sent a kind note thanking staff in the Sanitation Department. The note read “Thank you to your guys picking yard waste who spun rakes and waved back and honked horns for 2 very excited little boys today!” Ms. Hegler stated that the note contained a picture of the little boys being lifted by a Sanitation staff member into the Sanitation truck cab.

Ms. Hegler stated Administrative Coordinator Amanda Rowan received a note thanking her for going above and beyond. The note read “Thank you for being such a blessing at a time when we had so much to worry about. Thank you for being so helpful; having our rehearsal lunch at Granby Pavilion was a great success and you made the whole process very easy. You are a kind and wonderful person and we are very grateful that you touched our lives.”

Ms. Hegler stated that she received an email from one of the City’s Planning Commissioners complimenting Zoning Tech Monique Ocean. The email read “I feel we have a very skilled and dedicated employee in Monique. She looks out for all of us...she is one of those people that quietly does her job and more...she is surely appreciated.”

### **Council Comments**

Council Member James stated that former Council Member Bailey-Robinson was in the assembly. He stated that it was a joy working with her. Council Member Carter thanked her for serving on Council.

### **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 release/removal of a person appointed by Council to a public body

Mayor Pro Tem Jenkins made a motion to enter into Executive Session. Council Member James seconded the motion which was unanimously approved by roll call vote.

### **Reconvene**

After the Executive Session was concluded, Mayor Pro Tem Jenkins made a motion to reconvene the Regular meeting. Council Member James seconded the motion which was unanimously approved by roll call vote. Mayor Partin announced that no vote was taken in Executive Session other than to adjourn and resume the Regular meeting.

### **Possible Actions by Council in follow up to Executive Session**

- A. Discussion and approval of release/removal of a person appointed by Council to a public body
  
- B. Other

Mayor Pro Tem Jenkins made a motion to remove Mr. Marion Hutson from the Cayce Museum Commission. Mayor Pro Tem Jenkins stated that he was asking for Mr. Hutson to be removed because of what he said to a City staff member. He stated that he was going to read the staff member's statement but to bear with him because the statement had him disturbed. He stated that one could see that his hands were shaking. Mayor Pro Tem Jenkins read the following statement, "While visiting the 5 polling places today, in the course of my work for the Municipal Elections being held for District 1 and District 3, I ran into Mr. Marion Hutson at Edwards Memorial Church. Mr. Hutson is a member of the Cayce Museum Commission and I have known him since first starting at Cayce. Mr. Hutson told me he was there in support of candidate Hunter Sox. I asked Mr. Hutson about Mr. Sox and he stated that Mr. Sox was very conservative and came from a good Cayce family. Later in my discussion with Mr. Hutson I mentioned that I hoped to get to my polling place in Columbia that day so I could vote in Columbia's Mayoral election. Mr. Hutson stated that he hoped I was voting for Daniel Rickenman. He stated that Columbia did not need another 'colored person' as Mayor. He stated that there were three 'colored people' and one 'a rab' running for Mayor. He then stated that in the past more than one white person had run for Mayor which split the vote causing Mayor Benjamin to win. At that time Mr. Gerald Cromer, a resident of District 3 who was voting there, walked up and began talking to us so I did not have a chance to reply to Mr. Hutson." Mayor Pro Tem Jenkins stated that those were the words of a City employee. Mayor Partin seconded Mayor Pro Tem Jenkins motion.

Mayor Partin asked if there was any discussion. Council Member James stated that those comments were absolutely deplorable without a doubt and put people in a bad position without a doubt. He stated that those type things certainly needed to be addressed because they did not meet the spirit of the great City of Cayce. He stated that he had asked Council to direct staff to immediately investigate the matter and look at the other, were there any witnesses and bring it back immediately so Council could address it because they did need to address it. He stated whether there were other statements that could be obtained or not, he had asked for it to be looked into and

brought back immediately so they could address the issue because Council would address the issue.

Mayor Partin asked if there was any other discussion. Council Member Sox stated that he did agree with Council Member James but wanted Ms. Ann Bailey-Robinson and Ms. Kelly Wuest to know that he did not condone either of the statements and hated that Mr. Hutson was out there saying things like that and campaigning on his behalf.

Council Member Carter stated that when he and Mayor Partin were texting earlier that day, it appeared from the discussion that Council appeared to be somewhat not deadlocked but at least at a three (3) to two (2) and he told her in their earlier texts that under no circumstances did he want to be put in a position to be a swing vote on that issue and it appeared to be just where they were going and they had agreed if Council was not unanimous on whatever direction they were going to take that they were not going to take any action. Mayor Partin said that was absolutely not true. She stated that they did not say they would not take action if they were not united. Council Member Carter stated that Mayor Partin agreed they needed to be united. Mayor Partin stated that it was absolutely important for Council to be united but there were at least two of them that were willing to take action right then and stand up against those words and not let that person continue to represent their city. She stated if the three Council Members thought differently then vote that way.

Council Member James stated that there were more people that stood there with Mayor Partin on addressing the issue but they were asking for the due process. He stated that the timeliness of it was all they were asking for. He stated that he did not have to look at any of Council to know that it was not tolerated, absolutely not tolerated. Mayor Partin stated that by kicking the can down the road Council Member James was tolerating it. Mayor Partin asked if there was any more discussion and then called the question. Council Member James, Sox and Carter voted no. Mayor Partin and Mayor Pro Tem Jenkins voted yes.

Mayor Partin stated that the motion to remove Mr. Marion Hutson from the Museum Commission was denied. She stated that to clarify for the assembly the City's Ordinance stated that Council appoints people to all the City's Boards and Commission and they can take them off. She stated that the Ordinance did not require a reason for someone to be taken off. She stated that Council could state it was Thursday, thank you so much for serving and Council could take a vote to take them off. Mayor Partin stated that there was not any due process in that scenario that was granted or needed. She stated that the words that were said were inexcusable and as Mayor Pro Tem Jenkins shared with Council so thoughtfully it was very much what his life had been like and very much kicking those cans down the road were how those things got handled on a regular basis. Mayor Partin stated that she would not stand for it. She stated that she knew that they just did not pass that vote so he would stay on the Museum

Commission. She stated that there was no Council direction to investigate and that it would be the end of the matter. Council Member James asked Mayor Partin if she was going to deny the follow up so Council could not address it. Mayor Partin stated that he was saying he did not believe an employee so what follow up did he want. She asked if he wanted something to corroborate it. She asked if he thought Mr. Hutson was going to come before Council and say those words. She said she did not think he would either.

### **Adjourn**

Mayor Pro Tem Jenkins made a motion to adjourn the meeting. Council Member James seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 7:31 p.m.

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Elise Partin, Mayor

ATTEST:

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Mendy Corder, CMC, Municipal Clerk





Mayor  
Elise Partin

Mayor Pro-Tem  
James E. Jenkins

Council Members  
Phil Carter  
Tim James  
Hunter Sox

City Manager  
Tracy Hegler

Assistant City Manager  
James E. Crosland

**City of Cayce  
Regular Council Meeting  
November 17, 2021**

The November Regular Council Meeting was held this evening at 5:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Mayor Pro Tem James Jenkins and Council Members Phil Carter, Tim James and Hunter Sox. City Manager Tracy Hegler, Assistant City Manager Jim Crosland, Municipal Clerk Mendy Corder, Finance Director Kelly McMullen, IT Director Jamie Beckham 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 meeting in accordance with the FOIA. Ms. Corder confirmed they were notified.

**Call to Order**

Mayor Partin called the meeting to order and Mayor Pro Tem Jenkins gave the invocation. Mayor Partin led the assembly in the Pledge of Allegiance.

**B. Nomination and Election of Mayor Pro Tem**

Mayor Partin stated that the current Mayor Pro Tem was Skip Jenkins. She asked if there were any nominations for Mayor Pro Tem. Council Member Carter stated that within the last couple of weeks he had contacted all of his colleagues on Council, as well as Mayor Partin, advocating his desire to be Mayor Pro Tem. He stated that he appreciated Mayor Partin's kind words of support. He stated that Mayor Partin told him it was his time and that he had always represented the City well. He stated that after a brief discussion Mayor Partin asked him if he would be alright with moving the election of Mayor Pro Tem from the November 9, 2021, Council Meeting to the November 17, 2021, Council Meeting. He stated that he gladly agreed. He stated that his first phone call was to Mayor Pro Tem Jenkins since he was the longest tenured Council Member and the current Mayor Pro Tem. He stated that Mayor Pro Tem Jenkins offered his support and it was much appreciated. Council Member Carter stated that it was his understanding that Mayor Pro Tem Jenkins had changed his mind since that discussion. He stated that was certainly his right but a courtesy phone call would have been appreciated. He stated that he also received the support of Council Member James and Council Member Sox. He stated that the unanimous support of Council was greatly appreciated. He stated that he asked his wife Debra and his son Brett to attend the Council Meeting so they could experience and share his joy in being elected Mayor Pro Tem. He stated that however he apologized in advance for any embarrassment that the meeting might bring. Council Member Carter stated in his desire to promote harmony and unity on Council he was no longer a candidate for Mayor Pro Tem. He stated that he wanted to make the motion that the current Mayor Pro Tem be appointed Mayor Pro

Tem as required by City Ordinance Section 2-53. Council Member James seconded the motion.

Mayor Partin stated that she had to say for the record that those were not exactly the words she used with Council Member Carter. Council Member Carter stated he did not think it was the time or place for that debate. Mayor Partin stated that Council Meetings were always the time and place for the truth. She stated that she was told that Council Member Carter had gone to all the members of Council for their support and then brought it to her. She stated that she found out afterwards that that was not the full truth. Council Member Carter asked her to please expand on that. Mayor Partin asked to please make sure they kept decorum in the meeting and not interrupt each other. Mayor Partin asked Mayor Pro Tem Jenkins if he would like to expand on it since it was his conversation. Mayor Pro Tem Jenkins stated that he did not recollect the words that Council Member Carter presented to Council that night. He stated that he remembered Council Member Carter mentioning it and then he received a phone call from Council Member James asking him about the Mayor Pro Tem position. He stated that he told Council Member James that he planned to stay Mayor Pro Tem and Council Member James said ok. He stated that Council Member James texted him that day and said that he was in the position that Mayor Pro Tem Jenkins stay in the Mayor Pro Tem position.

Mayor Pro Tem Jenkins stated that he felt that Council had solved the issue of Mayor Pro Tem and Council needed to move on. He stated that they needed to remind themselves what someone said and cannot add words that they think they said. He stated that they had to be careful about doing that. He stated that they were not there to put words in people's mouth. Mayor Partin called the question which was unanimously approved by roll call vote.

### **Public Comment Regarding Items on the Agenda**

Mayor Partin stated that the Public Comment section on the agenda provides an opportunity to members of the public to present to Council their thoughts or comments on items on tonight's agenda. She stated that it was not a question/answer period between the speaker and the Council or the speaker and City staff. She stated that public comment should not be derogatory towards a specific individual or individuals. Mayor Partin stated that public comment should be 5 minutes or less per person. She stated that because so many people were signed up to speak for the speakers to please keep their comments concise. She stated that if a speaker before you said what you were going to say to feel free to reference that without repeating it for the sake of time. Mayor Partin thanked everyone for being there and for sharing during public comment. She stated that when a speaker's name was called by the City Clerk that speaker could come to the podium.

Mr. Archie Moore, 517 Holland Avenue, signed up to speak on Item V. A. Mr. Moore stated that in regards to Item V. A. since the Mayor and City Administration chose to go to the news media and discuss the matter on the strength of a staff member's allegations he thought Mr. Hutson deserved to have someone that really knew him speak on his behalf. He stated that Marion Hutson was a Museum Commissioner for many years and was a volunteer at the Cayce Museum for 25 years. He stated that for many years Mr. Hutson was responsible for all the outdoor activities, entertainment, reenactors and exhibits during the Museum's Christmas Traditions celebration. Mr. Moore stated that Mr. Hutson had always been a respected member of the Museum team. He stated that in all the years he had known Mr. Hutson he had never known him to say or do anything improper. He stated that was the Marion Hutson he knew. Mr. Moore stated that he recently learned that while Mr. Hutson was a mail carrier there was a black family on his route who had a death in the family and Mr. Hutson enlisted the help of his fellow mail carriers, friends and church members to help with the expenses. He stated that Mr. Hutson collected enough money to complete the funeral expenses for the family. He stated that was the Marion Hutson he knew. He stated that on the day of Mr. Hutson's resignation from the Museum Commission Mr. Hutson and his wife took a load of shoes to their church to be distributed to those who needed them. Mr. Moore stated that he discovered that Mr. Hutson regularly did that. He stated that instead of handling the matter internally or to at least hear from Mr. Hutson, City Administration was quick to condemn him on the word of a staffer who needed to make some points with her superior at the expense of a long-time acquaintance who regarded her as a friend. Mr. Hutson stated that instead of conferring with the Museum Commission as would have been proper, City Administration chose to discuss the matter in a Council Meeting then hastily called the news media to make the situation public. He stated that the way the matter had been handled was detrimental to the City and the Cayce Museum.

Mr. Archie Moore, 517 Holland Avenue, signed up to speak on Item VI. A. Mr. Moore stated that it was noted that there was only one application entered for consideration for the open position on the Museum Commission. He stated that there was at least one more application on file that should be considered along with the application that had been presented. He stated that it was customary that any Museum Commission application be sent to the Commission for their consideration regardless of where the application originated. He stated that after reviewing the application the Commission would meet with the applicant for an interview, especially in this case where the applicant was not known by the Commissioners. He stated that the last step would be for the application to be forwarded to Council for their approval. He stated that this procedure had not been followed recently. He stated that the City Administration had not included the Museum leadership in selecting new Commissioners nor in the hiring of Museum staff as was customary. He stated that it was a concerted attempt by the City Administration to exclude the Museum leadership from these important aspects of the Museum operation. He stated that the latest attempt to fast track the appointment seemed odd in light of the fact that Council allowed the commissioners to operate for

four (4) months last year with only four (4) Commissioners. He stated his apologies to the Council Members who were not responsible for the ridiculous, outrageous and despicable treatment to the Commissioners who had worked tirelessly for many years to make the Museum a first class facility. He stated that he hoped that his comments might be helpful in the leadership as they deliberated some of these items.

Ms. Ann Bailey-Robinson, 2024 Memorial Drive, signed up to speak on Item V. A. Ms. Bailey-Robinson stated that she was so disappointed in how things were going in the City since the election. She stated that she could not describe how disappointing it was. She stated that the apology itself didn't really do anything except to make things worse for her personally. She stated that if things like that were said to someone he might have expected that person to not say anything. She asked how many times had this happened already. She stated that was what she was concerned about. She asked Council what they were willing to tolerate for the City. She stated that new Police Chief Cowan had went out to the Hispanic community and said that he was personally there to represent everyone in Cayce. She asked what Council was going to do about what had happened. Ms. Bailey-Robinson stated that they had to stand on their word. She stated that if they were going to represent everyone then represent everyone. She stated that in her heart she knew that if the shoe was on the other foot and that had been a person of color it would not have made it to Council that evening. It would have been taken care of that day. She stated from personal experience and what she had dealt with in her own past as a black female things would have been totally different. She stated that yes, she was disappointed but wanted to thank Council for the time they had been putting in but she especially appreciated the public coming forward to check on things. She stated that they needed to be there and present every time there was a Council Meeting, not just for this type of meeting. Ms. Bailey-Robinson stated they needed to change things in Cayce, really change things.

Mr. Mike Wuest, 1501 Abbott Road, signed up to speak on Item IV. D. Mr. Wuest stated that six (6) months ago was the first meeting of the Planning Commission regarding the lot on Dunbar Road. He stated that six (6) months ago in the virtual meeting Great Southern Homes put their diagram on the screen for everyone to see their plan to put 34 split-level townhomes on an 11 acre lot. He stated that within the past six (6) months many people in the surrounding neighborhood had spoken against that plan. He stated that they did not think it was a good fit for the neighborhood and would like to see any RS designations to eliminate the possibility of high-rises.

Ms. Kelly Wuest, 1501 Abbott Road, signed up to speak on Item IV. D. Ms. Wuest stated that the text and map amendments on that night's agenda were definitely a step in the right direction to ensure that the City allows for appropriate growth and use of land. She stated that she and her neighbors knew the amount of work and effort City staff had put into this issue. She stated that many of them agreed that they want to attract new families to stay and invest in their community and housing was certainly a part of that discussion. She stated that however they did not agree with putting as

many houses as possible on the Dunbar Road lot. Ms. Wuest stated that the concern was not so much the concern of townhomes but it was density and keeping the appeal of the neighborhood rather than diminishing it. She stated that many of the neighbors would prefer to see single family homes to fit with those already in the neighborhood. She stated others saw the potential benefit of smaller patio homes because they knew that was a need according to the City's Housing Study. She stated that all the neighbors would love to see some sort of green space also remain. Ms. Wuest stated that she wanted to ask Council to deny the requested RG-2 zoning and to consider not the RS-4 but instead the RS-3 zoning designation which would slightly reduce the density of any potential development while still allowing for potentially more diverse housing options. She stated that as the updated Comprehensive Plan stated they wanted to preserve neighborhood vitality and meet the future housing demand. She stated that it also mentioned utilizing zoning efforts that reflects growth and development trends and the desires of the community. Ms. Wuest stated that one of her neighbors stated that they had plenty of room for this to be done right. She stated that they needed nice construction that would stand the test of time and the collaboration to make it happen.

Mr. Josh Rabon, 3740 A Fernadina Road, signed up to speak on Item IV. D. He stated that he was representing Great Southern Homes as a local engineer in the community. He stated that it had been an ongoing process and they had been working with the School District who owns the property, working with the Planning Commission and City staff and had been before Council several times. He stated that they had listened and heard the concerns of the community. He stated that the original plan did show 34 buildings for a total of 72 units but the plan had been revised down to 56 total units so there was a significant reduction in the proposed density. He stated that they had to balance meeting the Ordinance requirements as well as making the project economically feasible. He stated that if it was not economically feasible then the project would not happen. He stated that no builder would develop the property if it was not economically feasible. He stated that the only thing that they were asking at that point was to modify the RG-2 zoning and they were requesting that it be revised to RS-4 meeting the new Ordinance and the site plan would have 56 units. He stated that there would be some open green space. He stated that he thought Great Southern Homes was doing a fantastic job listening to the community and staff, trying to give Cayce what they want, trying to meet the infill requirements of the Housing Study as well as making it an economically feasible project.

Ms. Nancy Drew, 921 M Avenue, signed up to speak on Item IV. D. Ms. Drew stated that the current housing demand in Cayce was for single family homes similar to the homes on the Avenues. She stated that the Quail Ridge neighborhood on Highway 378 was a development that would be ideal for the vacant property on Dunbar Road. She stated that more senior housing was needed and housing for young families with children. She stated that she had been in her home on the Avenues for over 50 years and it was a blessing to live in Cayce.

Ms. Nancy Drew, 921 M Avenue, signed up to speak on Item V. A. She stated that she hated racism but more she hated injustice. She stated that racism was included in injustice and was an injustice. She stated that the City of Cayce was charged with the use of best practices. She stated that best practices state that when a person was accused they must be advised of the accusation and the accusation must be proven by an investigation and interviewing the person charged. She stated that Mr. Hutson was not treated fairly according to due process. Ms. Drew stated that people on social media stated that Mr. Hutson was guilty because he did not have a comment when a reporter asked him about what was said. She stated that because he did not deny it or defend himself people said he was guilty. She stated that the 5<sup>th</sup> Amendment gave him the right to silence and that silence defends one against injustice. She stated that Mr. Hutson did not do anything wrong by saying he did not want to talk about it. She stated that the 14<sup>th</sup> Amendment gave Mr. Hutson the right to expect to be treated fairly by his government which was Cayce. Ms. Drew stated that best practices state that information should be given out on a need to know basis to protect all concerned. She stated that the accuser was left anonymous but Mr. Hutson's name was spread all over South Carolina as a racist when there had been no due process to determine if the accusation was true. She stated that they still did not know if what Mr. Hutson was accused of was true. She stated that this was not a reflection on the accuser but because it was not corroborated and due process was not followed. Ms. Drew stated that after Mayor Pro Tem Jenkins' very heartfelt motion Council Member James, Carter and Sox spoke and said they did not agree with those kind of remarks.

Ms. Jessica Johnston, 938 M Avenue, signed up to speak on Item V. A. Ms. Johnston's typed comments are attached.

Mr. Michael Mahoney, 2101 Wilkinson Street, signed up to speak on Items IV. A, B and D. He stated that most people did not want to see townhomes built on the Dunbar Road property. He stated that it was a knee jerk reaction after seeing what was built on Dreher Road. He stated that he did believe that the three (3) items that were on the agenda for Council to vote on go a long way towards RS 1-3 zoning and guiding infill development.

Ms. Mary Carlson, 1104 Oakland Avenue, signed up to speak on Item V. A. Ms. Carlson stated that she wrote to Council and everyone contacted her back. She stated that she had a little bit of concern about Council Member Sox's response. She stated that Council Member Sox mentioned Executive Order a couple of times in his response to her and she was concerned about how Robert's Rules of Order were followed.

## **Presentations**

- A. Presentation by Mr. Carlos Anrrich and Mr. Mo Garcia regarding the growing sport of Pickleball

Mr. Carlos Anrrich stated that he was an Ambassador for USA Pickleball. He stated that pickleball was the fastest growing sport in the United States and even the world. He stated that he wanted to introduce Mr. Edwin Gerace who was the Ambassador for Lexington County. Mr. Gerace stated that the sport had grown so much that it was hard to find courts to play on and he had been working tirelessly to try and bring pickleball to Cayce. He stated that Cayce was a perfect location with its proximity to the interstates and its demographics. Mr. Mo Garcia stated that he was the District Ambassador. He stated that pickleball was a cross between tennis, badminton and ping pong. He stated that their plan was to organize themselves to have pickleball introduced as an Olympic sport by 2032. He stated that they were making great strides introducing pickleball into schools. He stated that pickleball was now being played by younger people. He stated that the highest demographic of players was between people aged 17 through 34 years old. He stated that pickleball had shown to be a great investment in existing derelict parks and recs and including new construction. He stated that it had gotten people off the couch and out of their homes and exercising. Mr. Garcia stated that he recently saw three (3) generations playing pickleball together at a park. He stated that if a tennis court is converted to pickleball courts then the number of people playing increases since the courts are smaller. He stated that there are numerous health benefits to playing pickleball. He stated that there were funds and grants available to fund pickleball.

**B. Presentation by Ms. Miriam Atria with Capital City Lake Murray Country  
Regarding Annual Report on Regional Tourism**

Ms. Atria's typed comments are attached.

**Ordinances and Resolutions**

**A. Discussion and Approval of Ordinance 2021-20 Amending Section 6.5 Table I, Section 6.7 Table 3 of the Zoning Ordinance to Revise Requirements for the RS-4 Zoning District and Amending Section 7.1 of the Zoning Ordinance to Revise Requirements for Townhouses – Second Reading**

Ms. Hegler stated that this item was deferred at the October 5, 2021 Council Meeting partly at the request of the applicant for the rezoning of Dunbar Road. She stated that the amendment would create within an existing zoning district the ability to provide additional housing types. She stated that none of the design standards or requirements for those housing types had changed. She stated that the Planning Commission did recommend approval and Council did approve it on First Reading. Ms. Hegler stated that there had not been any changes made to the amendment since First Reading.

Mayor Pro Tem Jenkins made a motion to approve Ordinance 2021-20 on Second Reading. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Approval of Ordinance 2021-21 Amending the Land Use Plan (2019) Map of the City of Cayce Comprehensive Plan: 2010-2020 for the Area Bounded by Wilkinson Street, Dunbar Road and Frink Street – Second Reading

Ms. Hegler stated that this item was related to the proposed amendment to the Zoning Ordinance. She stated that if Council chose to allow the new zoning designation to be used at the Dunbar Road property the Comprehensive Plan would have to be updated particularly the Land Use Map to allow that zoning type. She stated that it was in conformance with the City's Housing Study and the changes that have occurred in development in the last ten years. Ms. Hegler stated that the Planning Commission did recommend approval and Council did approve it on First Reading. She stated that there had not been any changes made to the amendment since First Reading.

Mayor Pro Tem Jenkins made a motion to approve Ordinance 2021-21 on Second Reading. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

C. Discussion and Approval of Ordinance 2021-24 to Restructure the Department of Public Safety into Separate Police and Fire Departments and to Amend Related Provisions of the City Code – Second Reading

Council Member James made a motion to approve Ordinance 2021-24 on Second Reading. Mayor Pro Tem Jenkins seconded the motion which was unanimously approved by roll call vote.

D. Discussion and Approval of Ordinance 2021-18 Amending Zoning Map and Rezoning Property Located at 1407 Dunbar Road (TMS#005766-03-006) from C-1 (Office and Institutional) to RG-2 (General Residential, High Rise) – First Reading

Mayor Pro Tem Jenkins made a motion to amend Ordinance 2021-18 to rezone property located at 1407 Dunbar Road to RS-4 (Single Family) based on the amendments Council approved in the District a month ago. He stated that RS-4 would replace the applicant's request for rezoning from RG-2 if the applicant wishes to agree with it. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

Mayor Pro Tem Jenkins made a motion to approve the motion as amended. Council Member Carter seconded the motion. Mayor Partin stated that she was in

support of the amendment. She stated that it sounded like it was more in line with what the residents were saying but she wanted to make sure that the residents get to see what is being developed. She stated that she would like to hear more about the plans before the Second Reading. Council Member James stated that he thought they were headed in the right direction and it sounded like a great balance. Mayor Partin called the question which was unanimously approved by roll call vote.

### **Items for Discussion and Possible Approval**

#### **A. Discussion and Approval of Investigation of Comments Made by a Commission Member**

Mayor Partin stated that after the November 9, 2021 Council Meeting the prior week three (3) Council Members each emailed her asking for an investigation to be put on the next Council Meeting agenda. She stated that she would turn it over to whichever one of the three wanted the floor first. Council Member James made a motion to hold a discussion regarding the investigation. Council Member Sox seconded the motion.

Council Member James thanked Mayor Partin and Council for allowing this item to be placed on the agenda. He stated that it was certainly not his desire to relive the past week but he wanted to again stress that the issue and the comments that were reported were absolutely intolerable and nothing the City or its citizens would ever condone thus his reasoning for immediately requesting a review and to allow due process to take its course. He stated that Council was armed with great powers of which they should use very cautiously. Council Member James stated that those powers did include the ability to remove committee and commission members and to remove them without reason. He stated that however this case did have a reason and with a reason being identified an appropriate review and qualifications should follow. He stated that he believed that in turn demonstrated Council's transparency that they are proud of and also demonstrates the care of the powers that they possess. He stated that also their decision would be reviewed as fair and impartial. He stated that Council was comprised of various professional backgrounds and his was criminal justice where he often witnessed first-hand what the absence of due process could do. He stated that he took the Oath of Office just minutes before that vote and the Oath of Office holds him to uphold the Constitution. He stated that the constitution of due process is why he voted the way he did. He stated that while Council had differing backgrounds that led them to different opinions about how they proceeded the prior week he knew the heart of Council and the heart of Council is united that the end goal is to not tolerate certain things. Council Member James stated that how they all got there was different. He stated that in light of Marion Hutson's resignation, barring no other issues regarding this matter, and most importantly, in hopes that this wonderful City could begin the process of healing, and taking time to reflect upon the great values that

they do have and find an opportunity to even learn from this he made a motion that there was no longer a need for a review or an investigation in absentia.

Council Member Carter stated that it had been a difficult week. He stated that it had been difficult for him personally, difficult for Council and mostly for the City and its wonderful citizens. He stated that it had been at times tough to hear and tough to read. He stated that his no vote was not a vote of support for the hideous, despicable remarks or support for the Commissioner who made them. He stated that it was a no vote in support of due process. He stated that his no vote was not a vote for racism but a vote for due process. He stated that Council was handed an unvetted, unsigned statement from a valued employee. He stated that the statement explained what happened that day. He stated that he felt that their job as elected officials was to make reasonable, rational, thoughtful, informed decisions. Council Member Carter stated that he could not and would not ever make a decision of that magnitude on an unsigned statement 15 minutes after he first saw it. He stated that he was not questioning the credibility of the employee and it was not a question of whether he believed the employee. He stated that he did believe the employee but it was simply about due process. He stated that Council must have objective judgement. He stated that they disagreed on a very divisive issue but he hoped and prayed that the issue ended that night. He stated that Mr. Hutson had resigned and was certainly not coming back. He stated that a debate such as this, however contentious and uncomfortable it may be, should happen in Council Chambers and not on Facebook. He stated that while Council was going through a difficult time they were not broken. He stated that if they were broken he could have possibly insisted on being Mayor Pro Tem. He stated that he certainly had the votes but he wanted harmony. Council Member Carter stated that he had an email exchange with a constituent who in her first email she expressed her disappointment and outrage in his decision. He stated that he emailed her back and explained his decision and his perspective. He stated that she emailed him back and stated that she respectfully disagreed with his decision. He stated how profound, respectful disagreement. He stated that he thought Council could move forward and felt really good about the healing process that had begun that night for Council. He stated that he needed to be a professional, responsible elected official and not sit there and quibble about who said what on the telephone. He stated that it was Council's job to lead and govern and he believed that what was what they were elected to do.

Mayor Partin stated that just so everyone understood, a Council Member does not have the authority to verbally direct staff to undertake something like an investigation. She stated that at the time, she did not feel she needed an investigation to make a good decision, as she trusted unequivocally the 24 year veteran staff member that relayed this information. She stated that she also relied on the advice all of Council received from the City Attorney and understanding the City Ordinance that allows Council to remove an appointed volunteer for any or no reason. She stated that three (3) Council Members asked for the investigation and she agreed but probably for different reasons than they originally did. Mayor Partin stated that because of how the

vote was handled the prior week and then because the three (3) Council Members went to the media the employee's name was impugned. She stated that they looked the employee in the eyes and told her they believed her but then used words like 'were there witnesses who heard what was said' and in emails later about the appointed volunteers 'alleged words'. She stated that she would like to read a statement that all of Council received after a resident saw what was out in the media. Mayor Partin stated that all of Council received the email as well as the two (2) other candidates who ran in this District's race and some of City staff received it.

Mayor Partin read "To whom it may concern: I am writing in response to information I received about a Cayce employee coming under fire from certain city council members after reporting a conversation with an appointed volunteer, a member of the Cayce Historical Commission. I also saw a report in THE STATE today about the vote taken by city council concerning Hutson's service on the commission. In September, the appointed volunteer came to my home to seek my support for Hunter Sox's candidacy for city council, inviting me to a reception for him at Murray's Restaurant. During our conversation, the appointed volunteer used the term "colored people" several times in speaking to me about the "need for change" in Cayce city government. Although our conversation was mostly about the city council race, he seemed to include both the historical commission and city government in his criticism and in his comments about there being "too many colored people" in positions of responsibility. While not calling anyone by name, I also remember him making a derisive comment about someone having a "picture of Obama" hanging in their home. I have known this appointed volunteer since childhood. He and my father worked together with the US Postal Service many years ago. We attended the same church at one time, so I was extremely disappointed with what he had to say. I commented to my wife after he left our home that his entire approach to the city council race was racially based and biased. I was left with the thought that if this is the type of change he is hoping Hunter Sox brings to the city, I'm certainly not in favor of Mr. Sox serving as my city councilman. I hope Mr. Sox proves to have a different viewpoint and agenda than the one expressed to me by the appointed volunteer. My understanding is that city council has the authority to appoint and dismiss members of boards and commissions for any - or for no - reason. While I have no opinion about who serves on the museum commission, if the votes by Mr. Carter, Mr. James, and Mr. Sox to retain Mr. Hutson on the museum commission were simply to appease a 'good 'ole boy' network in the city in hopes of receiving their support in future elections, I find that shameful. We expect - but often do not get - better from our elected representatives. My primary concern in writing, however, is to say that if the City employee is under any pressure from these same - or other - city officials because she was willing to speak up about the racist and disappointing words and attitudes of Mr. Hutson, that is even more shameful and uncalled for."

Mayor Partin stated that because of the statement all of Council received they now need to know if there are other instances or others involved. She stated that she

was concerned that there were other instances they should know about that have disturbed City staff or citizens that need to be addressed. She stated that Council needed to know how far this goes. She stated that those comments from another resident corroborating what the City staff member shared were about their city government having too many African Americans in positions of power. She asked is that a comment about the City's Mayor Pro Tem and the City's former Council Member Ann Bailey-Robinson? She stated that they were the two (2) in power at the time. Mayor Partin stated that it was Council's responsibility to make sure that the Museum represents them well and to ensure that no one in their City was made to feel the same way their staff member did and that resident did. She stated that while she was glad the appointed volunteer in question did the right thing and resigned, she stated that he did so without denying he made those horrible statements or apologizing for them. Mayor Partin stated that she would not feel good about closing this chapter without ensuring that there was not a cultural issue Council should address – below the surface or above. Mayor Partin asked for a motion to take on this investigation. Council Member James approved the motion. Council Member Sox seconded it. Mayor Partin asked City Attorney Danny Crowe if he could walk Council through the next steps. She stated that it did not seem to be a good idea for staff to be in the position to handle the investigation.

Mr. Crowe stated that since a staff member was involved in the initial bringing forward of the information and that staff member's supervisor is the City Manager and she is the supervisor of all City employees. Mr. Crowe stated that he was not an employee of the City but an appointed Officer so if Council wished he could undertake the investigation. Council Member James stated he would support that. Mr. Crowe asked for Council guidance on what they would like the investigation to do or what precisely they would like him to investigate. Mayor Partin stated that she was not sure where to start. She stated that they had two (2) statements from two (2) different people. She stated that she would like to see if there were other people who were aware of these comments and she would like to see if there were other concerns.

Mayor Partin stated that she absolutely agreed with what was said about the City healing and moving forward but stated that they could not do that until they knew exactly what had been going on. Mayor Partin asked Mr. Crowe if he wanted to bring back a proposal to Council at his earliest convenience with some suggestion on how to move forward with the investigation. Mr. Crowe stated he would do that. Mayor Partin called the question which was unanimously approved by roll call vote.

#### B. Discussion and Approval of the FY 2021-22 Coronavirus State and Local Fiscal Recovery Fund Premium Pay Allocation

Ms. Hegler stated that on March 11, 2021, the US Congress approved the \$1.9 trillion funding under the Coronavirus State and Local Fiscal Recovery Funds (SLRF) section of the American Rescue Plan Act (ARPA) 2021. She stated that SLRF funds could be used

to fund the following: respond to public health and economic impacts with respect to COVID-19, premium pay to eligible workers performing essential work during COVID-19, General Fund revenue loss experienced due to COVID-19 and investments in infrastructure. The City received its first tranche of American Rescue Plan (ARPA) funding on October 22, 2021, in the amount of \$3,487,148.02. Ms. Hegler stated that the City was seeking approval to allocate funding under the provision for premium pay to eligible workers. She stated that allocation of the remainder of the tranche would be brought to Council for discussion in the new year, but staff wanted to ask Council to consider premium pay as soon as possible in order to provide staff this bonus before the Christmas holidays.

Ms. Hegler stated that the City recognized the extraordinary efforts of its employees that provide essential services to its citizens, as well as the sacrifices they made during the pandemic to ensure continuity of operations. She stated that City management had reviewed all positions within the City and determined that all positions were essential as defined by the SLRF. SLRF guidelines give the City complete discretion regarding the determination of the premium pay categories. Employees have been placed in one of three premium pay categories based on the direct risk and exposure to COVID-19.

Ms. Hegler stated that eligible employees who worked from March 18, 2020, (the date City of Cayce issued a declaration of emergency due to COVID-19) to June 30, 2021, would be eligible to receive premium pay, used from the first tranche of SLRF funds. She stated that employees hired starting July 1, 2021, or after, would not be eligible for this allocation of premium pay. She stated that eligible employees must be employed by the City of Cayce on the day the disbursements are made to be eligible to receive this premium pay. Ms. Hegler stated that if approved, Finance had set a target date of December 10, 2021, to disburse premium pay. The total amount requested from the first tranche of the SLRF for the purposes of providing premium pay to all essential, eligible employees is \$633,500.

Mayor Pro Tem Jenkins made a motion to approve the FY 2021-2022 Coronavirus State and Local Fiscal Recovery Fund Premium Pay Allocation. Council Member James seconded the motion. He thanked Ms. Hegler for putting together a great plan for disbursement. He stated that each City staff member was vital during COVID and worked through the pandemic. Ms. Hegler thanked Ms. McMullen for putting together the disbursement plan. Mayor Partin thanked staff as well and thanked the assembly for wearing masks in Council Chambers. She stated that wearing masks was one of the many ways the City worked to keep its staff safe so they could continue to provide all services. Mayor Partin called the question which was unanimously approved by roll call vote.

### **Committee Matters**

#### **A. Appointments**

Beautification Foundation – One (1) Position

Museum Commission – One (1) Position

Mayor Partin stated that the Beautification Foundation had one (1) open position and the City had received a potential member application from Ms. Kelly Wuest. She stated that the Museum Commission had one (1) open position and the City had received a potential member application from Ms. Marcy Link Hayden. Mayor Pro Tem Jenkins made a motion to approve the potential member applications as presented. Council Member Sox stated that he wanted to make a secondary motion to put the appointments up for discussion. Mayor Partin stated that there was a motion and it did not have a second yet. She asked if there was a second to approve both motions. Council Member James stated that he would second the motion for discussion. Council Member Sox stated that he wanted to make a motion to postpone the appointments until the first Council Meeting in January to give Council more time to review and better understand the committee and commission concepts and to ask questions about how moving forward the committees and commission will work with the appointment and removal process. Council Member Sox stated that this was specifically spoken on by a Commission Chairman and constituent with questions around how the committees and commissions were operating. He stated that he did not feel comfortable adding anyone until as a Council they all fully understood the processes. He stated that they just created a new one, an investigation. He stated that he wanted to make a motion to postpone this item until the first Council Meeting in January. Council Member Carter seconded the motion. Mayor Partin asked if there was any discussion on the motion to postpone the appointments until January. Council Member James asked Council Member Sox if his motion was about the process, not the applicants. Council Member Sox stated that was correct. He stated that both applicants had great qualifications and his motion had nothing to do with them or their qualifications. He stated that it was about the process of the commissions and committees specifically around everything that Council had discussed in the past week.

Council Member James asked if the positions were needed immediately. Mayor Partin stated that Council had just heard from the Museum Chairperson who was mad at Council for leaving vacant seats open. She stated that the applicant for the Museum Commission was a member of the Pee Dee Indian Tribe which would help further help to diversify the members of the Museum Commission. Mayor Partin told Council Member Sox that this was how Council typically handled appointments. She stated that when the Beautification Foundation and the Museum Commission had an open position Council made the appointments. She asked the City Attorney to help Council through the process of what was and was not required for appointments.

Mr. Crowe stated that in regards to the Beautification Foundation and the Museum Commission Council appoints so Council could determine its own procedure for appointment and the extent to which recommendations were sought from the Committee or Foundation itself or no recommendation. He stated that Council had discretion in how they chose to appoint members and as discussed previously Council had discretion in removal of members except in the case of the Planning Commission

and the Board of Zoning Appeals where cause was required. Mr. Crowe stated that otherwise there was a no cause or at-will service on the commissions and committees.

Council Member Sox asked if it was common practice to send Museum Commission potential member applications to the Chairperson for his comment and recommendation. He stated that it sounded like it was based on what Mr. Moore stated earlier in his comments that the Commission had always made recommendations to Council and liked to meet with the applicant before it was brought to a vote. Council Member Sox stated that Mr. Moore also mentioned that there was possibly someone else in the applicant pool. Mr. Crowe stated that had been done in the past but Council could set its own procedure and was not bound by what might have been done in the past. Mayor Partin stated that it had not been done that way in a while. Mr. Crowe stated that in the case of the Museum Commission it was a City created entity and under City Code Council could appoint and remove members.

Council Member Sox stated that what was being said was that there was not a process in place though Council had the power to create a process for the applicants to decide on them but there was not one in place that was written. Mr. Crowe stated that there was a procedure that Council followed. He stated that applications were gathered together and then submitted to Council. He stated that some committees did make recommendations or interview proposed members but stated that was not a requirement of the City Code. Mayor Partin stated that Council stopped doing that. She asked Council Member Carter to help her remember when they stopped doing that since that was part of some items he had asked for. She stated to Council Member Sox that this was the procedure. She stated that it was Council's responsibility and right to appoint people to commissions.

Council Member Sox asked if what Council was saying was that they did not think they should let a Chairman of a commission or board vet someone before Council had to vote on them and then have to reap their actions like what had happened over the past week. Mayor Partin asked Council Member Sox what kind of vetting would he like. Mayor Pro Tem Jenkins stated that what happened that last week was another situation that was being investigated. He stated that they were discussing appointing people to a committee.

Mr. Crowe stated that there was not a requirement that the committee or commission determine who the appointees might be. Council Member Sox stated that it sounded very vague to him. He asked if there was a timeframe for the amount of time the applications are supposed to remain open to build an applicant pool. He asked did not they want the best on the City's committees and commissions. Mayor Partin asked if he was suggesting that the potential applicants were not the best. Council Member Sox stated that by no means was he stating that. Mr. Crowe stated that there was not any specification in the City Code on how long Council had to consider applicants.

Mayor Pro Tem Jenkins stated that Council was at a crossroads where they were discussing not appointing someone to a committee for two (2) months. He stated that they had not had that issue before. He stated that Council Member Sox stated that what brought the issue about was what Council went through during the past week. He stated that Council had said they wanted to mend and move forward. He stated that by not appointing the applicants for two (2) months they were not moving forward. He stated the motion he made was to appoint the two (2) applicants as presented and he hoped his fellow Council Members would agree to that.

Mayor Partin stated that it would concern her to postpone and possibly never appoint either applicant because of what it might look like. She stated that one (1) applicant was a candidate for Council and one (1) was Native American. She stated that she was not sure what message they were sending since this was pretty standard processes of Council and something they had been doing for a decade. Council Member Sox stated that what he heard that night sounded different and that was why he questioned it. He stated if it would make it any better what if he motioned for the next Council Meeting instead of the first Council Meeting in January. Mayor Partin stated that it would not make it any better for her. She asked if there was any further discussion, there was not. She stated that she was going to call the question which was postponing two (2) members, Ms. Kelly Wuest to the Beautification Foundation and Ms. Marcy Hayden to the Museum Commission until the first meeting in January. Council Members Carter, James and Sox voted yes. Mayor Pro Tem Jenkins and Mayor Partin voted no.

#### **B. Appointment of Council Members to Boards and Foundations**

Council Member Carter stated that he had the pleasure to serve on one of the Foundations the entire time he had been on Council. He made a motion to appoint Council Member James to the Public Safety Foundation and Council Member Sox to the Beautification Foundation. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

#### **City Manager's Report**

Ms. Hegler stated that Chief Cowan and Captain Merrill recently competed against students at the Innovation Center in a mystery box cooking competition. She stated that the students won the competition but fun was had by all. She stated that long time City employee Mr. Ricky Roof recently retired and earlier that day there was a celebration lunch to wish him well. She stated that staff was extremely busy gearing up for the City's Christmas activities and the Drive Through event was December 2. She stated that plans and permits had been completed for the SOG expansion and work would start soon. She stated that graphics and equipment was being completed for the City's new Ladder Truck and it would be in the Parade of Lights. Ms. Hegler stated that she had an email written by a staff member complimenting two (2) staff members for

going above and beyond. She stated that Ms. Corder wrote "Good morning! Your staff is always wonderful to work with but Friday night at the City's Appreciation Dinner Virgil and Tony really went above and beyond. They were kind enough to help Amanda and I set up for the dinner by assisting with putting tablecloths on the tables, putting balloons on the stop signs so people would know where to enter, etc. But when the caterer came and it was time to for people to make their plates it became obvious that we were going to have to jump in and help the caterer. Virgil helped serve the food and Tony filled cups with ice for over an hour. There is no way that we could have had a successful event without their much needed help. Please let them know how much their assistance is appreciated and how much they are appreciated. Thank you!"

### **Council Comments**

Council Member Sox asked when the 2022 Council Meeting dates would be announced. Ms. Corder stated that they were presented to Council at the first meeting in December. Council Member James stated that last year's Christmas Drive Through event was a wonderful way to celebrate the holidays even during COVID.

Mayor Partin stated that a citizen brought up an email she received from Council Member Sox where he discussed Executive Session. She stated that she would like to get to the bottom of that because it was illegal. She stated that for over a decade, City residents had a Council they could be proud of. She stated that even Council Member James told Council Member Sox that Council was professional and that he would not read about Council in the paper except for good reasons. Mayor Partin stated that sadly it did not take 48 hours after that conversation for Council Members to forget their duty to lead the City professionally and with all citizens in mind – that they started doing rogue interviews – the likes of which had not happened since the City hired its first Public Information Officer a decade and a half ago. She stated that she did not do any interviews on Wednesday or Thursday. She stated that the information that the Chairperson of the Museum Commission accused her and staff of putting out did not come from them. She stated that she emailed Council to let them know that she was letting the candidates in the City of Columbia know about the comments because they had a right to know as colleagues. She stated that she would want to know if the position was reversed. She stated that she had no idea how that information got to the media but it was not her and it was not staff. Mayor Partin stated that she received all the same media calls the rest of Council did but she was not willing to further divide Council by playing the issue out in the media. She stated that she even sent an email to all of Council to ask how they could move forward together because they still had a city to lead and a trust from their citizenry to care about. She stated that she asked if Council wanted a facilitator to come in or if they wanted to sit down face to face. Mayor Partin stated that Council Member James was the only one to respond, but unfortunately he responded while he was in the middle of media interviews. She stated that she was forced to go on record to ensure the City's citizenry knew the facts, not the spin or the rewrite, but the facts. She asked where do we go from here. She asked

how Council could begin to rebuild trust when a majority of Council gaslighted an employee who stood up and properly and professionally handled an inexcusable situation. Mayor Partin asked how Council could begin to rebuild trust with the staff that saw their colleague do the right thing and not get backed up. She asked how Council could begin to rebuild trust with their citizenry who thought they had a city leadership that would represent all of them? Mayor Partin stated that Council must work together. She stated that was what their citizens expected and deserved. She stated it was how Council led the great city of Cayce together for over a decade. She stated one could ask former Council Members Ann Bailey- Robinson or Eva Corley or Tara Almond. She stated that their community was cohesive but the words spoken by an appointed volunteer and then the inaction of a majority of Council to address it and then furthered by not appointing two citizens who wanted to serve the City made their citizens question that. She stated that they could find their way forward and encouraged the assembly to help be a part of that process. Mayor Partin stated that they had a lot of healing to do.

### **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

Mayor Pro Tem Jenkins made a motion to enter into Executive Session. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

### **Reconvene**

After the Executive Session was concluded, Mayor Pro Tem Jenkins made a motion to reconvene the Regular meeting. Council Member Carter seconded the motion which was unanimously approved by roll call vote. Mayor Partin announced that no vote was taken in Executive Session other than to adjourn and resume the Regular meeting.

### **Possible action by Council in follow up to Executive Session**

There were no actions in follow up to Executive Session.

### **Adjourn**

Mayor Pro Tem Jenkins made a motion to adjourn the meeting. Council Member Carter seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 7:33 p.m.

ATTEST:

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Mendy Corder, CMC, Municipal Clerk

IF YOU WOULD LIKE TO SPEAK ON A MATTER APPEARING ON THE MEETING AGENDA, PLEASE COMPLETE THE INFORMATION BELOW PRIOR TO THE START OF THE MEETING.\* **THANK YOU.**

## COUNCIL MEETING SPEAKERS' LIST

Date of Meeting      November 17, 2021

Name	Address	Agenda Item
<del>Danny Cray</del>		
ARCHIE MOORE		V, A, & VI, A,
Ann Bailey Robinson		V, A
Mike West	1501 Abbott Rd	IV-D
Kelly West	"	IV-D
SOSH RASON	3740A Fenadian Rd.	IV-D
Nancy Drew	921 m ave	IV-D ; V-A
Jessica Johnston	938 W Ave	V-A
MICHAEL MARLEY	2101 WILKINSUT	4 A, B, D
<del>Alfredo B. C. Luntin</del>	902 masscreek Dr.	
<del>Denise Brown</del>	2340 Lee St.	
<del>Mr. Jeffrey A. Hunt</del>	1126 Coarden street	
<del>James Stewart</del>	1717 State St	
Margie Seabrook	2305 Cypress St	
Mary Carlson	1104 Oakland Ave	V. A.

**\*Appearance of citizens at Council meetings - City of Cayce Code of Ordinances, Sec. 2-71.** Any citizen of the municipality may speak at a regular meeting of the council on a matter pertaining to municipal services and operation, with the exception of personnel matters, by notifying the office of the city manager at least five working days prior to the meeting and stating the subject and purpose for speaking. Additionally, during the **public comment period** as specified on the agenda of a regular meeting of the council, a member of the public may speak on a matter appearing on the meeting agenda, with the exception of personnel matters by signing a speakers list maintained by the city clerk prior to the start of the public comment period. The number of speakers at a council meeting may be limited in the discretion of the mayor or presiding officer, the length of time for any speaker's presentation is limited to a maximum of five minutes, and a presentation may be curtailed if determined to be uncivil, contentious, or disruptive in the discretion of the mayor or presiding officer or by majority of vote of council.

To Cayce City Council

From: Jessica Johnston, 11/17/2021

Re: Investigation of Marion Hutson

I'd like to speak to the process about this situation. I am not a racist nor do I condone racism. If you knew me and my personal relationship you would understand. I believe that our goal should be reconciliation.

First of all, I would like to say thank you to Mr. Carter, Mr. James and Mr. Sox for having the courage to ask or suggest an investigation which is due process. How this case with Mr. Hutson was handled is grievous to me and is a warning to our city. It is frightening that city officials, whether having the right to do so or not, do not give an individual the benefit of due process by going to him and allowing him to speak regarding the accusations.

If something like this happened to you, would you not want the ability to answer your accuser? Even if it were to admit you were wrong?

I am a Christian and I go to the Word of God for my guidance. We are a nation founded on Christian principles. Since we opened with prayer, I'd like to be able to share this scripture.

Deuteronomy 19: 15, 16, 17 paraphrased. You can read all of it for yourself.

Vs 15. A lone witness is not sufficient to establish any wrongdoing or sin against a man, regardless of what offense he may have committed. A matter must be established by the testimony of two or three witnesses.... Vs. 17 both parties to the dispute must stand in the presence of the Lord, before the priests and judges who are in office at that time. Vs. 18 The judges shall investigate thoroughly...

So, in this case IF there weren't other witnesses you represent God's authority in the earth in this city and you should have investigated thoroughly.

I would ask that you rectify how this was handled. I need for you, my city officials, to do due diligence in cases like this going forward.

Thank you!

# Miriam Atria's Presentation

Dropping by today to present your year-end report directly to council and provide some REEL updates on how our regional tourism organization markets the four county region. Many people think we just promote Lake Murray –

We celebrated 40 years this year as one of SC's regional tourism organizations promoting a very large geographic region for outdoor recreation and vacationing families

Our marketing efforts are based on smart marketing providing consistent – targeted marketing of the entire region's largest asset our great outdoors – we are the entity who has tied our waterways together to promote **OUTDOOR Recreation**

**FACT -Outdoor R – pulled this region through during the pandemic for tourism**

**During the pandemic CCLMC committed 55% of our budget on marketing and advertising**

Our Marketing PLAN is over 65  
Pages  
Today wanted to share some highlights

**The results are in**

**This region's tourism stories are being told through  
our Media Press Partners. Last year, our Report confirmed  
18+ Billion media impressions from 162 articles on our region**

**AND also confirmed a \$168 Million Marketing Value for last year  
Marketing folks.**

**For Cayce we've produced numerous blogs... articles and brought  
travel writers to publish stories a recent example being contacting  
Ashley Hunter with MPA strategies for a tour with one of them**

*TRAVEL  
WRITERS*

**We have lured over 26 TV shows to this region! All of which run our  
30- second tourism ad.**

**Just finished filming The Excursion showcasing fishing on our rivers –  
we have B-roll and the actual shows just  
aired on Fox with our tourism ads.**

**“ Beyond Your Backyard” with Erik The Travel Guy airs locally on PBS  
– SC Network on January 18<sup>th</sup> – this 30 minute show on our  
waterways and food, outdoors and more can also be seen at our  
Visitors Center but will re-air over and over on PBS, Amazon Prime  
and more.**

**But most important for City of Cayce, we have just completed filming a Rev War show for PBS. In working with Erik, The Travel Guy we**

**lured him into doing a statewide show on history and the sites of the REV War across SC**

**for all of the SCATR regions; look for one hour show to air in spring of 2022**

**featuring the Fort Granby story and Cayce's own Historic Museum.**

**This is an exciting program we are partnering with the SC Liberty Trail, American Battlefield Trust, SCATR and SCPRT to market this major historic product**

**American Battlefield Trust study – 1 MILLION potential**

**Hope you saw the press on this region!**

**Forbes Magazine has named our region.... A top southern destination!**

**And..... We were also named by Food & Travel a Top Southern Summer Destination for 2021**

**~~Over and over of them with national TV along with our tourism ad~~**

**Marketplaces from group tour golf, special event to fishing we attended these shows and marketplaces to bring business home to our region. ICAST - largest fishing and**

**outdoor show In U.S. in July – brought back 3 major events –**

*We  
TRAVEL*

**TEAMS in September brought back 5 events**

**Large tourism groups are coming for 2022, 2023, 2024 and 2025!**

**In closing, yes, we have two World events back to back– Just returned from World Food Championship to announce we are hosting The Final Table Event in late April in Columbia – we took 6 regional chefs to this competition – two of them received a Golden Ticket to return in 2022.**

**Jon Cooper Alodia’s – Arif with RF’s Corner Grill. For October of 2022**

**the World Bass Fishing Competition – rescheduled (pandemic)**

**All eyes will be on Columbia and our region on national TV for both events!**

**Again, when you think of Capital City Lake Murray Country – think more than a lake – our small staff of 7 works 365 days a year – not a weekend festival or event, but 365 days of posting Social media, promoting all tourism events in the four counties on our Calendar of Events with high Google ratings, placing media ads and yes – getting national and world exposure through national events and TV – last year we provided over 115 hours of TV coverage on the tourism products for this region. We are reaching far out**

OVER  
LAST  
FCA

**City of Cayce’s Mayor Elise (Alease) Partin**

**Thank you Mayor for our private tour! This region is blessed to have the leadership from this council, a visionary development of the City**

of Cayce with the inspiration and the beautiful murals created – you are all true tourism advocates and leaders for the City of Cayce



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# Memorandum

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**To:** Mayor and Council

**From:** Tracy Hegler, City Manager

**Date:** November 15, 2021

**Subject:** Second Reading of an Ordinance to rezone property from C-1 Office and Institutional to RG-2 General Residential, High Rise. The property is located at 1407 Dunbar Road (TMS 005766-03-006).

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## Issue

Council approval is needed for the Second Reading of an Ordinance to rezone property from C- 1 Office and Institutional to RG-2 General Residential, High Rise. The property is located at 1407 Dunbar Road and was once the location of Busbee Middle School. The property is not located in an Overlay Design District.

## Discussion

The owner/applicant requests to rezone the property to be used as RG-2 General Residential, High Rise. The property is located amongst residential uses, as well as light manufacturing and is bordered on the south by a Norfolk Southern rail line. The subject property has been vacant since the demolition of the school building. The applicant proposes to use the property as a location for a townhouse development.

The requested re-zoning is in compliance with the Zoning Ordinance and is permitted as a compatible zoning district according to the criteria of the Future Land Use Map.

The Planning Commission met on June 21, 2021, to hear public comment and to vote on whether it recommends the requested rezoning. Four (4) people were present to speak against the rezoning request. The comments from the public included matters such as:

- Single family homes would be more beneficial to the area;
- The proposed use will increase the amount of traffic; and
- Having the area used as green space would be more useful, if not use for single family homes.

The Planning Commission voted on the requested re-zoning from C-1 Office and Institutional to RG-2 General Residential, High Rise.

## Recommendation

The Planning Commission decided by a unanimous vote to recommend to Council to approve an Ordinance to re-zone property located at 1407 Dunbar Road. The Planning Commission agreed that the vote to recommend the rezoning request was based on the fact that the requested zoning complies with the Future Land Use Map.

STATE OF SOUTH CAROLINA	)	<b>ORDINANCE 2021-18</b>
	)	<b>Amending the Zoning Map and Rezoning</b>
COUNTY OF LEXINGTON	)	<b>Property Located at 1407 Dunbar Road</b>
	)	<b>(Tax Map Number 005766-03-006) from C-</b>
CITY OF CAYCE	)	<b>1 to RG-2</b>

**WHEREAS**, the Owner/Applicant requested that the City of Cayce amend the Zoning Map to re-designate the property comprising and shown at 1407 Dunbar Road (Tax Map Number 005766-03-006), now zoned C-1 Office and Institutional to RG-2 General Residential, High Rise, 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 June 21, 2021, to receive public comments and vote on whether to recommend the rezoning request, and has decided, by a unanimous vote, that it does recommend this change to the existing zoning,

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Cayce, in Council, duly assembled, that the property hereinafter listed, and as shown on the attached sketch, is hereby rezoned and reclassified on the Zoning Map of the City of Cayce as RG-2 General Residential, High Rise:

Tax Map Number 005766-03-006  
1407 Dunbar Road

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

**DONE IN MEETING DULY ASSEMBLED**, this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Elise Partin, Mayor

Attest:

\_\_\_\_\_  
Mendy Corder, CMC, Municipal Clerk

First Reading: \_\_\_\_\_

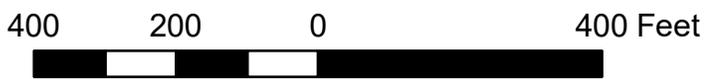
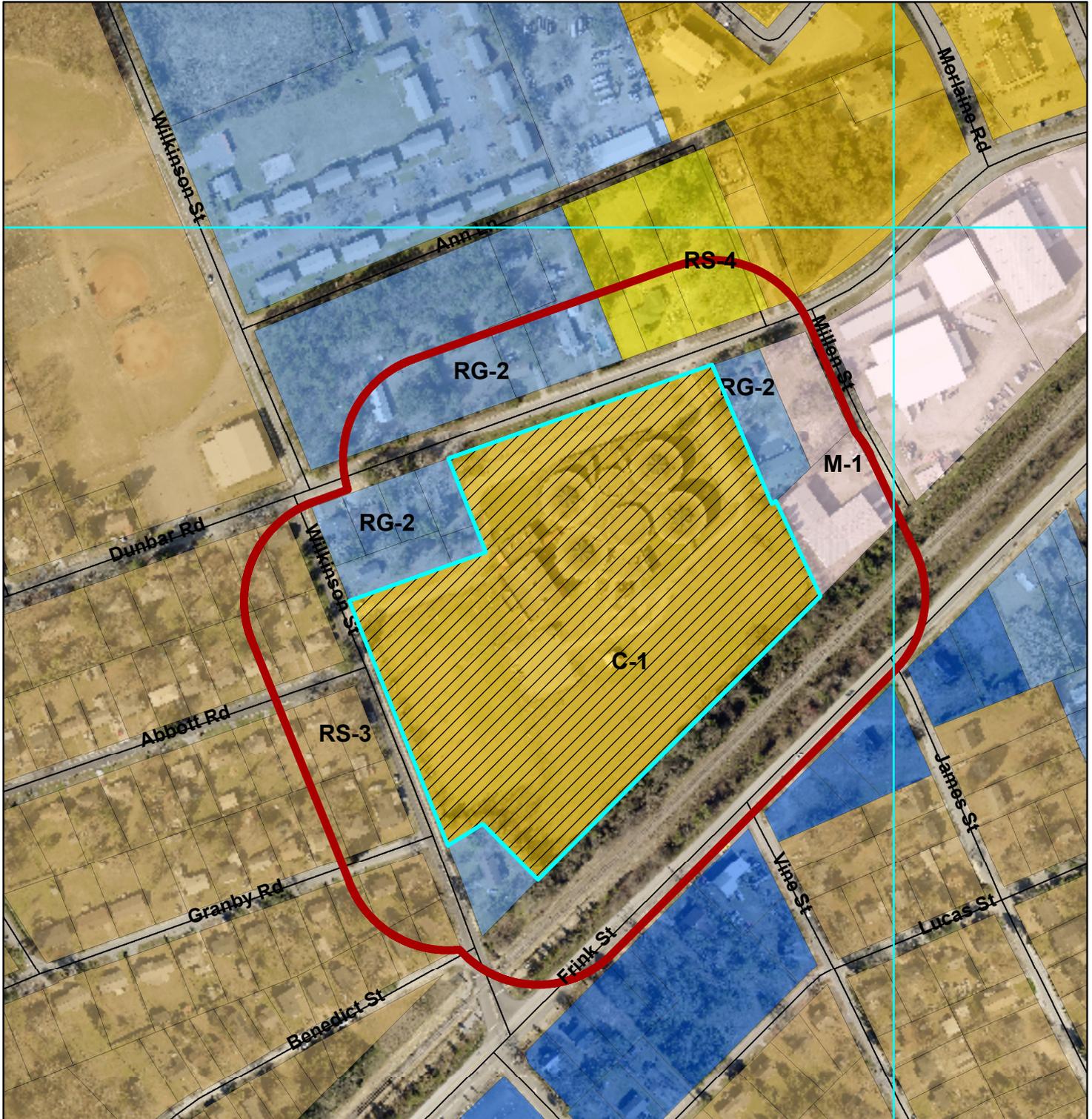
Second Reading and Adoption: \_\_\_\_\_

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

# Re-Zoning Request MA004-21 1407 Dunbar Road Existing Zoning

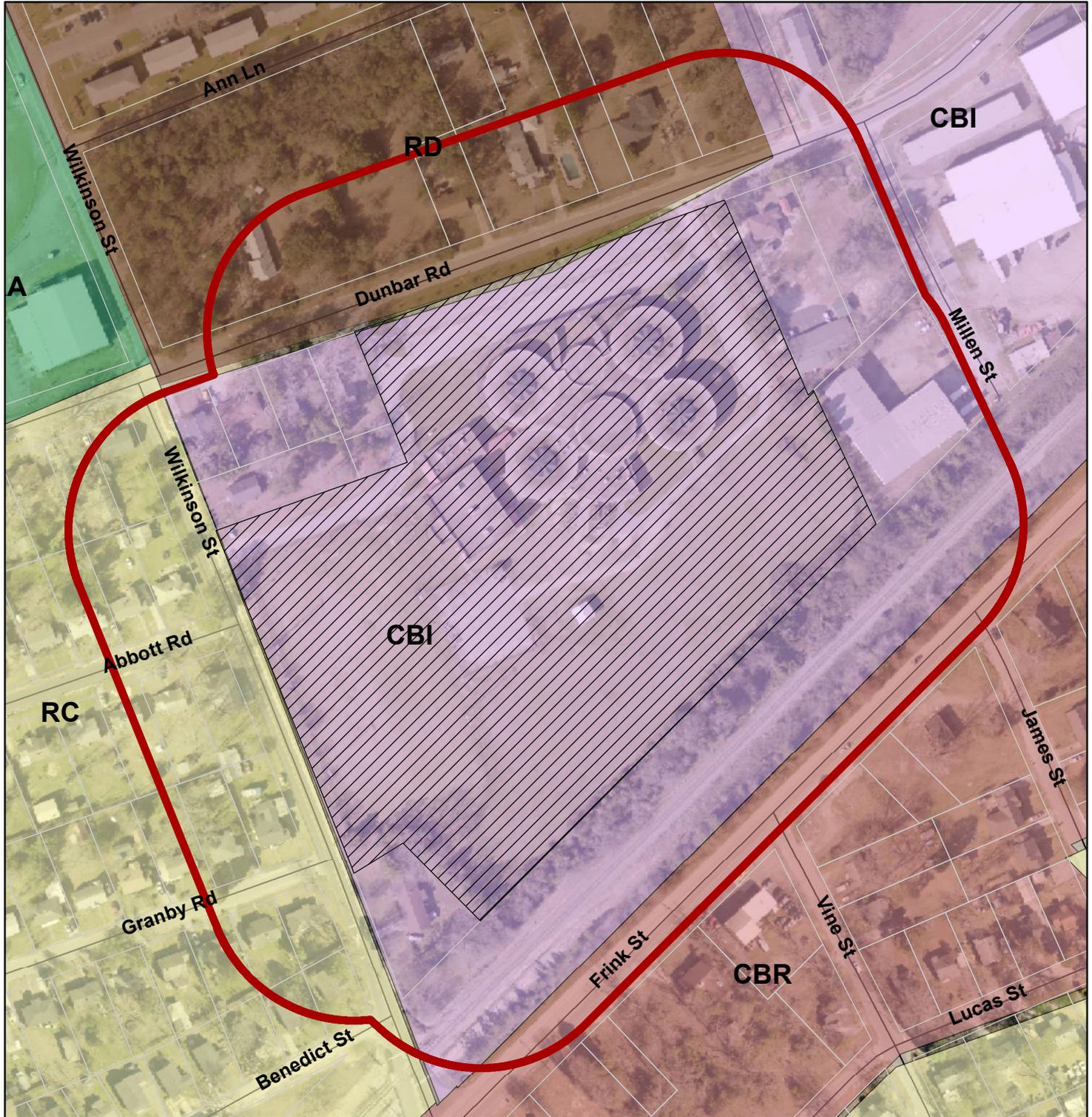
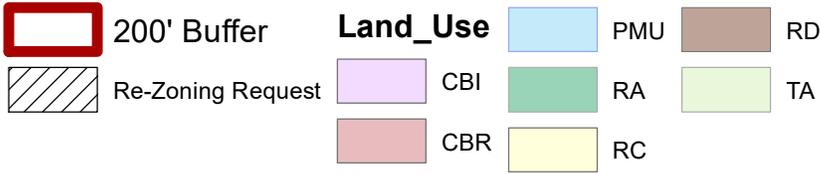
## Legend

-  200' Buffer
-  Re-Zoning Request



# Re-Zoning Request MA004-21 1407 Dunbar Road Land Use

## Legend



250 125 0 250 Feet



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# Memorandum

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**To:** Mayor and Council

**From:** Tracy Hegler, City Manager  
Monique Ocean, Zoning Technician

**Date:** December 2, 2021

**Subject:** First Reading of an Ordinance adopting the Cayce Comprehensive Plan 2020 – 2030.

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## Issue

Council's approval is needed for the First Reading of an Ordinance adopting the Cayce Comprehensive Plan 2020 – 2030.

## Discussion

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 requires that the Cayce Comprehensive Plan (the Plan) and all of its elements be updated every ten years. The purpose of the update is to prepare for growth of the City over the next ten years. The Comprehensive Plan addresses ten elements that are fundamental to growth in a city, establish 10-year goals for each of these elements and specifies actions we will take to achieve these goals.

The elements include:

- Population
- Housing
- Natural Resources
- Cultural Resources
- Economy
- Transportation
- Community Facilities
- Land Use
- Resilience
- Priority Investment

Citizens and other interested parties were invited to two different public input sessions to assist with the completion of the updated Plan, as well as to speak at any Planning Commission meeting whereby they were discussing the Plan, including at its consideration of the Resolution on November 15, 2021. The Plan affects the Cayce community, so staff felt it was essential to engage citizens. Each session was held in a location in the city and attendees were given the opportunity to express their input. During the first session, attendees were asked to write down what they wished to preserve, what they wished to change, and what they wished to create in the city. The second session summarized the valuable input

received from the first session and provided an interactive opportunity for attendees to provide further input. Both sessions were successful and brought many people along with essential feedback.

The City of Cayce uses this Plan to guide growth, measure accomplishments, address citizen needs and more. Using the feedback and comments from involved parties and assistance from the Central Midlands Council of Governments, a final draft (Cayce Comprehensive Plan 2020 – 2030) has been completed.

The Planning Commission met on November 15, 2021, to hear public comment. One member from the public spoke for the final draft (Comprehensive Plan 2020 – 2030). The Planning Commission voted unanimously to recommend the Cayce Comprehensive Plan 2020 - 2030 to Council for approval and approved the attached resolution.

### **Recommendation**

The Planning Commission unanimously resolved that City Council approve First Reading of an Ordinance adopting the final draft of the Cayce Comprehensive Plan 2020 – 2030.

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

**ORDINANCE 2021-25**

**AN ORDINANCE TO ADOPT THE CITY OF  
CAYCE COMPREHENSIVE PLAN 2020-2030**

**WHEREAS**, State law, as contained in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (S.C. Code Section 6-29-510 et seq.), requires, among other things, that the Comprehensive Plan and all of its elements be updated every ten years; and

**WHEREAS**, the entire membership of the Planning Commission, at its meeting on November 15, 2021 has voted affirmatively to recommend to the Council adoption of the updated Comprehensive Plan created and attached hereto, with all of its planning elements and maps,

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Cayce, in Council, duly assembled, that the updated Comprehensive Plan document attached hereto, including all of its planning elements and maps, is hereby adopted as the City of Cayce Comprehensive Plan 2020-2030.

This Ordinance shall become effective upon approval on second and final reading.

**DONE IN MEETING DULY ASSEMBLED**, this \_\_\_\_\_ day of \_\_\_\_\_ 2021.

\_\_\_\_\_  
Elise Partin, Mayor

Attest:

\_\_\_\_\_  
Mendy Corder, CMC, Municipal Clerk

First Reading: \_\_\_\_\_

Second Reading and Adoption: \_\_\_\_\_

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

**RESOLUTION OF  
THE CITY OF CAYCE PLANNING COMMISSION  
RECOMMENDATION OF ADOPTION OF THE COMPREHENSIVE PLAN**

WHEREAS, pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, the City of Cayce Planning Commission has revised the Comprehensive Plan, which contains all elements required by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 as amended in 2007; and

WHEREAS, the Planning Commission, pursuant to SC Code Sections 6-29-520(B), desires to recommend to the Cayce City Council the adoption by ordinance of the plan;

NOW, THEREFORE BE IT RESOLVED by the City of Cayce Planning Commission that the revised comprehensive plan, including the text and maps, are recommended to the City of Cayce Council for adoption by ordinance, after public hearing, in accordance with SC Code Section 6-29-530.

Adopted by the affirmative votes of at least a majority of the entire membership of the Planning Commission this 15 day of November, 2021.

Dr. S. Fum T.

Chairman

ATTEST: Monique Ocea  
Secretary



# 2020-2030

## COMPREHENSIVE PLAN: PRESERVE, CHANGE, CREATE

ADOPTED [DATE]

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**RESOLUTION OF  
THE CITY OF CAYCE PLANNING COMMISSION  
RECOMMENDATION OF ADOPTION OF THE COMPREHENSIVE PLAN**

WHEREAS, pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, the City of Cayce Planning Commission has revised the Comprehensive Plan, which contains all elements required by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 as amended in 2007; and

WHEREAS, the Planning Commission, pursuant to SC Code Sections 6-29-520(B), desires to recommend to the Cayce City Council the adoption by ordinance of the plan;

NOW, THEREFORE BE IT RESOLVED by the City of Cayce Planning Commission that the revised comprehensive plan, including the text and maps, are recommended to the City of Cayce Council for adoption by ordinance, after public hearing, in accordance with SC Code Section 6-29-530.

Adopted by the affirmative votes of at least a majority of the entire membership of the Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chairman

ATTEST: \_\_\_\_\_  
Secretary

# Acknowledgements

## City Council

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Elise Partin, Mayor  
Tim James, District 1  
James “Skip” Jenkins, District 2  
Hunter Sox, District 3 Phil  
Carter, District 4

## Planning Commission

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Ed Fuson, Chair  
Michael Mahoney  
Chris Jordan  
Chris Kueny  
Joe Long  
Robert Power  
E. Stockton Wells

## Staff

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Tracy Hegler, AICP, City Manager  
Monique Ocean, Planning and Zoning Technician

## Central Midlands Council of Governments

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Gregory Sprouse, AICP  
John M. Newman Planning, AICP  
Guillermo Espinosa, AICP  
Jason Kent



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The comprehensive plan serves as a general policy guide for City officials, staff, and citizens to use in planning for future growth and development. The plan relates existing conditions to a corresponding list of goals and strategies that reflect a vision for future growth and development. The plan provides a framework for making informed decisions about land development, economic growth, infrastructure improvements, housing, transportation, and protecting natural and cultural resources.

# Introduction

## Plan Requirements

In addition to serving as a valuable short- and long- range planning tool, the comprehensive plan also satisfies the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the Planning Act), which establishes the comprehensive plan as an essential first step in the local government planning process. The law tasks the local planning commission with establishing and maintaining this planning process. Once adopted, the plan will become the blueprint for future growth and development as well as for the preparation and adoption of tools for implementation of the plan to include a zoning ordinance and land development regulations. The framework for organizing the comprehensive plan as outlined in the Planning Act requires an examination of ten (10) planning elements, which are explained in Table 1.1 on the following page.

## Plan Organization

The comprehensive plan is organized so an individual chapter is devoted to one of these ten elements. In accordance with the Planning Act, the elements include a discussion of existing conditions; an analysis of trends and their potential impacts; and the rationale behind the associated goals and implementation strategies. Each element also includes relevant maps, tables, and figures.

## Adoption Process

Once the comprehensive plan is complete, it must be adopted by the local government through the following process:

1. A resolution by the local planning commission recommending the plan to the local governing body. The resolution must be recorded in the planning commission’s official minutes, and the recommended plan must be forwarded to the local governing body.
2. A public hearing must be held at least 30 days after publishing a notice or advertisement in a general circulation newspaper in the community.
3. An ordinance is then adopted by the governing body, which cannot be approved until the planning commission has officially recommended the plan as described above.

## Monitoring and Maintenance

The Planning Act considers the comprehensive plan to be the plan for Cayce at the point in time in which it is written. It states: “The local planning commission shall review the comprehensive plan or elements of it as often as necessary, but not less than once every five years, to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan. The comprehensive plan, including all elements of it, must be updated at least every ten years.” Because this plan was drafted in the midst of the COVID-19 pandemic and prior to the full release of the 2020 Decennial Census data, the City should prioritize the five-year review to evaluate any potential changes to demographic and economic trends. The plan should also be reviewed annually to ensure consistency with changing needs and conditions in the community.

**Table 1.1: Required Comprehensive Plan Elements**

<b>ELEMENT</b>	<b>TYPICAL CONTENTS</b>
Population	Growth and development trends; detailed demographic characteristics such as age, race, sex, income, poverty, educational attainment
Housing	Location, type, age, condition, and affordability of housing as well as occupancy and ownership characteristics
Natural	Environmental characteristics that reflect conservation and mitigation priorities as well as physical limitations to future development
Cultural	Historic and cultural sites and districts; unique commercial, residential, natural, or scenic resources, and other cultural facilities
Economy	Labor force characteristics, employment distributions by place of work, analysis of consumer expenditures and sales characteristics
Transportation	Transportation infrastructure, traffic characteristics, transit options, and bike and pedestrian facilities
Land Use	Existing and future land use, development capacity, neighborhood and town center development plans, annexation priorities, and zoning and land development ordinances
Community Facilities	Water and sewer infrastructure, solid waste collection and disposal, fire and police protection, emergency medical services, government and educational facilities, and parks and recreational resources
Resilience	Impacts of flooding, high water, and other natural hazards on individuals, communities, institutions, businesses, infrastructure, and public health, safety, and welfare
Priority Investment	This element is intended to help prioritize and allocate funding for projects identified elsewhere in the plan

## Public Involvement

The City of Cayce hosted a series of three public participation events between the summer of 2019 and the summer of 2021 to solicit input on community needs and priorities. The first event was held on August 13, 2019, at Steel Hands Brewing, a local craft brewery located on Foreman Street in Cayce. At this event, staff asked the public to provide input on what they would like to “Preserve,” “Change,” or “Create” in the community. A wide range of responses was received, but many responses fell within a number of broad-based themes. Some of the highest priorities for the community related to protecting and expanding park and recreation facilities, stabilizing and revitalizing neighborhoods and commercial corridors, and supporting local arts and cultural events. The full range of public comments received at this event is summarized in Table 1.2. The input received supported much of the findings from the existing conditions inventory and was used to help draft the goals and objectives of the plan.

A second public input session was held on February 25, 2020, at the Lexington Two Innovation Center located on Bulldog Boulevard. At this event, staff presented the draft goals and objectives. In an interactive session, staff used group voting technology to have participants prioritize and provide direct feedback on each of the draft goals. Staff also provided display boards with the goals and asked participants to use sticky notes to provide ideas on individual action strategies. Public feedback was positive and helped prioritize the action strategies identified throughout the plan and in the implementation section.

Cayce solicited comments on the final draft of the Comprehensive Plan by posting it on the City’s website in October 2021 and holding a public hearing in November 2021.

## Strategic Vision

In 2017 the Cayce City Council developed a five-year strategic plan that established a vision for the City, defined a set of overarching strategic priorities, and outlined a series of measurable objectives and action strategies.

### **Vision for the City (Cayce Strategic Plan 2017–2018)**

“In the City of Cayce, we strive to collaborate with our citizens, business leaders and community groups to deliver excellent services, and plan for our future generations, all while preserving, protecting and enhancing the quality of life.”

### **Strategic Priorities**

- Economy
- Neighborhood Vitality
- Public Safety
- Culture and Entertainment
- Community Relations

### **Key Objectives and Strategies**

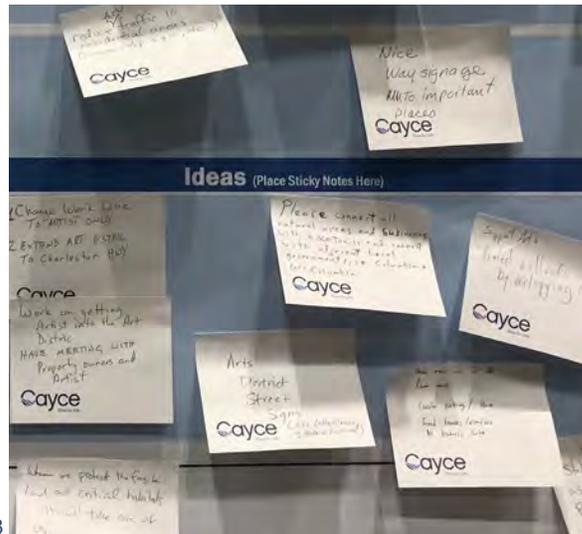
- State Street Corridor
- Neighborhood Commercial Development
- Diversify and Expand Revenue Opportunities
- Annexation Strategy
- Neighborhood Branding
- Code Enforcement
- Cultural Events
- Wayfinding and Signage
- Recreation Improvements and Coordination
- Multimodal Transportation
- Community Outreach and Awareness



1



2



3

1. Public participants using group voting technology to prioritize draft comprehensive plan goals. Second public meeting held on February 25, 2020.

2. Public participant sticky notes representing characteristics of the City that should be preserved. First public meeting held on August 13, 2019.

3. Public participant sticky notes representing ideas for goal-based action strategies. Second public meeting held on February 25, 2020.

**Table 1.2: Summary of Public Input**

PRESERVE	CHANGE	CREATE
<ul style="list-style-type: none"> <li>• Affordable housing</li> <li>• Arts</li> <li>• Bike and pedestrian facilities</li> <li>• Strong leadership/governance</li> <li>• Historic buildings</li> <li>• Lack of congestion</li> <li>• Riverwalk and park system</li> <li>• Regional accessibility</li> <li>• Safe environment</li> <li>• Small/local businesses</li> <li>• Small town feel</li> <li>• Unique/distinct neighborhoods</li> <li>• Community festivals and events</li> <li>• Community stability</li> <li>• Natural resources</li> <li>• Commitment to sustainability</li> </ul>	<ul style="list-style-type: none"> <li>• Need for more hospitality accommodations (e.g., hotels)</li> <li>• Expansion of arts district and public art installations</li> <li>• More beautification efforts (abandoned houses, overgrown lots, streetscaping, facades, etc.)</li> <li>• More bike and pedestrian facilities</li> <li>• Better code enforcement (vacant/dilapidated buildings, garbage, grass, noise, etc.)</li> <li>• Increased density in targeted areas</li> <li>• More housing options</li> <li>• Increased funding for programs and services</li> <li>• Plan for/manage growth</li> <li>• Increased lighting</li> <li>• Investment in parks and recreation (12k Year History Park, neighborhood parks, greenways, etc.)</li> <li>• More local retail/small businesses</li> <li>• Better road maintenance</li> <li>• Traffic calming and speed enforcement</li> <li>• More commitment to sustainability</li> </ul>	<ul style="list-style-type: none"> <li>• ADA accessibility</li> <li>• Multicultural/collaborative arts center</li> <li>• Adaptive reuse of vacant buildings/sites (e.g., Taylor Elementary School)</li> <li>• Expansion/support for arts (Arts overlay district, public art, etc.)</li> <li>• Beautification</li> <li>• Clean streets</li> <li>• Demolish dilapidated structures</li> <li>• More sidewalks (e.g., connectivity to destinations such as Steel Hands Brewery)</li> <li>• More bike lanes</li> <li>• Better bike and pedestrian connectivity to Cayce Riverwalk</li> <li>• Code enforcement</li> <li>• Local/neighborhood retail</li> <li>• Dog park</li> <li>• Splash pad</li> <li>• Fitness trails</li> <li>• Community-oriented public safety classes</li> <li>• More restaurants and hotels</li> <li>• Wayfinding/Signage System</li> </ul>



**Table 1.3: Comprehensive Plan Goals and Objectives**

<p><b>Goal 1: Support Cayce’s Diverse and Dynamic Population</b></p> <ul style="list-style-type: none"><li>• Prepare for an aging and younger population through support for housing diversity, multimodal transportation, and universal design standards</li><li>• Promote racial, ethnic, and gender equity in all City policies, programs, services, and practice</li></ul>	<p><b>Goal 2: Meet the Future Housing Needs of the Community</b></p> <ul style="list-style-type: none"><li>• Allow zoning that provides for mixed-use and housing diversity</li><li>• Promote affordable, middle-income, and market rate housing</li><li>• Preserve neighborhood character and vitality and meet future housing demand through infill development and redevelopment within existing residential areas</li></ul>
<p><b>Goal 3: Promote Healthy Eating and Active Living</b></p> <ul style="list-style-type: none"><li>• Ensure access to healthy food</li><li>• Promote active lifestyles and create active recreation opportunities for residents and visitors</li></ul>	<p><b>Goal 4: Strengthen and Grow the Economy</b></p> <ul style="list-style-type: none"><li>• Support commercial corridor revitalization</li><li>• Support/incentivize local business development</li><li>• Promote Cayce as a regional tourism destination</li></ul>
<p><b>Goal 5: Preserve, Protect, and Promote Natural and Cultural Resources</b></p> <ul style="list-style-type: none"><li>• Protect fragile land, critical habitat, and water resources</li><li>• Preserve Cayce’s cultural heritage</li><li>• Support the growing arts community</li><li>• Ensure natural and cultural resources contribute to the tourism economy</li></ul>	<p><b>Goal 6: Plan for Future Growth and Development</b></p> <ul style="list-style-type: none"><li>• Strengthen annexation policies</li><li>• Promote infill and redevelopment opportunities</li><li>• Encourage local government and partner agency/organization coordination</li><li>• Provide quality public facilities and services</li><li>• Utilize zoning that reflects growth and development trends and the desires of the community</li></ul>
<p><b>Goal 7: Promote and Prioritize Resilience in City Plans, Policies, and Regulations</b></p> <ul style="list-style-type: none"><li>• Develop and adopt an updated hazard mitigation plan</li><li>• Coordinate resilience efforts with neighboring jurisdictions and partner agencies/organizations</li><li>• Identify funding opportunities for implementing mitigation and resilience strategies</li></ul>	



The population element of the comprehensive plan describes the population and demographic characteristics of the City. Information presented is based on a combination of Decennial Census data and census estimates from the American Community Survey (ACS). Key areas of analysis include growth and development trends; demographic characteristics; income, poverty, and education; and public health and wellness.

# Population



New multi-family housing along the Congaree River on Knox Abbot Drive.

2020 Census  
City of Cayce  
Population

**13,781**

## Growth and Development

The City of Cayce is part of the Columbia Metropolitan Statistical Area (MSA) and is located in the east-central portion of Lexington County, one of the fastest growing counties in the state. Based on population projections developed by Central Midlands Council of Governments, Lexington County is expected to grow by 82.4% over the next thirty years. During that same time period, the Cayce/West Columbia area is only expected to increase by 6.9%. Between 2010 and 2020, the City of Cayce grew by 10.02%.

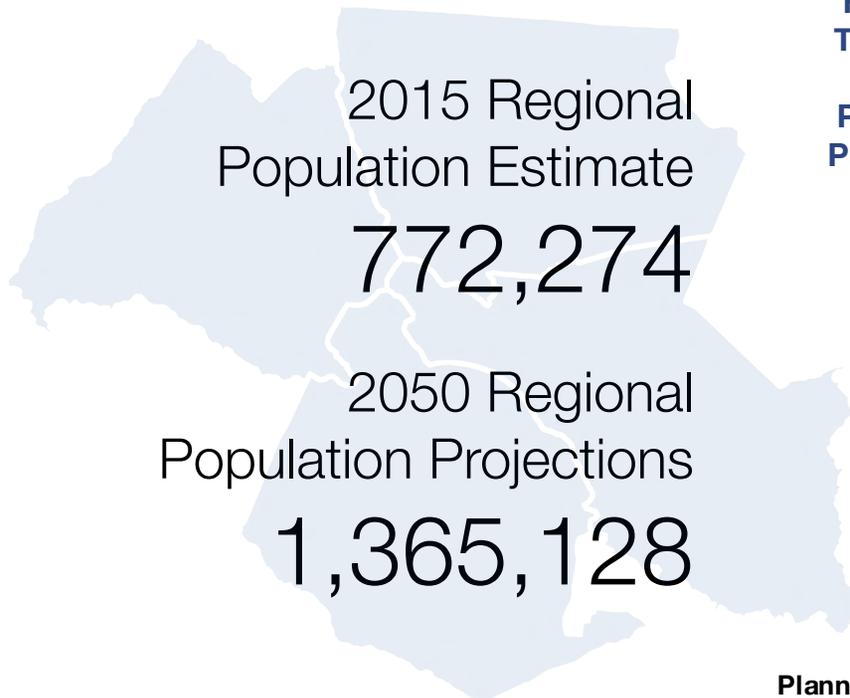
A primary reason for these lower growth rates is that the Cayce/West Columbia area is far more “built out” than other previously undeveloped areas of the county. Also, natural development constraints such as wetlands and floodplains exist in the southern and eastern portions of the City, limiting the amount of land available for new development. Because of these constraints, most of the future population growth in Cayce will likely be through infill development and strategic annexations.

Most of the future population growth in Cayce will likely be through infill development and strategic annexations.

**Table 2.1: Population Change, Cayce and Lexington County**

	1980	1990	2000	2010	2020	Percent Change 2010-2020	Percent Change 1980-2020
Cayce	11,701	11,163	12,150	12,526	13,781	10.02%	17.78%
Lexington County	140,035	167,611	216,014	262,391	293,991	12.04%	109.94%

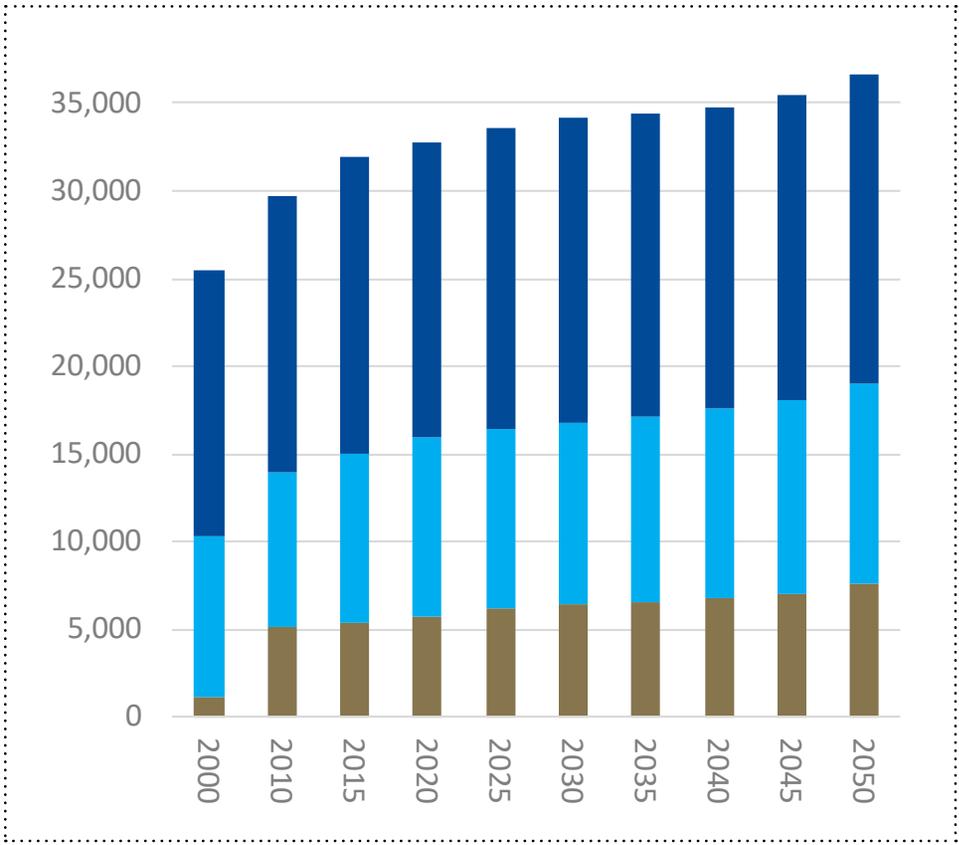
Source: US Decennial Census



**Figure 2.1:  
Thirty-Year  
Regional  
Population  
Projections**

**Regional  
Planning Sector**

- SE Richland
- Springdale
- Cayce/West Cola



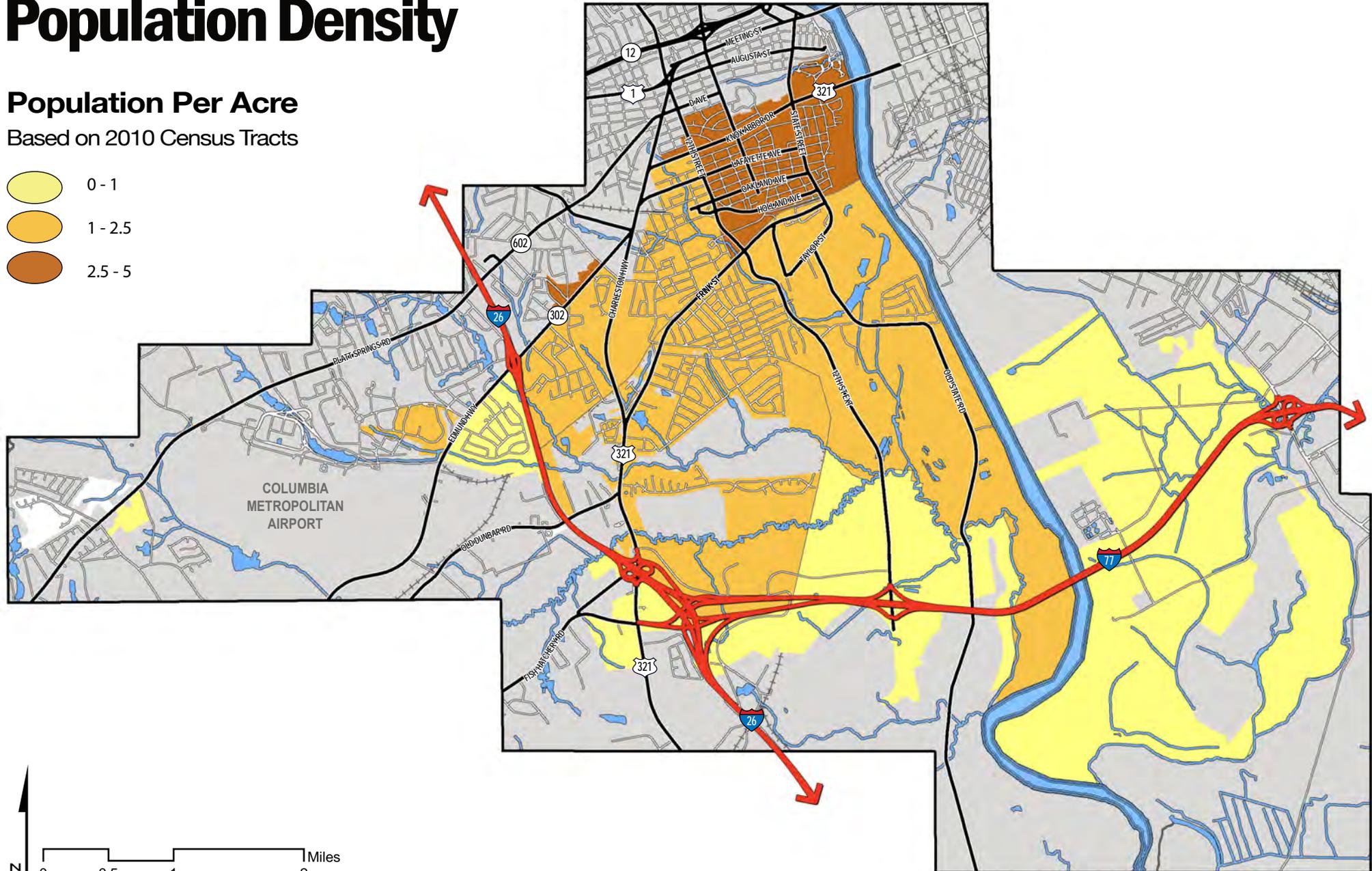
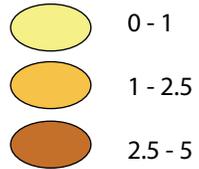
Source: Central Midlands Council of Governments 30-Year Regional Population Projections

Map 2.1: Population Density by Census Tract

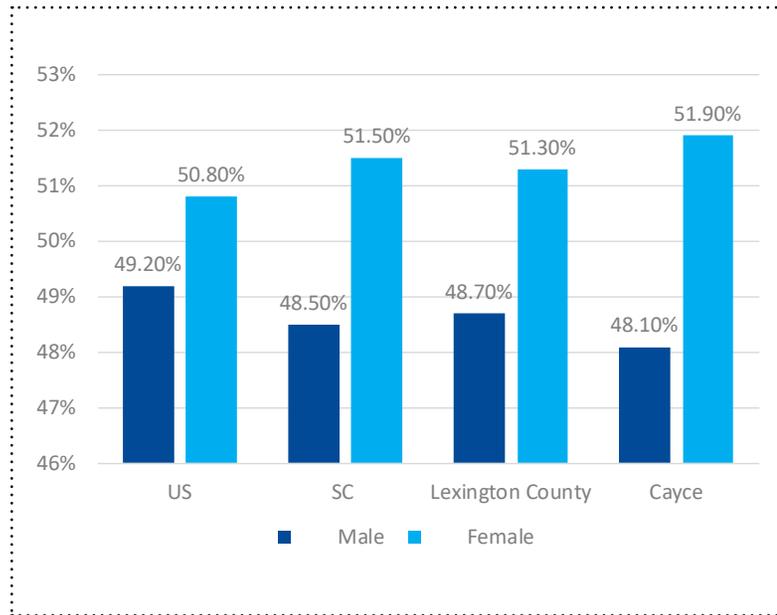
# Population Density

## Population Per Acre

Based on 2010 Census Tracts



**Figure 2.2: Population Percentage by Sex**



Source: 2019 American Community Survey 5-Year Estimates

## Demographic Characteristics

The population of Cayce is predominantly white and African American with a trend of increasing racial and ethnic diversity. Since 1980, residents identifying as a race other than white or African American have increased from 0.6% to 8.5% of the population. Hispanic or Latino residents (of any race) make up 4.3% of the population.

The Environmental Sciences Research Institute (ESRI) calculates a diversity index which shows the likelihood that two persons chosen at random from the same area will belong to different racial or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity). The diversity score for the entire United States in 2010 was 60, while Cayce had a score of 51.7. The diversity index of Cayce is expected to reach 54 by 2023, a 4.45 percent increase from 2010.

**Table 2.2: Percent Population by Race and Ethnicity**

	2000	2010	2019 Estimate
White	74.60%	68%	71.20%
Black or African American	22.50%	25.10%	20.50%
American Indian and Alaska Native	0.27%	0.40%	0.30%
Asian	1.16%	1.90%	5.40%
Native Hawaiian and Other Pacific Islander	0.15%	0.10%	0%
Some Other Race	0.68%	2.30%	0.40%
Two or More Races	0.82%	2.10%	2.40%
Hispanic or Latino (of any race)	1.33%	4.30%	2.20%

Source: US Decennial Census (except 2019 = American Community Survey Estimate); Diversity Index, ESRI Community Analyst

	2010	2020
Diversity Index	51.7	53.5

**Table 2.3: Cayce Age Group Trends**

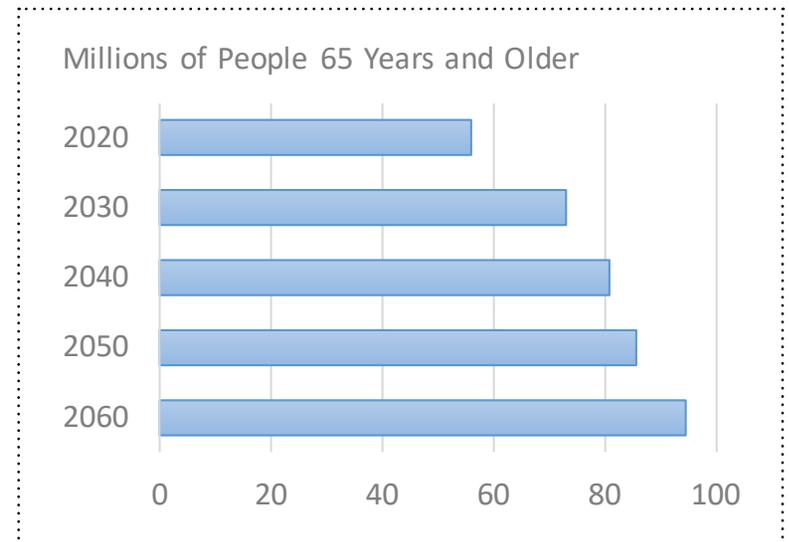
	1980	1990	2000	2010	2019	Percentage Increase/Decrease
18 and under						
Number	3,182	2,503	2,516	2,328	2,238	
Percentage	26.9%	23.0%	20.7%	18.58%	16.5%	-29.7%
18 - 64						
Number	7524	7097	7843	8443	9,488	
Percentage	64.3%	63.0%	64.6%	67.39%	69.8%	+26.1%
65 and older						
Number	995	1,564	1,791	1,757	1,874	
Percentage	8.8%	14.0%	14.7%	14.03%	13.8%	+88.3%
Median age	29.8	34.2	36.1	34.9	32.4	

Source: US Decennial Census (except 2019 = American Community Survey Estimate)

In the United States, and in South Carolina, females outnumber males. In Cayce, the ratio of females to males is slightly higher than in the United States, South Carolina, and Lexington County. Because the average life expectancy for women is longer than men, this can have physical planning implications, especially when taking into account generations of gender pay inequality. According to an AARP 2008 study, 70 percent of American adults 65 and older living in poverty were women (AARP, Older Americans in Poverty: Snapshot, April 2010).

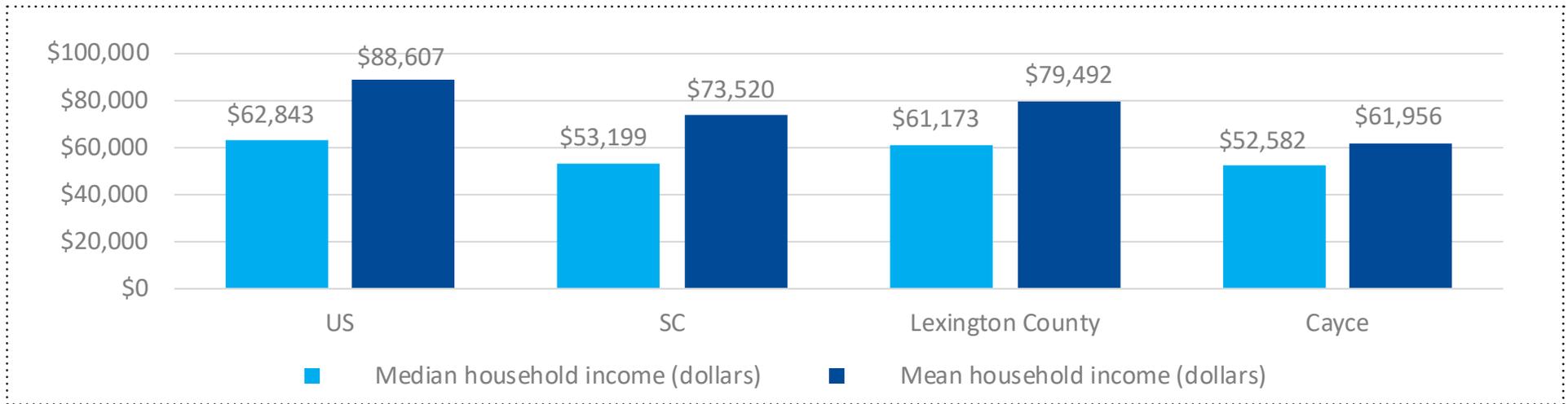
The aging of the population is a national trend. According to the Census Bureau, by 2030, all baby boomers will be over age sixty-five, and one in five Americans will be of retirement age. In addition, the Census Bureau notes that birth rates are declining.

**Figure 2.3: US Projections For Older Adults**



Source: US Census Bureau, 2017 National Population Projections

**Figure 2.3: 2019 Median and Mean Household**



Source: 2019 American Community Survey 5-Year Estimates

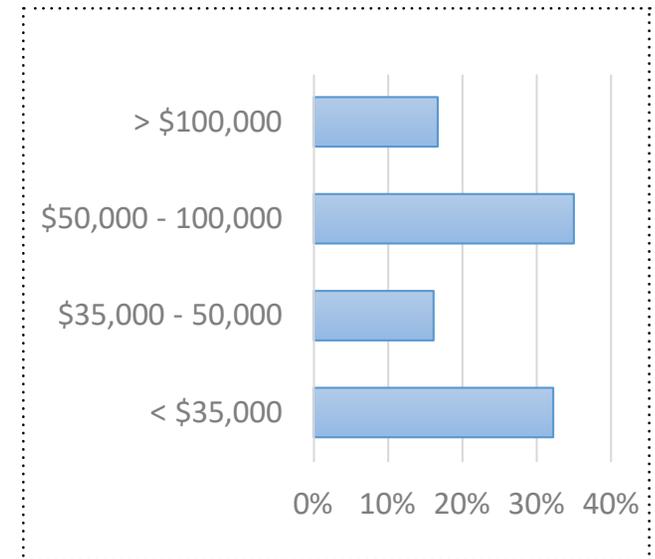
From 1980 to 2019, the percentage of children 18 and younger declined by 29.7 percent, while the percentage of the Cayce population 65 and older rose by 88.3 percent. Nationally by 2060, 23 percent of the population is projected to be age 65 and older. These trends have long-term implications for the planning that include:

- Declining school enrollment
- Changing recreational needs
- Changing housing requirements including assisted living facilities
- Changing transportation and mobility needs

### Income and Poverty

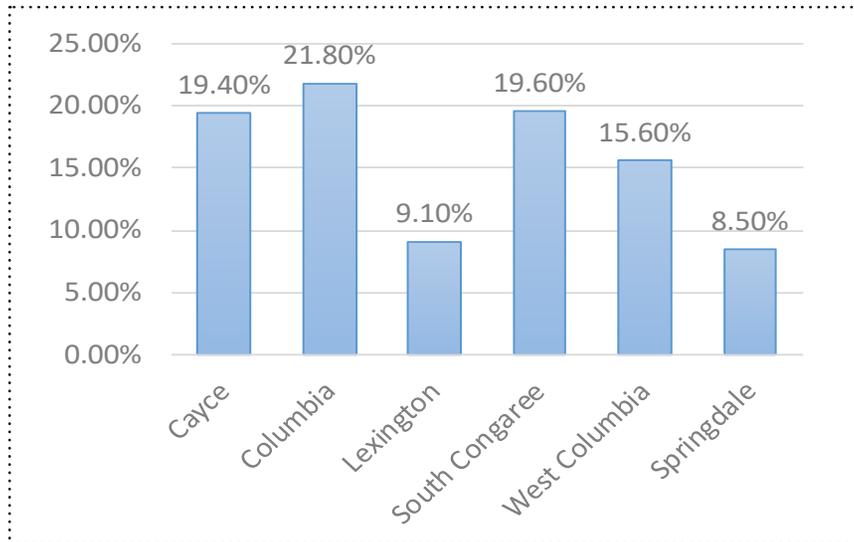
The 2019 mean household income of Cayce was \$52,585, which is almost \$20,000 less than the average household income of Lexington County. The 2019 median household income of Cayce was \$52,582 per year. This means that half of Cayce households have incomes less than that amount, and half of the households have incomes that are more. Thirty two percent of households make less than \$35,000 per year while 16.7 percent make more than \$100,000 per year.

**Figure 2.4: 2019 Household Income**



Source: 2019 American Community Survey 5-Year Estimates

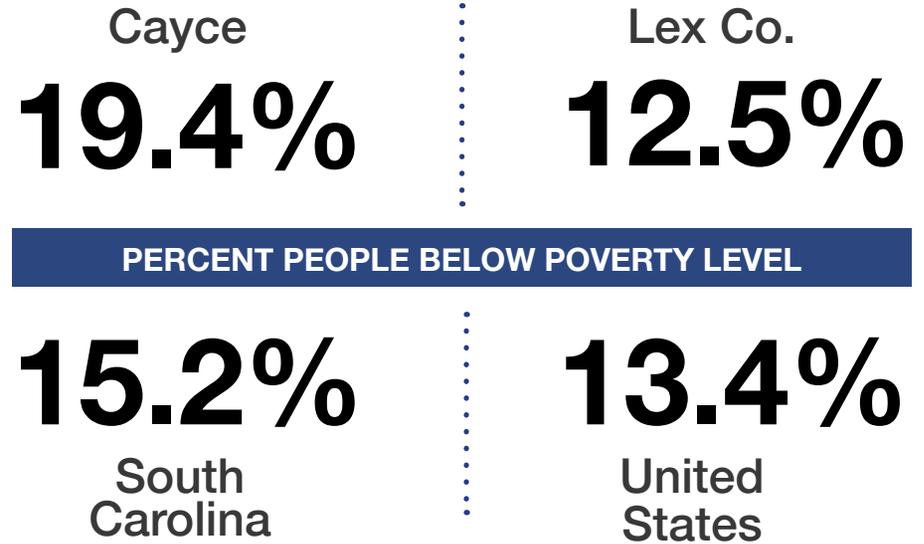
**Figure 2.5: 2019 Percentage of People Below the Poverty Level (Past 12 Months)**



Source: 2019 American Community Survey 5-Year Estimates

The US Census Bureau determines poverty status by comparing pre-tax cash income against a threshold that is set at three times the cost of a minimum food diet. This cost is updated annually for inflation using the Consumer Price Index (CPI) and adjusted for family size, composition, and age of householder.

The 2019 ACS estimate for the percentage of people below the poverty level for Cayce was 19.4%, which is 6.9% higher than Lexington County and 4.2% higher than South Carolina. When compared with neighboring jurisdictions, the percentage for Cayce is slightly lower than Columbia, but higher than West Columbia, Lexington, and Springdale. The 2019 ACS estimate for the percentage of families below the poverty level in Cayce is 9.6%. Which is only slightly higher than West Columbia (9.4%) and Lexington County (9.4%). Poverty rates in Cayce disproportionately impact minority populations.

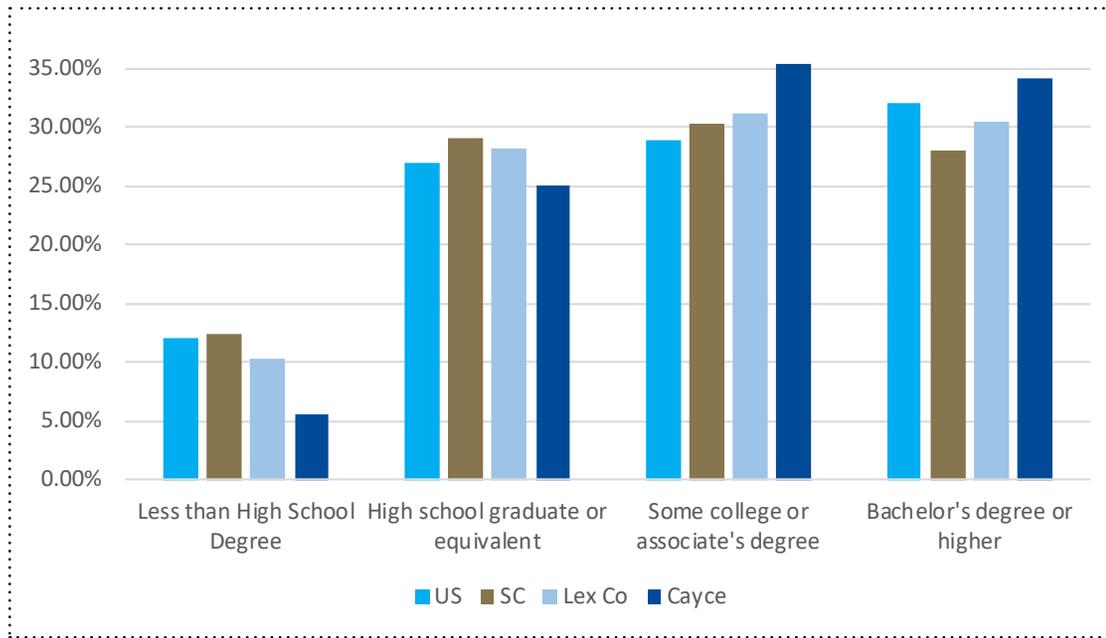


**Table 2.4: Race and Poverty in Cayce**

	Total	Below Poverty Level	Percent Below Poverty Level
White	9,679	1,595	16.5
Black or African American	2,756	791	28.7
American Indian and Alaska Native	34	0	0
Asian	731	122	16.7
Some Other Race	52	42	80.8
Two or More Races	321	85	26.5
Hispanic or Latino Origin (of any race)	295	116	39.3

Source: 2019 American Community Survey 5-Year Estimates

**Figure 2.6: Educational Attainment by Percent of Population Age 25+**



Source: 2019 American Community Survey 5-Year Estimates

**Table 2.5: Cayce Median Earnings by Gender and Educational Level**

	Average	Male	Female
Population 25 years and over with earnings	\$40,484	\$44,843	\$34,570
Less than high school graduate	\$35,994	\$36,278	-
High school graduate (includes equivalency)	\$30,488	\$40,570	\$20,950
Some college or associate's degree	\$38,986	\$46,193	\$32,391
Bachelor's degree	\$48,667	\$54,828	\$39,453
Graduate or professional degree	\$47,024	\$43,672	\$52,134

Source: 2019 American Community Survey 5-Year Estimates

## Educational Attainment

Cayce is aligned with the county, state, and country when comparing educational attainment levels of people age 25 and older: each has smaller percentages of those without high school diplomas and higher percentages of those with high school diplomas, some college, bachelor’s degrees, and higher degrees. The average Cayce high school graduate earns nearly twice as much as the average resident without a high school education. The average Cayce resident with a bachelor’s degree earns 1.37 times more than the average resident with a high school education.

There are income inequities between men and women. Although this wage gap has been closing in recent years, it still remains. Nationally, women are paid 80 cents for every dollar paid to men (2018 US Census Current Population Survey). In Cayce, there is a 22.9 percent difference between the median male income and the median female income for the population 25 years and over. The gender wage gap exists in all levels of educational attainment in Cayce, apart from the graduate level where women earn 16.2 percent more than men.

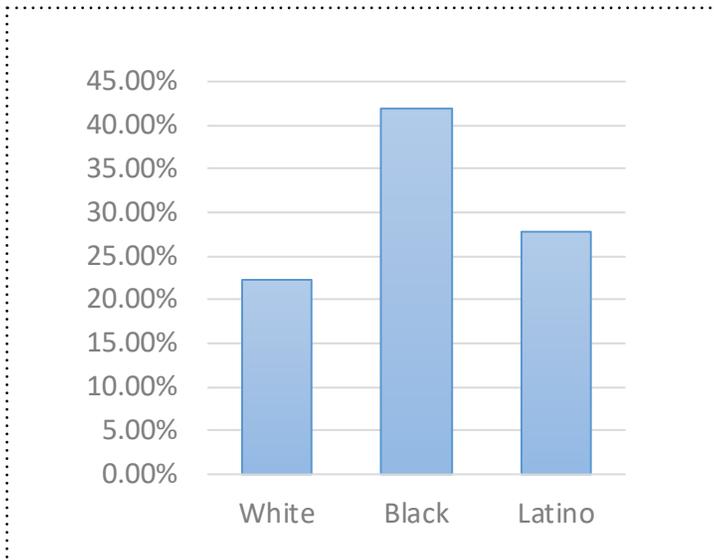
Gender  
Wage Gap  
**22.9%**

**Table 2.6: 2012 SC Childhood Overweight/Obesity Rate**

AGE GROUPS	PERCENT OVERWEIGHT	PERCENT OBESE
2 - 4	8.2	21.0
5 - 10	17.4	23.1
11 - 13	18.4	20.7
14 - 17	15.4	15.1

Source: SC Department of Health and Environmental Control

**Figure 2.7: SC Obesity Rate by Race**



Source: The State of Obesity 2018

## Population Health

Over the last several decades, obesity and associated chronic diseases have become a major public health crisis facing many cities. In 2017 South Carolina ranked tenth in the nation in adult obesity. The 2018 adult obesity rate for Lexington County was 34 percent, up from 30 percent in 2014 (Robert Wood Johnson Foundation). Nearly 1 in 3 Lexington County adults and 16.6% of children are obese. There is little data available on the municipal level, but the percentages for Lexington County indicate that nearly one in three adult citizens in Cayce is obese. The following statistics represent the most recent data on the likely impact of obesity-related chronic diseases on Cayce citizens.

- **Heart Disease:** In 2013 the number one cause of death in Lexington County was heart disease. In 2016 4.9 percent of the population reported having heart disease.
- **Stroke:** In 2011 South Carolina was the eighth highest state in the prevalence of stroke, and stroke was the fourth leading cause of death in South Carolina. In 2012, 111 Lexington County residents died of stroke. In 2016 4.1 percent of the population reported suffering a stroke.
- **Cerebrovascular Disease:** In 2013 cerebrovascular disease (which includes stroke) was the sixth highest cause of death in Lexington County and in 2016 caused 35.6 percent of deaths in the county.
- **Diabetes:** In 2017 South Carolina was ranked the fifth highest state in the country.

Obesity is a major contributor to health risks in Cayce. Statistics indicate that there is a higher incidence of obesity among the African Americans and Hispanic population. Statistics for preschool and grade school children show a wide occurrence of children being overweight/obese and show that, even at an early age, childhood obesity may be a precursor to a lifetime of poor health.

## Summary of Key Findings

- Cayce’s population increased 16.23% between 1980 and 2019
- Cayce represents 4.8% of Lexington County’s total population
- Lexington County is projected to grow by 82.4% over the next 30 years
- The West Metro area is projected to grow by 11.8%
- Changing consumer demand in housing type could impact these trends
- Cayce is becoming more diverse
- Cayce has a high female-to-male ratio and an 22.9% wage gap
- Percent of population 65 and older is increasing
- Cayce has a higher poverty rate than Lexington County and SC
- Nearly 1 in 3 Lexington County adults and 16.6% of children are obese

## Issues and Opportunities

**Growth Potential.** Despite development constraints, Cayce has the potential to absorb a much larger share of Lexington County’s projected population growth because of changing consumer demand for more established, higher density neighborhoods that have quality of life amenities and are in proximity to activity and employment centers. To capture this growth, Cayce can leverage its existing assets such as the Cayce Riverwalk, the growing arts community, and the City’s historic neighborhoods, and use these assets as a marketing tool to strengthen its position as a place to call home and as a regional tourism destination.

**Aging in Place.** Demographic trends indicate that the population of Cayce is aging. The current built environment is not conducive to “aging in place.” The City can prepare for this demographic change through supportive policies and programs that promote housing diversity, multi-modal transportation, and the adoption of accessibility standards.

## Related Goals and Strategies

The key issues and opportunities identified below relate to the comprehensive plan goals listed below. Relevant objectives and strategies corresponding with these goals are summarized in Table 2.7.

- Goal # 1: Support Cayce’s Diverse and Dynamic Population
- Goal # 3: Promote Healthy Eating and Active Living
- Goal # 4: Strengthen and Grow the Economy
- Goal # 6: Plan for Future Growth and Development

**Diversity and Equity.** Cayce should celebrate its growing racial and ethnic diversity through inclusionary festivals and public events planning, and in promoting equal opportunity employment and access to City programs and services. Communities across the country are also making commitments to ensuring equity, diversity, and inclusion by establishing citizen advisory panels, developing equity-based strategic plans, and strengthening disadvantaged business enterprise (DBE) programs.

**Public Health.** Obesity and related chronic diseases are a significant public health threat to the City of Cayce. The City can help to address this epidemic by supporting policies and programs that promote healthy eating and active lifestyles. A West Columbia/Cayce Food Policy Coalition was recently established to identify and address food access and equity issues in the West Columbia/Cayce area. Cayce should continue to support and participate in this initiative.

**Table 2.7: Goals, Objectives, and Strategies**

Goal # 1: Support Cayce’s Diverse and Dynamic Population

Prepare for an aging and younger population through support for housing diversity, multi-modal transportation, and accessibility standards

- Review and update the zoning ordinance as needed to support and strengthen accessibility standards
- Ensure zoning ordinance does not prohibit senior housing and live-work units near commercial corridors and transit routes
- Ensure City staff are adequately equipped to refer public inquiries for senior services to the appropriate agencies (e.g., Central Midlands Area Agency on Aging)

Promote racial, ethnic, and gender equity in all City policies, programs, services, and practice.

- Review and update procurement policy to consider the use of disadvantaged business enterprises for City contracts
- Research and identify best practices for addressing possible social equity issues and concerns from local, state, and national initiatives (e.g., National League of Cities – Race, Equity, and Leadership Initiative)
- Develop a public outreach plan, including a database of multi-cultural agencies advocacy organizations, to expand community engagement and outreach, especially in underserved areas and communities with limited English proficiency
- Identify neighborhoods for targeted planning and revitalization efforts
- Develop process to ensure all new City ordinances do not create racial, age, or gender inequality

Goal #3: Promote Healthy Eating and Active Living

Ensure access to healthy food

- Review and update zoning ordinance as needed to ensure community gardens, urban farms, healthy food retail, and mobile food vendors are permitted uses in appropriate locations, especially in food desert areas
- Support and participate in the West Columbia/Cayce Food Policy Coalition
- Encourage healthy food options at City sponsored festivals and events

Promote Active Lifestyles and create active recreation opportunities for residents and visitors

- Examine feasibility of working with Lexington County Recreation and Aging Commission and Lexington School District Two to ensure adequate facilities and programming are available to promote active lifestyles
- Continue developing active recreation opportunities for residents and visitors

Goal # 6: Plan for Future Growth and Development

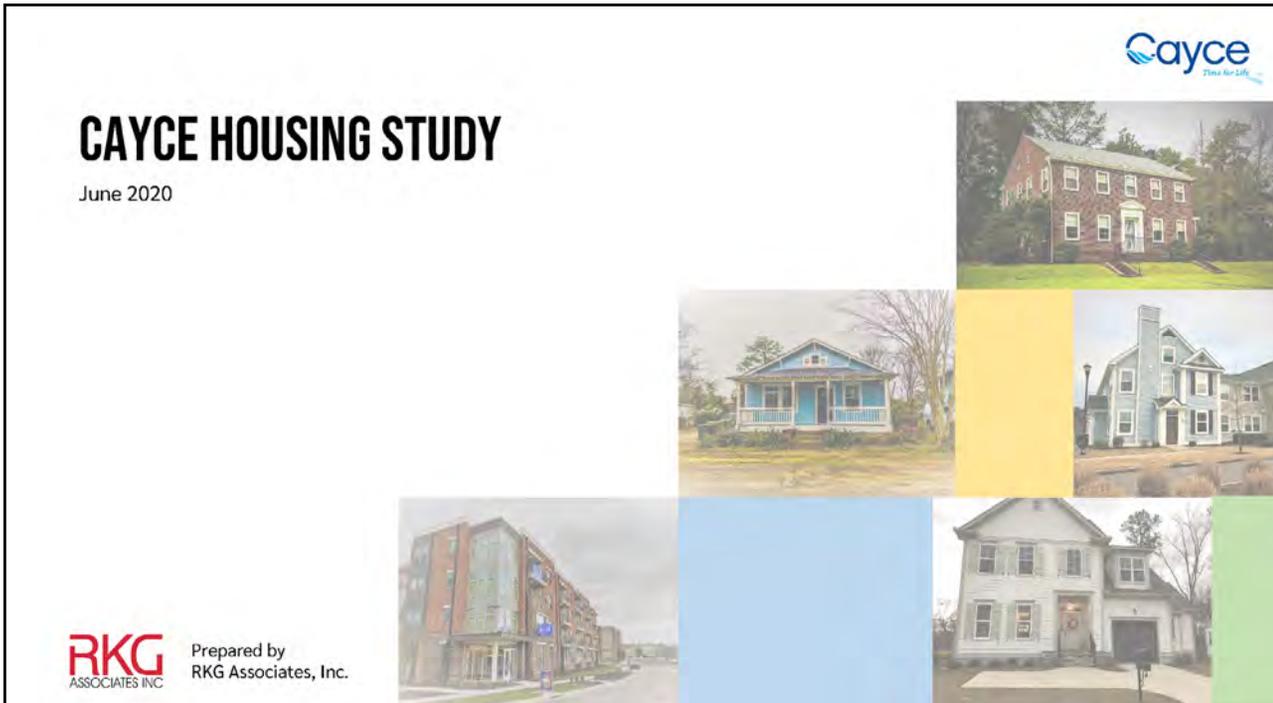
Promote infill and redevelopment opportunities

- Ensure the zoning ordinance supports and encourages infill and mixed-use development projects in appropriate areas
- Review infill development ordinance use and effectiveness
- Consider establishing a redevelopment corporation



When the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the Planning Act) was first passed, housing topics and issues were mainly addressed within the population and land use elements of the comprehensive plan. In 2007, the SC Legislature passed the Priority Investment Act, which amended the Planning Act to require a separate housing element to include an analysis of housing location, type, age, condition, occupancy, and affordability.

# Housing



**Desirable Characteristics of Infill Housing**

The City's residential infill guidelines point to several desirable characteristics of new or updated housing in the interior of neighborhoods. The ability of new construction to accommodate these design characteristics depend on cost and what a home can sell for in each neighborhood. Flexibility with design guidelines could provide diverse aesthetics and cost-effective solutions for the builder.

RECOMMENDATIONS	ISSUE AREA			
	FINANCIAL RESOURCES OF HOMEOWNERS AND RENTERS	SINGLE-FAMILY RENTAL MARKET	VACANT RESIDUAL UNITS	REGULATORY, PROGRAMS & FINANCING
<b>UPWARD MOBILITY TO EXPAND HOUSING CHOICE:</b>				
Use infill housing incentives & alternative investment policies	-	+	+	+
Final impact analysis for any new investment	+	-	-	+
Pursue zoning/development agreements	+	-	-	+
<b>WORKING WITH EXISTING HOMEOWNERS:</b>				
Develop housing choice loans	+	+	+	+
Work with organizations or neighborhood organizations	-	+	+	+
Work with organizations or neighborhood organizations	-	+	+	+
Help residents migrate to higher-rent areas	+	-	-	+
Regulate food establishments and food-related projects	+	-	+	+
Encourage neighborhood programs	-	-	+	+
Establishment fees for housing guidelines	-	-	+	+
<b>WORKING WITH EXISTING HOMEOWNERS:</b>				
Develop a mobile phone Development Office	+	+	+	+
Develop and utilize building loans as of right in some neighborhoods	+	-	-	+
Establish design guidelines	+	-	-	+
Establish design guidelines	+	-	-	+
Establish design guidelines	+	-	-	+
Establish design guidelines	+	-	-	+
<b>ADVANCING PROGRAMS, POLICIES AND FINANCING FOR HOUSING:</b>				
Short-term rental policy	-	+	+	+
Local property tax relief	-	+	+	+
Local property tax relief	-	+	+	+
Local property tax relief	-	+	+	+
Local property tax relief	-	+	+	+

The state of Cayce’s housing stock is a major indicator of lifestyle and the social environment. Housing is also a major land use, which greatly influences the character and degree of prosperity of the City. Housing affordability, design, and diversity in type are important considerations as Cayce strives to increase the livability and overall quality of life for all residents regardless of age and socioeconomic status.

In 2019, City Council determined there was a need to identify community-specific housing priorities and policy recommendations, including housing related land use and zoning decisions. To address this need the City commissioned a housing study which was prepared by RKG Associates Inc. in June 2020. Much of the data and recommendations from this housing study are incorporated here. In accordance with SC Code of Law Section 6-29-520 (C), the RKG Housing Study is adopted by reference into the comprehensive plan.

Cover and pages from the Cayce Housing Study prepared by RKG Associates Inc. in June 2020.

Housing affordability, design, and diversity in type are important considerations for increasing livability and quality of life

**Table 3.1: Cayce Average Household Size, 1970 – 2019**

	1970	1980	1990	2000	2010	2019 Estimate
Persons per family	3.34	3.19	2.98	2.89	2.91	2.98
Persons per household	3.30	2.74	2.49	2.36	2.34	2.26
	1970–1980	1980–1990	1990–2000	2000–2010	1970–2010	1970–2019
Decrease in avg. HH size	-17%	-9%	-5.2%	-8.5%	-22%	-31.5

Source: US Census Bureau, Decennial Census 1970-2010; 2019 American Community Survey 5-Year Estimates

## Household Characteristics

**Household Size.** Since the 1970s there has been a steady decrease in average household size across the United States. Cayce is in step with this national trend. The average Cayce household size decreased 22 percent between 1970 and 2010. The 2019 ACS estimate of 2.26 persons per household illustrates a continuation of this trend.

**Household Types.** With the steady decrease in household size, it is not surprising that 45 percent of Cayce households are non-family households. Over 31 percent of Cayce households are individuals living alone and 24.6 percent of non-family households are female as opposed to 20.5 percent male. Nearly 15 percent of Cayce households are headed by single mothers. This diversity in household type indicates a need for the City to develop and maintain a diversified housing portfolio to include smaller housing units and smaller lots (or no lots) with minimal associated yard maintenance.

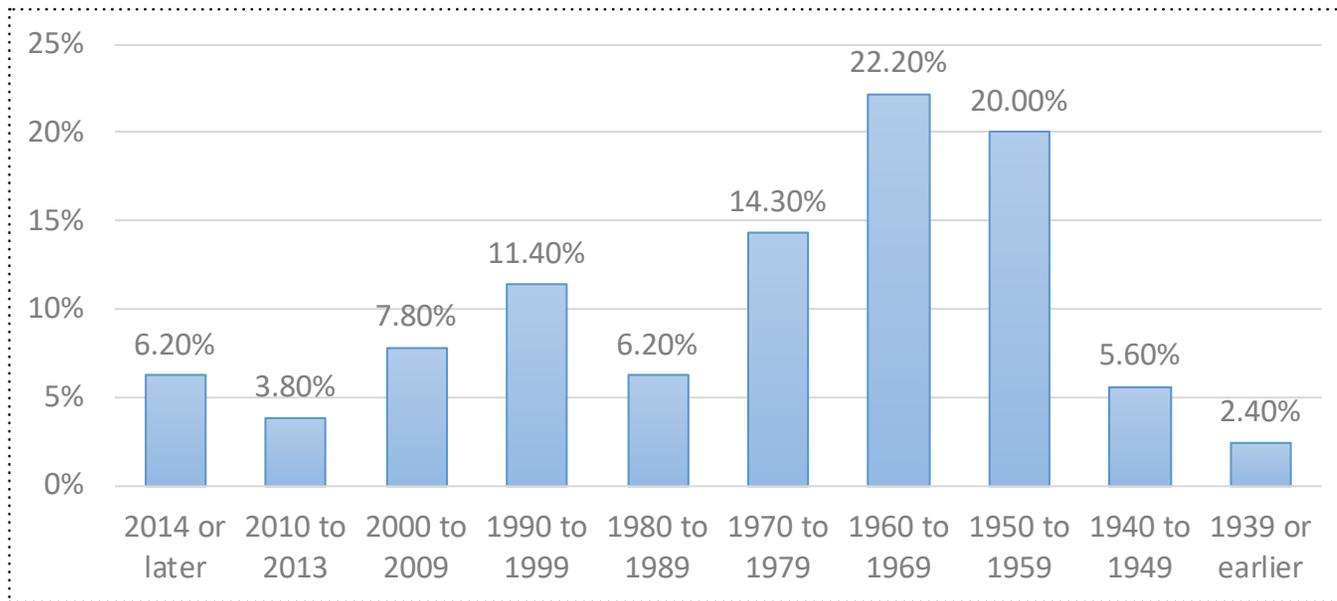
**22%**

Decrease in  
Average household  
size between  
1970 and 2010

**2.26**

2019 ACS Average  
Household Size

**Figure 3.1: Percentage of Housing Stock by Years Constructed**



Source: 2019 American Community Survey 5-Year Estimates

**Table 3.2: Housing Unit Types, 29033 Zip Code**

	Number	Percent
Total Housing Units	6,370	6,370
1-unit, detached	4,402	69.10%
1-unit, attached	100	1.60%
2 units	264	4.10%
3 or 4 units	324	5.10%
5 to 9 units	372	5.80%
10 to 19 units	316	5.00%
20 or more units	436	6.80%
Mobile home	156	2.40%

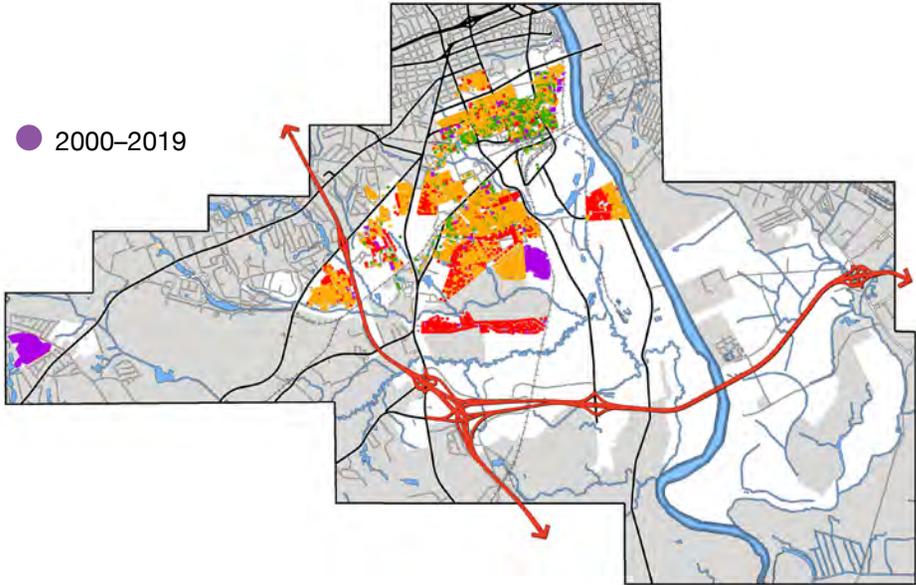
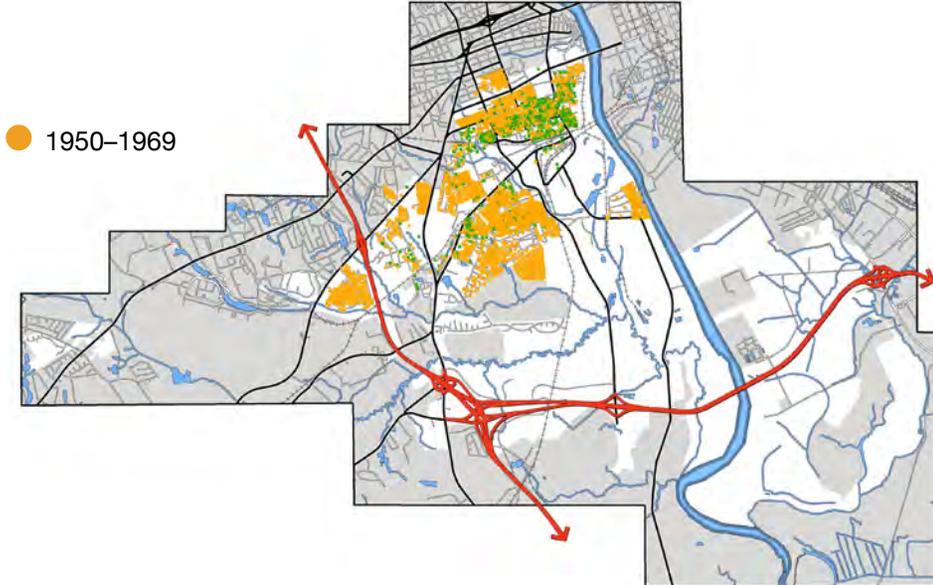
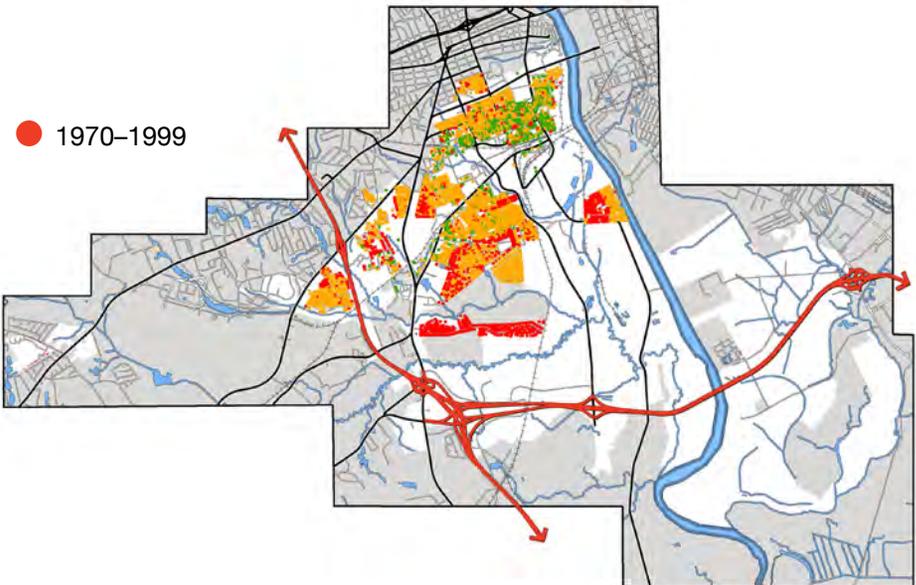
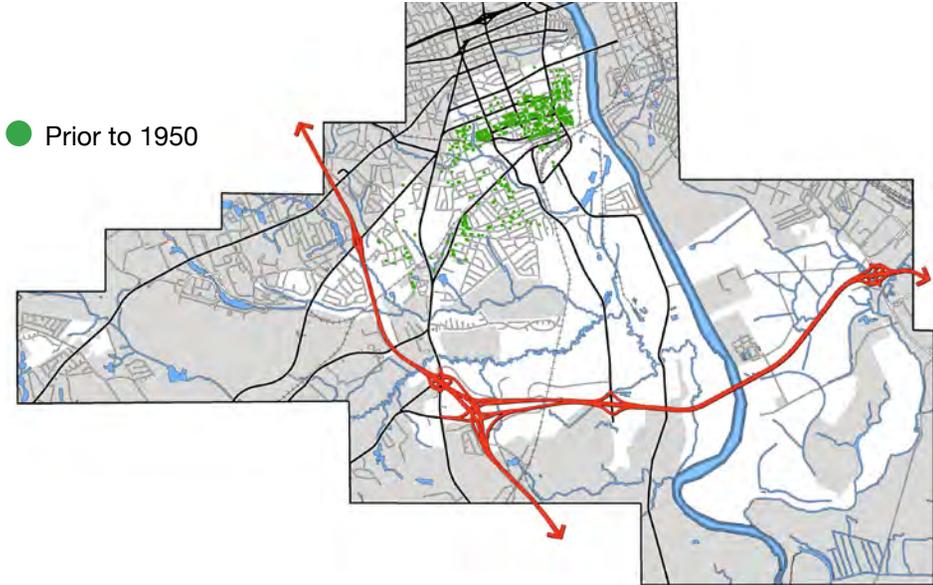
Source: 2019 American Community Survey 5-Year Estimates

## Housing Stock Characteristics

**Housing Age.** Over 50 percent of the Cayce housing stock was built between 1950 and 1979, a period including the “building boom” years of the 1950s and 1960s when the Avenues were developed. The median year of construction is 1964. Compared to surrounding jurisdictions, Cayce has relatively few houses remaining that were built prior to 1940, and relatively fewer houses built after 2014.

**Housing Type.** The housing stock in Cayce is predominantly made up of single family detached units (69.1%). Approximately 73.5 percent of all units are 2-3 bedrooms indicating a trend towards smaller to mid-sized housing. One bedroom units represent 8.9 percent of the total and 4 or more bedrooms represent 15 percent.

# Map 3.1: Year Houses Built



**Table 3.3: Residential Building Permit Activity 2005 – 2020**

Year	Single-Family Units	Single-Family Value	Multi-Family Units	Multi-Family Value	Repairs Additions	Repairs Additions Value	Demolitions
2005	5	\$475,972	0	0	69	\$3,044,906	4
2006	16	\$1,684,623	0	0	35	\$1,080,030	4
2007	11	\$1,088,577	0	0	30	\$768,889	5
2008	2	\$240,000	0	0	38	\$754,749	2
2009	3	\$369,750	0	0	27	\$510,392	11
2010	4	\$509,860	0	0	34	\$914,274	10
2011	5	\$627,900	0	0	25	\$522,637	4
2012	44	\$5,542,602	2	\$1,354,057	30	\$601,695	5
2013	32	\$4,827,568	0	0	21	\$499,805	2
2014	55	\$9,759,715	0	0	18	\$302,457	1
2015	46	\$8,991,437	29	\$20,313,141	42	\$865,974	2
2016	51	\$8,618,907	4	\$15,377,081	28	\$535,143	4
2017	16	\$2,158,830	0	0	45	\$980,758	10
2018	3	\$133,216	189	\$3,209,148	29	\$668,037	2
2019	3	\$389,060	0	0	12	\$148,221	2
2020	6	\$648,365	0	0	65	\$3,497,536	4
<b>Total</b>	<b>302</b>	<b>\$45,933,166</b>	<b>224</b>	<b>\$40,253,427</b>	<b>548</b>	<b>\$15,695,503</b>	<b>72</b>

Source: Central Midlands Council of Governments

## Housing Demand

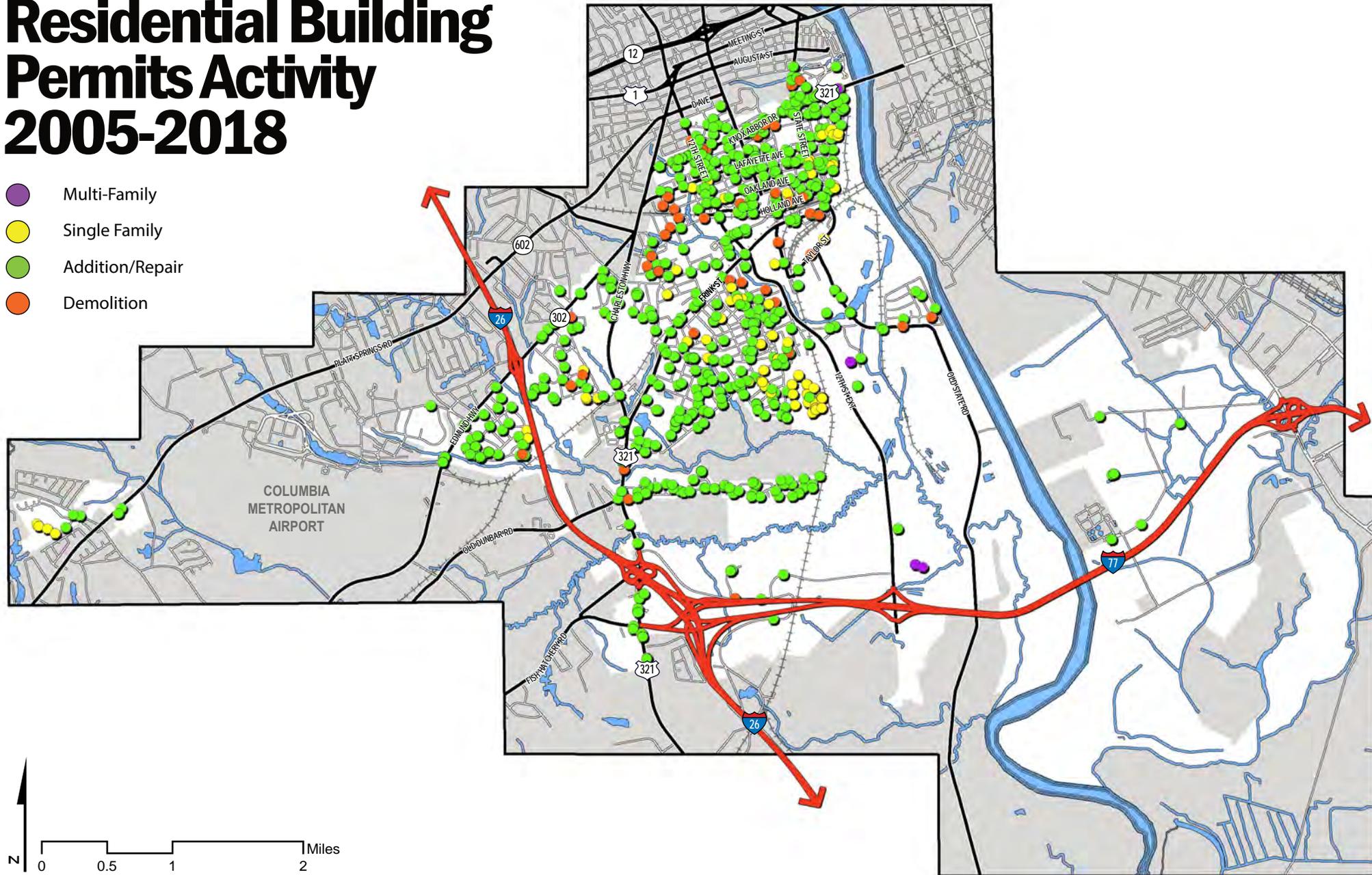
Based on the 2019 ACS, the number of housing units in Cayce was 6,370 and the vacancy rate was 5.5%. With an estimated population of 13,600 and an average household size of 2.26, the supply of existing housing has been keeping pace with demand. Since 2010, the City has added approximately 265 new single family residential units and 224 multi-family units. In addition to new residential construction, the City has also seen significant investment in additions and repairs with 2020 being a record breaking year in terms of permit value.

As shown on Map 3.2, the majority of permits, including new single family permits, are issued in established residential areas signifying reinvestment and infill development within existing neighborhoods. Multi-family construction is scattered throughout the City with the new large developments occurring along Knox Abbot Drive close to the river and the Blossom Street Bridge. Market trends in 2020 and 2021 are showing exponential increases in residential sales demand and property values. These dramatic increases are due, in part, to pandemic related supply shortages, but will likely have long term impacts on the residential real estate market and should be monitored closely.

Map 3.2: Residential Building Permit Activity

# Residential Building Permits Activity 2005-2018

- Multi-Family
- Single Family
- Addition/Repair
- Demolition



## Occupancy and Tenure

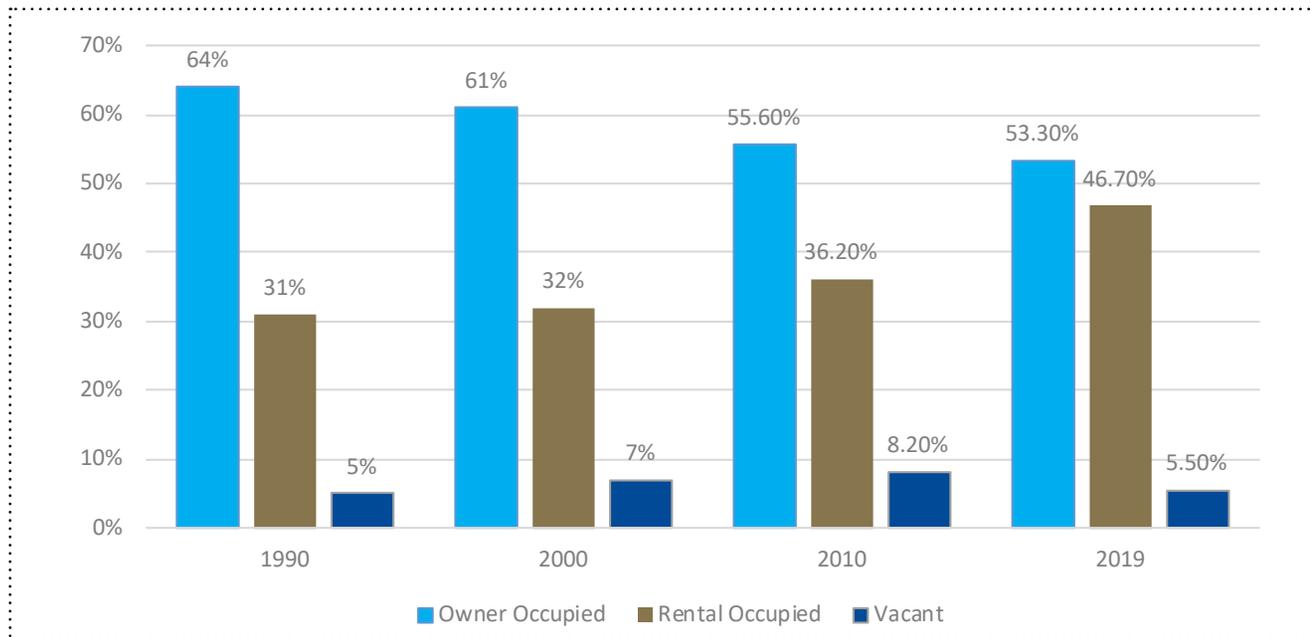
Since 1990, Cayce has seen a steady decline in the number of owner-occupied units and a steady increase in rental units. This trend is expected to continue for the next five years. While the actual number of vacant units is low, the percentage of increase in vacant units since 1990 has been high.

Owner occupancy has traditionally been viewed as a sign of investing in the community and of lending to the stability of neighborhoods. It is a goal of the Cayce Strategic Plan 2017–2018 to increase home ownership. While the steady decrease in owner-occupied housing in Cayce may be of concern, it is reflective of national trends.

**Housing Registration Program.** In 2016 the City of Cayce implemented a housing registration program for all non-owner-occupied housing. This program is designed to help ensure the proper maintenance of rental properties. The problem with absentee landlords who are difficult to contact and/or unresponsive to code enforcement is mitigated by the requirement that there must be a registered person in charge who either resides or has an office within a seventy-five-mile radius of the City.

As of 2019, Cayce has 1,386 non-owner-occupied properties. Eighty-six percent of the owners of these properties have complied by registering their properties with the program. However, the RKG Housing Study finds that landlord compliance to housing codes is problematic. The report recommends periodic inspections of registered properties.

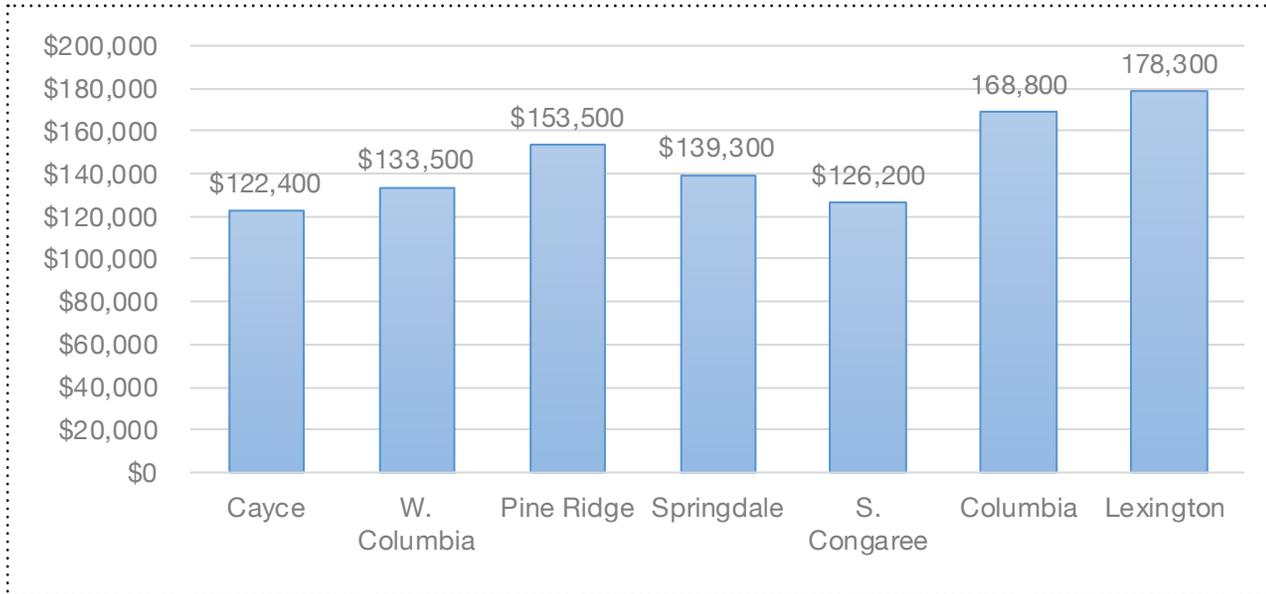
**Figure 3.2: Owner-Occupied Housing Trends**



Source: 2019 American Community Survey 5-Year Estimates

Recent decades have seen a decrease in owner occupancy and an increase in rental properties

**Figure 3.3: 2018 Median Home Value Comparisons**



**MEDIAN HOME VALUE**

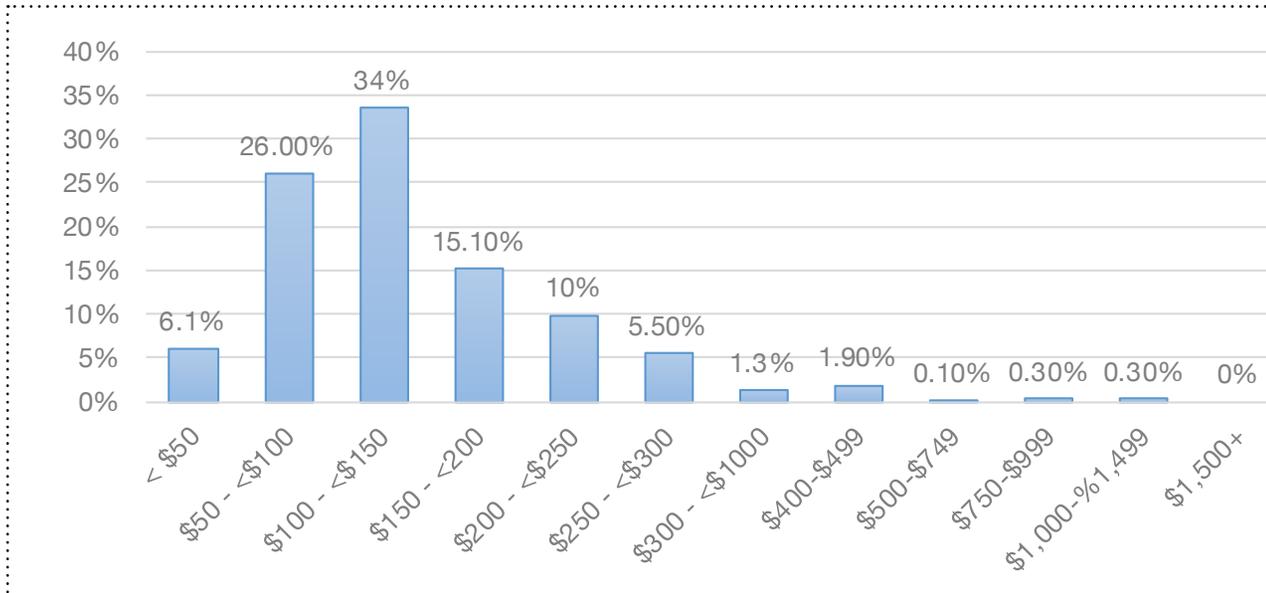
**Cayce**  
**\$122,400**

**Lexington County**  
**\$148,400**

**South Carolina**  
**\$148,600**

**United States**  
**\$193,500**

**Figure 3.4: 2018 Range of Values for Owner-Occupied Housing**



**House Value**

The Cayce median owner-occupied home value is the lowest among surrounding jurisdictions. This is consistent with the fact that the Cayce average household income is the lowest in the same comparison group. Sixty percent of Cayce owner-occupied housing units are valued between \$50,000 and \$149,000. Over 30 percent of Cayce owner-occupied homes are valued between \$150,000 and \$999,000.

Source: 2018 American Community Survey Estimates

## Affordability

Affordability is a key factor in the housing market. The cost of housing must be in sync with household incomes to meet future housing needs. Under HUD criteria, a housing unit is considered affordable if its gross cost does not exceed 30 percent of the occupants' income. Conversely, a household is considered cost burdened if its occupants are paying more than 30 percent of their income for housing costs.

**Rental Affordability.** Over 48 percent of Cayce's renting households are cost burdened by their rent. The highest percentage of households (22.7%) pay 50 percent or more of their gross income on rent.

**Ownership Affordability.** For households owning their homes, 19 percent are cost burdened—two and a half times less than the percentage of cost burdened renters.

**Potential Impediments to Affordable Housing.** Zoning and land development regulations can be an impediment to affordable housing depending on how they are written, interpreted and implemented. Exclusionary zoning practices can limit the type, size, density, and design of residential neighborhoods which can discourage the development of more affordable housing types. The separation of land uses, typical of most zoning ordinances, can also exacerbate affordability issues for residents with limited access to transportation.

The City should continuously review its zoning and land development regulations to ensure it adequately allows for mixed-use development and a diversity of housing types. The City should also continue to work with community partners, such as Habitat for Humanity and the Cayce Housing Authority to increase the supply of affordable housing opportunities.

**Table 3.4: Gross Rent as a Percentage of Income**

Percent of Income Bracket	Number	Percentage
<10% of Income	53	2.3%
10-14.9% of income	197	8.6%
15-19.9% of income	229	9.9%
20-24.9% of income	289	12.6%
25-29.9% of income	247	10.7%
30-34.9% of income	160	7.0%
35-39.9% of income	114	5.0%
40-49.9% of income	211	13.5%
50+% of income	523	22.7%
Gross rent % not computed	179	7.8%

Source: 2018 American Community Survey Estimates

**Middle-Income and Market Rate Housing.** Traditional affordable housing typically targets lower income residents who earn 50% or less of the area median income (AMI). There is also increasing demand for housing that supports middle-income residents who make between 80-120% of AMI. Middle-income housing is often referred to as "workforce" housing because it targets teachers, public safety officers, and healthcare workers who often cannot afford to live within the communities in which they work. Market rate housing, which reflects the current market value for comparable properties of the area, is also in demand. This increasing demand for all types of housing at different price points underscores the importance of ensuring the availability of a diverse housing portfolio in the City.

1



1. New multi-family housing being built in Cayce near the Congaree River. The development includes sidewalks and connectivity to commercial areas and the Three Rivers Greenway.

2



2. Newer single-family housing located adjacent to Cayce Riverwalk Access.

3



3. Older single family residential neighborhood typical of the Avenues area of the City.

## Summary of Key Findings

- Average household size decreased by 22% between 1970 and 2010
- Over 31% of households are individuals living alone
- Housing is predominantly characterized by single-family detached units
- Increasing demand for a more diverse housing portfolio
- Almost 40% of the housing stock was built between 1950 and 1979
- Median year of construction was 1964
- Construction of new units has recovered to pre-recession levels
- Significant investment in repairs and renovations of older housing stock
- Decreasing owner-occupancy and increasing renter-occupancy
- Over 48% of renting households are cost burdened
- 19% of homeowners are cost burdened

## Issues and Opportunities

**Zoning Regulations.** Zoning and land development regulations can impact growth and development opportunities and affordable housing. The City should ensure the existing and future ordinances allow for zoning that provides for a mix of uses, promotes housing diversity in type and price point, and strengthens residential design guidelines.

**Affordable Housing.** A significant number of residents in the City are cost burdened when it comes to housing. The City should continue to promote affordable housing through zoning revisions, coordinating with affordable housing providers and other community partners, and addressing long and short-term rental issues. The City should also continue to work with the development community to ensure an adequate supply of middle-income and market rate housing options.

**Cayce Housing Study.** The City should continue to review, evaluate, and implement the recommendations from the 2020 Cayce Housing Study. This plan provides a good framework from which to develop a number of housing programs and supportive policies.

## Related Goals and Strategies

The key issues and opportunities identified below relate to the comprehensive plan goals listed below. Relevant objectives and strategies corresponding with these goals are summarized in Table 3.5.

Goal # 2: Meet the Future Housing Needs of the Community

## Performance Metrics

To assist with monitoring progress towards achieving relevant goals and objectives, the City should annually collect and analyze the following data:

- Building Permits - Number and value of permits
- Code Enforcement - Number of citations
- Property Registration - Number registered
- Housing Units - New units created

### **Neighborhood Preservation and Infill Development.**

Cayce has many established neighborhoods with historic character and community vitality. The City should continue to support neighborhood revitalization initiatives through rehabilitation and demolition assistance, code enforcement, and neighborhood and sub-area planning.

**Market Cayce as a Regional Tourism Destination.** As housing demand changes, Cayce should continue to position itself as a regional tourism destination and market its unique natural and cultural resources to attract new residents.

**Table 3.5: Goals, Objectives, and Strategies**

Goal # 2: Meet the Future Housing Needs of the Community

Allow zoning that provides for mixed use and housing diversity

- Create zoning options for small, planned development districts or cluster developments.
- Research best practices for residential design guidelines and incentives for encouraging preferred designs
- Identify opportunities for providing a diversity of housing types in different zoning districts as recommended by the 2019 Housing Study

Promote affordable, middle-income, and market rate housing opportunities

- Review and update zoning ordinance, as needed, to ensure availability of diverse housing types
- Coordinate with and support as applicable affordable housing providers through various programs (e.g., CDBG, HOME, State Housing Authority)
- Create a short-term rental policy

Preserve neighborhood character and vitality and meet future housing demand through infill development and redevelopment within existing residential areas

- Research merit of creating a housing task force to identify areas in need of rehabilitation and demolition assistance, including organizational structure; create if appropriate
- Develop a GIS based housing stock inventory
- Continue to financially support and strengthen the City's dilapidated structure program
- Continue to work with Habitat for Humanity to sustain and expand the partnership in other areas in the City
- Collaborate with neighborhoods and other local organizations to support revitalization and beautification efforts
- Identify funding opportunities for residential housing rehabilitation
- Strengthen the City's property registration ordinance to include tying it directly to the building inspection program
- Identify neighborhoods for targeted planning and revitalization efforts
- Consider establishing a redevelopment corporation



The natural resources element of the comprehensive plan provides an inventory of significant physical and biological features of the landscape including consideration of the physical setting, climate, water resources, and environmentally sensitive areas. The purpose is to provide a base from which to guide policy decisions that are related to the use and management of these natural resources, especially as they pertain to the need for protection, restoration, and/or impact the intensity and types of permissible land uses.

# Natural Resources

### The Sandhills Ecoregion

encompasses the majority of the western portion of the city limits. Sandhills is noted for its rolling hills composed of Cretaceous age marine sands (some places are covered with these sands) and clays. Elevation in this region varies from 100 to 720 feet above sea level, with a local relief profile of 100 to 300 feet.

### The Atlantic Southern Loam Plains Ecoregion

covers a portion of the northern city limits. This region is noted for its flat and gentle rolling plains, which are irregularly dissected by numerous low-to-moderate gradient sandy-bottomed streams. Elevation in this region tends to be lower than in Sandhills, from 50 to 660 feet, and it has a gentler relief of 100 to 200 feet.

### The Southeastern Floodplains and Low Terraces Ecoregion

encompasses the majority of the southeastern portion of the city limits. This region predominantly contains floodplains and other low-elevation areas with sedimentary deposits of gravel, sand, silt, and clay. Significant ecological resources such as wetlands, ponds, and oxbow lakes are found in this region. Elevation varies from 15 to 200 feet, with a low relief of 5 to 35 feet.

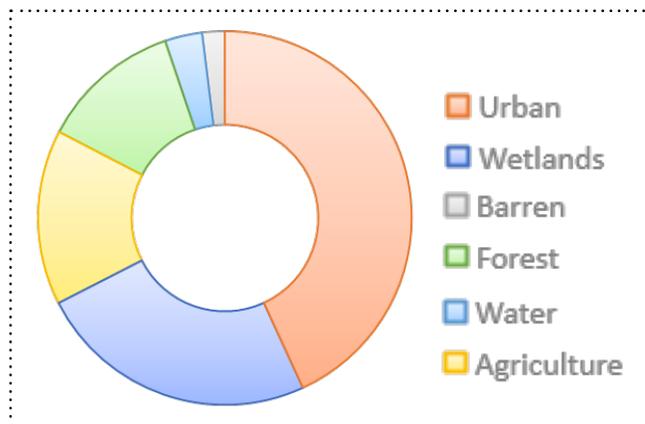
## Physical Setting

Ecoregions, as defined by the Environmental Protection Agency (EPA), are areas of relative similarity in the type, quality, and quantity of environments and ecosystems. This classification system provides a convenient way to describe the physical setting of a community. General characteristics include the following:

- The Cayce municipal limits fall across three distinct ecoregions: Sandhills, Atlantic Southern Loam Plains, and Southeastern Floodplains and Low Terraces.
- Within these ecoregions, there is considerable diversity in soil composition, elevation, and vegetation throughout the City.
- Elevation within the City slopes toward the Congaree River with minor topographic relief throughout and an average elevation of ~200 feet.
- Soils associated with the vast floodplains and riparian areas across the City are not suitable for development but contain prime farmland and farmland of statewide importance.

According to the 2016 National Land Cover Database (NLCD) around 4,100 acres or 36 percent of available land is forest and wetland. The majority of land, around 4,847 acres or 43 percent, is categorized as low- to medium-intensity urban development.

Figure 4.1: Land Cover Distribution



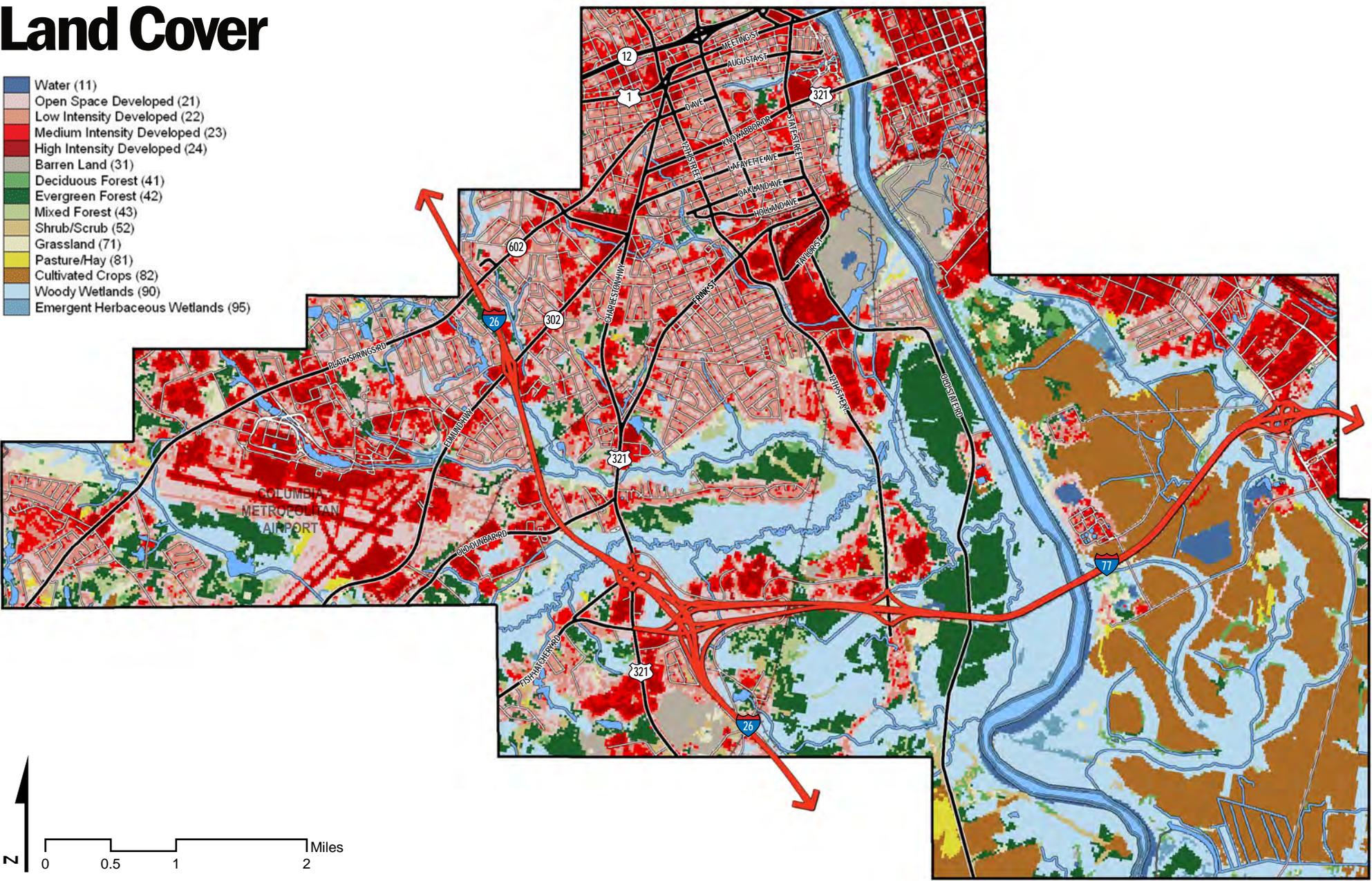
Source: 2016 National Land Cover Dataset

43% Urban  
24% Wetlands  
15% Agriculture  
12% Forest  
3% Water  
1% Barren

Map 4.1: 2016 National Land Cover Database

# Land Cover

- Water (11)
- Open Space Developed (21)
- Low Intensity Developed (22)
- Medium Intensity Developed (23)
- High Intensity Developed (24)
- Barren Land (31)
- Deciduous Forest (41)
- Evergreen Forest (42)
- Mixed Forest (43)
- Shrub/Scrub (52)
- Grassland (71)
- Pasture/Hay (81)
- Cultivated Crops (82)
- Woody Wetlands (90)
- Emergent Herbaceous Wetlands (95)



1



2



- 1. Congaree River below the Blossom Street Bridge.
- 2. Wetland area at Congaree Creek Heritage Preserve.

### Water Resources

The City of Cayce is located completely within the Saluda River drainage basin which includes the Congaree River, the City’s largest water resource and defining natural feature. Congaree Creek, Gills Creek, Six Mile Creek, and 25 miles of unnamed tributaries, flow through the City and drain into the Congaree River. There are no major lakes within the municipal boundaries, but access to Lake Murray is conveniently located within 10 miles of the City’s western limits.

Because of its proximity to the Congaree River, Cayce contains vast areas of floodplains and wetlands that create significant development constraints and vulnerability to flooding for properties located within or near these areas. Most of the wetland areas are situated along Congaree Creek, Savannah Branch, and Gills Creek (on the eastern side of the Congaree River). These undeveloped wetlands and bottomland hardwood forests provide critical habitat for wildlife and help to sustain threatened and endangered species.

**Table 4.1: Impaired Streams**

Station	Location	Impairment
C-005	Six Mile Creek on US-21, South of Cayce	Dissolved Oxygen
C-070	Congaree Creek at S-32-66	E. coli
CSB-001L	Congaree River at Blossom Street	E. Coli

Source: SC DHEC, 303(d) List

**Table 4.2: Total Maximum Daily Loads for Fecal Coliform (TMDLs)**

Station	Location	Total Permitted Volume	Sampled Fecal Coliform Volume (count/day)	Fecal Coliform TMDL Volume (count/day)	Percent Reduction
C-005	Six Mile Creek on US-21, South of Cayce	5.30x10 <sup>8</sup>	1.47x10 <sup>11</sup>	1.07x10 <sup>11</sup>	27%
C-008	Congaree Creek at US-21, at Cayce Water Intake	2.06x10 <sup>10</sup>	1.84x10 <sup>12</sup>	1.11x10 <sup>12</sup>	40%

Source: SC DHEC, Total Maximum Daily Load (TMDL)

### Water Quality

The Department of Health and Environmental Control (DHEC) maintains a list of impaired water bodies under section 303(d) of the Clean Water Act. Currently three water bodies in Cayce are impaired, 2 for E. Coli and 1 for Dissolved Oxygen. TMDLs have already been developed for two of these water bodies and one is anticipated in the near future for the Lower Congaree River. Non-point source pollution from stormwater runoff is a primary contributor to these impairments. The City of Cayce is currently participating in the development of a Watershed Based Plan for the Three Rivers Watershed to help identify strategies for addressing the bacteria impairments.

**Table 4.3: Threatened and Endangered Species**

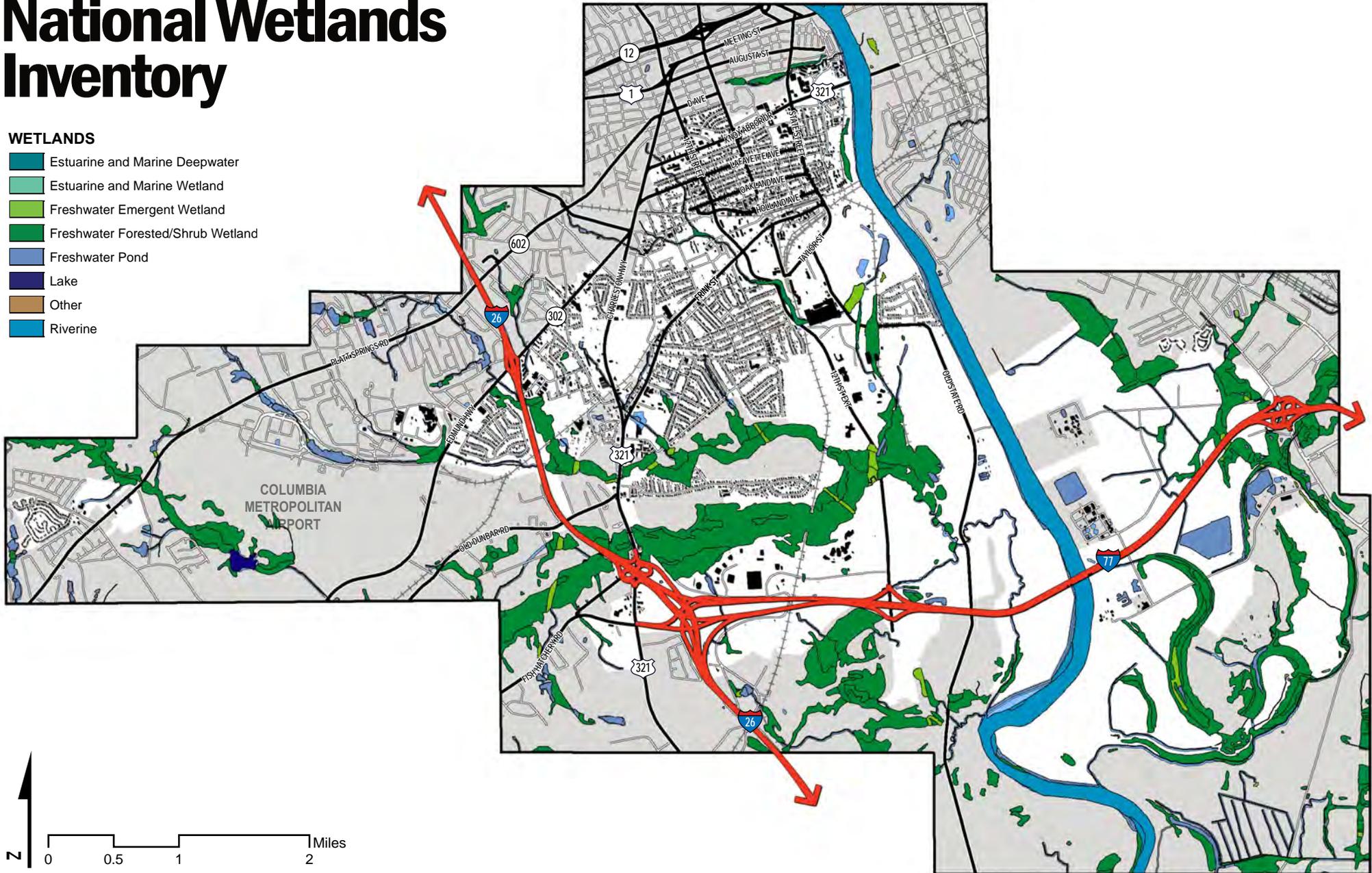
Species	Status
Red-cockaded Woodpecker	Endangered
Wood Stork	Threatened
Carolina Heelsplitter	Endangered
Canby's Dropwort	Endangered
Rough-leaved Loosestrife	Endangered
Smooth Coneflower	Endangered

Source: United States Department of Agriculture, US Fish and Wildlife Service

# National Wetlands Inventory

**WETLANDS**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

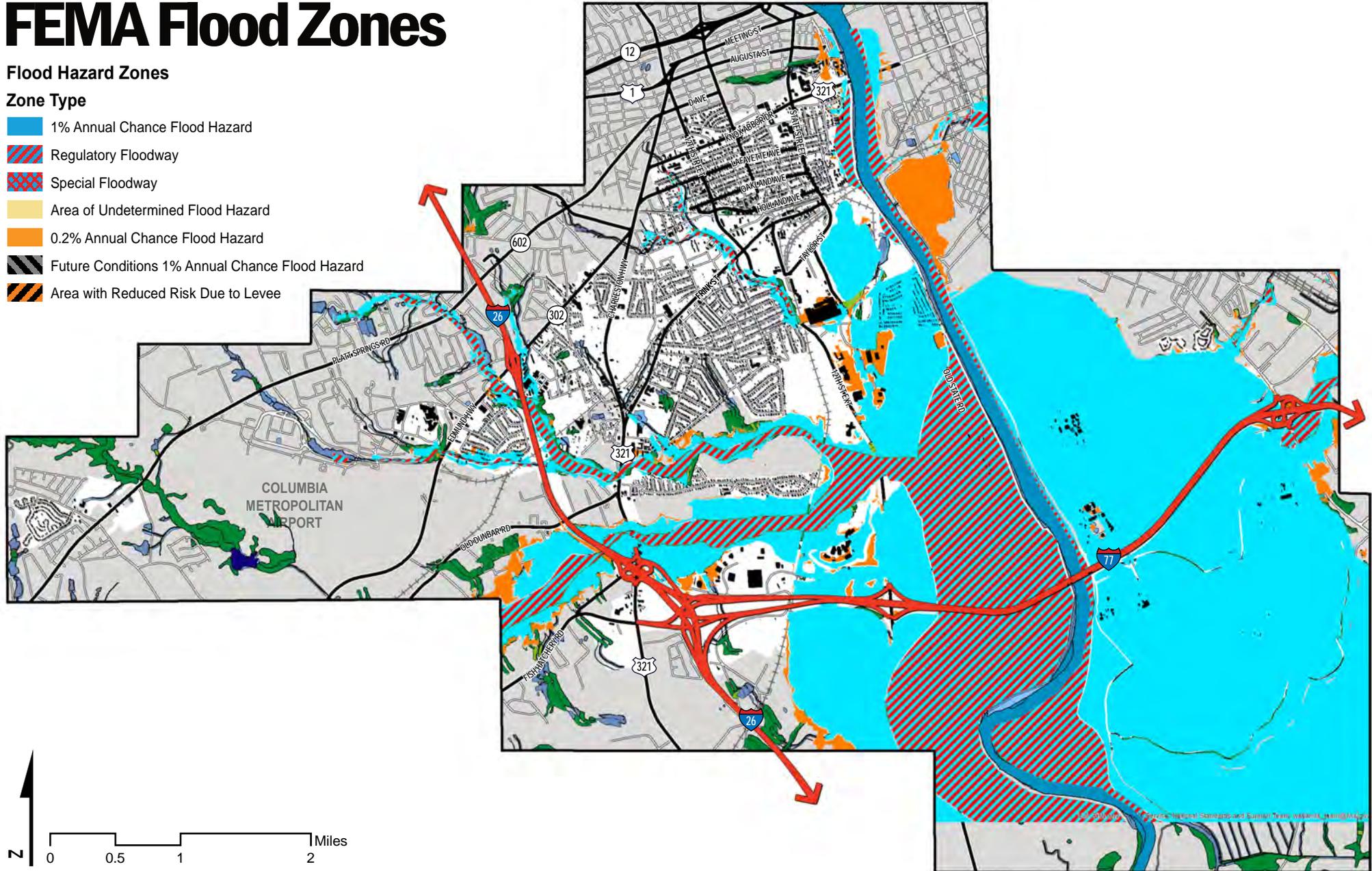


# FEMA Flood Zones

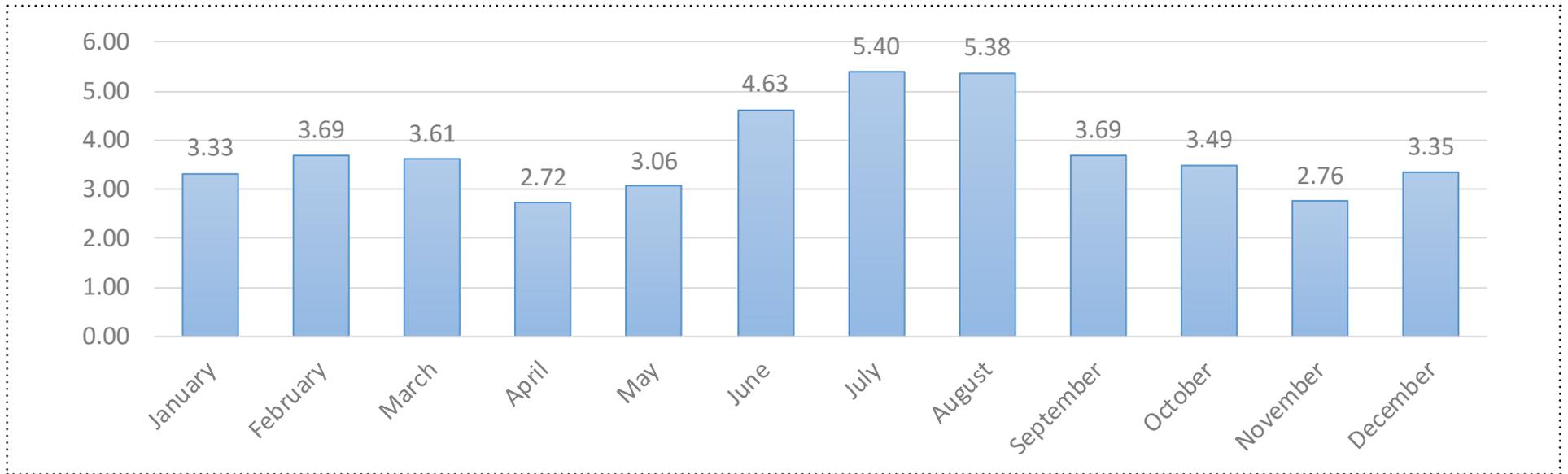
## Flood Hazard Zones

### Zone Type

-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard
-  Area with Reduced Risk Due to Levee



**Figure 4.2: Average Annual Precipitation 1981 - 2016**



Source: NOAA National Centers for Environmental Information

## Vegetation

The presence of wetlands and the Congaree River significantly impact vegetation types within the City of Cayce. Bald cypress and water tupelo swamp forests dominate wetland areas, while oak bottom-land hardwood forests are present in less flood-prone locations. The sandy, well-drained soil and groundwater capacity provide fertile agricultural land in higher elevation areas.

Longleaf pine forests tended to dominate areas beyond the Congaree River floodplains, but logging, fire suppression, and community development activities have favored a mix of shortleaf and loblolly pines and oak tree varieties. Red maples, poplars, and a variety of evergreen shrubs are present in smaller quantities in undisturbed portions of this region.

## Climate

Climate is the long-term weather trends of an area. Weather may change daily and may go through extreme events over a given year, but climate is usually measured in 30-year cycles based on prevailing temperature and precipitation patterns. The information in this section presents weather trends over long periods of time.

Annual precipitation in Cayce ranges from a low average of 45 inches to a high of 50 inches. Precipitation is evenly distributed throughout the year. Mean annual temperature for the City varies seasonally. During winter months, it ranges from a low of 31°F to a high of 55°F. In the summer the temperature ranges from a low of 68°F to a high of 90°F. The mean annual temperature is important in determining the growing season; these weather ranges allow between 200 and 240 frost-free days in a year.

## Summary of Key Findings

- Natural resources are an important asset to the community
- Natural resources present significant development constraints
- Congaree River and its tributaries are a defining characteristic
- Undeveloped wetland areas and bottomland hardwood forests provide critical habitat for endangered species
- 43% of the land area within the city limits is classified as low to medium intensity urban development
- Water quality impairments exist in the Congaree River and its tributaries
- Urban stormwater runoff and other causes of non-point source pollution are contributing to the water quality impairments

## Issues and Opportunities

**Water Quality.** Water quality is an emerging issue for Cayce, especially in regard to compliance with the City’s Municipal Separate Stormwater Sewer System (MS4) permit requirements. In order to mitigate non-point source pollution issues, staff should continue to participate in regional water quality initiatives, support the development of watershed based plans, and encourage the use of low impact development (LID) techniques in new developments. The City should also identify opportunities for preserving and protecting riparian corridors (including along the Cayce Riverwalk), and work to reduce the number of private septic systems in areas that can be reasonably served with sewer.

**Natural Resources as a Community Asset.** Cayce has an abundance of unique natural resources. The City should continue to expand access to these amenities where appropriate, while also working with community partners to protect, conserve, and restore them. These assets should be marketed as a unique and defining characteristic of the City to promote growth and strengthen its position as a regional tourism destination.

## Related Goals and Strategies

The key issues and opportunities identified below relate to the comprehensive plan goals listed below. Relevant objectives and strategies corresponding with these goals are summarized in Table 4.4.

- Goal # 5: Preserve, Protect and Promote Natural and Cultural Resources
- Goal # 4: Strengthen and Grow the Economy

## Performance Metrics

To assist with monitoring progress towards achieving relevant goals and objectives, the City should collect and analyze the following data:

- Stormwater Outfall E. Coli Monitoring Data
- Water Quality Stakeholders - Number of partners engaged
- Low Impact Development - Number of new projects
- Sewer/Septic - Number of new sewer connections

**Table 4.4: Goals, Objectives, and Strategies**

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Goal # 5: Preserve, Protect, and Promote Natural and Cultural Resources

Protect fragile land, critical habitat, and water resources

- Continue to actively participate in regional water quality initiatives to include the Lexington County Stormwater Consortium, Midlands Rivers Coalition, and the Three Rivers Watershed Stakeholder Group
- Support the collaborative development of watershed-based plans in impaired watersheds
- Support the use of low impact development (LID) and green infrastructure techniques for stormwater management through policy
- Review and update as needed the use of cluster/conservation development guidelines
- Identify riparian corridors for preservation, protection, and stream bank stabilization
- Reduce number of residents relying on private septic systems in close proximity to existing or planned sewer service
- Develop a street tree planting/canopy program and strengthen tree protection measures in land development ordinance

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Ensure natural and cultural resources contribute to the tourism economy

- Continue to work with the River Alliance and other partners to develop and promote opportunities along the Cayce Riverwalk

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Goal # 4: Strengthen and Grow the Economy

Promote Cayce as a regional tourism destination

- Develop a hospitality and tourism development master plan to identify growth opportunities, priority projects, and hospitality tax investment opportunities
-



# 5

## Cultural Resources

Cayce’s cultural resources add to the quality of life for its citizens and visitors. Cayce’s cultural resources define what is unique to the City and give the community a sense of place and a connection with its past. This element of the comprehensive plan explores the City’s historic resources, arts and cultural events, and cultural, religious, and civic organizations.



## Historic Sites

The City of Cayce has a rich, expansive, and well documented history spanning thousands of years from the Paleoindian Period to the present day. What sets Cayce apart from other communities is the range of historical resources that have been documented, preserved, and made accessible to the public. A few of these key historic sites and structures profiled in this chapter include:

- William J. Cayce House
- Guignard Brick Works
- 12,000 Year History Park
- Congaree Creek Heritage Preserve
- Cayce Historical Museum
- Ida A. Bull Elementary School

**William J. Cayce House.** One of the few remaining residential structures from the early twentieth century, the William J. Cayce house was built in 1917 by merchant William J. Cayce, founder of the town. The house represents a design typical of the lifestyle of an emerging prosperous merchant of the period and provides an identifying and recognized landmark for the community.

**Ida A. Bull Elementary School.** This former elementary school, located on Wilkinson Street, was operated by the Lexington School District 2 for many years during the educational era of segregation. Children from Cayce, Dixiana and Pelion attended grades 1-6 there. After completion of grade 6, all students were transferred to the Lakeview School, now the site of the Brookland Lakeview Empowerment Center in West Columbia. The school was closed in 1970 and is now the site of the Mt. Zion Missionary Baptist Church which has preserved and adaptively reused portions of this important historic landmark.

1. Ida A. Bull Elementary School located at 1908 Wilkinson Street.

2. William J. Cayce House located at 517 Holland Avenue.

3. Cayce Riverwalk ranger station designed to look like a historic structure typical of the area.



**Guignard Brick Works.** The Guignard Brick Works is significant as an example of an early-twentieth century industrial site which produced bricks for many buildings constructed in Columbia and throughout South Carolina from the early 1900s through the mid-twentieth century. The site is also significant as an excellent surviving example of a beehive or circular downdraft brick kiln, an important method of construction in brick making facilities from the nineteenth century well into the twentieth century. The site includes four brick beehive kilns, a historic brick office, and remnants of other industrial features of the brick works. The site was listed in the National Register on February 13, 1995 with additional documentation approved October 31, 2012.

The Guignard Brickworks located off Knox Abbott Drive near the Congaree River and new multifamily housing developments.

1



**12,000 Year History Park.** The 12,000 Year History Park is located along the Fort Congaree Trail and is adjacent to the Cayce Tennis and Fitness Center located at 1120 Fort Congaree Trail in Cayce. The park can also be accessed by the Timmerman Trail. The park was established through a 2014 memorandum of understanding among the City of Cayce, the River Alliance, and the National Park Service. The park contains archaeological sites dating as far back as 12,000 years. Guided history walks are offered throughout the year and focus on such subjects as archaeology, Native American lifeways, nature, the Battle of Congaree Creek, and the Fort Congaree trading post.

**Congaree Creek HP.** The 627-acre preserve, owned and managed by the SC Department of Natural Resources, borders the Congaree River and Cayce, SC. Guignard Brickworks excavated clay from the property from 1911 to 1944. The remains of the pits where clay was quarried can be found along the preserve's 2.5-mile Guignard Brickworks Trail. The old trenches are now ponds where you can view duckweed and water lilies.

2



1. Congaree Creek Heritage Preserve, which is owned and managed by the South Carolina Department of Natural Resources.

2. The Timmerman Trail in Cayce leads visitors through the 12,000 Year History Park.



1. Cayce Historical Museum located next to City Hall.

2. Smokehouse located next to the Cayce Historical Museum.

3. Interpretive sign detailing the history and significance of the smokehouse.

**Cayce Historical Museum.** Cayce established the historical museum in 1991 on the City Hall campus. It was built by a group of local citizens and donated to the City. The Cayce Historical Museum showcases Cayce’s rich cultural and historical heritage. The museum’s exhibits span 12,000 years and explore periods of Native American settlement, eighteenth century colonial trade, the American Revolution, the Civil War, WWII, and modern-industrial history. Featured exhibits include one of the largest collections of Native American artifacts in the South East, with nearly 7,000 pieces on display, a c. 1740 homestead cabin, and an exhibit highlighting the Columbia Army Air Base and the Doolittle Raiders. Visitors can also explore the museum’s historic grounds, featuring various outdoor exhibits, picnic tables, and a beautiful hiking trail that leads to the Granby Pavilion and the Granby Gardens Playground.



## Religious Organizations

Cayce is overwhelmingly Protestant Christian with at least 35 protestant churches including Baptist, Episcopalian, Lutheran, Methodist, Church of the Nazarene, African Methodist Episcopal (AME), Church of God, and Pentecostal. Cayce has one Islamic mosque, Al Markaz-ul-Murtazawi.

## Civic Organizations in Cayce

Cayce has a large number of civic organizations and institutions that contribute to the unique cultural landscape of the City. These organizations include:

- Greater Cayce–West Columbia Chamber of Commerce
- Cayce Arts Guild
- The Cayce–West Columbia Jaycees
- Sistercare Inc.
- Julius Felder Coalition for Change
- Growing Home
- The Arc of South Carolina
- Cayce Masonic Lodge
- Cayce Moose Lodge
- God’s Helping Hands
- Aiken/Barnwell Counties Community Action Agency
- The Women’s Club of Cayce



1. Sign advertising Soiree on State, an annual cultural and arts festival held within the Arts Design Overlay District.

2. Sign showcasing nature based sculptures located along the Cayce Riverwalk.

## Cultural Events

Cayce has a number of established cultural events that contribute to the local economy bring members of the community together. These include:

- Soiree on State (Annual, April)
- Cayce Fall Fest (Annual, October)
- Carols on the Riverwalk (Annual, December)
- Holiday Parade of Lights (Annual, December)

## Arts Design Overlay District

The Cayce Arts Design Overlay District was adopted in September 2019. This district runs along State Street from Poplar Street south to Frink Street, and west on Frink to Foreman Avenue. The intent of the Arts Overlay District is to encourage the arts within the district by allowing residential uses in the commercial zones. Artists can live and work in the same area so that a true artist community can evolve in this section of the City. Overlay regulations also relax some sign requirements for commercial buildings—for example, the size restrictions for mounted or painted wall signs so that artists are freer to have creative signage.

The Arts Design Overlay District will not prohibit or restrict any current businesses from operating as currently allowed; however, for new construction it will permit building closer to the road right-of-way, have no minimum parking requirement, and require all new parking be located at the rear or side of the building. These allowances are intended to create a more pedestrian friendly community. Live-work opportunities are being explored for the district to promote studio space for artists.

## The Cayce Art Lot

The Art Lot is an outdoor public space for the public display of works of art. The Cayce Art Lot is located at 1908 State Street and features a gathering space, locations for permanent art installations, an art garden, a Cayce K-9 Memorial, mural walls, parking spaces, and landscaping.



Mural painted on the side of a commercial buildings in the Cayce Arts District.

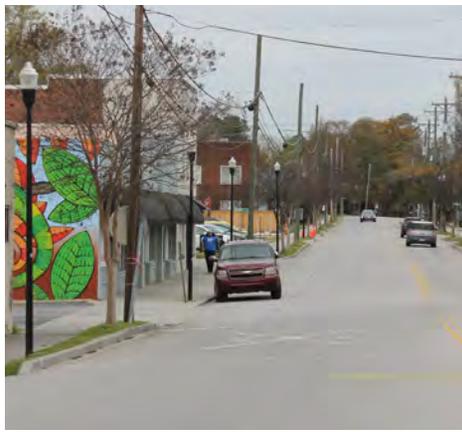
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2



3



1. Mural painted on the side of a commercial building in the Cayce Arts District.
2. Wayfinding signage directing visitors to the Cayce Arts District and Riverwalk.
3. The Arts District is centered around Cayce's historic central business district.

# Art Overlay District



## Summary of Key Findings

- Cayce has an abundance of historical and cultural resources
- The 12,000 Year History Park and Three Rivers Greenway are regional destinations and tourism attractions
- Cayce has a large number of active institutional and civic organizations that contribute to the City’s civic and community culture
- Cayce has a demonstrated commitment to supporting the arts through the Arts Overlay District and Art Lot

## Issues and Opportunities

**Historic Preservation.** Cayce has an abundance of historical resources and an established commitment to ensuring the documentation, preservation, interpretation, and public accessibility of these resources. Cayce should continue this commitment by working with the SC State Historic Preservation Office and community partners to develop a citywide historic/cultural resource survey. Such efforts should prioritize documentation, preservation, and interpretation of the City’s African American history and landmarks, such as the former Ida A. Bull Elementary School. Surveys might also include documentation of the City’s mid-century neighborhoods, many of which are now over fifty years old and therefore eligible for nomination to the national register of historic places. Cayce should also continue to support the Cayce Historical Museum, and the 12,000 Year History Park as it grows with the new visitor’s center planned for construction over the next several years.

**Support for the Arts.** Cayce has demonstrated support for the arts by establishing the Arts and Design Overlay District and supporting the development of public murals and arts related events. The City should continue this support and explore opportunities for strengthening and growing the district. One opportunity would be to develop a sub-area master plan for the Cayce Arts District to identify priority projects and hospitality tax investment opportunities. Another would be to pursue the South Carolina cultural district designation for the Cayce Arts and Design District which could be an important marketing and business development tool.

## Related Goals and Strategies

The key issues and opportunities relate to the comprehensive plan goals listed below. Relevant objectives and strategies corresponding with these goals are summarized in Table 5.1.

- Goal # 5: Preserve, Protect and Promote Natural and Cultural Resources
- Goal # 4: Strengthen and Grow the Economy

## Performance Metrics

To assist with monitoring progress towards achieving relevant goals and objectives, the City should collect and analyze the following data:

- Attendance records - Trails, museums, events
- National register nominations - New nominations
- Arts District business licenses - Number issued

**Cultural Resources as a Community Asset.** Cayce has an abundance of unique cultural resources. The City should continue to expand access to these amenities where appropriate, while also working with community partners to protect, conserve, and restore them. These assets should be marketed as a unique and defining characteristic of the City to promote growth and strengthen its position as a regional tourism destination. The City should continue efforts to establish a visitor’s center for the 12,000 Year History Park, and implement a wayfinding signage system.

## Table 5.1: Goals, Objectives, and Strategies

<p>Goal # 5: Preserve, Protect, and Promote Natural and Cultural Resources</p>	<p>Preserve Cayce’s cultural heritage</p> <ul style="list-style-type: none"> <li>• Coordinate with SHPO and other partners to develop a citywide historic/cultural resource survey to include documenting African American history and landmarks, assessing preservation priorities for mid-century neighborhoods, and pursuing national register nominations for eligible sites and districts</li> <li>• Continue to support the Cayce Historical Museum and the development and promotion of the 12,000 Year History Park</li> <li>• Increase awareness and encourage the use of historic preservation tax credits</li> </ul> <hr/> <p>Support the growing arts community</p> <ul style="list-style-type: none"> <li>• Continue to strengthen and support the Cayce River Arts District, art lot, public art installations, and community, cultural events and festivals</li> <li>• Consider expanding the boundaries of the Cayce Arts Design Overlay District</li> <li>• Develop a sub-area master plan for the Cayce Arts District to promote growth and development opportunities within the district and identify priority projects and investment opportunities</li> <li>• Pursue South Carolina cultural district designation for the Cayce River Arts District</li> </ul> <hr/> <p>Ensure natural and cultural resources contribute to the tourism economy</p> <ul style="list-style-type: none"> <li>• Continue to work with historic, cultural, and civic organizations to promote cultural assets and opportunities</li> </ul>
<p>Goal # 4: Strengthen and Grow the Economy</p>	<p>Promote Cayce as a regional tourism destination</p> <ul style="list-style-type: none"> <li>• Develop a hospitality and tourism development master plan to identify growth opportunities, priority projects, and hospitality tax investment opportunities</li> </ul>



# 6

## Economy

The economic development element of the comprehensive plan inventories labor force characteristics and provides an analysis of the City's economic base by inventorying employment trends by place of residence, place of work, and industry type. Economic data is derived from the US Census Bureau data unless otherwise noted. Some of this data is based on forecasts from the 2010 Decennial Census and will not necessarily reflect actual and more recent numbers. Furthermore, this comprehensive plan (including the economic development element) was drafted prior to the COVID-19 pandemic. While Cayce has experienced profound economic impacts during the midst of the crisis, the long-term impacts are yet to be determined.

**Table 6.1: Labor Force Characteristics**

	Cayce	Lex Co	SC
Labor Force Participation Rate and Size (civilian population 16 years and over)	67.8%	64.9%	60.2%
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54)	86.3%	83.6%	80.6%
Armed Forces Labor Force	0.1%	0.2%	0.8%
Veterans, Age 18-64	5.6%	6.8%	6.5%
Veterans Labor Force Participation Rate and Size, Age 18-64	86.0%	78.3%	75.1%
Median Household Income	\$50,545	\$59,593	\$51,015
Per Capita Income	\$27,812	\$30,316	\$27,986
Mean Commute Time (minutes)	18.0	25.7	24.6
Commute via Public Transportation	0.4%	0.2%	0.5%

Source: 2019 American Community Survey 5-Year Estimates

## Labor Force Characteristics

Cayce has a civilian labor force of approximately 7,701 people with a participation rate of 67.8 percent, which is higher than the rates of both Lexington County and SC. The City has a prime age (civilians ages 25–54) labor force participation rate of 86.3 percent.

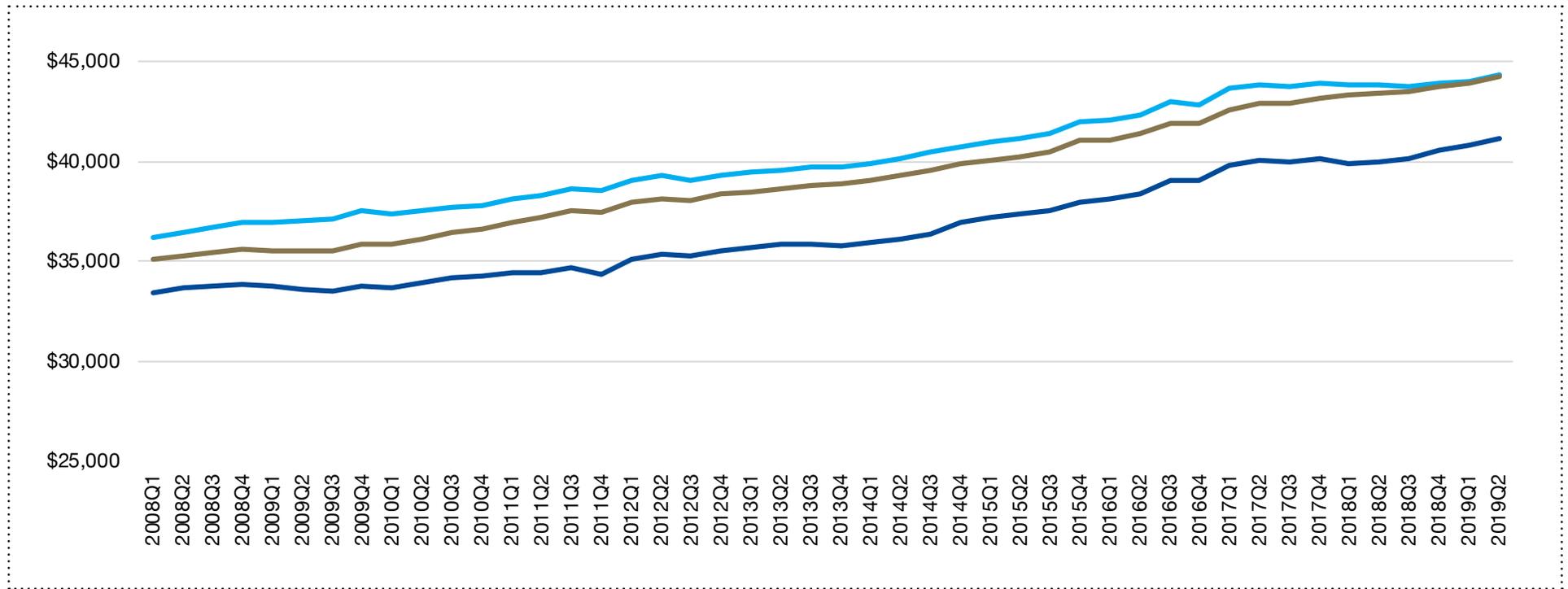
Cayce’s 2018 median household income estimate was \$44,088—lower than Lexington County’s 2018 median household income of \$58,558. As shown on Table 6.2, Cayce has a slightly higher cost of living than the Columbia Metropolitan Statistical Area (MSA) and SC while having a lower annual average salary. Between 2008 and 2019, Cayce saw a steady increase in average annual wages, a trend consistent with the 2008–2019 trends in the Columbia MSA and SC (Figure 6.1).

**Table 6.2: Average Annual Salary and Cost of Living**

	Average Annual Salary	Cost of Living Index (Base US)
City of Cayce	\$41,145	96.3
Columbia MSA	\$44,319	95.5
South Carolina	\$44,249	93.7
USA	\$57,025	100

Source: 2019 American Community Survey 5-Year Estimates

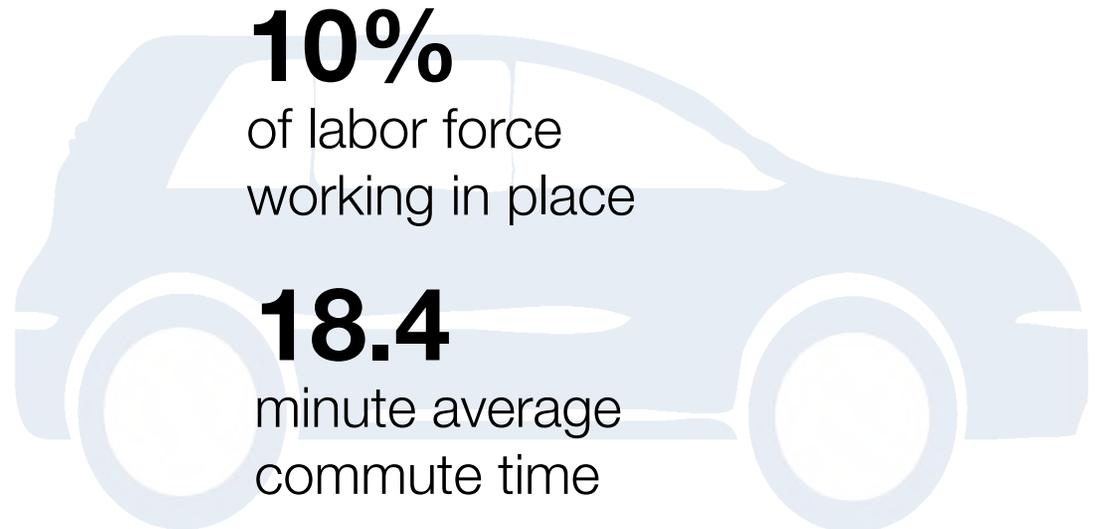
**Figure 6.1: Cayce Average Annual Wages 2008 – 2019**



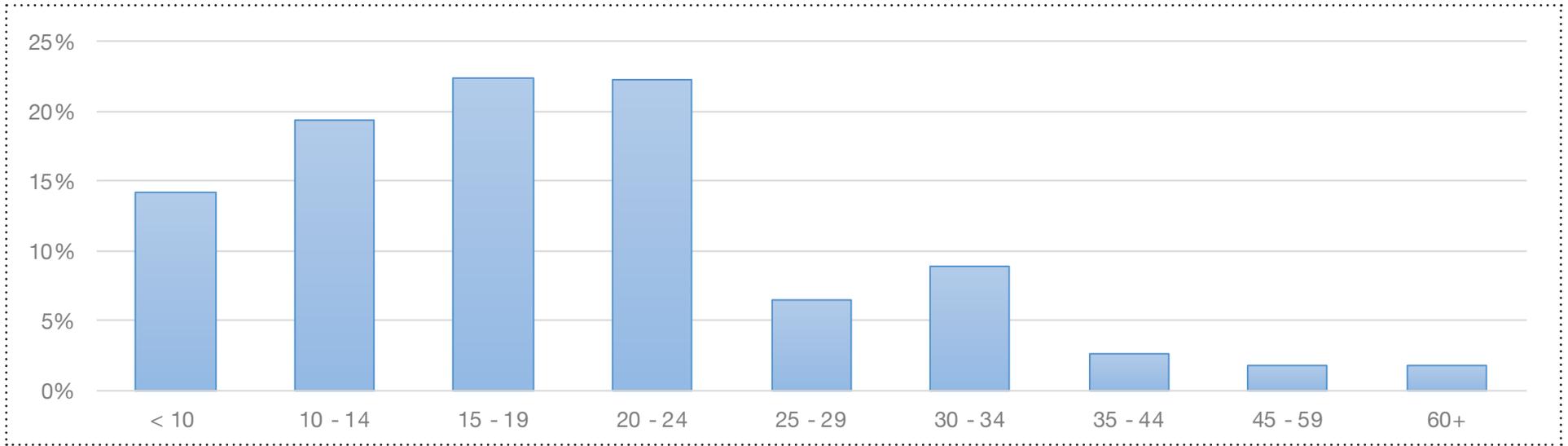
Source: JobsEQ, 2019

## Workforce Commute Patterns

Because of Cayce’s location next to the major regional employment hub of Columbia, it is to be expected that many Cayce residents do not work within the City. According to ACS data, 10.1 percent of the Cayce labor force works in Cayce while the rest commute to other employment centers. The Cayce workforce has an average commute time of 18.4 minutes, and over 83 percent of the Cayce workforce drives a car, truck, or van alone to work each day. Even with the proximity of Columbia, 44 percent of the Cayce workforce commutes 20 minutes or longer to work.

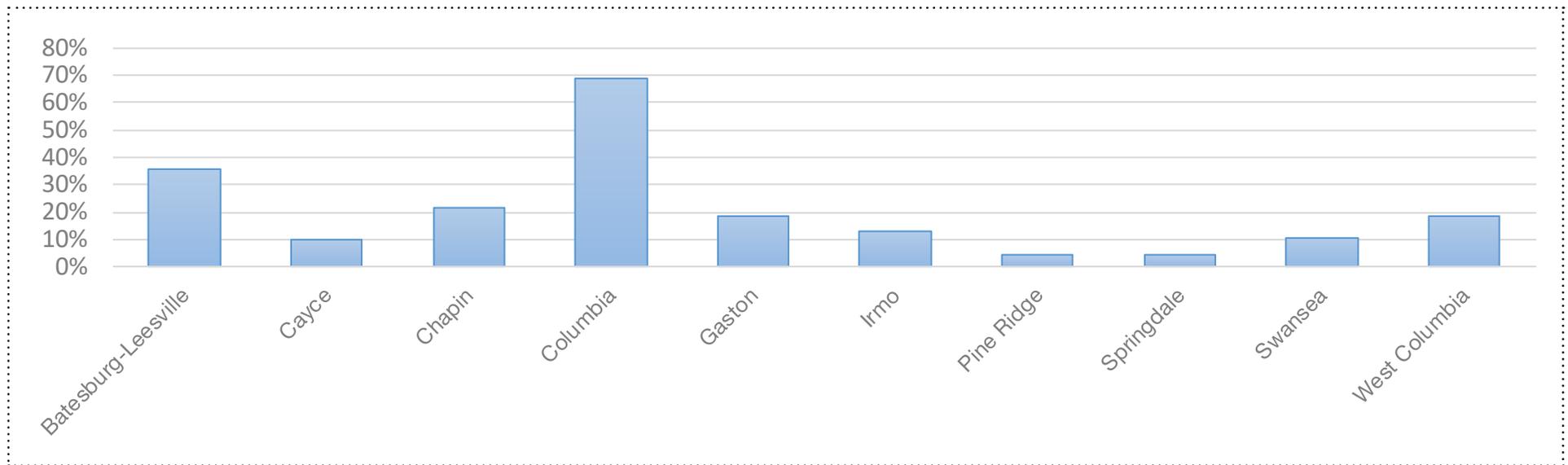


**Figure 6.2: Cayce Workforce Commute Times in Minutes**



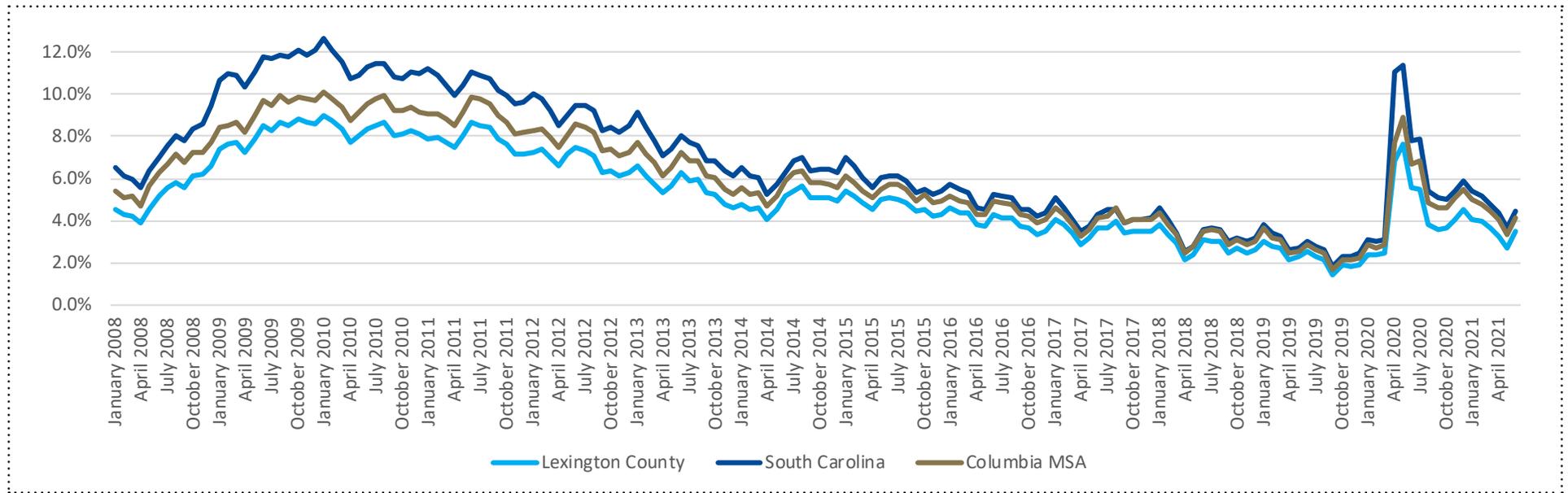
Source: 2018 American Community Survey

**Figure 6.3: Percent of Workers Working in Place**



Source: 2018 American Community Survey

**Figure 6.4: Regional Quarterly Unemployment Trends (January 2008 - April 2021)**



Source: JobsEQ, 2021

## Employment Trends

Prior to the COVID-19 pandemic, the employment record for Cayce was excellent; unemployment was at the lowest point since 2000. The 2019 ACS civilian labor force unemployment rate estimate for Cayce was 4.5 percent, which is lower than the 5.2 percent estimate for Lexington County and the 5.8 percent estimate for South Carolina. The COVID-19 pandemic has significantly increased unemployment rates. Quarterly unemployment rates went from an all time low in July 2019 to levels comparable to the great recession by April 2020. Since then, the unemployment rate has dropped, indicating progress towards economic recovery.

## Unemployment and Poverty

The 2019 Cayce poverty rate was 21.7 percent, representing a 0.5 percent increase from the 2017 rate. Cayce-specific data shows a direct correlation between poverty and employment status. The percentage of those living in poverty increases with the unemployment rate, demonstrating the economic vulnerability of living from paycheck to paycheck. Economic downturns, such as the one resulting from the COVID-19 pandemic, exacerbate economic vulnerabilities and inequities.

2019 ACS

PRE-COVID UNEMPLOYMENT

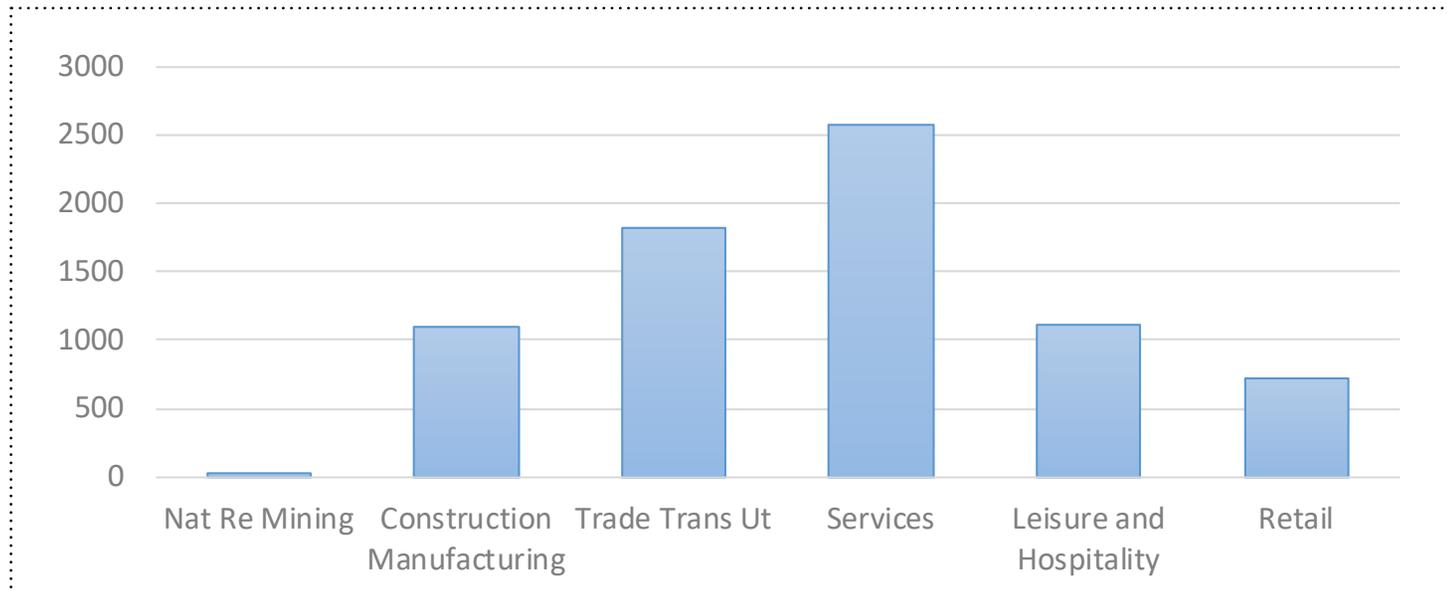
City of Cayce  
**4.5%**

South Carolina  
**5.8%**

United States  
**5.3%**

Source: 2019 ACS 5-Year Estimates

**Figure 6.5: Number of Cayce Employees by Employment Type**



41.8% of industries are in the service sector

Source: 2018 American Community Survey

## Employment by Occupation

Today, 80 percent of private sector US jobs are service industries. In Cayce, 41.8 percent of all industries are classified as service sector industries—the largest of all industry types—employing 22.4 percent of the workforce. While information technology and professional services jobs may be well paying, many service industry jobs (such as food and lodging service jobs) pay workers at or near minimum wage. Retail trade is the second highest classification of Cayce industries and employs 18.5 percent of the Cayce workforce. Retail jobs are also often low paying. The high degree of employment in these low-paying industries accounts for the comparatively low Cayce income levels cited in the population element.

In the decade from 2008 to 2018, Cayce manufacturing jobs declined from 8.9 to 7.9 percent. However, manufacturing is still a major employer. Two of the top ten Cayce employers are manufacturers: Dominion Energy and CMC Steel. Dominion and CMC are also the two largest industries by sales volume.

**Table 6.3: 2018 Employment by Occupation**

TOTAL 16+ WORKFORCE	7,240
White Collar	59.4%
Management/Business/Financial	13.5%
Professional	21.5%
Sales	9.9%
Administrative Support	14.5%
Services	18.9%
Blue Collar	21.7%
Farming/Forestry/Fishing	0.6%
Construction/Extraction	5.6%
Installation/Maintenance/Repair	4.0%
Production	4.9%
Transportation/Material Moving	6.6%

Source: 2018 American Community Survey

**Table 6.5: Top Employers by Employees**

NAME	EMPLOYEES
Dominion Energy	3,066
CMC Steel South Carolina	400
SC Farm Bureau Insurance	200
Cayce City Manager	160
Food Lion	150
Disability Determination Services	140
Red Lobster	140
Brookland Cayce High School	125
Airport High School	125
South Carolina Elec & Gas Co	125

Source: ESRI Community Analyst, 2019

**Table 6.6: Top Employers by Sales Volume**

NAME	SALES VOLUME
Dominion Energy	\$870,269,000
CMC Steel South Carolina	\$127,473,000
OEC Petroleum Systems Inc.	\$96,848,000
Pilot Travel Center	\$46,601,000
Tube City IMS	\$46,466,000
Bi-Lo	\$28,357,000
Shealy Electrical Wholesalers	\$27,507,000
SC Farm Bureau Insurance	\$24,861,000
Love Chevrolet Columbia	\$22,835,000
Columbia Wilbert Vault Company	\$21,987,000

Source: ESRI Community Analyst, 2019

**Table 6.4: Cayce Manufacturing Industries**

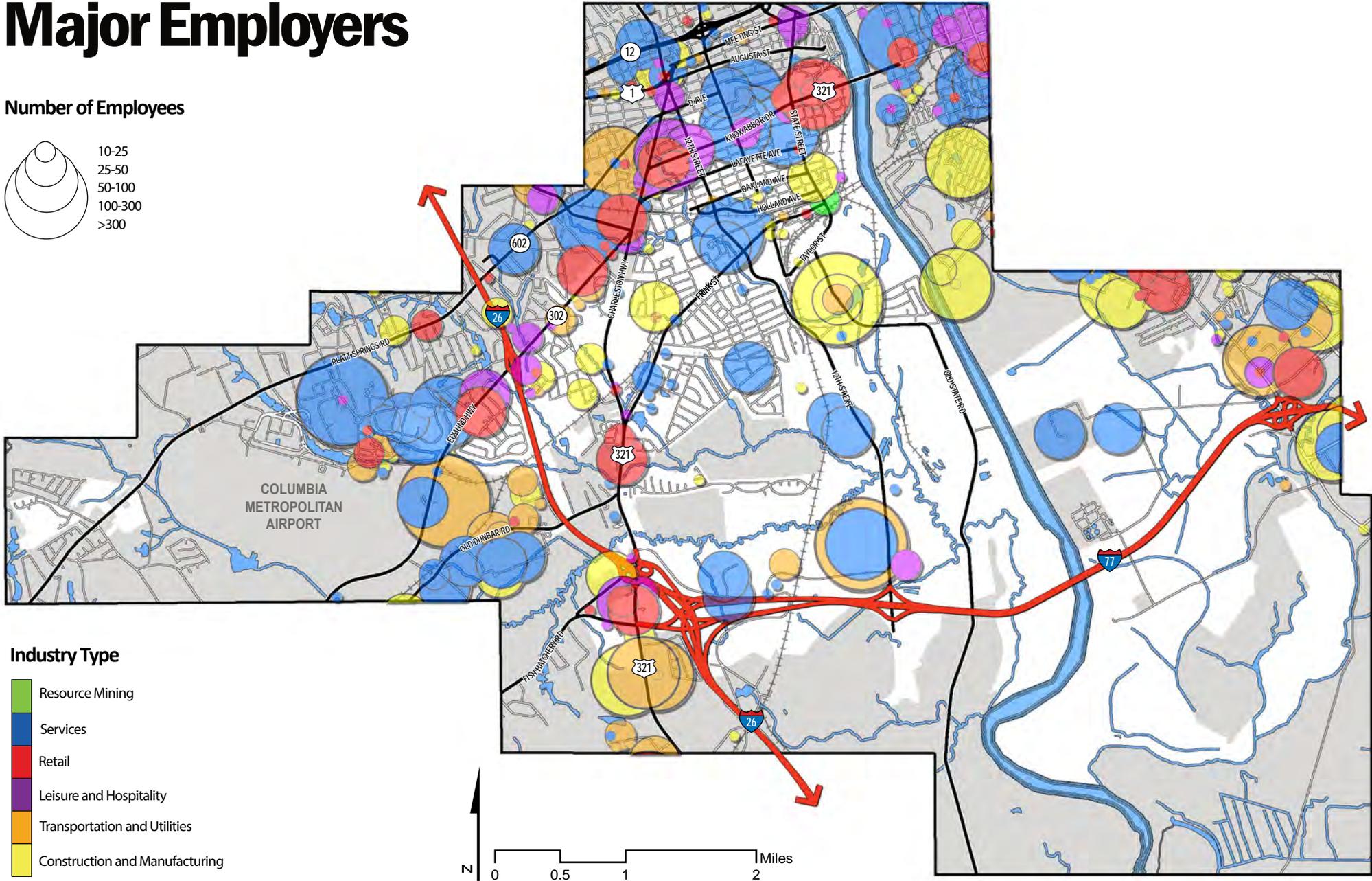
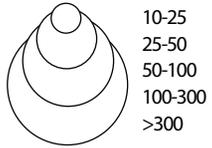
NAME	INDUSTRY	EMPLOYEES	PARENT COMPANY ORIGIN
American Investors (RECO) USA	Plate Work Manufacturing	51-100	USA
CMC Steel SC	Electrometallurgical ferroalloy product mfg.	251-500	USA
CoMar Products	Cut stone and stone product mfg.	11-50	
SCANA/Dominion Energy	Hydroelectric power generation	501-1000	
Aqua Seal Manufacturing and Roofing	Asphalt shingle and coating materials mfg.	51-100	
Columbia Wilbert Vault Co.	Concrete mfg.	11-50	
Rose Talbert Paints	Paint and coating mfg.	11-50	USA
W.C. Manufacturing & Specialty Co.	Travel trailer and camper mfg.	11-50	
Southeastern Concrete Products	Ready-mix concrete mfg. Concrete block and brick mfg.	11-50	

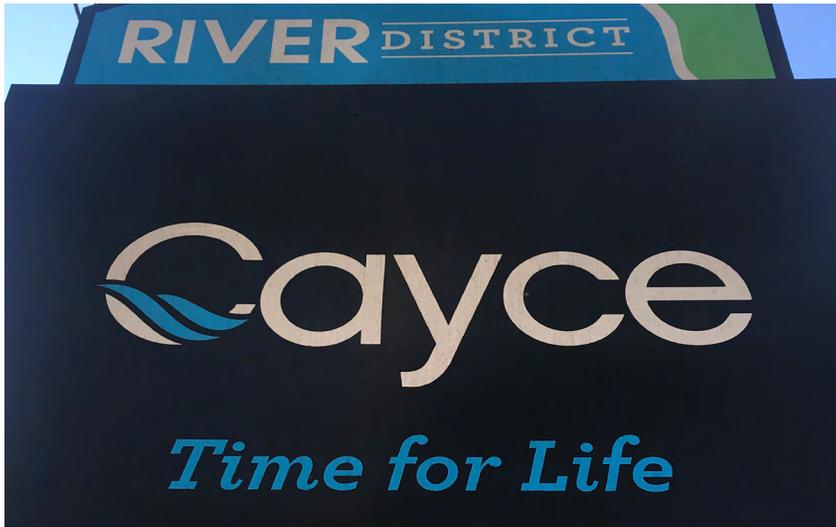
Source: ESRI Community Analyst, 2019

Map 6.1: Major Employers by Number of Employees and Industry Type

# Major Employers

## Number of Employees





Wayfinding signage implemented along Knox Abbott Drive, State Street, and other key corridors throughout the City.

The signs have a common appearance and direct visitors to popular destinations and activity centers, such as City Hall, the Cayce Riverwalk, and the Arts District.

## Community Revitalization

### Knox Abbott Drive

Cayce has invested in a multi-year revitalization of Knox Abbott Drive, the City's major commercial corridor. In January 2017 Cayce extended a Tax Increment Financing (TIF) redevelopment district for another twenty years to pay for new projects. The TIF plan, originally created to build the Cayce Riverwalk and related projects, produced over \$41 million in private investments for areas outside of the TIF district. These investments include Otarre Apartments, a Courtyard Marriott located on 12th Street Extension, the Congaree Bluff neighborhood on Axtell Drive, and a Neighborhood Walmart grocery store on Knox Abbott Drive. The extended plan includes a \$5.2 million streetscape of Knox Abbott Drive for several blocks near Parkland Plaza. The plan includes sidewalks and major pedestrian safety improvements. Currently, the plan is approximately 80 percent complete.

### State Street

TIF funds will also help pay for the State Street streetscaping projects through matching funds with South Carolina Department of Transportation's Transportation Alternative Program (TAP). West Columbia and Cayce are also in the process of implementing a branding/wayfinding and marketing plan for the State Street corridor. The redevelopment of the north end of State Street in West Columbia has resulted in a widely successful dining and entertainment district that anchors the West Columbia Riverwalk Park and Amphitheater, the Brookland mixed-use apartment complex, and the new West Columbia Interactive Art Park. Cayce can anticipate further economic growth on State Street's south end with the new Arts Design Overlay District and the planned Cayce Art Lot. This area serves as the anchor for development and revitalization efforts to support the growth of the local business and tourism sectors of the economy.

## The Facade Improvement Program

The City's Facade Improvement Program is available to owners and tenants of buildings used for commercial purposes along the Knox Abbott, State Street and Frink Street (from State to 12th) commercial corridors. Properties are eligible to receive grants up to \$4,000. This is a reimbursement program and is administered on a first-come-first-serve basis, until available funding for the program is expended. As a means of providing incentives to new businesses and industries, it is recommended that the Facade Improvement Program grants be continued, made more robust, and expanded geographically to other areas of the City.

## Community Support for Local Businesses

While implementing revitalization programs, the City should consider the community's support for small, locally owned retail shops, restaurants, and other types of local businesses. Comments received during the public input meetings held for the development of this plan expressed a desire for more locally owned businesses as well as chain, big-box retail stores. Thriving local businesses provide more local jobs and keep more dollars in the local economy. Small local shops reflect the traditional character of the City that many wish to preserve as the City grows. Many communities across the country are developing "buy local" campaigns that can include unique marketing and branding materials for locally produced goods. There is potential to support local business recovery from the pandemic with American Rescue Plan (ARP) funds.

## Hospitality and Tourism

Cayce is a growing regional destination for the arts, entertainment, and outdoor recreation industries. Some residents refer to Cayce as "The Cool Side of the River," a take on Columbia's slogan of "Famously Hot." Cayce should continue to cultivate these industries and further develop tourism as a key sector of the local economy. The Cayce Riverwalk, the Tennis Center, the Arts District, and the 12,000 Year History Park are all important tourism assets that can be further developed and marketed as regional and national tourist destinations. The City should consider developing a hospitality and tourism development plan to further support and grow this sector of the economy, and to help prioritize hospitality tax and maximize returns on these investments. Public input supports the need and desire for more hotel, food and drink, and entertainment establishments. Strengthening the City's role as a regional tourism destination can also help the City to attract new residents and capture a larger share of the projected growth for Lexington County.



1. Aerial view of Knox Abbott Drive, one of Cayce's key commercial corridors.

2. Businesses along Knox Abbott Drive can benefit from the City's facade improvement program.

## Summary of Key Findings

- The civilian labor force participation rate is strong
- Average annual wages have increased steadily over the last 10 years
- Cayce workers have an 18.4-minute average commute time
- Pre-COVID unemployment rate was below pre-2008 recession levels
- Service jobs make up the largest employment sector at 35%
- Utility workers have the highest average wages per hour
- Corridor revitalization efforts have a positive economic impact
- The Cayce Riverwalk, the Arts District, and parks and recreation facilities are economic assets to the community
- Opportunities exist for growing the tourism and hospitality sectors

## Issues and Opportunities

**Corridor Revitalization.** Cayce has made substantial investments in improving the City’s primary commercial corridors. The City should continue these revitalization efforts by strengthening and growing the TIF and overlay districts, supporting facade improvement projects, and implementing streetscaping projects in key areas such as along Airport Boulevard.

**Local Business Development.** Cayce has a vibrant local business community. The City should work with community economic and development partners to identify opportunities to support and incentivize the growth of the local business and the entrepreneurial ecosystem. Some potential tools include a “buy local” program, an incentive ordinance, marketing of available commercial properties, support for workforce development programs, and the capitalization of a redevelopment corporation.

## Related Goals and Strategies

The key issues and opportunities identified below relate to the comprehensive plan goals listed below. Relevant objectives and strategies corresponding with these goals are summarized in Table 6.1.

Goal # 4: Strengthen and Grow the Economy

Goal # 5: Preserve, Protect and Promote Natural and Cultural Resources

Goal # 6: Plan for Future Growth and Development

## Performance Metrics

To assist with monitoring progress towards achieving relevant goals and objectives, the City should collect and analyze the following data:

- Business licensing - Value and location
- Hospitality tax - Value, location, monthly trends
- Commercial sites - location, cost, availability
- Special events - Attendance numbers

**Hospitality and Tourism Planning.** Cayce is a growing regional destination for arts, entertainment, and outdoor recreational amenities. Cayce should continue to cultivate these industries and strengthen its position as a regional tourism destination. The city should consider developing a hospitality and tourism development master plan to support and grow this sector of the economy and to help prioritize hospitality tax expenditures and maximize returns on these investments.

## Table 6.5: Goals, Objectives, and Strategies

Goal # 4: Strengthen and Grow the Economy	<p>Support commercial corridor revitalization</p> <ul style="list-style-type: none"> <li>• Continue revitalization of the City’s commercial districts through the tax increment financing programs and overlay districts</li> <li>• Continue to market the arts as an economic and cultural resource for the City</li> <li>• Continue to improve the appearance and attractiveness of commercial districts through streetscaping and an ongoing examination of signage and digital sign regulations</li> <li>• Work with the airport commission, neighboring jurisdictions, and other partners to plan for and implement corridor revitalization strategies along Airport Boulevard</li> <li>• Continue efforts to develop State Street into a main street corridor to include holding annual events along the corridor, and developing business recruitment and retention strategies</li> <li>• Participate in Municipal Association of South Carolina’s Main Street Program</li> </ul>
	<p>Support/incentivize local business development</p> <ul style="list-style-type: none"> <li>• Research ways to develop a local business development support program</li> <li>• Work with the Greater Cayce-West Columbia Chamber of Commerce to develop a local business development support program</li> <li>• Work with the school district, Midlands Technical College (MTC), the Midlands Workforce Development Board (MWDB) and other organizations to identify workforce development needs and opportunities, and to support local businesses and local government disadvantaged business enterprise (DBE) programs</li> <li>• Support and incentivize growth in neighborhood retail and hospitality industries</li> <li>• Consider expanding the boundaries of the Cayce Arts Design Overlay District</li> <li>• Develop an inventory of available commercial sites ripe for redevelopment in targeted areas</li> <li>• Work with the Greater Cayce-West Columbia Chamber of Commerce and other organizations to ensure businesses and developers are aware of all available commercial sites</li> <li>• Consider development of an incentive ordinance to recruit new businesses</li> <li>• Consider establishing a redevelopment corporation</li> </ul>
	<p>Encourage growth of the tourism economy</p> <ul style="list-style-type: none"> <li>• Develop a hospitality and tourism development master plan to identify growth opportunities, priority projects, and hospitality tax investment opportunities</li> </ul>
Goal # 6: Plan for Future Growth and Development	<p>Promote infill and redevelopment opportunities</p> <ul style="list-style-type: none"> <li>• Ensure the zoning ordinance supports and encourages infill and mixed-use development projects in appropriate areas</li> </ul>



When the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the Planning Act) was first passed, transportation issues were addressed within the community facilities element of the comprehensive plan. In 2007, the SC Legislature passed the Priority Investment Act (PIA), which amended the Planning Act to require a separate multi-modal transportation element to inventory and analyze issues impacting the local transportation network. The PIA stipulates that this analysis must assess the needs for major road improvements, bicycle and pedestrian facilities, rail, and transit; and be developed in accordance with the land use element to ensure compatibility and coordination between transportation priorities and existing and future land use policies.

# Transportation



## Road Network

The City of Cayce has an extensive regional and local transportation network consisting of interstates, US highways, state highways, and local roads. The City is conveniently located near the intersection of I-26 and I-77, and is also served by a network of primary arterial roads which include: US 321, SC 302, SC 35 and SC 2. Knox Abbott Drive (US 321) is the City's main thoroughfare and has two lanes of traffic in each direction with a center turn lane providing access to the extensive commercial development that lines both sides of the road. State Street and 12th Street are the City's other primary corridors. Twelfth Street is also a four-lane road with a center turn lane, while State Street has one lane of traffic in each direction with a center turn lane to provide access to the surrounding residential areas. The rest of the road network is made up of two-lane residential collector streets. Approximately 27 centerline miles of roads within the City are locally owned, 26 miles are interstate, 6 are US highways, 11 are state highways, and 64 are state secondary roads.

1. Top left. Knox Abbott Drive represents a typical 5-lane cross section (i.e., 2 lanes in each direction with a middle turn lane). This type of road allows for multiple curb cuts to access adjacent commercial properties.

2. Bottom left. Residential street near the State Street. This road is typical of residential collector streets throughout the City of Cayce.

3. Right. US 321 near Airport Boulevard represents a typical 4-lane divided highway cross section with limited access to adjacent commercial properties.

**Table 7.1: CMCOG/COATS Transportation Projects 1987 - 2016**

PROJECT NAME	FROM	TO	IMPROVEMENT	LENGTH (MILES)	YEAR COMPLETED
I-26	I-126	I-77	widen 4 to 6 lane	7.5	1989
12th Street (SC 35)	Frink St (SC 2)	Knox Abbott Dr (US 176)	widen 2 to 5 lane	1.4	2000
Platt Springs Rd (SC 602)	Charleston Hwy (US 21)	Emmanuel Church Rd (S-16)	widen 2 to 5 lane	5.5	2005
12th Street (SC 35)	I-77	Frink St (SC 2)	new 4 lane	3.7	2004
I-26	I-77	Old Sandy Run Rd S-31	widen 4 to 6 lane	10.0	2016
Edmund Hwy (SC 302)/Airport Blvd	Airport Expressway	Ramblin Rd (S-103)	widen 2 to 5 lane	4.0	2004
Southeast Beltway (I 326/I 77)	I-26	Bluff Rd (SC 48)	new 6 lane	5.2	1987

Source: Central Midlands Council of Governments

Because of the high capital costs, most local governments must depend on federal and state government programs for funding transportation projects. The primary sources of transportation funding for Cayce consist of federal funds that pass through the Central Midlands Council of Governments (CMCOG) which serves as the federally designated metropolitan planning organization; and Lexington County, which administers SCDOT country transportation funds (C-Funds). Investments made in past years for these two programs are shown in tables 7.1 and 7.2. Lexington County is considering a local option sales tax dedicated for transportation projects. If passed by the voters this will create a new local revenue stream for funding transportation improvements.

Average Annual Daily Traffic (AADT) counts are collected by SCDOT. As shown on Table 7.3, the Cayce roads with the highest AADT counts and the worst level of service rating include Fish Hatchery Road (LOS F1), Emanuel Church Road (LOS F2), and Old Dunbar Road (LOS F1). Map 7.1 illustrates the 2018 AADT in relationship to the SCDOT-designated functional classification of the roadways.

**Table 7.2: Lexington County C-Fund Projects 2014 - 2017**

Year	Project Name	Award
FY 2014	Julius Felder Sidewalk	\$44,297
FY 2016	Avenues Subdivision	\$30,000
FY 2016	Knox Abbott Dr. Intersection Improvement	\$300,000
FY 2017	US 321 / Sandhills Pkwy Intersection Improvement (outside municipal limits)	\$618,277

Source: Lexington County

**Table 7.3: Average Annual Daily Traffic (AADT)**

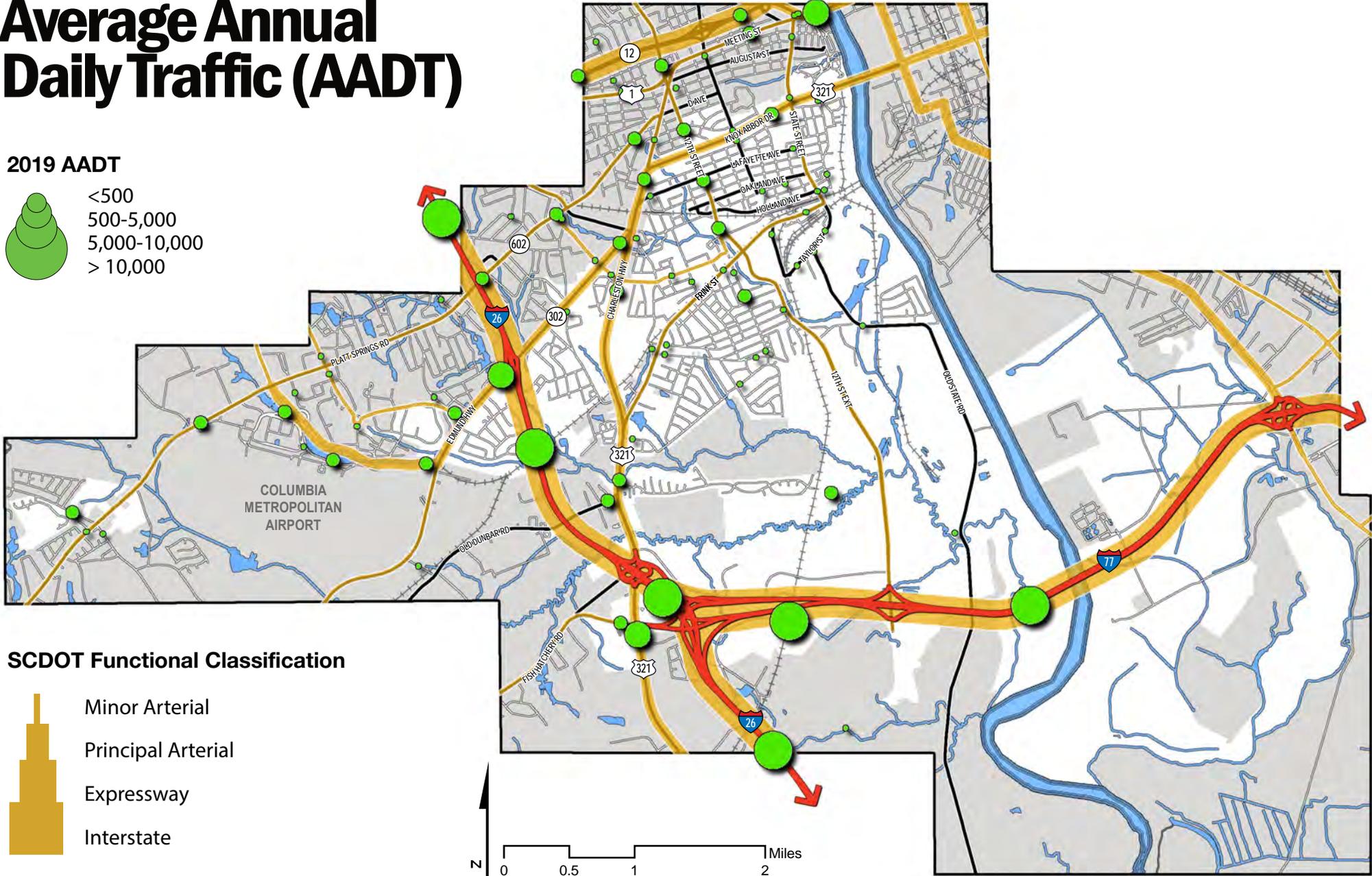
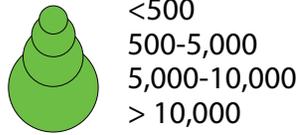
ROAD NAME	SEGMENT COUNTED	LANES	SPEED	2016	2017	2018	AADT 2030*	LOS
EDMUND HWY	S- 378 (JOHN N HARDEE EXPRESSWAY) TO I- 26 (26 E)	5	45	31,100	31,800	33,000	41,829	E
CHARLESTON HWY	S- 129 (DIXIANA RD) TO I- 26 (26 E)	5	45	32,200	31,200	32,400	41,909	E
KNOX ABBOTT DR	US 21 CON (CHARLESTON HWY) TO County Line - RICHLAND	5	35	21,800	22,300	23,200	19,900	B
CHARLESTON HWY	I- 26 (26 E) TO SC 2 (FRINK ST)	5	45	21,200	20,800	21,600	24,640	B
PLATT SPRINGS RD	S- 168 (EMANUEL CHURCH RD) TO S- 1807 (CREST DR)	5	40	20,000	20,500	21,300	21,727	C
12TH ST	US 21 (KNOX ABBOTT DR) TO US 1 (AUGUSTA RD)	5	35	11,700	13,100	13,700	9,945	A
12TH ST	S- 186 (NAPLES AVE) TO US 21 (KNOX ABBOTT DR)	5	35	11,600	13,600	13,300	12,849	B
EMMANUEL CHURCH RD	SC 602 (PLATT SPRINGS RD) TO S- 70 (TWO NOTCH RD)	2	45	12,600	12,200	13,200	16,510	F2**
FISH HATCHERY RD	S- 103 (PINE RIDGE DR) TO US 21 (CHARLESTON HWY)	2	35	12,200	11,600	12,800	15,222	F1**
12TH ST EXTENSION	L- 35 TO L- 472 (OLD TAYLOR RD)	4	45	11,600	12,400	12,000	16,176	C
EDMUND HWY	I- 26 (26 E) TO US 21 (CHARLESTON HWY), US 21, S- 804	5	45	11,500	10,900	11,900	11,630	A
OLD DUNBAR RD	US 21 (CHARLESTON HWY) TO SC 302 (EDMUND HWY)	2	45	9,800	11,000	11,900	13,140	F1
12TH ST	L- 472 (OLD TAYLOR RD) TO SC 2 (FRINK ST)	4	45	9,800	11,400	11,800	12,327	B
BOSTON AVE	S- 299 (LEXINGTON DR) TO SC 302 (AIRPORT BLVD)	2	35	10,200	11,200	11,600	14,177	E
12TH ST	SC 2 (FRINK ST) TO S- 186 (NAPLES AVE)	5	35	9,800	11,600	11,400	12,320	A
CHARLESTON HWY	SC 2 (FRINK ST) TO SC 302	5	45	9,900	10,100	10,500	10,854	A

Source: SCDOT; Central Midlands Council of Governments

Map 7.1: 2018 Average Annual Daily Traffic (AADT)

# Average Annual Daily Traffic (AADT)

## 2019 AADT





1



2



3

## Bicycle and Pedestrian Facilities

Many of Cayce's primary transportation corridors, such as Knox Abbott Drive and Twelfth Street, have sidewalks on one or both sides of the road. Knox Abbott Drive also has a bike lane for most of its distance through the city. Many of the older residential neighborhoods do not have sidewalks, but have low traffic volumes and posted speed limits, which make these roads some of the safest and most comfortable for walking and biking. The Cayce Riverwalk is a major regional destination for recreation-based walking and biking and provides connectivity to destinations within the City, as well as to Columbia and West Columbia.

1. Cayce Riverwalk provides bike and pedestrian connectivity to destinations within Cayce, as well as to destinations in neighboring Columbia and West Columbia.

2. Bicyclists using a bike lane on Platt Springs Road.

3. Pedestrian walking toward the Blossom Street Bridge on Knox Abbott Drive.



# WEST METRO BIKE AND PEDESTRIAN MASTER PLAN

In December 2017, the Central Midlands Council of Governments released the West Metro Bike and Pedestrian Master Plan for the City of Cayce, City of West Columbia, and the Town of Springdale. The plan promotes strategies for near- and long-term bicycle and pedestrian West Metro projects that provide a safe network of infrastructure connecting key destinations. The plan recommends a complete, low-stress network with a range of facility types that have community-wide access.

In accordance with SC Code of Law Section 6-29-520 (C), the West Metro Bike and Pedestrian Master Plan is adopted by reference as part of this comprehensive plan.

Cover of the West Metro Bike and Pedestrian Master Plan completed in 2017.

**Table 7.4: West Metro Bike Ped Plan Early Action Project Recommendations**

Type	Priority	Location	Recommendation	Low Cost	High Cost
Bike	1	State Street	Buffered Bike Lane	\$229,000	\$3,065,000
Bike	2	Knox Abbott Drive	Physically Separated Facility	\$237,000	\$1,340,000
Pedestrian	1	State Street	Incidental Intersection Improvements Along Pedestrian Route	\$172,000	\$343,000
Pedestrian	2	Knox Abbott Drive	Incidental Intersection Improvements Along Pedestrian Route	\$64,000	\$127,000
Intersection	1	12th Street at Frink Street	High Visibility Cross Walks, Curb Ramps	\$26,000	\$26,000
<b>Total</b>				<b>\$728,000</b>	<b>\$4,901,000</b>

Source: West Metro Bike and Pedestrian Plan, 2017

**CAYCE – EARLY ACTION PROJECT**  
12<sup>th</sup> Street at Knox Abbott Drive



**RECOMMENDED IMPROVEMENTS:**

- Install enhanced crosswalks on all four sides of intersection.

**KEY CONSIDERATIONS:**

- It is possible that SCDOT might make these improvements at no cost to the City of Cayce, if requested.

**OPINION OF PROBABLE COST:**

ITEM	UNITS	NO. UNITS	UNIT COST	TOTAL
Enhanced Crosswalk	Each	4	\$2,600	\$10,400
			<b>TOTAL</b>	<b>\$10,400</b>

*Recommendations and opinion of probable cost are conceptual in nature, based on limited field review. No survey, design, or subsurface investigations were performed.*

**Table 7.5: Transportation Alternatives Projects**

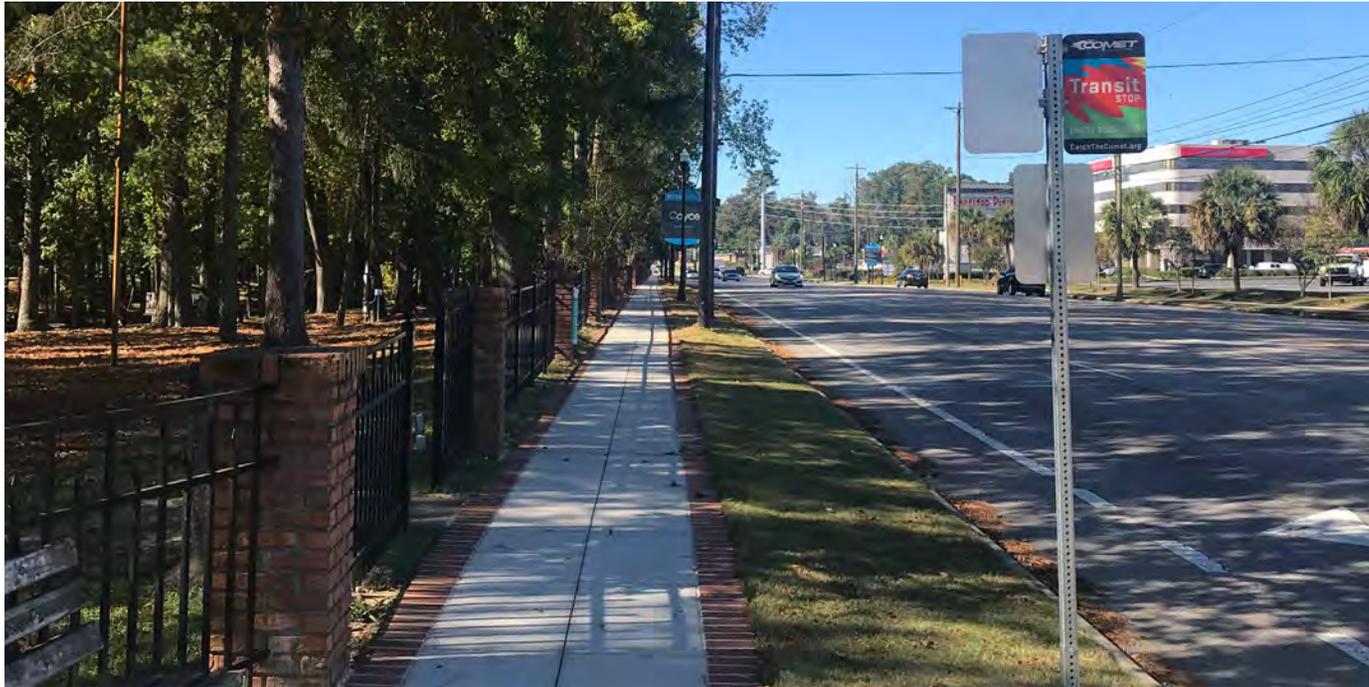
YEAR	NAME	Federal	Local	Total
2010	Airport Blvd PH I	\$145,000	\$35,600	\$180,600
2012	State St Ph V	\$145,000	\$46,000	\$191,000
2013	Julies Felder St S-609	\$145,000	\$44,300	\$189,300
2013	Riverland Dr	\$145,000	\$74,350	\$219,350
2014	Riverland Dr	\$80,395	\$20,100	\$100,495
2015	Blossom St Lighting	\$17,640	\$4,410	\$22,050
2015	Julius Felder Ph 2	\$178,589	\$44,647	\$223,236
2016	Julius Felder Ph 3	\$145,000	\$39,235	\$184,235
2017	Frink St	\$180,000	\$86,408	\$266,408
2018	Julius Felder Ph III	\$156,941	\$39,235	\$196,176

Source: Central Midlands Council of Governments

The federal Transportation Alternatives Program (TAP) is a common source of funding for sidewalk, bike, and streetscaping projects. Since 1994, Cayce has invested over 4.5 million dollars in funding from this program on local bike and pedestrian projects, including multiple phases of the Cayce Riverwalk.

Early Action Project tear sheet from the West Metro Bike and Pedestrian Plan.

1



2



1. COMET bus stop next to Guignard Park on Knox Abbott Drive.
2. COMET bus running along Knox Abbott Drive.

## Transit Facilities

The Central Midlands Regional Transit Authority (CMRTA, or the COMET) operates three fixed routes in Cayce.

**Route 91 – Springdale/Cayce.** Route 91 runs down Knox Abbott Drive/ Airport Boulevard to the airport, then loops back on Platt Springs Road to Williams Street.

**Route 96L – West Columbia / Cayce Local.** Route 96L is a loop originating at Williams Street that runs along 12th Street, Augusta Road (US 1) to Lexington Medical Center, Sunset Blvd (US 378) to State Street, Frink Street, and Julius Felder Street.

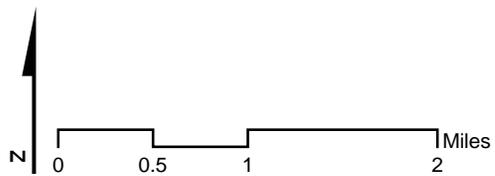
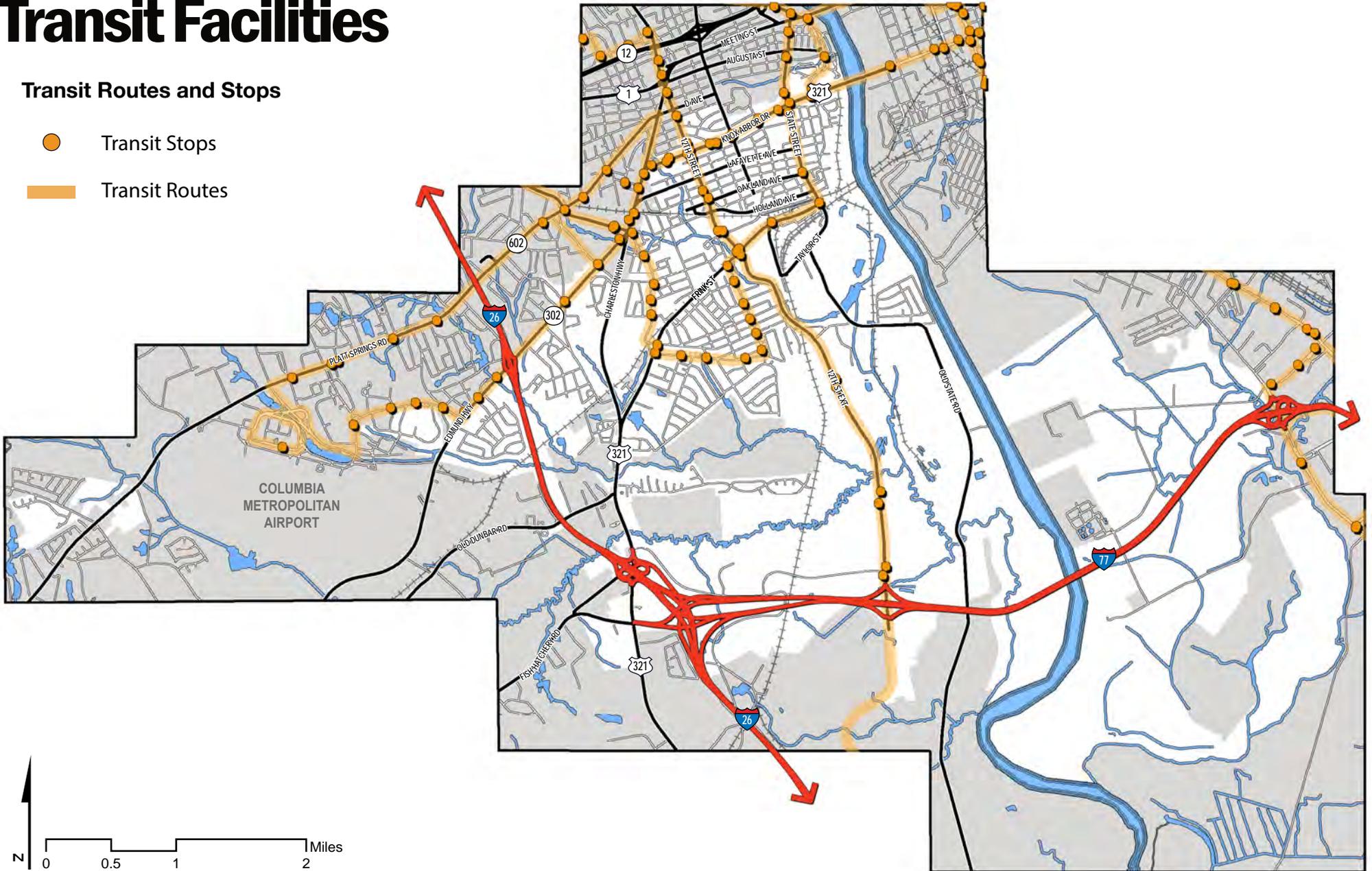
**Route 92X – 12th Street Extension Express.** Route 92X runs down Knox Abbott to 12th Street to Nephron Pharmaceuticals.

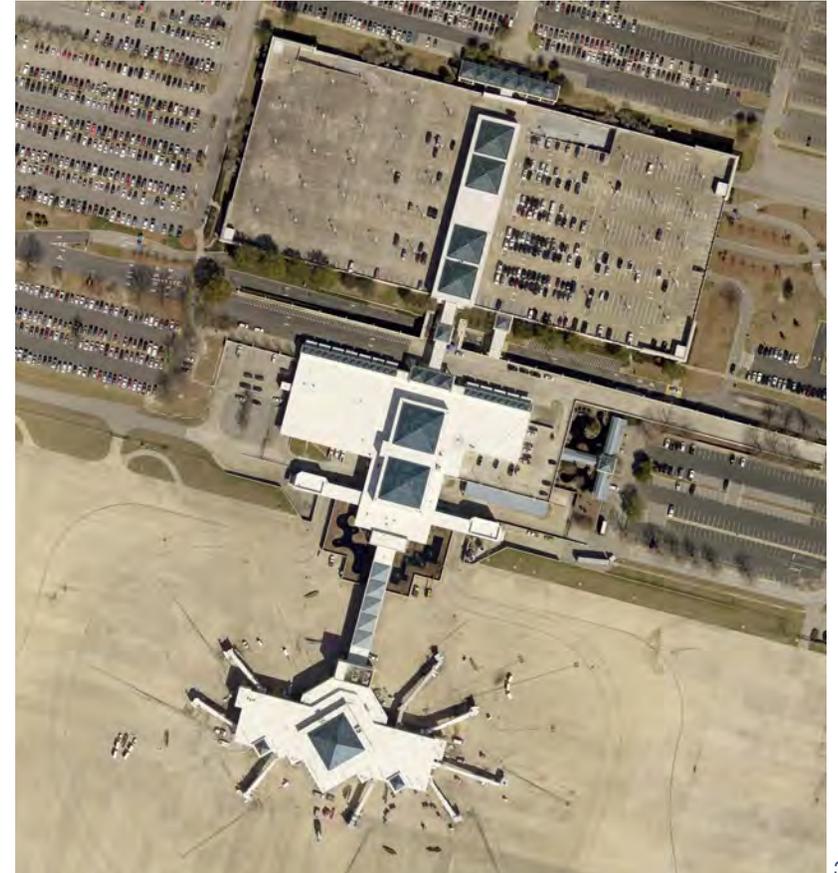
In addition to the fixed route service, the COMET also operates DART, or Dial-A-Ride Transit. This service is available to those who have disabilities preventing them from using the COMET fixed-route system. DART services are free to those who have qualified through in-person functional assessments. Otherwise, a one-way trip is \$4.00, and a ten-ride pass can be purchased. The DART operates on the same days and hours as the fixed routes and within three-quarters of a mile of all Cayce fixed routes.

# Transit Facilities

## Transit Routes and Stops

-  Transit Stops
-  Transit Routes





## Rail and Air Transportation

Rail service in the metropolitan area includes both passenger and freight. Amtrak has a station just across the river from Cayce in downtown Columbia, with daily stops between New York and Florida. A CSX rail line runs through Cayce carrying a variety of commodities, including containerized consumer products, automobiles, food and agriculture products, coal, textile chemicals, plastics, and aggregates.

The Columbia Metropolitan Airport (CAE) shares boundaries with the City of Cayce. It occupies a 2,600-acre site and contains more than 50 agencies and businesses. Annually, the airport serves more than 1.2 million passengers and processes more than 168,000 tons of air cargo. A major terminal renovation was completed in 1997.

1. Railroad tracks running across State Street near the historic central business district.

2. Freight train sitting on the tracks at the intersection of State and Frink Streets.

3. Passenger terminal at the Columbia Metropolitan Airport.

## Summary of Key Findings

- Over 37 miles of federally funded road widening improvements have been implemented in the Cayce area since 1987
- Over \$900,000 of County Transportation Committee (CTC) funds have been invested in the Cayce area since 2014
- Traffic volumes have remained steady over the last several years
- All major roadways are currently operating at an acceptable level of service
- Emanuel Church Road, Fish Hatchery Road, and Old Dunbar Road have the potential for congestion problems in the future
- Cayce has a good network of bike and pedestrian facilities with many opportunities for increased multimodal connectivity
- Transit service is limited and should be considered for expansion

## Issues and Opportunities

**Corridor Revitalization.** Cayce has made substantial investments in improving the City’s primary commercial corridors. Because these corridors are also major transportation thoroughfares, the City should integrate transportation projects into revitalization plans. Consideration should be given to bike and pedestrian connectivity, intersection improvements, transit access, and streetscaping/beautification. While congestion is not a primary concern now, the City should continue working with the COATS MPO to monitor and address existing and future congestion issues.

**Bike and Pedestrian Planning.** Cayce has a strong existing bike and pedestrian network. The City should continue to grow this network and strengthen it’s connectivity by reviewing, updating, and implementing priority projects identified in the West Metro Bike and Pedestrian Plan. The City should also work closely with CMCOG, SCDOT, and Lexington County to identify opportunities to integrate bike/ped projects into planned and committed road and intersection improvement projects (e.g., Blossom Street Bridge).

## Related Goals and Strategies

The key issues and opportunities identified below relate to the comprehensive plan goals listed below. Relevant objectives and strategies corresponding with these goals are summarized in Table

Goal # 6: Plan for Future Growth and Development

Goal # 3: Promote Healthy Eating and Active Living

Goal # 4: Strengthen and Grow the Economy

## Performance Metrics

To assist with monitoring progress towards achieving relevant goals and objectives, the City should collect and analyze the following data:

- Average Annual Daily Traffic (AADT)
- Transportation Projects - Type, Cost, Status

**Hospitality and Tourism Planning.** Transportation infrastructure is an integral part of the City’s role as a growing regional and local tourism destination. Transportation connectivity and improvements in and around major tourism assets such as the Cayce Riverwalk, the 12,000 Year History Park, the Arts District, and the Cayce Tennis Center should be a priority and should be a significant consideration in the hospitality and tourism master plan as it is developed. Such planning should evaluate the potential for using hospitality tax revenues to help fund needed tourism-related transportation projects.

**Table 7.5: Goals, Objectives, and Strategies**

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Goal # 3: Promote Healthy Eating and Active Living	Promote active lifestyles <ul style="list-style-type: none"><li>• Work with adjacent jurisdictions and partner agencies to prioritize and implement recommendations from the West Metro Bike and Pedestrian Plan</li><li>• Continue to prioritize support for the Three Rivers Greenway and the expansion of the trail network to include bike and pedestrian connectivity to neighborhoods and activity centers</li></ul>
Goal # 6: Plan for Future Growth and Development	Provide quality public facilities and services <ul style="list-style-type: none"><li>• Implement recommendations from wayfinding/signage plan</li><li>• Work with the COMET and neighboring jurisdictions to expand transit service (routes and stops) to Cayce</li><li>• Continue to participate in and support local and regional transportation planning initiatives such as the Lexington County CTC program and CMCOG/COATS MPO Activities</li><li>• Continue to identify alternative funding opportunities for infrastructure and public service improvements</li><li>• Require the use of traffic impact assessments as part of the development review process for high impact commercial and residential development proposals</li></ul>
Goal # 4: Strengthen and Grow the Economy	Support commercial corridor revitalization <ul style="list-style-type: none"><li>• Continue revitalization of the City’s commercial districts through the tax increment financing programs and overlay districts</li><li>• Continue to market the arts as an economic and cultural resource for the City</li><li>• Continue to improve the appearance and attractiveness of commercial districts through streetscaping and an ongoing examination of signage and digital sign regulations</li><li>• Work with the airport commission, neighboring jurisdictions, and other partners to plan for and implement corridor revitalization strategies along Airport Boulevard</li><li>• Consider establishing a redevelopment corporation</li></ul> Promote Cayce as a regional tourism destination <ul style="list-style-type: none"><li>• Develop a hospitality and tourism development master plan to identify growth opportunities, priority projects, and hospitality tax investment opportunities</li></ul>

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The community facilities element inventories and accesses the infrastructure necessary to provide services to the public over the ten-year planning horizon of the comprehensive plan. The Planning Act requires the community facilities element to consider the following: water and sewer systems, solid waste collection and disposal, public safety, park and recreational facilities, educational facilities, libraries, and other governmental services.

# Community Facilities



Auditorium entrance at Brookland Cayce High School.

## Schools

Lexington School District Two provides the public educational facilities for incorporated Cayce. School enrollment has held steady over the past ten years and this trend is expected to continue into the ten-year planning horizon. The elementary schools were built with extra classroom capacity for each grade level that would accommodate an additional 100–125 students per school.

With approximately 300–350 high school students now attending the Innovation Center, both high schools have additional space—about 150 seats per school. The district’s schools should have the capacity to accommodate up to 600 additional students. Claude A. Taylor Elementary was demolished in July 2020. The Granby Education Center has also been demolished.

**Table 8.1: Annual School Enrollment**

Enrollment - Annual 135 Day Report 2008/09 to 2018/19 School Years														
School	Grades	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	AVG	DIFF
Airport HS	9-12	1,438	1,408	1,353	1,329	1,312	1,328	1,347	1,332	1,363	1,358	1,338	1,355	-100
BC HS	9-12	1,183	1,165	1,130	1,071	1,013	1,036	1,002	998	1,029	1,001	949	1,052	-234
Innovation Center	9-12	Student Enrollment Counted at Home School												
Busbee CAA	6-8	351	324	337	341	319	307	337	330	387	392	420	350	69
R H Fulmer MS	6-8	553	569	592	591	643	666	624	608	610	602	680	613	127
Cayce ES	K-5	743	728	675	856	893	882	925	917	880	968	993	860	250
New Bridge Academy	1-12	Student Enrollment Counted at Home School												

Source: Lexington County School District Two



1

## Parks and Recreation

The Cayce Parks Department is responsible for maintaining the City's parks and public buildings grounds, mowing street rights-of-way, and maintaining the City's buildings that do not have a dedicated janitorial staff. Special attention is given to the City's gateways, such as the Knox Abbott Drive streetscaping. All the City's parks are for passive recreation with no regular activity programs, but there are events that take place in them throughout the year. For these events, the Parks Department sets up the vendors, provides staffing, stores event equipment and materials, and does the cleanup.

1. Cayce Riverwalk as it passes underneath the Blossom Street Bridge.

2. Foot bridge over a creek at Guignard Park.

3. Thomas A. Newman Boat Landing.

4. Granby Gardens playground next to Cayce City Hall.



2



3



4



**City of Cayce Parks.** Park and recreation facilities owned and operated by the City of Cayce include:

- Cayce Riverwalk/Three Rivers Greenway
- Guignard Park—200 block of Knox Abbott
- Granby Gardens and Granby Pavilion—City Hall complex
- Burnette Park—2300 block of Lee Street
- Churchill Garden—2200 block of Windsor Drive
- Thomas A. Newman Boat Landing
- H. Kelly Jones Park

**Lexington County Recreation and Aging Commission.**

In addition to the City owned parks, the Lexington County Recreation and Aging Commission also operates the following park and recreation facilities in Cayce:

- The Spires Recreation Center / Henry C. Moore Park
- Sunnyside Park
- M Avenue Park
- The Cayce Tennis and Fitness Center
- William J. Cayce Memorial Park

Entrance sign for Guignard Park. The sign is visible from Knox Abbott Drive and provides a recognizable gateway into the City of Cayce.



1. William J. Cayce Memorial Park. Amenities include ball fields and a playground.

2. Trail at Granby Gardens overlooking a creek and wetland area adjacent to the park and City Hall.

**Open Use Policies and Joint Use Agreements.** One means of providing for needed park facilities is joint use and open use agreements. Joint use agreements are formal agreements between two agencies or organizations for shared use of facilities. Open use policies are an organization’s guidelines for the use of their facilities by the public. Cayce should explore entering into agreements with Lexington School District Two for open use and/or joint use of the district’s sports, playground, and recreational facilities.

**Future Plans.** Park projects identified for implementation over the next 10 years include:

- Visitor’s center at the 12,000-year history park
- A dog park—location to be determined
- Extension of Granby Gardens

**Public Input.** The citizens of Cayce have shown great support for the City’s parks, the Cayce River Walk, and the trails system. Public input for park expansions and improvement include the desire for the planned dog park and the visitor’s center at the 12,000 Year History Park. Other park improvement suggestions from the public input sessions include:

- Splash pads for children
- Adult outdoor exercise equipment
- More neighborhood parks
- Future use of the quarry for parks and recreation

**Comprehensive Park Planning.** While drafting the Cayce Comprehensive Plan, a separate City of Cayce Comprehensive Parks Plan was developed by Jaron King and presented to the City on May 1, 2020. The data, information, and recommendations in the City of Cayce Comprehensive Parks Plan are consistent with and reinforce the findings of this plan. In accordance with SC Code of Law Section 6-29-520 (C), the City of Cayce Comprehensive Parks Plan is adopted by reference as part of this comprehensive plan.

Map 8.1: Parks and Recreation Facilities

# Parks and Recreation

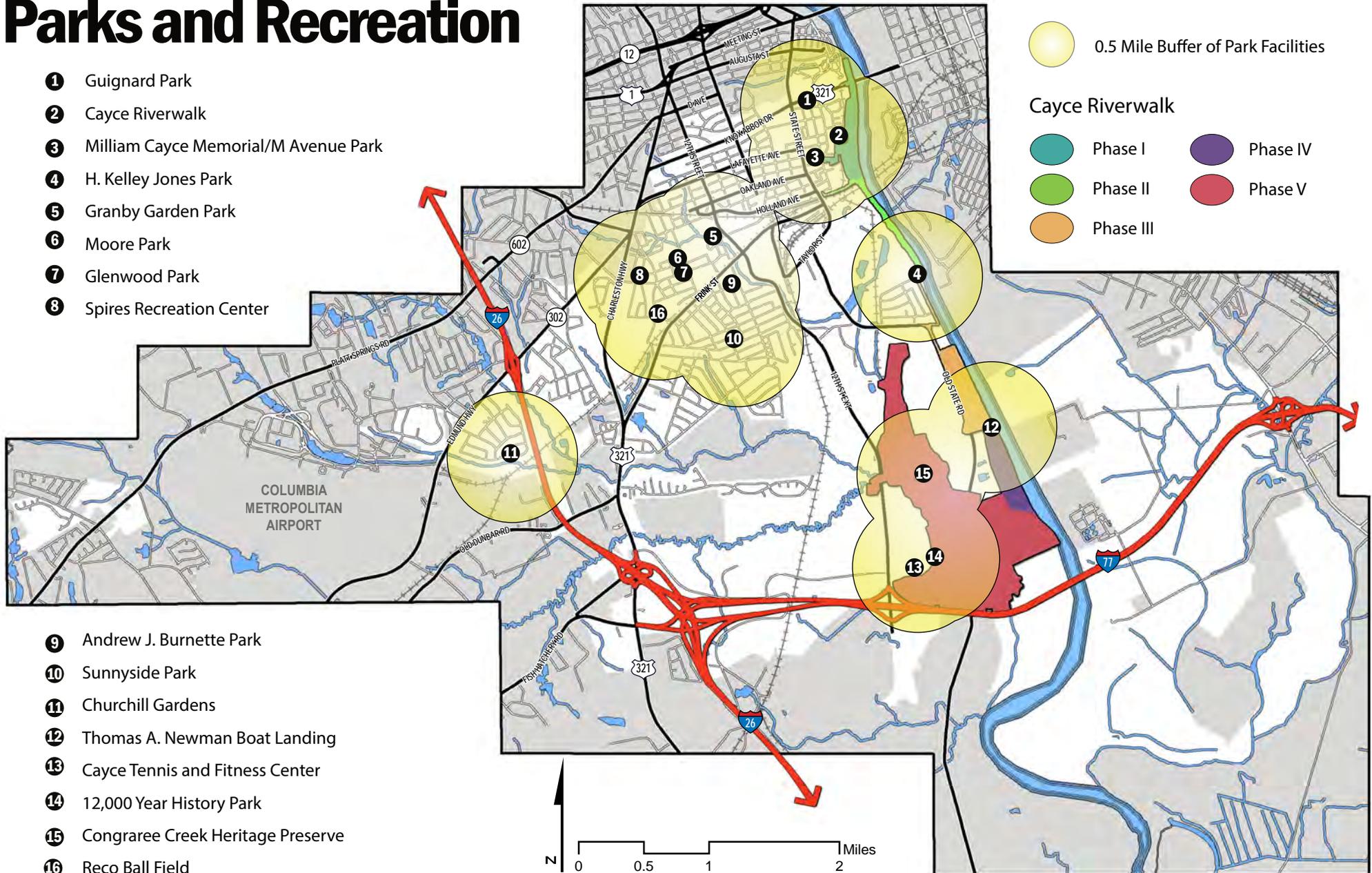
- 1 Guignard Park
- 2 Cayce Riverwalk
- 3 Milliam Cayce Memorial/M Avenue Park
- 4 H. Kelley Jones Park
- 5 Granby Garden Park
- 6 Moore Park
- 7 Glenwood Park
- 8 Spires Recreation Center

- 9 Andrew J. Burnette Park
- 10 Sunnyside Park
- 11 Churchill Gardens
- 12 Thomas A. Newman Boat Landing
- 13 Cayce Tennis and Fitness Center
- 14 12,000 Year History Park
- 15 Congraee Creek Heritage Preserve
- 16 Reco Ball Field

0.5 Mile Buffer of Park Facilities

Cayce Riverwalk

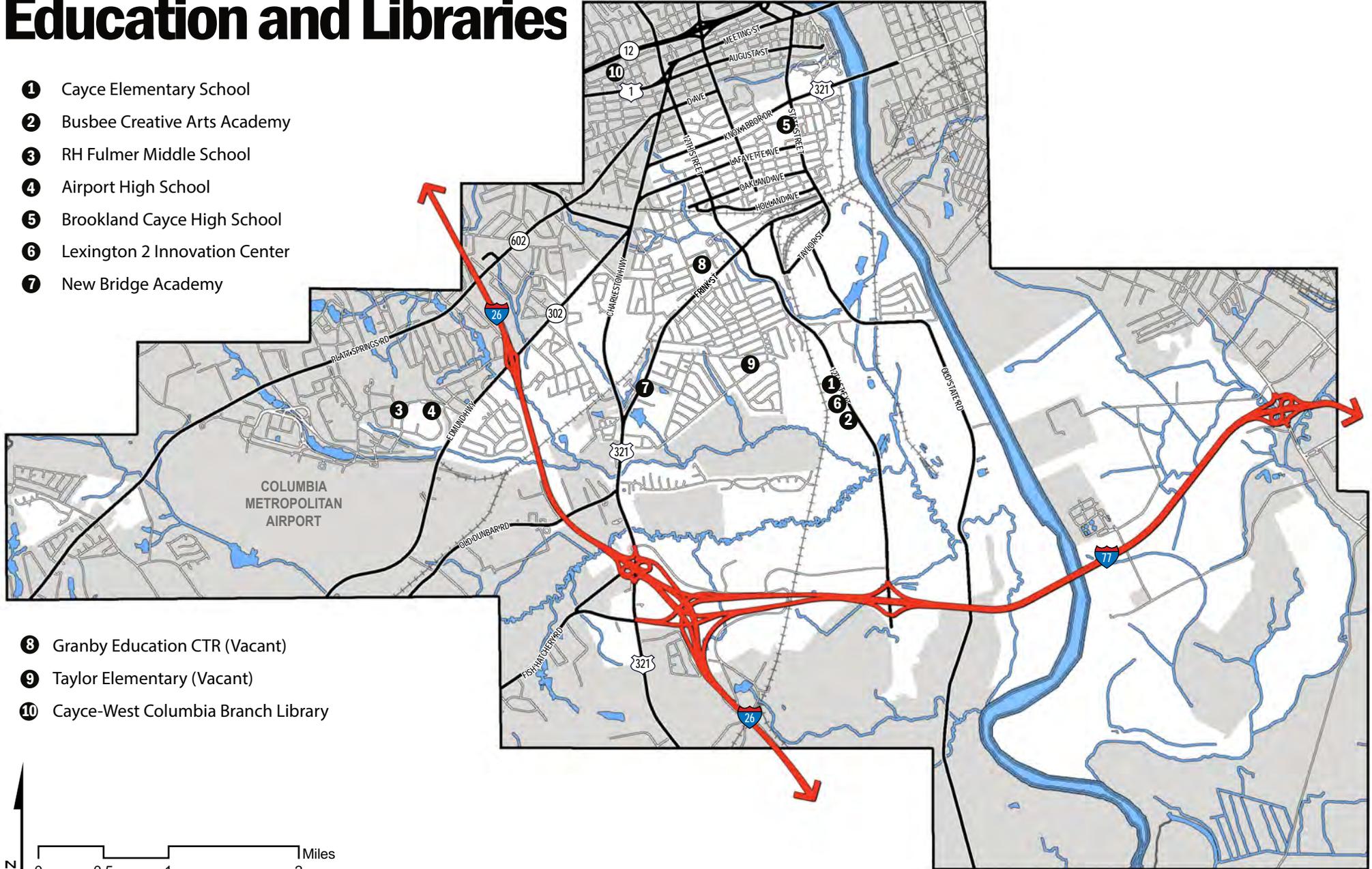
- Phase I
- Phase II
- Phase III
- Phase IV
- Phase V



Map 8.2: Schools and Libraries

# Education and Libraries

- ❶ Cayce Elementary School
- ❷ Busbee Creative Arts Academy
- ❸ RH Fulmer Middle School
- ❹ Airport High School
- ❺ Brookland Cayce High School
- ❻ Lexington 2 Innovation Center
- ❼ New Bridge Academy
  
- ❽ Granby Education CTR (Vacant)
- ❾ Taylor Elementary (Vacant)
- ❿ Cayce-West Columbia Branch Library



## Library

The Cayce–West Columbia branch of the Lexington County Public Library is located at 1500 Augusta Road. The branch was established in September 1994 in the former Compton’s department store building. The 20,000 square foot library circulates approximately 70,000 books, e-books, audiobooks, and videos per year. There are no current plans for expansion.

## Public Safety

The Cayce Public Safety Department provides police, fire, and first responder services. Currently, there are 22 employees assigned to the Fire Department and 70 employees assigned to the Police Department. The Fire Department has three shifts of firefighters, an assistant chief and a fire chief. For medical conditions, Cayce first responders are usually on the scene before Lexington County EMS (Emergency Medical Services) because of quicker response times. The police department operates within the municipal boundaries and coordinates law enforcement with the Lexington County Sheriff’s Department, which operates within both the municipalities and unincorporated areas of the county. Both law enforcement and fire services can operate outside of the City limits through mutual and automatic aid agreements.

**Mutual Aid Agreements.** Law enforcement has mutual aid agreements with all neighboring jurisdictions and beyond. Cayce has fire service mutual and automatic aid agreements with West Columbia, Lexington County, Irmo Fire District, and the City of Columbia. Mutual aid is triggered when any of the participating jurisdictions place a call for help.



Cayce-West Columbia Branch of the Lexington County Library.

**Automatic Aid Agreements.** Automatic aid for fire services is triggered through communication among the participating jurisdictions’ dispatchers. The dispatcher will assess the type of fire and what firefighting equipment is needed and will call whatever fire division (regardless of jurisdiction) that is best equipped and closest to the fire. For a major fire, all close by units are called; whichever unit that gets there first assesses whether the other units should keep coming or go back.



Cayce Department of Public Safety building located next to City Hall.

**ISO Rating.** The Insurance Service Office (ISO) rates the quality of a community's fire service from 1 (best) to 10 (worst). ISO does not consider the Cayce automatic agreement truly automatic because communication among the jurisdictions' dispatchers is needed. ISO requires a central dispatch that directly sends out the call to all units. Therefore, the ISO rating is 3 for the core Cayce area, but 9 for the outliers of Hunters Mill, west of the airport, and the areas east of the Congaree River in Richland County. Lacking a resolution to the dispatching issues, locating substations closer to the outlier areas would improve the ISO rating.

**Public Safety Headquarters.** The Fire and Police Departments are located at the City government complex at 1800 12th Street. These departments utilize all available spaces and have converted unused jail cells for administrative use. The departments' recommendation is not to build a new headquarters or expand at the current location, but rather to build new substations that can house both police and fire and administration and would free up space at the headquarters and shorten response time.

### **Future Public Safety Needs and Issues**

- Additional investigators are needed in response to an increase in crimes requiring investigations.
- Two new fire trucks will be needed within the next few years.
- Donut holes (unincorporated areas surrounded by the City) complicate the ability to quickly identify the responsible jurisdiction, which creates difficulties for public safety response. Renewed attempts should be made with the property owners within the donut holes to encourage annexation into the City.
- Annexation decisions should consider that a police and fire substation will be needed within five miles of the newly annexed property for response to fires in areas without automatic aid agreements.



Cayce's state-of-the-art wastewater treatment facility. The Cayce plant is the regional wastewater treatment provider for much of the developed areas in eastern Lexington County.

## Water System

The Stanley Goodwin Water Treatment Facility is located on Spring Water Court off of Moss Creek Drive. It was constructed in 1990 with the capability of producing six million gallons of potable water daily. An upgrade to the facility was needed in 2000, and production capacity was increased to 9.6 million gallons per day. The facility is a twenty-four-hour continuous operation, with a staff of ten state certified operators.

A new raw water pump station was constructed on the Congaree River. The City water service area is concentrated within the Cayce city limits. However, water is also provided to nearby areas such as the Columbia Metropolitan Airport, the Lexington Industrial Park, the Saxe Gotha Industrial Park, and other portions of Lexington County. The system is permitted to treat 10 million gallons per day, which can be increased if needed. Currently, the system produces an average of 3.4 million gallons per day. It is not anticipated that the plant will reach capacity within the ten-year planning horizon. The existing trunk line network should be adequate for the next 10 years, barring the arrival of a mega industry with heavy water usage.

## Sewer System

The City of Cayce Regional Wastewater Treatment Plant is located at 539 Old State Road and began operation in October 2012 to replace the existing plant built in the early 1970s. The facility has a 25 million gallon-per-day capacity and can treat up to 80,000 homes and businesses and half a million people. The Treatment Plant serves the City of Cayce and portions of Lexington County.

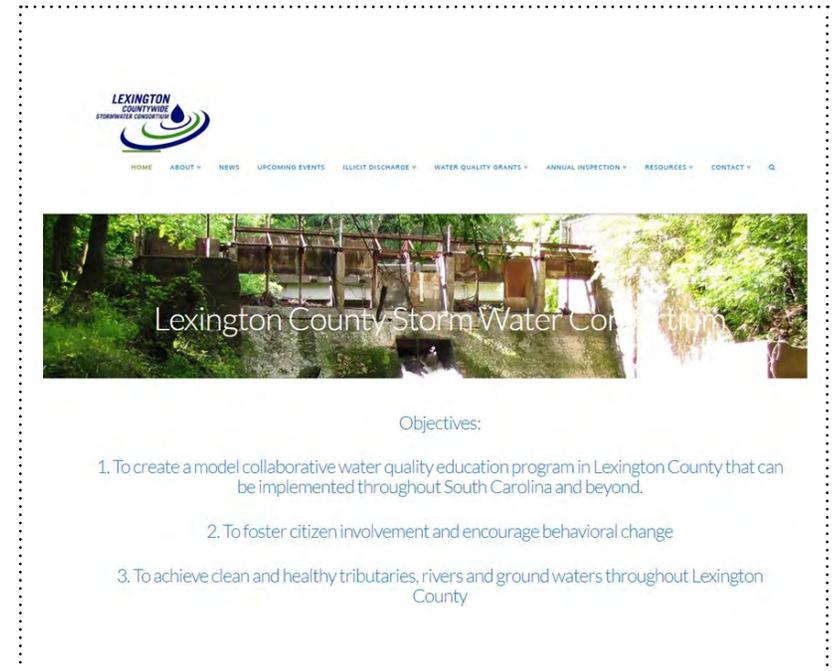
The facility uses an advanced biological treatment process and can remove pollutants such as nitrogen and phosphorous from treated wastewater, making it one of the most advanced treatment facilities in the Midlands.

The plant is permitted to treat 25 million gallons per day and is averaging 10 million gallons per day. When the plant is approaching treatment of eighty percent capacity (20 million gallons per day), the City will begin to seek an increase in the permitted capacity and begin exploring funding for expansion. Barring an arrival of a mega industry with high wastewater treatment demands, it is not anticipated that the plant will reach eighty percent capacity within the ten-year planning horizon.

The city also operates a grease and septage treatment facility which is colocated with the Wastewater Treatment Plant. The system is permitted for 100,000 gallons per day (gpd) and has 300,000-gallon storage tanks each for septage and grease. Many jurisdictions have septage treatment facilities, but very few can process restaurant grease. The Cayce Restaurant Grease and Septage Treatment System accepts restaurant grease from all over the State of SC. A \$3.5 million State Revolving Loan Fund (SRF) has been approved for upgrades at the facility and Council is working on the agreement with the SRF. The funds will be largely used to build in redundancy, such as a second belt press.

## Stormwater Management

The City of Cayce is classified as a regulated small municipal separate stormwater sewer system (MS4), which means it must obtain National Pollutant Discharge Elimination System (NPDES) permit coverage and comply with state and federal regulatory requirements for operating and maintaining a municipal stormwater systems. Cayce participates in the Lexington Countywide Stormwater Consortium to help meet these regulatory requirements, which include outfall monitoring and education and outreach initiatives. Cayce has also entered into an agreement with Lexington County to administer the Lexington County Land Development Manual and Subdivision Ordinance within incorporated Cayce. Cayce currently uses a third party reviewer to provide similar stormwater management and engineering services for Cayce land development projects located in Richland County.



LEXINGTON  
COUNTYWIDE  
STORMWATER CONSORTIUM

HOME ABOUT NEWS UPCOMING EVENTS ILLICIT DISCHARGE WATER QUALITY GRANTS ANNUAL INSPECTION RESOURCES CONTACT

Lexington County Storm Water Consortium

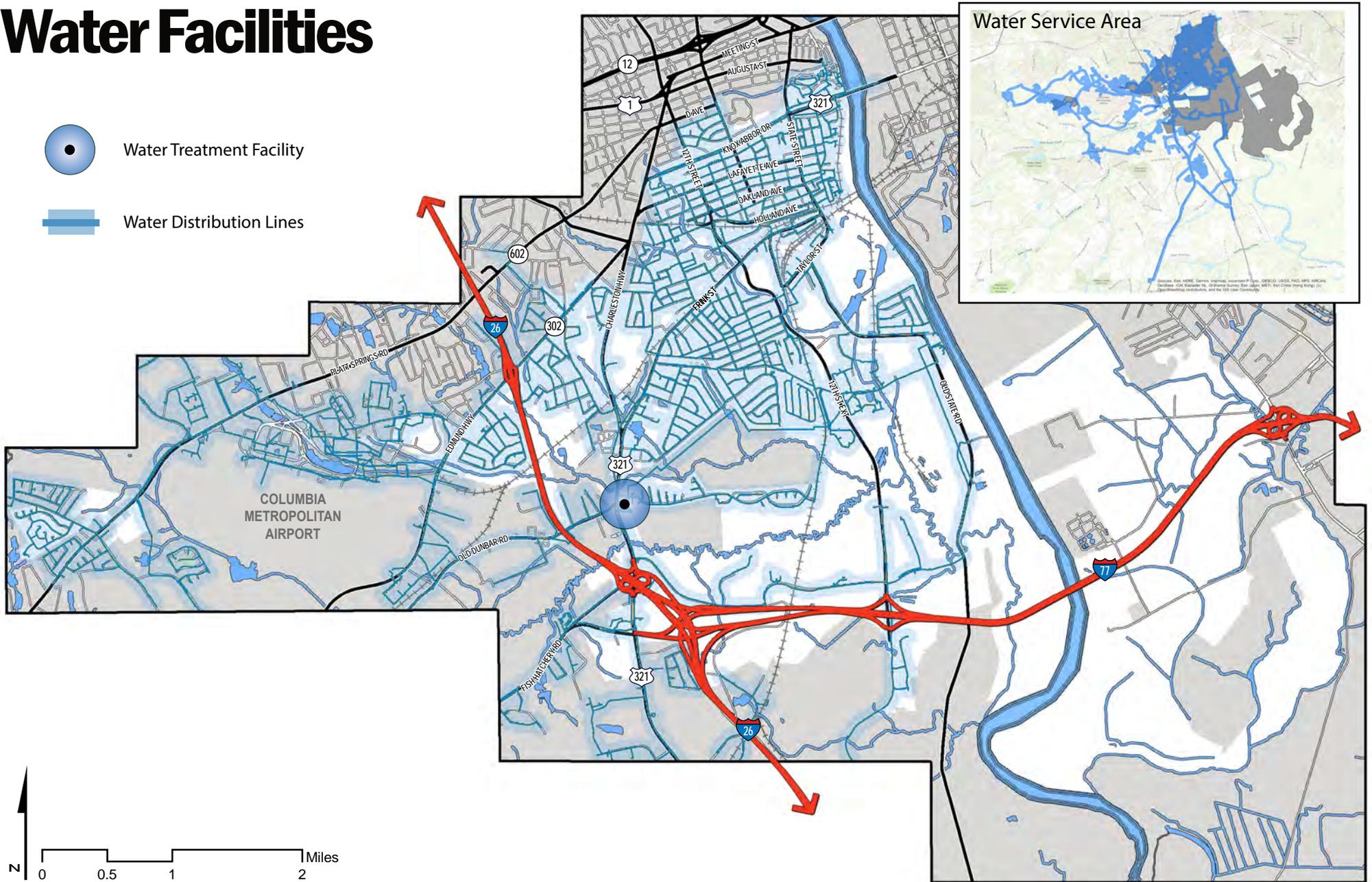
Objectives:

1. To create a model collaborative water quality education program in Lexington County that can be implemented throughout South Carolina and beyond.
2. To foster citizen involvement and encourage behavioral change
3. To achieve clean and healthy tributaries, rivers and ground waters throughout Lexington County

Lexington County  
Stormwater  
Consortium website:  
[www.lcswc.com](http://www.lcswc.com).

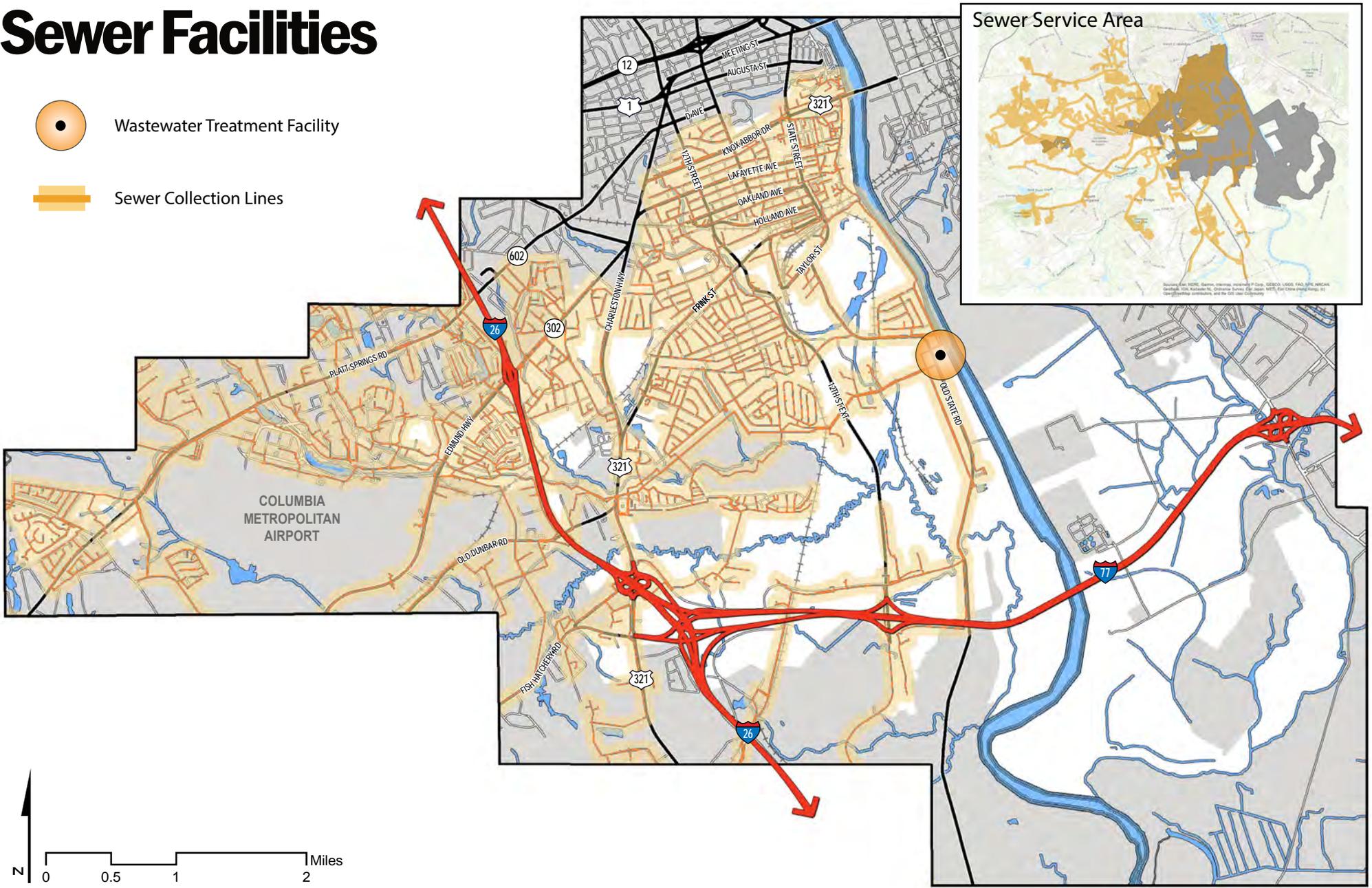
# Water Facilities

-  Water Treatment Facility
-  Water Distribution Lines



# Sewer Facilities

-  Wastewater Treatment Facility
-  Sewer Collection Lines



## Human Resources

Cayce Human Resources (HR) is a two-person department handling the payroll record keeping and benefits for 225 Cayce employees. In addition, the HR handles new employee orientation and the E-911 addressing for the City. Currently, the staffing needs for the City are largely filled. With the steady growth of the City comes increased demands on Cayce government personnel, and the number of City employees has been growing by about one percent per year. This one percent per annum personnel growth can be expected to continue over the ten-year planning horizon. With the continual growth in Cayce personnel, a full-time risk manager will be needed to handle appraisals, cost-benefit analysis, employee safety programming and training, and insurance coverage.

## Garage - Fleet Maintenance

The City's fleet maintenance cares for approximately 300 pieces of mechanical equipment. Eighty percent of the maintenance and repairs on this equipment are done in-house with a staff of four. Of the work done in-house, ninety percent of the work is done in the City garage and is primarily preventative maintenance focused. Automobiles and light trucks are serviced every five thousand miles and fully synthetic oil is used. Heavy equipment with diesel engines is serviced every 250 hours. Police vehicles are used for mostly stop and go in-city driving with frequent quick starts and stops. Because of this use police vehicles are on a five year or one hundred-thousand-mile replacement schedule. Heavy equipment is kept maintained and in good running order for as long as possible. Whenever a piece of equipment is reaching the end of its useful life or needs repairs in excess

of fifty percent of its value, the department writes up a report and a budget request for replacing that equipment and all attempts are made to find a less demanding use elsewhere within the city government.

## Sanitation

The City of Cayce Sanitation Department's key functions are: garbage collection, recycling collection, and limbs and yard debris collection. The Sanitation Department has a total of 18 personnel and six garbage/recycling collection trucks. The city plans to buy more side loaders in the future, as these trucks do not require personnel to manually load the garbage bin for dumping.

Garbage is collected once weekly, year-round. The City has been receiving SC Department of Health and Environmental Control solid waste recycling grants to purchase 96-gallon recycling bins that are the same size as the garbage bins (Herby Curby bins). Currently, there are about 800 of these large recycling bins located in high-use residential areas throughout the City. Residences with the 96-gallon containers have their recycling picked up every other week.

The City utilizes two roll-off trucks with six roll-off containers for limb and yard debris collection. Traveling with the trucks are "grappler" loaders that pick up the limbs and debris off the street and load it into the roll-off containers. The department has three of these loaders. The Cayce "We Collect" smartphone app tells users when their garbage, recycling, and yard debris will be picked up. It also tells them what items can and cannot be recycled. Future department needs include: a street sweeper for stormwater runoff pollution control and for keeping bike lanes and shoulders clear; purchase additional 96-gallon recycling containers; purchase one new side loader (as replacement or addition) every 2–3 years.

## Summary of Key Findings

- School enrollment has remained steady over the last 10 years
- Cayce has an extensive and well used passive parks and recreation system
- Open use policies and joint use agreements are a good way to expand active recreation programming and facilities
- Water and sewer infrastructure is currently adequate to meet existing and projected growth needs
- Intergovernmental and stakeholder partnerships are important for meeting public safety and stormwater management needs
- Public safety sub-stations are needed to alleviate space needs and service gaps

## Issues and Opportunities

**Government and Stakeholder Coordination.** Because the City has many adjacent jurisdictions and a number of regionally significant assets, good intergovernmental and stakeholder coordination and collaboration is imperative. The City should continue to build and strengthen relationships with neighboring jurisdictions and organizational partners, and collaborate with them on capital improvement projects as a means for leveraging resources and achieving common goals and priorities.

**Quality Public Facilities and Services.** Cayce is responsible for providing a wide range of public services. The City should continue to engage in annual capital improvement planning and budgeting to ensure the availability of adequate funding and resources to sustain and improve public facilities and services.

**Stormwater Management.** Because of the regulatory requirements as an MS4, the City should identify opportunities for taking a targeted approach to achieving permit compliance such as coordinating with responsible entities, conducting water quality monitoring and hot spot mapping, and identifying and implementing priority projects and mitigation strategies.

## Related Goals and Strategies

The key issues and opportunities identified below relate to the comprehensive plan goals listed below. Relevant objectives and strategies corresponding with these goals are summarized in Table 8.2.

Goal # 6: Plan for Future Growth and Development

## Performance Metrics

To assist with monitoring progress towards achieving relevant goals and objectives, the City should collect and analyze the following data:

- Site plan review time - Number days to complete
- Code enforcement - Number citations issued, location, case closure rate
- Stormwater Outfall E. Coli Monitoring
- Water and Sewer - New customers, projects

**Planning and Development.** The City should continue to enhance its planning and development services by identifying opportunities for improving the site plan review process, code enforcement procedures, and long range planning initiatives to include development of strategic sub-area and sector specific plans. Such plans should include an Arts Overlay District Plan, Hospitality and Tourism Development Plan, and neighborhood and corridor master plans. There may also be a need to add additional staffing to the planning and development department to meet the performance goals of the plan.

**Table 8.2: Goals, Objectives, and Strategies**

Goal # 6: Plan for Future Growth and Development

Encourage local government and partner agency/organization coordination

- Coordinate with adjacent jurisdictions and relevant organizations to meet public infrastructure and service needs, to include joint funding opportunities, shared use, maintenance and operations agreements, and mutual aid/automatic aid agreements

Provide quality public facilities and services

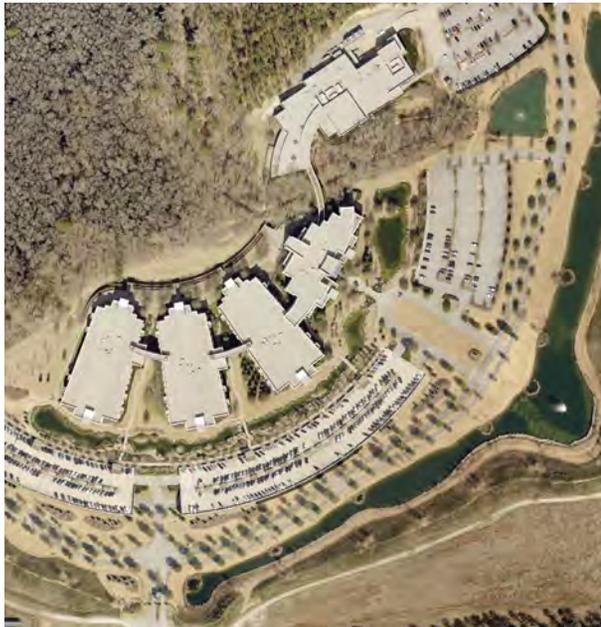
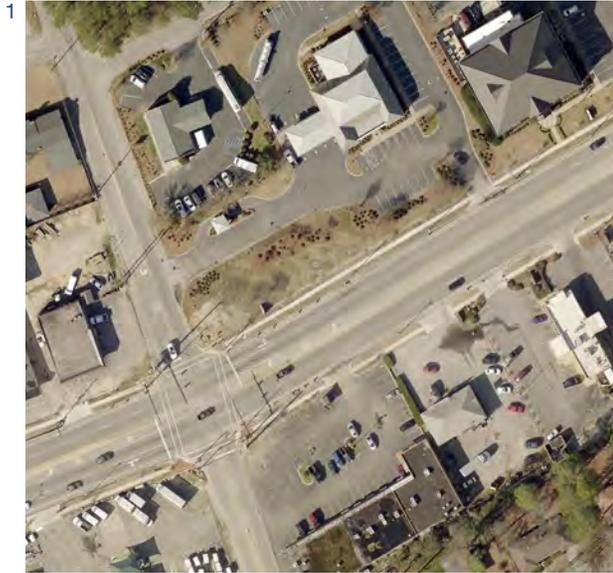
- Continue to identify alternative funding opportunities for infrastructure and public service improvements such as the Community Development Block Grant Program and the rural infrastructure authority
- Continue to implement water and sewer line replacement/upgrades in areas with highest need
- Work with community partners to implement public safety recommendations from the City’s strategic plan
- Maintain and improve ISO rating
- Maintain mutual/automatic aid agreements and work with participating jurisdictions to implement a single point of contact dispatcher
- Identify priority areas and funding opportunities for developing new public safety sub-stations
- Implement capital improvement plan (CIP) recommendations and continue annual CIP planning process
- Require the use of traffic impact assessments as part of the development review process for high impact commercial and residential development proposals
- Prioritize stormwater needs in the City and identify funding opportunities and partners for implementing improvements



# 9

## Land Use

The land use element can be viewed as a distillation of the entire comprehensive plan’s policies, goals, and objectives. Many of the existing conditions and future policy considerations related to population, housing, natural and cultural resources, community facilities, economic development, and transportation are rooted in how land has been and will be used in the City of Cayce. In this land use element, current land use is mapped and analyzed to develop a future land use plan to guide the development of the City over the next ten years.



## Existing Land Use

Today's land use patterns are essentially the same as recorded in the 1999 and 2010 comprehensive plans and typify auto-oriented suburban development with strip commercial development along the major traffic arteries. Residential development, while scattered throughout the City, is concentrated in the north and central portions of town. Commercial development is concentrated along Knox Abbott Drive, Airport Blvd, Frink Street, and Charleston Highway. Much of the City south of the major residential areas and east of the Congaree River have environmental development constraints. The existing land use data show on Figure 9.1 and Map 9.1 were constructed utilizing county assessors' land use data supplemented with orthographic map studies.

1. Commercial uses along Knox Abbott Drive. These uses are characterized by strip malls and stand alone retail and office establishments.
2. Residential uses typical of the older neighborhoods in the avenues.
3. Quarry located next to the Congaree River. This quarry represents the most intense industrial use in the City and is located adjacent to residential, commercial, and recreational areas (e.g., Cayce River Walk).
4. Dominion Energy offices. Dominion owns a number of large tracts of land within and just outside of the city limits.

Figure 9.1: Existing Land Use Distribution

6.1%

**Dominion**

These are properties owned by Dominion Energy along the 12th Street Extension, Old State Road, and I-77. They include the corporate offices and facilities as well as the undeveloped lands owned by Dominion.

5.2%

**General Commercial**

The commercial classification encompasses all types of commercial uses - including wholesale, retail, office, food, and services as well as neighborhood-oriented and rural-oriented commercial establishments.

3.4%

**Industrial**

Industrial land use includes manufacturing facilities, warehousing, and other facilities classified as industrial by the Lexington and Richland County Assessor's office.

9.4%

**Single-Family Residential**

The single-family residential classification is single-family detached homes each located on a residential lot.

0.4%

**Mobile Homes**

Mobile home single-family units are built off-site on wheeled frames to be transported and set up on residential properties which include mobile home parks. Mobile homes also include units classified as manufactured housing which are built after June 15, 1976 under federal construction and safety standards.

Percent Total Land Area

1.1%

**Multi-Family**

The multifamily classification is a residential classification that includes all dwelling of two or more units and are not classified as single-family and includes duplexes, triplexes, quadplexes, and apartment buildings.

36%

**Public / Institutional**

Public / Institutional uses include government facilities such as city hall, the post office, schools, recreational facilities, and libraries; utilities, and private institutions such as civic organizations and churches, hospitals, and private golf courses and recreational uses.

34%

**Rural**

This Classification includes large, mainly undeveloped lots generally of fifty acres or greater in size that are located outside of the urbanized area of the city. They may contain a residence or other buildings such as agriculture structures. They may be utilized as timber or agriculture or they may be fallow land.

4.2%

**Vacant**

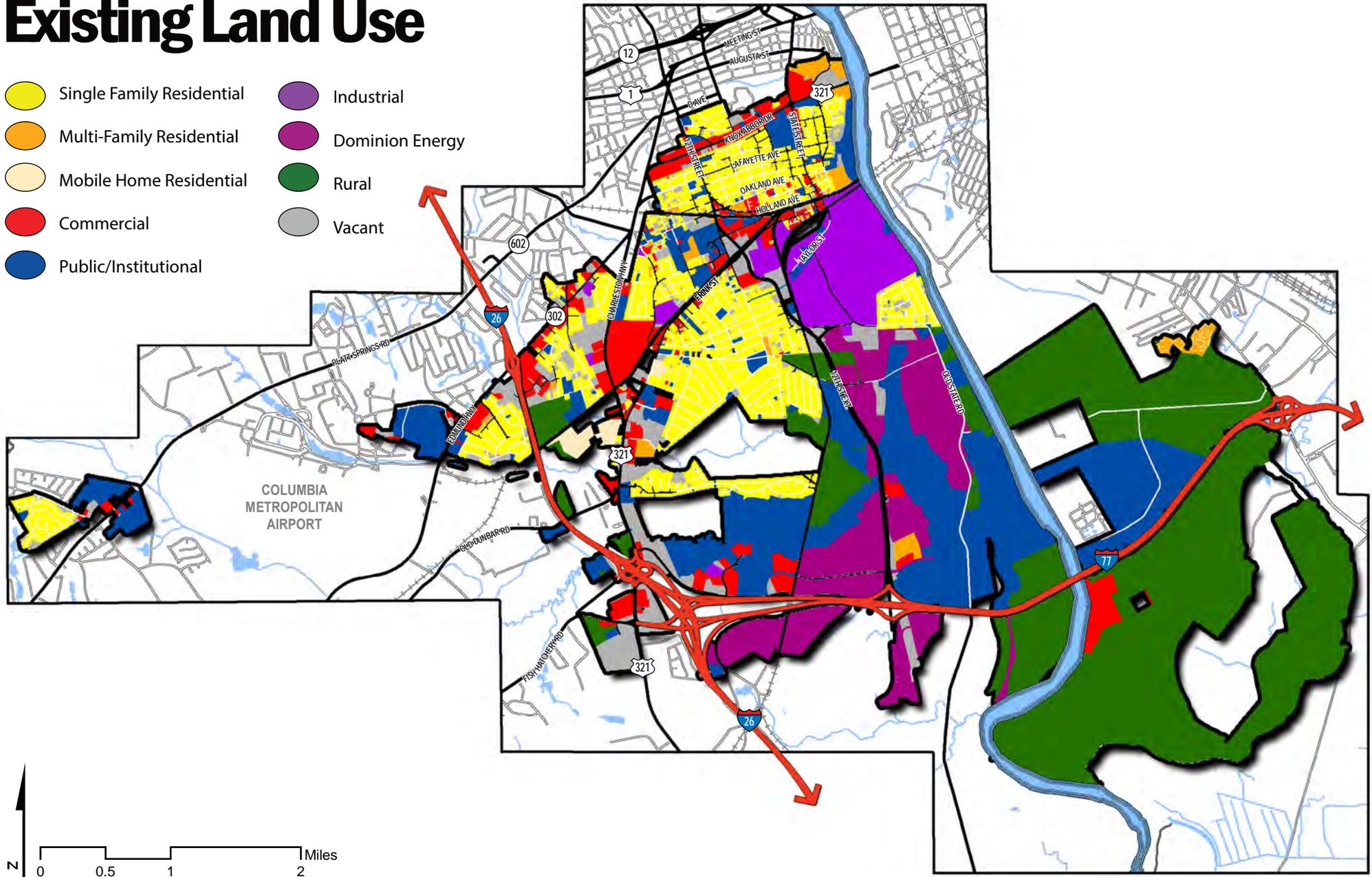
This classification includes smaller undeveloped lots located in the urban residential or commercial areas that may be available for infill development.

Percent Total Land Area

Map 9.1: Existing Land Use

# Existing Land Use

- Single Family Residential
- Multi-Family Residential
- Mobile Home Residential
- Commercial
- Public/Institutional
- Industrial
- Dominion Energy
- Rural
- Vacant



## Future Land Use

Future land use designations are the primary instrument for defining how the City of Cayce wishes to grow and develop over the life of this plan. Table 9.1 defines the purpose of each future land use designation, and Map 9.2 shows how they are distributed within the City. Some areas immediately outside the municipal limits are also included with future land use designations to assist with future annexation considerations.

**Table 9.1: Future Land Use Designations**

Symbol	Name	Purpose
RC	Residential Conservation and In-fill Areas	To conserve and protect the character and present use of existing single-family neighborhoods and subdivisions and to prohibit any use or development which would compromise or infringe on the prevailing character of such areas. Residential in-fill and redevelopment of like kind are also encouraged.
RD	Residential Density-Flex Areas	To provide flexibility to meet future housing demands and preferences by allowing a range of housing types.
TA	Transition Areas	To allow for the transition to a variety of uses where development is mixed and market conditions are changing. Here, the objective is to monitor and guide development in an orderly manner while allowing for flexibility and change to suitable uses.
GBR	Commercial-Business and Retail Areas	To accommodate general and area-wide economic activity in areas best suited for such purposes and to minimize the impact on neighboring properties, the local transportation network, and environmental resources. These areas will encourage and promote the economic vitality of the city by concentrating business-retail activity in easily accessible, strategically located areas and strengthening its pull through “cumulative attraction.” They will principally contain business, commercial, and service uses and are projected to accommodate the bulk of such development in the future. They are located principally along the community’s arterial corridors.
CBI	Commercial-Business and Industrial Areas	To safeguard existing industry from encroachment by incompatible development and to identify and protect future use sites with industrial potential. One of a community’s greatest assets is its industry, but without careful planning, it can be boxed in and prevented from expansion, and potential undeveloped sites are preempted by other uses.
LD	Limited Development Areas	To protect undeveloped and environmentally fragile areas that have significant development constraints. Careful planning to account for these conditions should precede all development proposals. With careful planning and community oversight as a prerequisite, development constraints can be balanced with the preservation of functional ecological characteristics. LD areas serve as natural drainage and storage areas for flood waters, general habitat and sanctuaries for aquatic and land species, and as open areas with natural qualities unique to the community and region.
RA	Resource Areas	To protect rich in natural, historical, educational, and cultural resources for future generations. These resources should be enhanced rather than compromised by the development process. Historic, educational, and cultural resources include existing public parks, historical, cultural, and educational sites. Natural resources include but are not limited to land under private conservation easements, jurisdictional wetlands, flood plains, riparian buffer zones, endangered species habitat, and lands that are unsuitable for development

## Commercial Focal Point Initiatives

The four circular areas on the future land use map (FLUM) are gateways into the City that are positioned to become hubs of commercial activity. With the right initiatives, these hubs can become local focal points of commercial, social, dining, and entertainment activities. Initiatives for these areas should include:

- Preparing the focal points to attract commercial tenants
- Utility upgrades
- Gateway landscaping and streetscaping utilizing complete street design
- Craft form-based zoning regulations specific to each hub
- Consideration of tax increment financing for the development and redevelopment of these areas

## Design Overlay Districts

The purpose of the design overlay district(s) is to create and present an aesthetically pleasing physical environment along the City's principal gateways. Design Overlay Districts serve as gateways to the City. To visually harmonize these gateways with existing development, additional restrictions and development standards are required to create an aesthetically pleasing and uniform appearance. The overlay districts are classified on the FLUM as TA, transitional areas and are shown on Map 9.3.

## Current Overlay Districts

### **Knox Abbott Drive Overlay District**

Parallel Knox Abbott Drive and extends from the street right-of-way the depth of each contiguous lot or 200', whichever is less.

### **12th Street Extension Design Overlay District**

Parallels 12th Street Extension from Poplar Street south to Taylor Road/Old Taylor Road, and extends from the street right-of-way the depth of each contiguous lot or parcel or 500', whichever is less.

### **I-77 Gateway Design overlay District**

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.

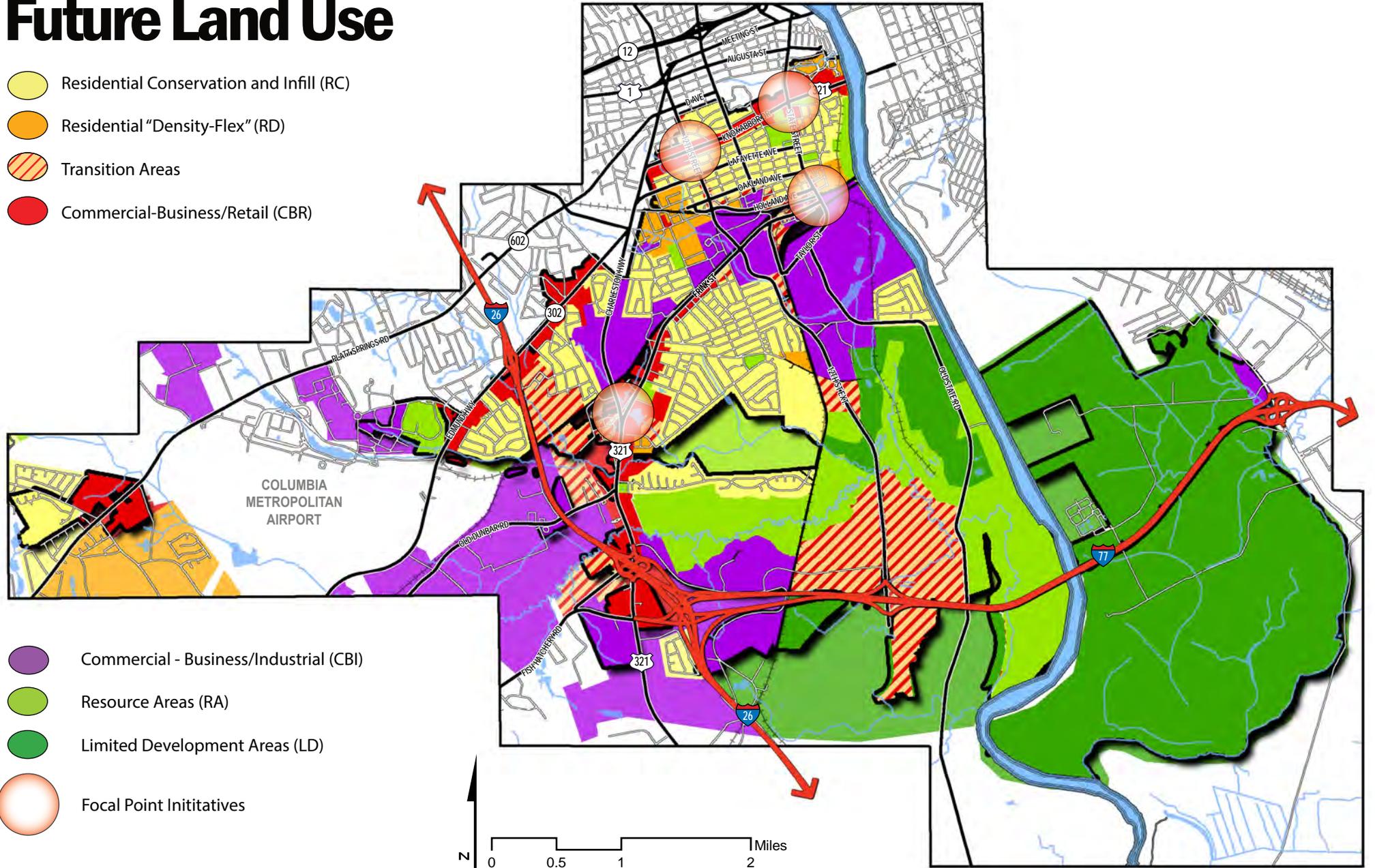
### **Arts Design Overlay District**

The district runs along State Street from Popular Street south to Frink Street and west on Frink to Foreman Avenue. The intent of the district is to encourage the arts within the district by allowing residential uses in the commercial zones. Artist can live and work in the same area so that a true artist community can evolve in this section of the City.

Map 9.2: Future Land Use

# Future Land Use

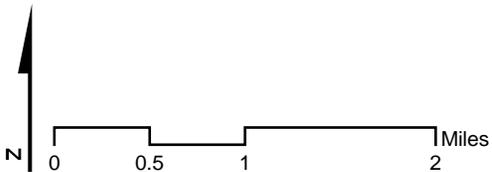
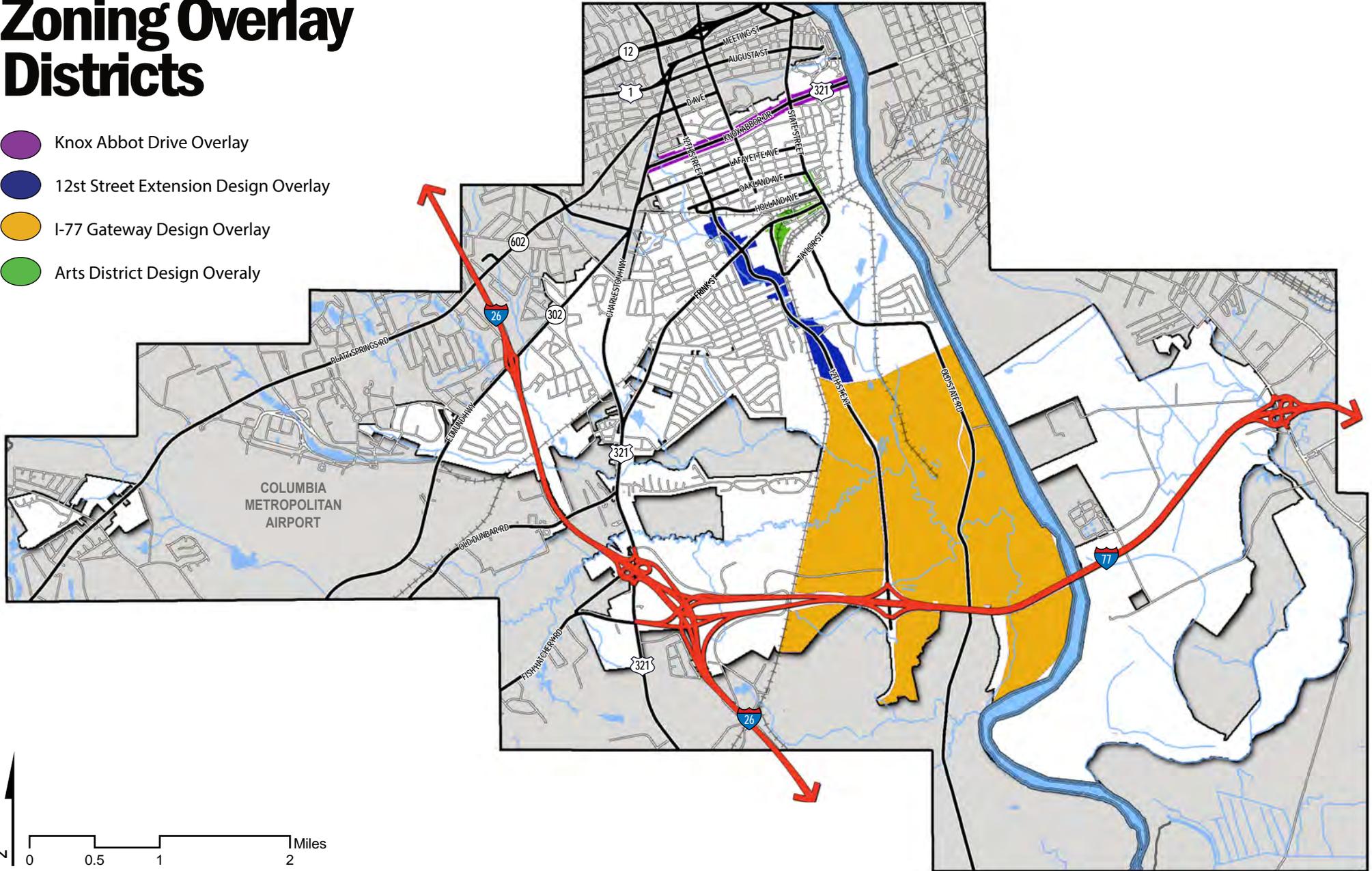
-  Residential Conservation and Infill (RC)
-  Residential "Density-Flex" (RD)
-  Transition Areas
-  Commercial-Business/Retail (CBR)



Map 9.3: Zoning Overlay Districts

# Zoning Overlay Districts

-  Knox Abbot Drive Overlay
-  12st Street Extension Design Overlay
-  I-77 Gateway Design Overlay
-  Arts District Design Overlay



## Future Land Use Policies and Compliance

The Future Land Use Map (FLUM) is designed as a guideline for developing capital improvement plans, drawing zoning district boundaries, reviewing and adjudicating zoning map amendment (re-zoning) applications, and reviewing and deciding on the approval of land development applications. Decisions on the conformity of future proposed projects to the Comprehensive Plan should not be made solely on consulting the FLUM; rather, the map should be used in conjunction with Comprehensive Plan policies, goals, and objectives as a whole.

Unlike zoning district mapping, there are no quantitative definitions for each classification that will delineate hard and fast land use lines on the map. Lines between land use classifications should be viewed as transition zones between land uses. Furthermore, land use classification boundaries are subject to revision, as future land use designations will be tied to knowledge of planned state and federally funded infrastructure (i.e., transportation) projects. There will be inevitable adjustments in long-range planning made in response to development pressures, economic trends and developments, and national, regional, and local socio-economic and demographic forces, all of which will also require adjustments to the FLUM.

**Policy Considerations.** Table 9.2 provides general policy considerations to help further clarify the purpose of each future land use designation and to provide some general context from which to make land use and zoning policy decisions for development proposals.

**Compliance Index Table.** Table 9.3 provides guidance for the conformity of proposed rezoning or land development request with the future land use plan and its policies. The table lists the future land use categories as shown on the FLUM, summarizes the respective land use policies, and identifies principal uses intended for each mapped area. The table provides a range of zoning district classifications that are consistent with each future land use classification. A request for a rezoning into a district not listed will require careful scrutiny. Questions to consider when reviewing rezoning requests include:

- Is the subject parcel(s) located in proximity to the transition from one land use classification to another or is it well within the subject land use classification?
- Does the proposed rezoning further other policies, goals, objectives, and of the other comprehensive plan elements?
- Has there been significant development pressures, economic trends and developments, and national, regional, and local socio-economic and demographic forces since the comprehensive plan was last revised or updated?
- Is the subject parcel located within a Design Overlay District which may require special consideration?

If a request is approved for a rezoning to a zoning district not listed in the table's compatible zoning district or alternative zoning district columns, a FLUM and/or a zoning district use regulations revision may be required along with the rezoning approval. Compliance with the land use plan and the compliance index does not entitle an applicant to a rezoning request approval. Other factors such as the potential impact on traffic, natural resources, historical places, etc. could be a factor. Changes to the city's zoning or land development regulations that may impact the compatible zoning districts or alternate zoning districts for any land use listed on the Compliance Index table will require a revision of the table.

**Table 9.2: Future Land Use Policy Considerations**

Symbol	Policy Considerations
RC	<p>This designation effectively “locks out” development and zoning changes in conflict with prevailing single-family uses. It is a policy of “no change” until such time as the plan objectives are reevaluated and restated by plan amendment. This designation is applied principally to existing stable, single-family residential areas. However, this policy should not lock out the neighborhood-oriented office and commercial establishments in proximity to residential conservation areas. The size of these districts should relate to surrounding residential markets; furthermore, the locations should be at or near major intersections and in proximity to residential areas (or on the periphery of residential areas), moderating transition between residential and potentially incompatible commercial uses. These intentions shall be considered in decisions on requests for office and commercial zoning.</p>
TA	<p>The purpose is to enhance environmental conditions and improve property values. Some areas may be deteriorating and changing for the worse, while others may be under economic pressure for higher use and intensity development. Proposed zoning changes should be carefully evaluated to determine the causes and impacts of the transitional process, and to grant change only where substantial improvement or strengthening of the area would result. Future development patterns within these areas may transition into established residential, commercial, or industrial land use categories that will trigger a reexamination and amendment of the FLUM.</p>
CBR	<p>Most CBR areas currently contain business and commercial establishments and are zoned accordingly. Commercial district zoning regulations should be reexamined to consider allowing residential uses in commercially zoned areas. This allowance maximizes opportunities to live/work/shop and for recreation in the same area. Allowing residential uses in the more urbanized commercial districts can provide the critical density necessary for new businesses to be established and provides stability for existing businesses.</p>
CBI	<p>All proposals should be evaluated to ensure the accommodation and protection of existing industry and potential industrial sites to the extent practical and feasible.</p>
LD	<p>Development should be allowed within this district, but should be limited in scope. The purpose is to let the market drive the type and intensity of future development, but all identified unique natural areas should be protected and integrated into the design of the proposed development. Planned mixed-use developments and/or developments incorporating conservation easements are encouraged.</p>
RA	<p>RA areas with historic, cultural, or educational resources shall be designed to restore or enhance them. Adaptive reuse of historic buildings is acceptable as long as the historical architecture, landscaping, and other building and site features are not compromised. RA areas with natural and environmental resources should not be developed unless these resources are protected through conservation easements and/or specific protection in approved development plans.</p>

**Table 9.3: Future Land Compliance Index**

Symbol	Land Use Classification	Summary Objectives	Principal Permitted Uses	Compatible Zoning Districts	Alternative Zoning Districts
RC	Residential Conservation/ Infill	To protect existing residential areas for single-family use, and promote “infill” of single-family housing.	Single-family, detached, site-built dwellings	RS-1, RS-2, RS-3, and RS-4	N/A
RD	Residential Density Flex	To meet the varied housing needs of changing residential market.	Single-family, townhouses, patio homes, multi-family and manufactured homes	RS-1, RS-2, RS-3, RS-4, RG-1 and RG-2	C-3 and C-4
TA	Transition	To monitor and guide the transition of existing mixed use areas to ensure highest and best use of property incompatible surroundings.	Residential, commercial, business, and light industrial uses	RG-1, RG-2, C-1, C-2, C-4, and PDD	C-3 and M-1 All DO-1 overlays
CBR	Commercial-Business/ Retail	To concentrate business and retail establishments for cumulative draw in areas central and accessible to the community at large.	Office, Retail and Service establishments	C-1.C-2.C-3, C-4, and PDD (Business Park)	RG-2 and M-1
CBI	Commercial-Business/ Industrial	To promote the development of Business and Industrial Parks and protect existing industry and areas with industrial potential for future industrial development.	Office ,Wholesale, Service, Manufacturing, and Warehousing uses.	C-3, M-1, M-2	D-1
LD	Limited Development	To ensure the proper planning in environmental fragile areas and development of large undeveloped tracts.	Market driven uses in planned settings	Existing zoning, D-1, PDD	To be reviewed for compatibility
RA	Resource Areas	To ensure protection of city-designated historical, educational, and cultural resources and natural and environmental resources.	Open area recreational uses and natural resources, city-designated buildings and sites	Existing zoning, D-1, PDD	To be reviewed for compatibility

## Annexation

The Future Land Use Map (FLUM) includes areas currently outside of the city limits. This includes some large “donut holes” or unincorporated county regulated parcels surrounded by and contiguous to land within the City limits. While Lexington and Richland Counties County regulate development in these areas, they are included on the FLUM as the City’s desired land use for these areas should they be annexed into the City at a future date and as a means of informing Lexington and Richland Counties of the City’s development preferences for these areas.

**Annexation Policy.** Cayce City Council should establish a comprehensive annexation policy and procedures manual. Input from the Planning Commission and other stakeholders could be gained through establishing an ad hoc annexation policy task force with representation from the business community, Lexington and Richland Counties, and the school district. The first step in developing an annexation policy is to establish clearly defined growth and development objectives that should be met as a reason for any annexation. Such objectives could include expanding the tax base, and extending regulatory authority. The annexation policy should include a decision-making matrix that will include the following elements:

- Analysis of growth trends and data, demographics, and current land use;
- Planned, proposed, or the potential for future development within the proposed annexation boundaries;
- Cost/benefit analysis of services and infrastructure needs and potential revenue;
- Political implications (resident concerns of impact on identity and character of the community; increased taxes; business and license fees; change in level of services; political representation; and impact on schools); and
- Planned, proposed, or potential for future development.

**Donut Holes.** The future land use of the donut holes is of particular importance as a county-permitted land development that is incompatible with the surrounding City properties will negatively impact those City properties. Another difficulty with donut holes is the fracturing of services that must be provided by the counties within the donut holes while the City provides services everywhere else inside the city limits. Differences in levels of services and/or service schedules between county and City can be confusing to the residents and businesses in these areas.

**De-annexation.** The annexation policy can also be used in decisions to de-annex City properties. Jurisdiction of de-annexed properties will revert to the respective county. The annexation decision-making matrix can be applied to the parcels in question to help decide if de-annexation of these properties is in Cayce’s best interest. One example of an area for consideration of potential de-annexation is the land east of the Congaree River in Richland County.

## Summary of Key Findings

- Existing land use is dominated by public/institutional and rural/undeveloped uses
- The public/institutional uses are predominantly represented by protected (Congaree Heritage Preserve) land and land surrounding the Cayce and Columbia Wastewater Treatment Plants
- The rural/undeveloped land uses are predominantly made up of the undeveloped land on the Richland County side of the Congaree River
- Residential uses make up 10.9% of the land area and are concentrated in the northern and western portions of the City
- Commercial uses are predominantly concentrated along key transportation corridors
- The City has a number of donut holes and adjacent areas that should be considered for possible annexation

## Issues and Opportunities

**Infill Development and Redevelopment.** Land use priorities for the City should be focused on encouraging appropriate infill development and redevelopment opportunities within established neighborhoods and commercial areas. The City should explore opportunities for incentivizing this type of development while ensuring compatibility with existing adjacent land uses. The future land use map, policies, and compliance index provide a good tool for staff and the planning commission to use in making zoning and land use decisions.

**Annexation.** The city should consider developing a comprehensive annexation policy and procedures manual. The manual should include annexation priorities (e.g., donut holes, contiguous properties) and a decision making matrix to evaluate the cost of providing services vs. the potential economic benefits.

## Related Goals and Strategies

The key issues and opportunities identified below relate to the comprehensive plan goals listed below. Relevant objectives and strategies corresponding with these goals are summarized in Table 9.4.

Goal # 1: Support Cayce's Diverse and Dynamic Population

Goal # 2: Meet the Future Housing Needs of the Community

Goal # 6: Plan for Future Growth and Development

## Performance Metrics

To assist with monitoring progress towards achieving relevant goals and objectives, the City should collect and analyze the following data:

- Site plan reviews - Number, time to review
- Re-zoning Requests - Number, type, location
- Annexation Requests - Location, cost/benefit data

**Zoning and Land Development Regulations.** The City should be continuously reviewing and assessing consistency of the existing zoning and land development regulations with the goals and strategies of the comprehensive plan. Areas of particular importance for review include potential impediments to affordable housing, promotion of infill and mixed-use development, and protection of natural and cultural resources. As the City evaluates and updates the existing zoning ordinance, staff should also explore the feasibility of a comprehensive code re-write to include consideration of a developing a form based or hybrid code which may be more compatible with the comprehensive plan goals and strategies.

**Table 9.4: Goals, Objectives, and Strategies**

<p>Goal # 6: Plan for Future Growth and Development</p>	<p>Strengthen annexation policies</p> <ul style="list-style-type: none"> <li>• Develop an annexation policy in accordance with the City’s strategic plan to include the identification of priority areas and development of a fiscal impact analysis process for assessing annexation feasibility</li> <li>• Assess feasibility of annexing donut hole areas as a priority</li> <li>• Require annexation agreement form for all new commercial utility customers</li> </ul> <hr/> <p>Promote infill and redevelopment opportunities</p> <ul style="list-style-type: none"> <li>• Work with the City of Columbia and Richland County to examine different land use scenarios for the East Congaree area</li> <li>• Ensure the zoning ordinance supports and encourages infill and mixed use development projects in appropriate area</li> <li>• Review infill development ordinance use and effectiveness</li> <li>• Consider establishing a redevelopment corporation</li> </ul>
<p>Goal # 1: Support Cayce’s Diverse and Dynamic Population</p>	<p>Prepare for an aging and younger population through support for housing diversity, multi-modal transportation, and accessibility standards</p> <ul style="list-style-type: none"> <li>• Review and update the zoning ordinance as needed to support and strengthen accessibility standards</li> <li>• Ensure Zoning Ordinance does not prohibit housing near commercial corridors and transit routes.</li> </ul>
<p>Goal # 2: Meet the Future Housing Needs of the Community</p>	<p>Allow zoning that provides for mixed use and housing diversity</p> <ul style="list-style-type: none"> <li>• Create zoning options for small planned development districts or cluster developments</li> <li>• Research best practices for residential design guidelines and incentives for encouraging preferred designs</li> <li>• Identify opportunities for providing a diversity of housing types in different zoning districts as recommended by the 2019 Housing Study</li> </ul>



The Disaster Relief and Resilience Act of 2020 amended Section 6-29-510 (D) of the SC Local Government Comprehensive Planning Enabling Act to require the development of a separate resiliency element for the Comprehensive Plan. Per the requirements of the act, the element should consider the impacts of flooding, high water, and natural hazards on individuals, communities, institutions, businesses, economic development, public infrastructure and facilities, and public health, safety and welfare. The element should also promote resilient planning, design and development; be coordinated with adjacent jurisdictions and agencies; and be coordinated with the other elements and the comprehensive plan goals and strategies.

# Resilience

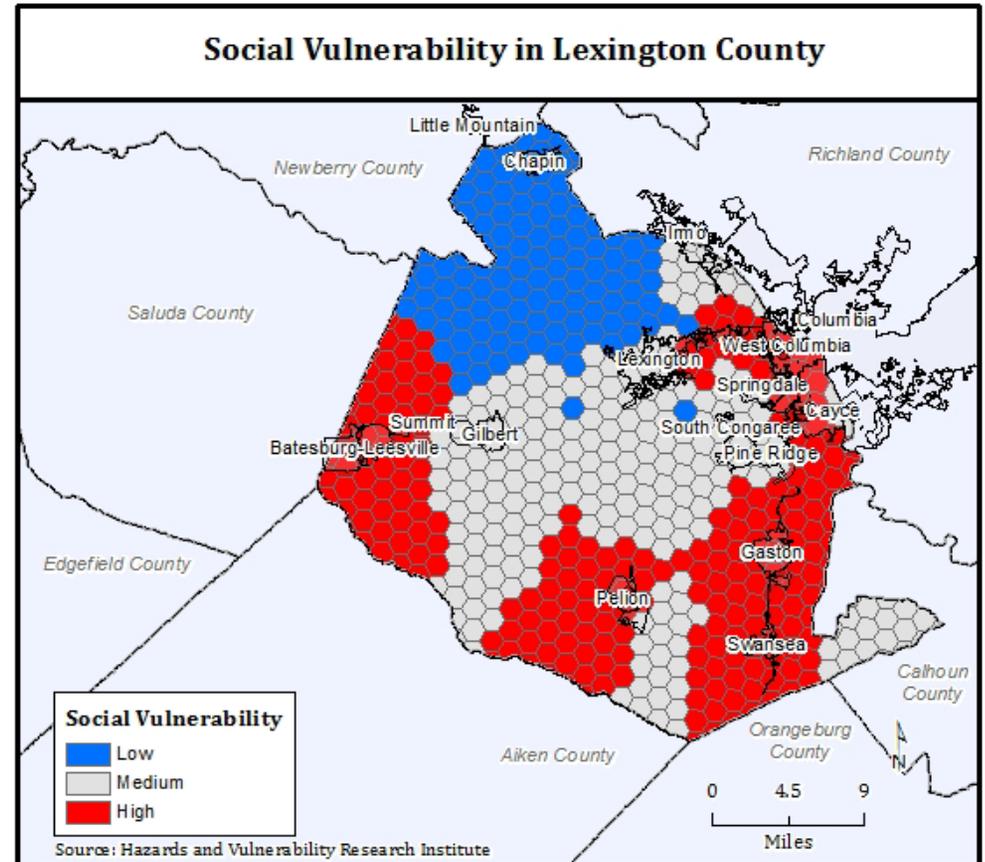
## Natural Hazard Risk and Vulnerability

The City of Cayce is vulnerable to a number of natural hazards. This vulnerability is not just a result of physical and environmental characteristics but is also a result of social vulnerability, which refers to the characteristics of a population in terms of the ability to anticipate, cope with, and recover from the impact of natural hazard events. Social vulnerability can be calculated with a composite index based on wealth, sex, age, employment, poverty, race, ethnicity, and transportation access. As shown on Map 10.1, the West Metro area has medium to high social vulnerability rating. The Cayce/West Columbia area is most at risk from the following types of natural hazards:

- Tornadoes
- Flooding
- Hurricanes
- Extreme Heat/Drought
- Winter Weather

Prior to the 2015 flash flood event, heat, drought, and winter storms posed the highest risk in terms of direct monetary loss. Heat and drought pose serious threats but are difficult to capture in terms of loss since their impacts tend to be under reported and are the result of sustained periods of exposure rather than a single catastrophic event. While thunderstorm, lightning, wind, and hail damages are non-catastrophic, their cumulative impact and high frequency still create a significant threat to property and infrastructure.

### Map 10.1: Social Vulnerability



Source: 2016 Central Midlands Regional Hazard Mitigation Plan

**Table 10.1: Natural Hazard Events and Loss**

	Years of Record for Data	Number of Events	Number of Loss-Causing Events	Direct Losses (Property and Crop)	Direct Injuries and Fatalities	Recurrence Interval (in years)
Flooding	2011-2016	47*	3*	\$2,750,075*	8*	1.2*
Hurricane	1988-2014	8	8	\$1,187,041	4	6.9
Tornado	1950-2015	24	11	\$5,726,975	56	2.3
Thunderstorm	2008-2015	41	38	\$685,465	0	1.3
Lightning	1986-2012	149,258	39	\$2,178,330	10	0.0002
Wind	1986-2015	490	170	\$2,312,724	15	0.1
Hail	1986-2015	283	68	\$1,665,131	0	0.2
Fog	1986-2015	n/av	n/av	n/av	n/av	<0.04
Winter Storm	1986-2015	32	32	\$9,409,622**	0	1.7
Cold	1986-2015	31	31	\$7,732,324	1	1.8
Heat	1986-2015	7	7	\$21,263,066	0	7.9
Drought	2000-2015	17	17	\$24,345,640	0	3.2
Wildfire	1988-2015	4,703	3	\$366,633	0	0.006
Earthquake	1900-2015	0	0	0	0	>50
<b>TOTAL</b>				<b>\$79,623,026</b>	<b>94</b>	

\* Excludes 2015 flood losses

\*\* Excludes 2004 ice storms

Source: 2016 Central Midlands Regional Hazard Mitigation Plan

**Table 10.2: Natural Hazard Risk and Vulnerability Assessment**

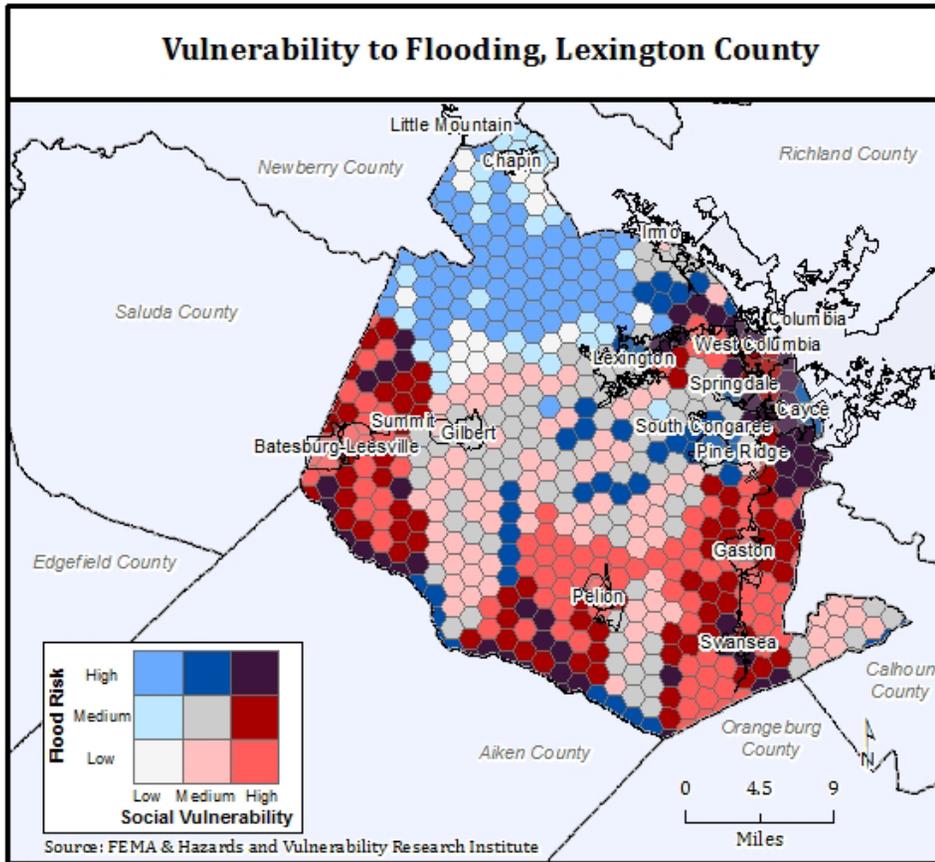
Perceived Risk	Hazard	Geographic Extent	Probability of Future Occurrence	Vulnerability Assessment	Magnitude and Severity	Overall Risk
Most Important	Winter Weather	Widespread	Likely	Extensive	High	High (3)
Somewhat Important	Extreme Heat	Widespread	Occasional	Extensive	High	High (2.75)
Somewhat Important	Droughts	Widespread	Occasional	Extensive	High	High (2.75)
Very Important	Tornadoes	Isolated	Likely	Extensive	High	High (2.5)
Most Important	Tropical Storms	Widespread	Occasional	Moderate	Medium	Medium (2.25)
Most Important	Wind	Limited	Likely	Moderate	Medium	Medium (2.25)
Somewhat Important	Extreme Cold	Widespread	Likely	Limited	Medium	Medium (2.25)
Least Important	Earthquakes	Widespread	Infrequent	Moderate	Medium	Medium (2)
Very Important	Flash Floods	Isolated	Occasional	Moderate	Medium	Medium (1.75)
Very Important	Riverine Floods	Limited	Occasional	Moderate	Low	Medium (1.75)
Very Important	Lightning	Isolated	Likely	Moderate	Low	Medium (1.75)
N/A	Hail	Isolated	Occasional	Moderate	Medium	Medium (1.75)
Most Important	Thunderstorms	Isolated	Likely	Limited	Low	Medium (1.5)
Least Important	Fog	Isolated	Likely	Limited	Low	Medium (1.5)
Least Important	Wildfires	Isolated	Occasional	Limited	Low	Low (1.25)

Source: 2016 Central Midlands Regional Hazard Mitigation Plan

## Flooding

Flood damage in Cayce typically results from localized heavy precipitation and flash flooding due to poor drainage. Older neighborhoods, such as those in Avenues area, were largely built out prior to the implementation of modern stormwater regulations and development standards. There is some development within the Congaree and Congaree Creek floodplains. These areas are especially vulnerable to flooding and have the potential for significant damage during major rain events. Significant rain events like the one experienced in 2015 are expected to increase in frequency and intensity in future years as a result of climate change.

Map 10.2: Flood Vulnerability

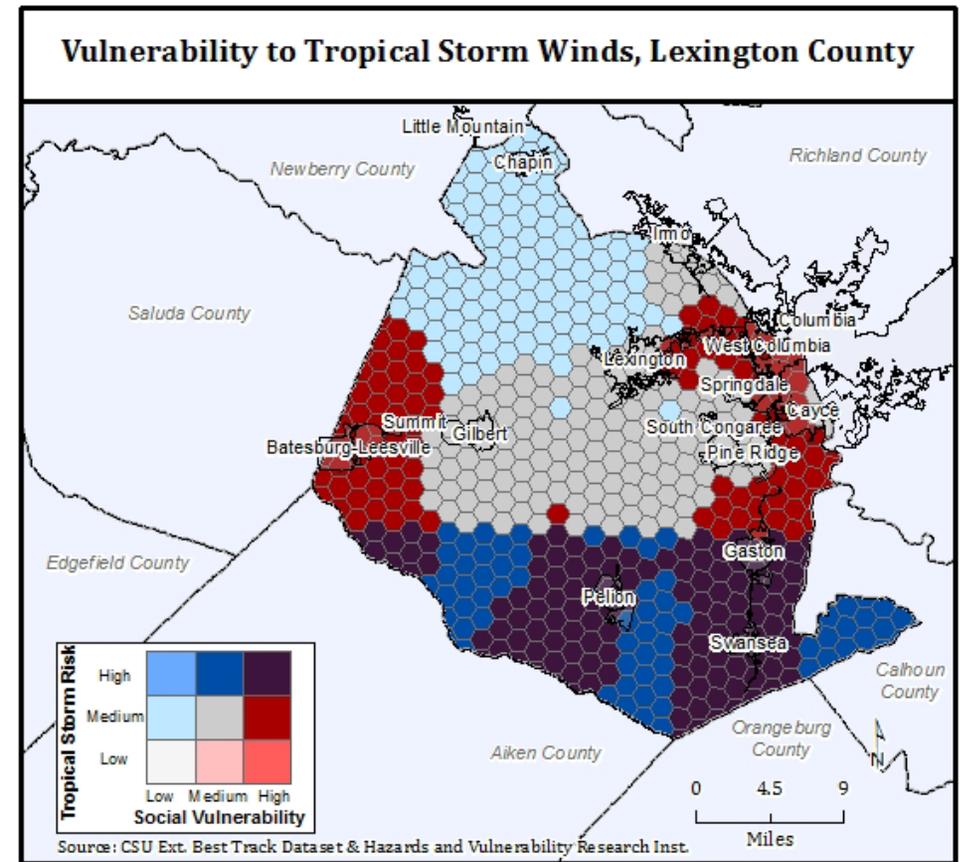


Source: 2016 Central Midlands Regional Hazard Mitigation Plan

## Hurricanes and Tropical Storms

All of Lexington County is at risk from hurricane force winds and associated heavy precipitation. Significant events impact the county approximately every 7 years. The Cayce area also serves as a host for coastal area evacuees. Recent events include Dorian (2019), Michael (2018), Florence (2018), Irma (2017), Mathew (2016). Tropical storms and hurricanes are also expected to increase in frequency and intensity in future years as a result of climate change.

Map 10.3: Tropical Storm Vulnerability



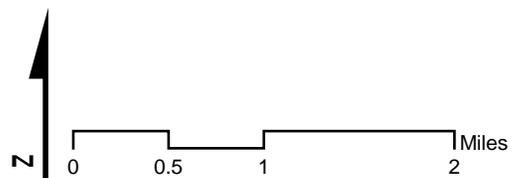
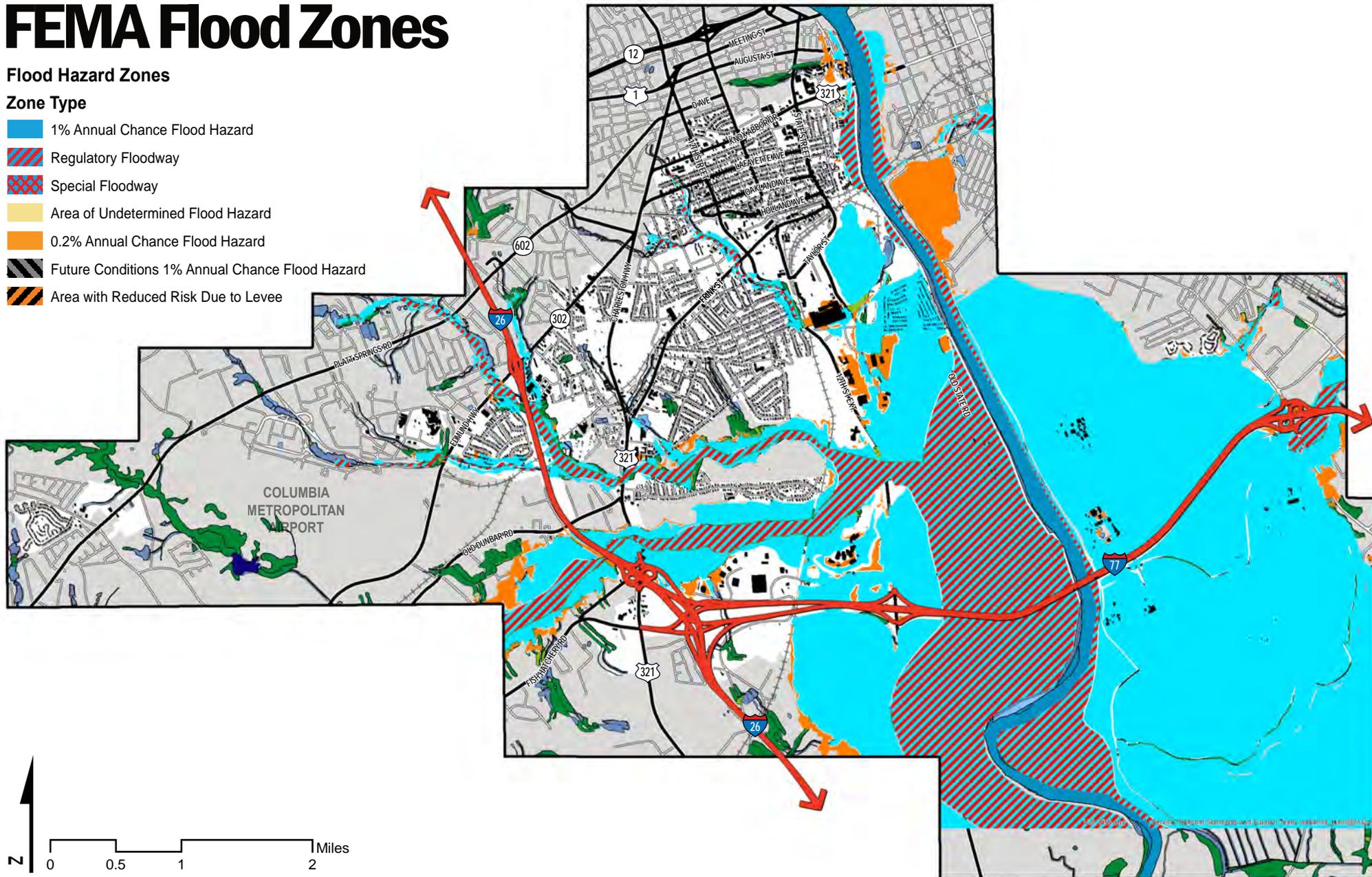
## Map 10.4: FEMA Flood Zones

# FEMA Flood Zones

### Flood Hazard Zones

#### Zone Type

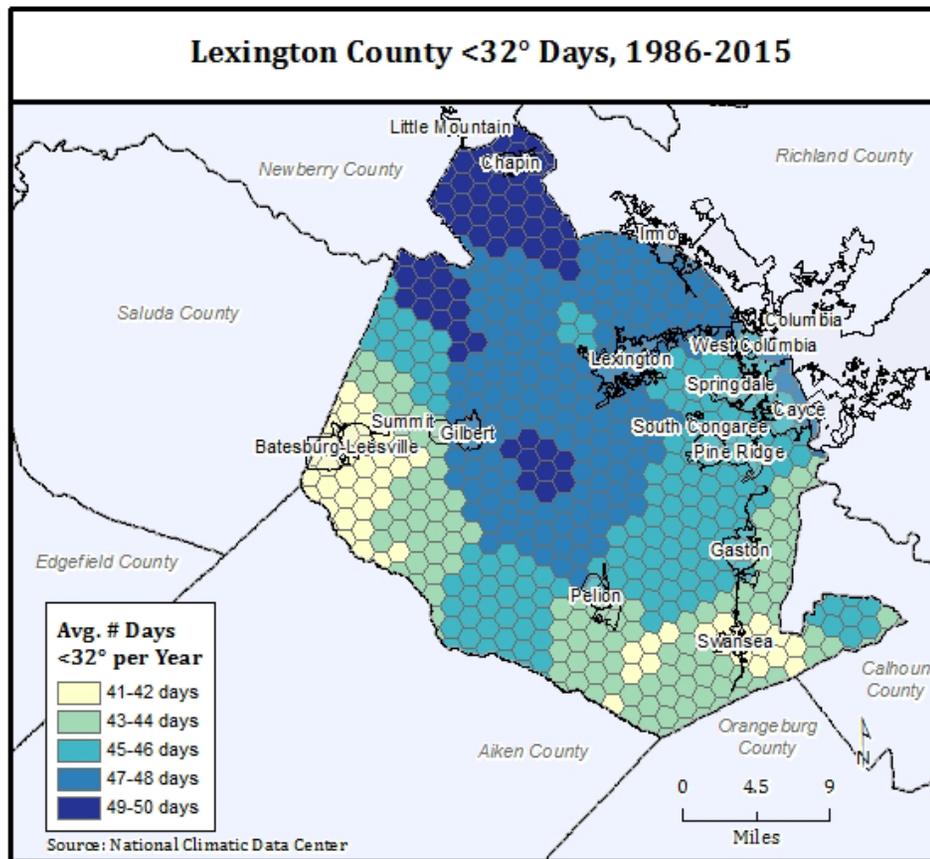
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard
-  Area with Reduced Risk Due to Levee



## Cold/Winter Weather

Cold/winter weather impacts all of Lexington County. The county experiences approximately 41-50 days per year when temperatures are below freezing. Ice storms associated with winter weather can cause significant disruptions and property damage and occur with high frequency. Freezing temperatures are a public health concern, especially for vulnerable populations. Federal disasters were declared for winter weather in 2000, 2004, 2014.

**Map 10.5: Cold/Winter Weather Vulnerability**

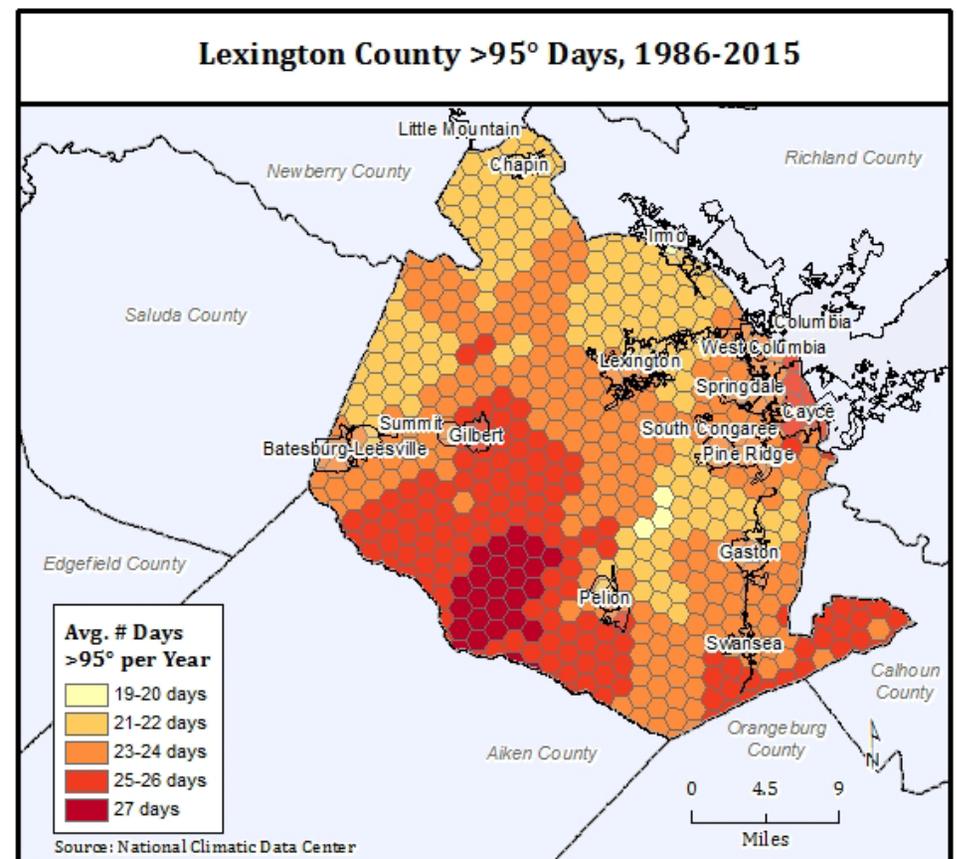


Source: 2016 Central Midlands Regional Hazard Mitigation Plan

## Extreme Heat/Drought

Extreme heat and drought impact all of Lexington County. On average the county experiences approximately 18-27 days a year of greater than 95 degree temperatures. Periods of greater than 100 degree temperatures can be experienced in May, June, July, August, September, and October. The year 2020 tied with 2016 for the warmest year on record. Extreme heat represents a significant public health concern, especially for vulnerable populations. Sustained periods of drought can significantly impact water and sewer utilities, agriculture, recreation, and associated industries.

**Map 10.6: Extreme Heat/Drought**



## Economic Resilience and Recovery

Economic resilience is the ability to prevent, withstand, and quickly recover from any type of major disruption to the local or regional economic base. A disruption can be caused by the loss of a major employer, by a downturn in a specific industry or cluster, by a larger economic recession, or by a man made or natural disaster. In order for a region to be resilient, it must be able to adequately evaluate socio-economic risk and vulnerabilities, assess potential impacts, and build the institutional capacity to mitigate, respond to, and recover from an event. The COVID-19 pandemic has demonstrated just how socially and economically vulnerable we are, as it has impacted most every sector of the local and regional economy, and has exacerbated many pre-existing socioeconomic disparities, such as job, food, and housing insecurity.

In order to increase the ability to withstand, absorb, and recover from such major economic disruptions, communities must work together to promote regional economic diversification, workforce resiliency, protection of critical economic and infrastructure assets, and regional coordination for pre and post disaster planning.

## Intergovernmental Coordination

The Disaster Relief and Resilience Act requires local governments to provide written notification by the local planning commission or its staff, to adjacent jurisdictions and agencies, regarding proposed hazard resilience, recovery, response, and mitigation projects. Relevant jurisdictions, partners, and organizations to be notified of proposed projects are listed in Table 10.3.

**Table 10.3: Partner Organizations and Agencies**

Local Governments	State/Regional/Special Purpose Districts	Other Organizations
<ul style="list-style-type: none"> <li>• Lexington County Emergency Management Division</li> <li>• Richland County Emergency Management Division</li> <li>• City of Columbia</li> <li>• City of West Columbia</li> <li>• Town of Gaston</li> <li>• Town of Lexington</li> <li>• Town of Pine Ridge</li> <li>• Town of South Congaree</li> <li>• Town of Springdale</li> </ul>	<ul style="list-style-type: none"> <li>• SC Office of Resilience</li> <li>• SC Disaster Recovery Office</li> <li>• SC Emergency Management Division</li> <li>• SC DNR Flood Mitigation Program</li> <li>• SC DNR State Climatology Office</li> <li>• SC Department of Public Safety</li> <li>• SC Department of Transportation</li> <li>• Central Midlands Council of Governments</li> <li>• Lexington School District Two</li> <li>• Lexington Recreation and Aging Commission</li> </ul>	<ul style="list-style-type: none"> <li>• Neighborhood Organizations</li> <li>• United Way of the Midlands</li> </ul>

## Summary of Key Findings

- The Cayce area has a medium to high social vulnerability rating
- Flood damage results from localized heavy precipitation and flash flooding due to poor drainage
- Cayce has significant drainage issues in built up areas (e.g., avenues)
- Some development in floodplains along Congaree Creek and the Congaree River
- Entire county is at risk from hurricane force winds and associated heavy precipitation
- The City is vulnerable to extreme heat, drought, and winter weather
- Significant hazard events are expected to increase in frequency and intensity as a result of climate change

## Issues and Opportunities

**Government and Stakeholder Coordination.** The City should continue to build and strengthen relationships with neighboring jurisdictions and organizational partners, and collaborate with them on the planning and implementation of natural hazard mitigation and economic resiliency and recovery projects. The City should also coordinate closely with Central Midlands Council of Governments to help keep the Regional Natural Hazard Mitigation Plan up-to-date, and to pursue FEMA grant funding for mitigation projects.

**Stormwater Management/Drainage/Flood Mitigation.** Because of the high risk for localized and catastrophic flooding, Cayce should prioritize drainage and stormwater improvements in targeted areas. The City should also assess the level of existing development within floodplain areas and identify opportunities for preserving and restoring key riparian corridors.

## Related Goals and Strategies

The key issues and opportunities identified below relate to the comprehensive plan goals listed below. Relevant objectives and strategies corresponding with these goals are summarized in Table 10.4.

Goal # 7: Promote and Prioritize Community Resilience in City Plans, Policies, and Regulations

## Performance Metrics

To assist with monitoring progress towards achieving relevant goals and objectives, the City should collect and analyze the following data:

- Flood Hazard Development - Number, acreage
- Stormwater/Drainage Complaints - Number, type
- Stormwater/Drainage Projects - Number, location

**Table 10.4: Goals, Objectives, and Strategies**

Goal # 7: Promote and Prioritize Community Resilience in City Plans, Policies, and Regulations

Develop and adopt an updated hazard mitigation plan

- Participate in the development of the CMCOG Regional Hazard Mitigation Plan and adopt the most recent plan
- Annually review the current Hazard Mitigation Plan strategies and consider implementation
- Identify opportunities for integrating mitigation and resilience strategies into other City programs, plans, and policies to include strengthening the floodplain development ordinance and incentivizing use of Low Impact Development techniques

Coordinate resilience related efforts with neighboring jurisdictions and partner agencies and organizations

- Develop a contact database of resilience related agencies and organizations
- Develop and implement a system for outreach and coordination with these stakeholders regarding resilience related efforts
- Develop a public education and outreach strategy for all resilience related efforts
- Continue to monitor, local, state, federal, and private initiatives and best management practices related to resilience strategies
- Develop an asset management plan, life cycle cost analysis, and risk register for City owned utilities and facilities

Identify funding opportunities for implementing mitigation and resilience strategies

- Develop an inventory of federal, state, and local funding opportunities
- Assess the feasibility of using hospitality tax funding for implementing mitigation strategies to protect vulnerable hospitality and tourism assets such as the Three Rivers Greenway and Cayce River Arts District



The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 was amended in 2007 to include the South Carolina Priority Investment Act (PIA). The intent of the PIA is to improve the planning and multi-jurisdictional coordination of public infrastructure decisions and to encourage the development of affordable housing and traditional neighborhood design. To accomplish these goals, the priority investment element requires local governments to assess the availability of public funds for infrastructure improvements and to prioritize these improvements for expenditure over the next ten years. The act also gives local governments the flexibility of designating specific “priority investment” areas within their jurisdiction; these designations will promote and direct growth in areas where existing or planned infrastructure can support higher intensities of development.

# Priority Investment

## Funding Sources for Municipalities

Potential funding sources for the priority investment projects identified in this plan are given as well as funding sources that may be available for future capital projects. The funding sources listed here are funds that can be received directly to the City of Cayce, not indirectly through county, council of governments, state, or federal projects. Indirect funding for transportation projects is detailed in the transportation element.

### General Fund

The General Fund provides for the funding of all municipal governmental functions that are not otherwise funded through special accounts. These funding sources include business license fees, building permit fees, franchise fees, distributions from the Municipal Associations tax and debt collection programs, lease and rental income, and miscellaneous fees for services (faxes, photocopies, etc.). These funds are generally spent on general government services, public safety, public works and utilities, and health and human services. Expenditures include, but are not limited to, salaries for department employees, supply and fuel costs, and building improvements. Capital and infrastructure are funded in part through the General Fund.

### Ad Valorem Taxes

In South Carolina, ad valorem property taxes are very often among the most significant revenue sources of municipalities. Property taxes are based on the assessed value of residential and commercial units. The tax rate is generally reflected in mills or the millage rate. A mill is a unit of monetary value equal to one tenth of a cent, or one thousandth of a dollar. For example, a tax rate of 150 mills translates into a \$0.15 tax per \$1.00 of assessed value. In general terms, the appropriate tax or millage rate for a taxing entity is

reached by dividing the assessed value of all property to be taxed into the revenues needed to be generated by the property taxes. Determining factors on how high individual property taxes will be are the following:

- The amount of revenue needed to be raised by the taxes
- How dense or sparse residential, commercial, and industrial development is in the jurisdiction

### General Obligation Bonds

Larger capital and infrastructure investments are often funded through General Obligation (GO) Bonds. The municipal government itself serves as collateral and, as such, GO Bonds are backed by the “full faith and credit” of the municipality. Since GO Bonds are seen as safe investments, a town may be able to secure favorable interest rates. The principle and interest on the bonds are paid for through property tax levies. The state constitution limits the amount local governments can borrow through GO Bonds to eight percent (8%) of the county’s total assessed value.

### Revenue Bonds

Revenue bonds are issued on revenue from service fees such as water and sewer that are obligated to service the bond debt. The revenue is used to pay both the principle and interest. Revenue bonds do not count against the government’s bond capacity, but the interest rates are higher than that of GO Bonds.

### State Revolving Fund

The State Revolving Fund (SRF) program provides low-interest rate loans for building or repairs for wastewater and drinking water plants or distribution systems. The program is run by the Department of Health and Environmental Control (DHEC) and the Office of Local Government.

## **Development Impact Fees**

Development impact fees are intended to defray the costs to the government in services provided for new development. The fees are based on the capital and operating costs of these new services and are paid for by the developer or owner.

## **Developer In-Kind Contributions**

In some instances, the owners of property seeking entitlements for their land may elect during the development review process to donate right-of-way or construct certain “oversized” capital projects simply for the public good as well as to serve their development. The type and/or magnitude of these contributions vary greatly from location to location and owner to owner.

## **South Carolina Energy Office ConserFund**

ConserFund is a revolving loan program administered by the Energy Office for energy-efficiency improvements in state agencies, public colleges or universities, school districts, local governments, and private 501 (c)(3) organizations. The loan program is focused on supporting the implementation of energy-efficient improvements that provide long-term cost reductions and energy savings.

## **State Infrastructure Bank**

The South Carolina State Infrastructure Bank funds major qualified projects for constructing and making improvements to major highway and transportation facilities through competitive loans and other financial assistance programs.

## **Local Accommodations Tax**

A Local Accommodations Tax (ATAX) is levied on the rental of rooms, lodging, or sleeping accommodations. Local governments in South Carolina are authorized to levy a tax of up to 7% of gross proceeds derived from business owners renting rooms, lodging, or sleeping accommodations and an additional tax of up to 5% on additional guest services at facilities not otherwise taxed. Revenue from accommodations taxes must be used for tourism-related expenditures.

## **Local Hospitality Tax**

A Local Hospitality Tax (HTAX) is levied on customers purchasing prepared foods and beverages from providers located within the respective jurisdiction. South Carolina counties are authorized to levy a hospitality tax of up to 2% if approved by a majority of the county council. The tax is limited to 1% if not also approved by municipalities within the county. Hospitality taxes must be used for tourism-related expenditures.

## **C-Fund Program**

The C-Fund program is a partnership between the South Carolina Department of Transportation (SCDOT) and the forty-six counties of South Carolina to fund the improvements of state roads, county roads, city streets, and other local transportation projects. Refer to the transportation element for a detailed description of the C-Fund program. Although municipalities receive funding for transportation projects within their jurisdiction indirectly from the counties, C-Fund transportation projects are mentioned here because active participation in the C-Fund process by municipalities can influence projects that are selected for funding within municipal limits.

## **Local Improvement and Special Purpose Districts**

South Carolina municipalities and counties are authorized by section 4-9-30(5)(a) of the SC Code of Laws to create Local Improvement Districts (LIDs) in which special property taxes are levied to fund capital projects. Generally, the affected property owners in the district must agree to the new property tax assessment. Capital projects can be bond financed and the debt serviced over time with revenue from the special property tax. Special purpose districts are also authorized by state law and can provide a useful means for implementing needed community improvements such as water and sewer infrastructure, and recreation facilities.

## Local Option Sales Tax

South Carolina counties may pass by a voter referendum an additional 1% sales tax to fund capital projects within the county and its municipalities. The citizens vote yes or no to the entire list of projects. A similar Transportation Sales Tax can be approved by the same method to fund only transportation- related projects.

## Tax Increment Financing

Tax Increment Financing (TIF) is discussed in the economic development element; the explanation is repeated here:

Tax Increment Financing has been essential to the revitalization effort. As businesses locate in a TIF district and the area redevelops, the property values rise. Rather than simply collect the increased taxes from TIF district properties, the city splits the property tax revenues into two streams. The first stream is set at the original amount of the property value prior to redevelopment, known as the “base rate.” This stream continues to go where it did before, typically to the school district or the city’s general fund that pays for local services such as police and fire departments.

The second stream contains the additional tax money generated by the higher property value, or the “tax increment.” This stream does not go to the city or schools but is kept separate and used to pay for the redevelopment. Money for investing in TIF projects can be obtained through bond issues, which are repaid over time with this revenue stream. Alternately, TIF projects can be implemented on a pay-as- you-go basis with revenues generated by this second stream.

## Grants

Grants are one-time funds awarded to the city for specific projects. Often these grants require local matching of a certain percentage of the grant. Potential grant programs include:

- Lexington County Community Development Block Grants Program (CDBG)
- US Department of Commerce Economic Development Administration Programs
- US Department of Agriculture Rural Development Programs for communities offers a wide range of funding programs in many program areas, including: Water and Wastewater, Community Facilities, Energy Development, Housing
- SC Transportation Alternative Program (TAP)
- SC State Housing and Finance & Development Authority
- Home Investment Partnership Program
- Housing Trust Fund
- SC Rural Infrastructure Authority

## Lease-Purchase Agreements

Lease-purchase agreements allow a municipality to acquire capital assets by making a series of lease payments that are considered installments towards the purchase of the asset. Under a lease-purchase agreement, the municipality acquires full ownership of the property covered by the lease by making all of the lease payments over the full term of the lease.

## Intergovernmental Coordination

The Planning Act requires that comprehensive plan priority investment recommendations on public infrastructure projects be done through coordination with adjacent and relevant jurisdictions and agencies. In practice, South Carolina jurisdictions accomplish this coordination by providing neighboring jurisdictions and agencies access to their draft comprehensive plans and providing them an opportunity to comment. During the public comment period, the draft comprehensive plan will be posted on the City’s website. The jurisdictions and agencies listed in Figure 11.1 will be given a link to the plan on the website and invited to provide comment on the priority investment projects as well as on the comprehensive plan as a whole.

**Table 11.1: Partner Organizations and Agencies**

Local Governments	State/Regional/Special Purpose Districts	Other Organizations
<ul style="list-style-type: none"> <li>• Aiken County Planning and Development</li> <li>• Calhoun County Building and Planning</li> <li>• City of Columbia</li> <li>• City of West Columbia</li> <li>• Columbia Metropolitan Airport</li> <li>• Lexington County Public Works</li> <li>• Lexington County Community Development</li> <li>• Richland County Planning and Development</li> <li>• Richland County Public Works</li> <li>• Town of Batesburg-Leesville</li> <li>• Town of Chapin</li> <li>• Town of Gaston</li> <li>• Town of Lexington</li> <li>• Town of Pelion</li> <li>• Town of Pine Ridge</li> <li>• Town of South Congaree</li> <li>• Town of Springdale</li> <li>• Town of Swansea</li> </ul>	<ul style="list-style-type: none"> <li>• Central Midlands Council of Governments</li> <li>• East Richland County Public Service District</li> <li>• Lexington County Joint Municipal Water and Sewer Commission</li> <li>• Lexington County Recreation and Aging Commission</li> <li>• Lexington School District Two</li> <li>• SC Department of Public Safety</li> <li>• SC Department of Transportation - Planning</li> </ul>	<ul style="list-style-type: none"> <li>• Congaree Riverkeeper</li> <li>• Gills Creek Watershed Association</li> <li>• Habitat for Humanity</li> <li>• Lexington County Stormwater Consortium</li> <li>• Midlands Rivers Coalition</li> <li>• The River Alliance</li> </ul>

## Annual Budget and Capital Improvements Plan

The City of Cayce engages in an annual budgeting and capital improvement planning process that examines existing revenues in the context of departmental capital needs. In FY 2019/20 the City saw general fund expenditures in the amount of \$14,339,723. The primary revenue sources for the general include property taxes, businesses licenses, and grant funding. In the FY 19/20 budget approximately 55% of the expenditures were dedicated to the public safety department, 22% to administration and miscellaneous, 14% to the parks and sanitation departments, 5% to planning and development, and 4% to the municipal court, museum, and for legislative purposes. To correspond with the annual budgeting process the City also develops a five-year capital improvement plan for each department broken down by projected personnel, equipment, and facility needs. Many of the individual projects programmed for funding in the five-year capital improvement plan align with some of the needs and projects identified in this comprehensive plan.

## Priority Investment Projects and Areas

As discussed in the introduction to this section, the priority investment act gives local governments the flexibility of designating specific “priority investment” areas within their jurisdiction that will promote and direct growth where existing or planned infrastructure can support higher intensities of development. Local governments are also encouraged to use a wide range of market-based incentives to foster public and private investment within these areas which can help encourage affordable housing, infill development, and a mix of residential and commercial land uses. While Cayce has not formally designated specific priority investment areas, it has demonstrated support for such concepts by establishing the four zoning design overlay districts, financing revitalization efforts on Knox Abbott Drive and State Street, and identifying the commercial focal point initiatives on the FLUM. These areas could be considered for designation as priority investment areas in future updates to the comprehensive plan.

## Summary of Key Findings

- The City has a balanced budget with stable revenue sources
- The City prepares and implements a capital improvement planning process that is tied with the annual budget
- There are a number of potential funding sources available to assist with project implementation
- The City has many local government and organization partners to coordinate with

## Issues and Opportunities

**Government and Stakeholder Coordination.** The City should continue to build and strengthen relationships with neighboring jurisdictions and organizational partners, and collaborate with them on capital improvement projects as a means for leveraging resources and achieving common goals and priorities. To strengthen coordination efforts the City should develop an adjacent jurisdiction and relevant agency/organization contact database and formalize procedures for notification and outreach regarding comprehensive plan, zoning ordinance, and land development regulation changes and updates.

**Quality Public Facilities and Services.** Cayce is responsible for providing a wide range of public services. The City should continue to seek alternative funding sources for projects and engage in annual capital improvement planning and budgeting to ensure the availability of adequate funding and resources to sustain and improve public facilities and services.

## Related Goals and Strategies

The key issues and opportunities identified relate to the comprehensive plan goals listed below. Relevant objectives and strategies corresponding with these goals are summarized in Table 11.4.

Goal # 6: Plan for Future Growth and Development

## Performance Metrics

To assist with monitoring progress towards achieving relevant goals and objectives, the City should collect and analyze the following data:

- Partner Organizations - Number engaged, purpose
- Grant Opportunities - Number applied for, success rate

**Table 11.4: Goals, Objectives, and Strategies**

Goal # 6: Plan for Future Growth and Development

Encourage local government and partner agency/organization coordination

- Develop an adjacent jurisdiction and relevant agency/organization contact database and formalize procedures for notification and outreach regarding comprehensive plan, zoning ordinance, and land development regulation changes and updates

Provide quality public facilities and services

- Continue to identify alternative funding opportunities for infrastructure and public service improvements such as the Community Development Block Grant Program
- Implement capital improvement plan (CIP) recommendations and continue annual CIP planning process



The implementation plan identifies action strategies that correspond to the goals and objectives identified in Chapter 1. These strategies are also designed to reflect the community needs identified in each of the nine elements of the comprehensive plan. Because these goals, objectives, and strategies are not specific to any one element, and in many cases relate to multiple elements at the same time, it makes sense to present them all together with notations reflecting which of the nine elements each strategy relates to. In addition to identifying individual strategies, the implementation plan also satisfies state planning and enabling act requirements by specifying a general time frame and responsible entity for each action.

# Implementation Plan

As discussed in Chapter 1, goals and objectives are designed to be broad based policy statements that reflect the desired vision for future growth and development. Implementation strategies are designed to be realistic and implementable actions that will help to achieve the goals during the life of the plan. The time frames specified for each strategy are broken into the following four categories:

- **Short-term strategies** generally consist of local and regional coordination efforts and planning projects or inventories that do not require considerable staff time or financial resources to implement. Such strategies should be considered for implementation within a 1-2-year time frame.
- **Medium-term strategies** consist of planning projects or policy changes that have an immediate need but may require a significant amount of staff time, coordination and public participation efforts, and the allocation of financial resources to implement. Such strategies should be considered for implementation within a 2-5-year time frame.
- **Long-term strategies** consist of major planning projects or changes in policies or administrative operations and may require considerable staff time, the procurement of professional services, and/or the allocation of significant financial resources. Such strategies should be considered for implementation within a 5-10-year time frame.
- **Ongoing strategies** consist of local and regional coordination efforts, inventories, database maintenance, and planning projects that should be considered for immediate and ongoing implementation.



Short-Term  
**1-2 Years**

Medium-Term  
**2-5 Years**

Medium-Term  
**5-10 Years**

Ongoing  
**Continuous**

# GOAL #1

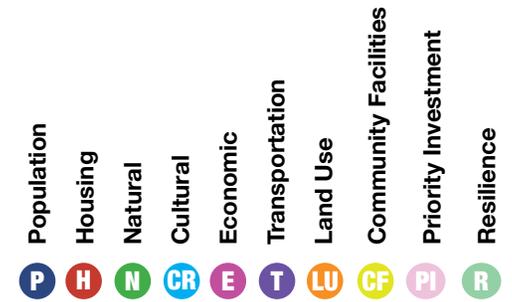
## Support Cayce's Diverse and Dynamic Population

- Population P
- Housing H
- Natural N
- Cultural CR
- Economic E
- Transportation T
- Land Use LU
- Community Facilities CF
- Priority Investment PI
- Resilience R

Objectives	Strategy	Responsibility	Time Frame	Elements
Prepare for an aging and younger population through support for housing diversity, multi-modal transportation, and accessibility standards	Review and update the zoning ordinance as needed to support and strengthen accessibility standards	Cayce	Ongoing	<span style="color: blue;">P</span> <span style="color: red;">H</span> <span style="color: blue;">T</span> <span style="color: yellow;">CF</span>
	Ensure zoning ordinance does not prohibit senior housing and live work units near commercial corridors and transit routes	Cayce	Ongoing	<span style="color: blue;">P</span> <span style="color: red;">H</span> <span style="color: blue;">T</span> <span style="color: orange;">LU</span>
	Ensure City staff are adequately equipped to refer public inquiries for senior services to the appropriate agencies (e.g., Central Midlands Area Agency on Aging)	Cayce	Ongoing	<span style="color: blue;">P</span>
Promote racial, ethnic, and gender equity in all City policies, programs, services, and practice.	Review and update procurement policy to consider the use of disadvantaged business enterprises for City contracts	Cayce	Short	<span style="color: blue;">P</span> <span style="color: purple;">E</span> <span style="color: yellow;">CF</span> <span style="color: green;">R</span>
	Research and identify best practices for addressing possible social equity issues and concerns from local, state, and national initiatives (e.g., National League of Cities – Race, Equity, and Leadership Initiative)	Cayce	Medium	<span style="color: blue;">P</span> <span style="color: red;">H</span> <span style="color: green;">N</span> <span style="color: cyan;">CR</span> <span style="color: purple;">E</span> <span style="color: blue;">T</span> <span style="color: orange;">LU</span> <span style="color: yellow;">CF</span> <span style="color: pink;">PI</span> <span style="color: green;">R</span>
	Develop a public outreach plan, including a database of multi-cultural agencies and advocacy organizations, to expand community engagement and outreach, especially in underserved areas and communities with limited English proficiency	Cayce	Short	<span style="color: blue;">P</span> <span style="color: red;">H</span> <span style="color: green;">N</span> <span style="color: cyan;">CR</span> <span style="color: purple;">E</span> <span style="color: blue;">T</span> <span style="color: orange;">LU</span> <span style="color: yellow;">CF</span> <span style="color: pink;">PI</span> <span style="color: green;">R</span>
	Identify neighborhoods for targeted planning and revitalization efforts	Cayce	Short	<span style="color: orange;">LU</span> <span style="color: yellow;">CF</span> <span style="color: pink;">PI</span> <span style="color: green;">R</span>
	Develop process to ensure all new City ordinances do not create racial, age, or gender inequality	Cayce	Ongoing	<span style="color: blue;">P</span> <span style="color: red;">H</span> <span style="color: green;">N</span> <span style="color: cyan;">CR</span> <span style="color: purple;">E</span> <span style="color: blue;">T</span> <span style="color: orange;">LU</span> <span style="color: yellow;">CF</span> <span style="color: pink;">PI</span> <span style="color: green;">R</span>

# GOAL #2

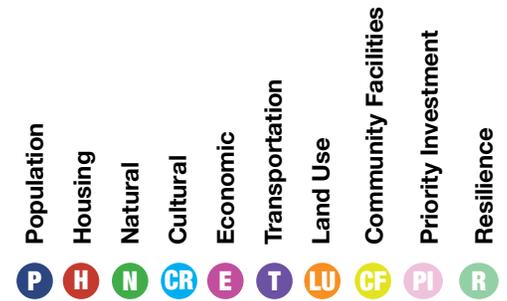
## Meet the Future Housing Needs of the Community



Objectives	Strategy	Responsibility	Time Frame	Elements
Allow zoning that provides for mixed use and housing diversity	Create zoning options for small planned development districts or cluster developments	Cayce	Medium	P H LU
	Research best practices for residential design guidelines and incentives for encouraging preferred designs	Cayce	Long	P H LU
	Identify opportunities for providing a diversity of housing types in different zoning districts as recommended by the 2019 Housing Study	Cayce	Short	P H LU
Promote affordable, middle-income, and market rate housing	Review and update zoning ordinance, as needed, to ensure availability of diverse housing types	Cayce	Long	P H LU
	Coordinate with and support, as applicable, affordable housing providers through various programs (e.g., CDBG, HOME, State Housing Authority)	Cayce, Lexington County, SC Housing Authority	Ongoing	P H LU
	Create a short term rental policy	Cayce	Short	P H LU

# GOAL #2

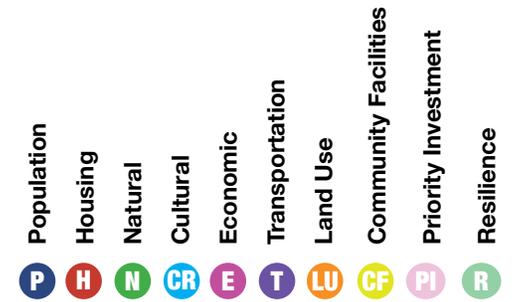
## Meet the Future Housing Needs of the Community (cont.)



Objectives	Strategy	Responsibility	Time Frame	Elements
Preserve neighborhood character and vitality and meet future housing demand through infill development and redevelopment within existing residential areas	Research feasibility of creating a housing task force, including potential organizational structure, to assist with identifying housing needs and implementing strategies	Cayce, Housing Authority, Non-profits	Short	H
	Develop a GIS based housing stock inventory to assist with identifying priority areas for reinvestment	Cayce	Short	H, LU, CF
	Continue to financially support and strengthen the City's dilapidated structure program	Cayce	Ongoing	H, CF
	Continue to work with Habitat for Humanity to sustain and expand the partnership in other areas in the City	City of Cayce, Habitat for Humanity	Short	P, H
	Continue collaborating with neighborhoods and other local organizations to support revitalization and beautification efforts	Cayce, Neighborhood Organizations	Medium	P, H, E, CF
	Identify funding opportunities for residential housing rehabilitation	Cayce, Lex. County	Medium	P, H, E, CF
	Strengthen the City's property registration ordinance to include tying it directly to the building inspection program	Cayce	Medium	H, CF
	Identify neighborhoods for targeted planning and revitalization efforts	Cayce	Long	P, H, N, CR, E, T, LU, CF, PI, R

# GOAL #3

## Promote Healthy Eating And Active Living



Objectives	Strategy	Responsibility	Time Frame	Elements
Ensure access to healthy food	Review and update zoning ordinance to ensure community gardens, urban farms, healthy food retail, and mobile food vendors are permitted uses in appropriate locations, especially in food desert areas	Cayce	Short	P, LU, CF
	Support and participate in the West Columbia/Cayce Food Policy Coalition	Cayce	Short	P, CF, R
	Encourage healthy food options at City sponsored festivals and events	Cayce	Ongoing	P, CF
Promote active lifestyles and create active recreation opportunities for residents and visitors	Work with adjacent jurisdictions and partner agencies to prioritize and implement recommendations from the West Metro Bike and Pedestrian Plan	Cayce, Adjacent Jurisdictions, CMCOG, SCDOT	Long	P, E, T, CF
	Continue to prioritize support for the Three Rivers Greenway and the expansion of the trail network to include bike and pedestrian connectivity to neighborhoods and activity centers	Cayce, River Alliance	Ongoing	E, T, LU, CF, PI, R

# GOAL #3

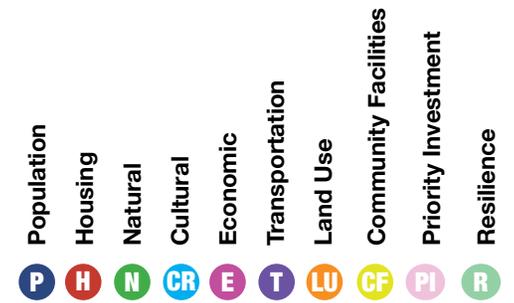
## Promote Healthy Eating And Active Living (cont.)

- Population
- Housing
- Natural
- Cultural
- Economic
- Transportation
- Land Use
- Community Facilities
- Priority Investment
- Resilience

Objectives	Strategy	Responsibility	Time Frame	Elements
Promote active lifestyles and create active recreation opportunities for residents and visitors (cont.)	Review the 2020 City of Cayce Comprehensive Parks Plan and consider implementing recommendations, including a dog park, outdoor exercise equipment, and more pocket parks in underserved areas	Cayce	Long	P, E, T, CF, PI
	Examine feasibility of working with Lexington County Recreation and Aging Commission and Lexington School District Two to ensure adequate facilities and programming are available to promote active lifestyles	Cayce, Lexington Recreation and Aging Commission, District 2	Ongoing	P, E, T, CF
	Continue developing active recreation opportunities for residents and visitors	Cayce, Lexington Recreation and Aging Commission, District 2	Ongoing	P, E, T, CF

# GOAL #4

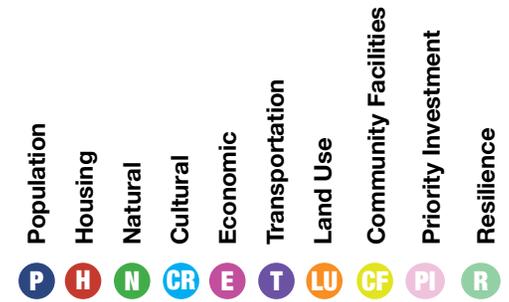
## Strengthen and Grow the Economy



Objectives	Strategy	Responsibility	Time Frame	Elements
Support commercial corridor revitalization	Continue revitalization of the City's commercial districts through the tax increment financing programs and overlay districts	Cayce, Chamber	Ongoing	E, LU
	Continue to market the arts as an economic and cultural resource for the City	Cayce	Ongoing	CR, E
	Continue to improve the appearance and attractiveness of commercial districts through streetscaping and an ongoing examination of signage and digital sign regulations	Cayce	Medium	E, CF, PI
	Work with neighboring jurisdictions, and other partners to plan for and implement corridor revitalization strategies along Airport Boulevard	Cayce, CAE, Adjacent Jurisdictions, SCDOT	Ongoing	E, T, CF, PI
	Continue efforts to develop State Street into a main street corridor to include holding annual events along the corridor, and developing business recruitment and retention strategies	Cayce	Short	E, T, LU, CF, PI
	Participate in Municipal Association of South Carolina's Main Street Program	Cayce	Medium	E, LU, CF, PI
	Support/incentivize local business development	Research ways to develop a local business development support program	Cayce, Chamber	Short
Consider establishing a redevelopment corporation		Cayce	Short	P, H, CR, E, LU, CF, PI

# GOAL #4

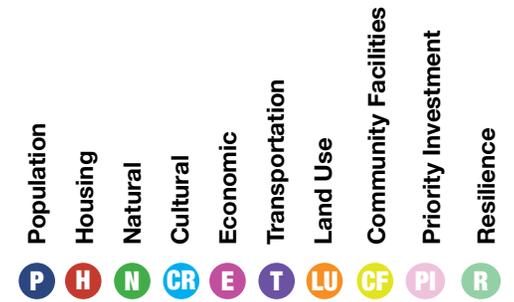
## Strengthen and Grow the Economy (cont.)



Objectives	Strategy	Responsibility	Time Frame	Elements
Support/ incentivize local business development (cont.)	Work with the Greater Cayce-West Columbia Chamber of Commerce to develop a local business development/ support program	Cayce, Chamber	Short	E
	Work with the school district, Midlands Technical College (MTC), the Midlands Workforce Development Board (MWDB) and other organizations to identify workforce development needs and opportunities, and to support local businesses and local government disadvantaged business enterprise (DBE) programs	Cayce, MTC, District 2, MWDB, Lexington County	Ongoing	P, E
	Support and incentivize growth in neighborhood retail and hospitality industries	Cayce	Medium	P, H, E, T, LU, R
	Develop an inventory of available commercial sites ripe for redevelopment in targeted areas and work with the Greater Cayce-West Columbia Chamber of Commerce and other organizations to ensure businesses and developers are aware of available sites	Cayce, Chamber	Long	E, CF
	Consider development of an incentive ordinance to recruit new businesses	Cayce	Medium	E, LU, CF
	Promote Cayce as a regional tourism destination	Develop a hospitality and tourism development master plan to identify growth opportunities, priority projects, and hospitality tax investment opportunities	Cayce	Short

# GOAL #5

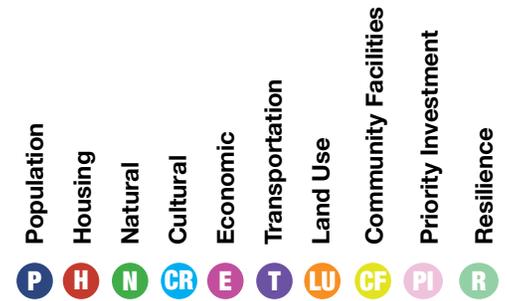
## Preserve, Protect, and Promote Natural and Cultural Resources



Objectives	Strategy	Responsibility	Time Frame	Elements
Protect fragile land, critical habitat, and water resources	Continue to actively participate in regional water quality initiatives to include the Lexington County Stormwater Consortium, Midlands Rivers Coalition, and Three Rivers Watershed Stakeholder Group	Cayce	Ongoing	N LU CF R
	Support the collaborative development of watershed based plans in impaired watersheds	Cayce	Ongoing	N LU CF R
	Support the use of low impact development (LID) for stormwater management through policy initiatives	Cayce	Ongoing	N LU CF R
	Review and update cluster/conservation development guidelines as needed	Cayce	Medium	N LU CF R
	Identify riparian corridors for preservation and protection	Cayce	Medium	N LU CF R
	Reduce number of residents relying on private septic systems in close proximity to existing or planned sewer service	Cayce, Stormwater Consortium	Long	N LU CF R
	Develop a street tree planting/canopy program and strengthen tree protection measures	Cayce	Medium	N LU CF R
Ensure natural and cultural resources contribute to the tourism economy	Continue to work with the River Alliance and other partners to develop and promote opportunities along the Cayce Riverwalk	Cayce, River Alliance	Ongoing	P N CR E LU CF PI R

# GOAL #5

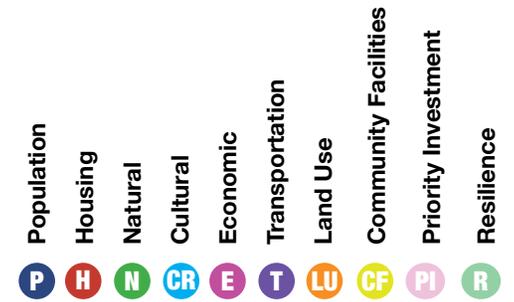
## Preserve, Protect, and Promote Natural and Cultural Resources (cont.)



Objectives	Strategy	Responsibility	Time Frame	Elements
Preserve Cayce's cultural heritage	Coordinate with SHPO and other partners to develop a citywide historic/cultural resource survey to include documenting African American history and landmarks, assessing preservation priorities for mid-century neighborhoods, and pursuing national register nominations for eligible sites and districts	Cayce, SHPO, Hist. Museum	Medium	CR, LU
	Continue to support the Cayce Historical Museum and the development and promotion of the 12,000 Year History Park	Cayce, Cayce Hist. Museum, River Alliance,	Ongoing	N, CR, E, R
	Increase awareness and encourage the use of historic preservation tax credits	Cayce, Cayce Hist. Museum, Neighborhood Organizations	Ongoing	N, CR, E
Support the growing arts community	Continue to strengthen and support the Cayce River Arts District, Art Lot, public art installations, and community, cultural events and festivals	City of Cayce, Community Partners	Ongoing	P, H, CR, E, LU, CF, PI
	Consider expanding the boundaries of the Cayce Arts Design Overlay District	City of Cayce, Community Partners	Short	P, H, CR, E, LU, CF, PI
	Develop a sub-area master plan for the Cayce Arts District to promote growth and development opportunities within the district and identify priority projects and investment opportunities	City of Cayce, Community Partners	Short	P, H, CR, E, LU, CF, PI
	Pursue SC cultural district designation for the Cayce Arts District	Cayce	Medium	P, H, CR, E, LU, CF, PI

# GOAL #6

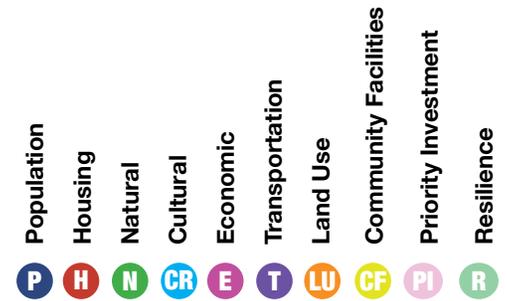
## Plan for Future Growth and Development



Objectives	Strategy	Responsibility	Time Frame	Elements
Strengthen annexation policies	Develop an annexation policy in accordance with the City's strategic plan to include the identification of priority areas and development of a fiscal impact analysis process for assessing annexation feasibility	Cayce	Short	P, H, LU, CF
	Assess feasibility of annexing donut hole areas as a priority	Cayce	Medium	P, H, LU, CF
	Require annexation agreement form for all new commercial utility customers	Cayce	Medium	P, H, LU, CF
Promote infill and redevelopment opportunities	Work with the City of Columbia and Richland County to examine different land use scenarios for the East Congaree area	Cayce	Ongoing	LU, PI, R
	Ensure the zoning ordinance supports and encourages infill and mixed use development projects in appropriate areas	Cayce	Short	P, H, LU, CF
	Review infill development ordinance use and effectiveness	Cayce	Medium	P, H, LU, CF
	Consider establishing a redevelopment corporation	Cayce	Short	P, H, CR, E, LU, CF, PI
Encourage local government and partner agency/ organization coordination	Build collaborative partnerships and coordinate with partners to meet public infrastructure and service needs, to include joint funding opportunities, shared use, maintenance and operations agreements, and mutual aid/automatic aid agreements	Cayce, Adjacent Jurisdictions, Partners	Ongoing	CF, PI, R
	Develop an adjacent jurisdiction and relevant agency contact database and formalize procedures for notification and outreach regarding comprehensive plan, zoning ordinance, and land development regulation changes and updates	Cayce, Adjacent Jurisdictions, Partners	Short	CF, PI, R

# GOAL #6

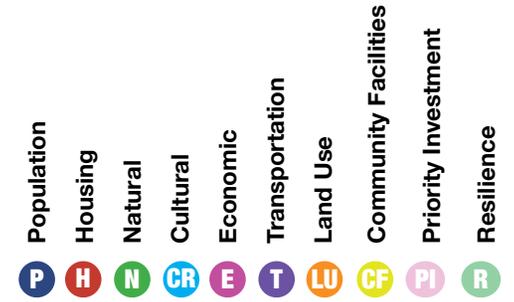
## Plan for Future Growth and Development (cont.)



Objectives	Strategy	Responsibility	Time Frame	Elements
Provide quality public facilities and services	Implement recommendations from wayfinding/signage plan	Cayce	Short	CF, PI
	Work with the COMET and neighboring jurisdictions to expand transit service (routes and stops) to the Cayce/West Columbia area	Cayce, Comet	Ongoing	P, E, T, CF, PI
	Continue to participate in and support local and regional transportation planning initiatives such as the Lexington County local option sales tax, Lexington County CTC program, and CMCOG/COATS MPO Activities	Cayce, Lexington, CMCOG	Ongoing	P, E, T, CF, PI
	Continue to identify alternative funding opportunities for infrastructure and public service improvements such as the Community Development Block Grant Program and Rural Infrastructure Authority	Cayce, CMCOG	Ongoing	P, E, T, CF, PI
	Continue to implement water and sewer line replacement/upgrades in areas with highest need	Cayce	Ongoing	N, CF, PI, R
	Work with community partners to implement public safety recommendations from the City's strategic plan	Cayce	Medium	CF, PI
	Maintain and improve ISO rating	Cayce	Ongoing	CF, PI
	Maintain mutual/automatic aid agreements and work with participating jurisdictions to implement single point of contact dispatcher	Cayce	Ongoing	CF, PI
	Identify priority areas and funding opportunities for developing new public safety sub-stations	Cayce	Medium	CF, PI

# GOAL #6

## Plan for Future Growth and Development (cont.)



Objectives	Strategy	Responsibility	Time Frame	Elements
Provide quality public facilities and services (cont.)	Implement capital improvement plan (CIP) recommendations and continue annual CIP planning process	Cayce	Ongoing	
	Require the use of traffic impact assessments as part of the development review process for high impact commercial and residential development proposals	Cayce	Medium	T, LU, CF, PI
	Prioritize stormwater needs in the City and identify funding opportunities and partners for implementing improvements	Cayce	Medium	N, CF, PI, R

# GOAL #7

## Promote and Prioritize Community Resilience in City Plans, Policies, and Regulations



Objectives	Strategy	Responsibility	Time Frame	Elements
Develop and adopt an updated hazard mitigation plan	Participate in the development of the CMCOG Regional Hazard Mitigation Plan and adopt the most recent plan	Cayce, CMCOG	Short	N, CF, PI, R
	Annually review the current Hazard Mitigation Plan strategies and consider implementation	Cayce	Ongoing	N, CF, PI, R
	Identify opportunities for integrating mitigation and resilience strategies into other City programs, plans, and policies to include strengthening the floodplain development ordinance and incentivizing use of Low Impact Development techniques	Cayce	Medium	N, CF, PI, R
Coordinate resilience related efforts with neighboring jurisdictions and partner agencies and organizations	Develop a contact database of resilience related agencies and organizations	Cayce	Medium	N, CF, PI, R
	Develop and implement a system for outreach and coordination with these stakeholders regarding resilience related efforts	Cayce	Long	N, CF, PI, R
	Develop a public education and outreach strategy for all resilience related efforts	Cayce	Medium	N, CF, PI, R
	Continue to monitor, local, state, federal, and private initiatives and best management practices related to resilience strategies	Cayce	Ongoing	N, CF, PI, R
	Develop an asset management plan, life cycle cost analysis, and risk register for the city owned utilities and facilities	Cayce	Medium	CF, PI, R

# GOAL #7

## Promote and Prioritize Community Resilience in City Plans, Policies, and Regulations

- Resilience  
**R**
- Priority Investment  
**PI**
- Community Facilities  
**CF**
- Land Use  
**LU**
- Transportation  
**T**
- Economic  
**E**
- Cultural  
**CR**
- Natural  
**N**
- Housing  
**H**
- Population  
**P**

Objectives	Strategy	Responsibility	Time Frame	Elements
Identify funding opportunities for implementing mitigation and resilience strategies	Develop an inventory of federal, state, and local funding opportunities	Cayce	Medium	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px; text-align: center;"> <span style="background-color: #28a745; color: white; border-radius: 50%; padding: 2px 5px;">N</span> </div> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px; text-align: center;"> <span style="background-color: #ffc107; color: white; border-radius: 50%; padding: 2px 5px;">CF</span> </div> <div style="border-left: 1px dotted black; width: 20px; height: 100px; text-align: center;"> <span style="background-color: #e91e63; color: white; border-radius: 50%; padding: 2px 5px;">PI</span> </div> <div style="border-left: 1px dotted black; width: 20px; height: 100px; text-align: center;"> <span style="background-color: #28a745; color: white; border-radius: 50%; padding: 2px 5px;">R</span> </div> </div>
	Assess the feasibility of using hospitality tax funding for implementing mitigation strategies to protect vulnerable hospitality and tourism assets such as the Three Rivers Greenway and Cayce River Arts District	Cayce	Medium	<div style="display: flex; justify-content: space-around; align-items: center;"> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px; text-align: center;"> <span style="background-color: #28a745; color: white; border-radius: 50%; padding: 2px 5px;">N</span> </div> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px;"></div> <div style="border-left: 1px dotted black; width: 20px; height: 100px; text-align: center;"> <span style="background-color: #ffc107; color: white; border-radius: 50%; padding: 2px 5px;">CF</span> </div> <div style="border-left: 1px dotted black; width: 20px; height: 100px; text-align: center;"> <span style="background-color: #e91e63; color: white; border-radius: 50%; padding: 2px 5px;">PI</span> </div> <div style="border-left: 1px dotted black; width: 20px; height: 100px; text-align: center;"> <span style="background-color: #28a745; color: white; border-radius: 50%; padding: 2px 5px;">R</span> </div> </div>

## ***City of Cayce*** **2022 Council Meeting Dates**

The City of Cayce Council meets the first Tuesday each month at 6:00 p.m. and the third Wednesday of each month at 5:00 p.m. Date and/or time may change due to conflicts in schedules. Citizens may meet with the Mayor at 5:00 p.m. prior to each Tuesday Council Meeting. \*In June 2022 the second meeting of the month will be held the fourth Wednesday of the month.

**January 4, 2022**  
**January 19, 2022**  
**February 1, 2022**  
**February 16, 2022**  
**March 1, 2022**  
**March 16, 2022**  
**April 5, 2022**  
**April 20, 2022**  
**May 3, 2022**  
**May 18, 2022**  
**June 7, 2022**  
**June 22, 2022\***  
**July 5, 2022**  
**July 20, 2022**  
**August 2, 2022**  
**August 17, 2022**  
**September 6, 2022**  
**September 21, 2022**  
**October 4, 2022**  
**October 19, 2022**  
**November 1, 2022**  
**November 16, 2022**  
**December 6, 2022**  
**December 21, 2022**

**Other meetings may be called on an as needed basis. Meetings are held in Council Chambers located at 1800 12<sup>th</sup> Street, Cayce, SC unless otherwise noted.  
All meetings are open to the public.**

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# Memorandum

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**To:** Mayor and Council

**From:** Tracy Hegler, City Manager

**Date:** December 2, 2021

**Subject:** Adding Juneteenth Independence Day to the City of Cayce's Legal Annual Holiday List

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## Issue

Council's approval is needed to add Juneteenth Independence Day to the City of Cayce's Legal Annual Holiday List.

## Discussion

The City of Cayce currently has 14 approved legal holidays each year. The dates for when those holidays will be observed and City Offices closed are presented to Council each year in late November/early December

On June 18, 2021, the Federal Government declared Juneteenth Independence Day a Federal Holiday to celebrate the end of the Civil War and the emancipation of Black Americans.

## Recommendation

Council's approval of adding Juneteenth Independence Day to the City's Legal Annual Holiday List is recommended.

# Memorandum

**To:** All Employees  
**CC:** Mayor and Members of Council  
**From:** JoAn Roland, Human Resources  
**Date:** December 6, 2021  
**Re:** 2022 Holidays - Proposed

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Listed below are the legal holidays for the City of Cayce employees:

NEW YEAR'S DAY	Friday, December 31, 2021
MARTIN LUTHER KING, JR.'S BIRTHDAY	Monday, January 17, 2022
PRESIDENTS' DAY	Monday, February 21, 2022
GOOD FRIDAY	Friday, April 15, 2022
MEMORIAL DAY	Monday, May 30, 2022
JUNETEENTH DAY	Monday, June 20, 2022
INDEPENDENCE DAY	Monday, July 4, 2022
LABOR DAY	Monday, September 5, 2022
VETERANS DAY	Friday, November 11, 2022
DAY BEFORE THANKSGIVING (leave 3 hours early-City Hall closes 1:00 pm)	Wednesday, November 23, 2022
THANKSGIVING DAY	Thursday, November 24, 2022
DAY AFTER THANKSGIVING	Friday, November 25, 2022
DAY BEFORE CHRISTMAS (observed)	Thursday, December 22, 2022
CHRISTMAS DAY (observed)	Friday, December 23, 2022
DAY AFTER CHRISTMAS	Monday, December 26, 2022



**APPROVED MINUTES  
ZONING BOARD OF APPEALS  
Monday, May 17, 2021 at 6:00 PM**

**Cayce City Hall is currently closed to the public.  
Please use the following method to attend the Public Hearing:**

**Telephone: 1 929-205-6099**

**Meeting ID: 816 2962 2080**

**Password: 982732**

**caycesc.gov**

**or**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/81629622080?pwd=QTc2a2gyR2tHclc5RklLcmFGY1JjZz09>

**Special Note: Anyone wishing to speak to the Board of Zoning Appeals about an item on the Agenda will need to call the Planning & Development Office at 803-550-9504 by 11:00 a.m. the day of the Board of Zoning Appeals Meeting.**

**I. CALL TO ORDER**

The meeting was called to order by Vice-Chair Jason Simpson. Members present were Bob McArver, Russ Vickery, and Robin DiPietro. Staff present were Jamie Beckham, Wade Luther, and Monique Ocean.

**II. APPROVAL OF MINUTES**

Robin DiPietro made a motion to approve the minutes of the April 19, 2021, meeting. Russ Vickery seconded the motion. All were in favor.

**III. STATEMENT OF NOTIFICATION**

Monique Ocean confirmed that the public and media were made aware of the meeting.

**IV. PUBLIC HEARING**

**Variance Request No. 0032-21**

A request, by the owner, for a variance from the *Zoning Ordinance Section 5.6-3 Location (3) Building, Sheds, and Structures for Dry Storage; Greenhouses* to install an unattached metal carport in the front yard in the RS-1 Single-Family Zoning District. The property is located at 2105 Sheffield Lane (TMS 005732-09-008).

**a. Opening Statement**

Mr. and Mrs. Copeland came before the Board to discuss the variance request. Mr. Copeland stated that he wished to construct a carport to protect himself and his wife from inclement weather when exiting the car. Mr. Copeland stated he was made aware that carports are not permitted in the front yard at the same time he was made aware that he needed a building permit for the carport. Mrs. Copeland stated the carport is needed to protect her from inclement weather and that she can get doctors notes about her surgery and illness, if needed. Mrs. Copeland stated that she did not see a problem with the carport in the front yard and there are many houses in the area with carports in the front yard. Mrs. Copeland stated there is no access to the backyard for a carport. Mrs. Copeland mentioned that her friend damaged his truck by trying to access the backyard. Mrs. Copeland stated she could supply notes from her doctor about her medical condition.

**b. Public Testimony**

There was no one from the public to speak for or against the variance request.

**c. Adjourn Public Hearing**

With no further discussion, the public hearing was adjourned.

**d. Motion**

Robin DiPietro made a motion to approve the variance request. Ms. DiPietro stated that exceptional conditions exist because it is impossible to access the backyard without extraordinary measures, the conditions do not apply to other properties in the area, several properties in the area have carports in the front yard, and the variance approval is not a detriment to other properties. Bob McArver seconded the motion. All were in favor.

**V. NEW BUSINESS**

Wade Luther stated the Comprehensive Plan update is being revised in draft form. Mr. Luther stated that a future date will be set for adoption of the draft version by the Planning Commission.

**VI. ADJOURNMENT**

Robin DiPietro made a motion to adjourn. Bob McArver seconded the motion. All were in favor.



**APPROVED MINUTES  
PLANNING COMMISSION  
CAYCE CITY HALL  
1800 12<sup>th</sup> Street Extension  
Monday, September 20, 2021 @ 6:00 PM**

**I. CALL TO ORDER**

The meeting was called to order at 6:00 pm. Members present were Ed Fuson, Chris Kueny, Stockton Wells, Joe Long, and Michael Mahoney. Chris Jordan and Robert Power were absent. Staff present were Wade Luther and Monique Ocean.

**II. APPROVAL OF MINUTES**

Chris Kueny made a motion to approve the minutes of the August 23, 2021, meeting. Joe Long seconded the motion. All were in favor.

**III. STATEMENT OF NOTIFICATION**

Monique Ocean confirmed that the media and public were made aware of the meeting.

**IV. PUBLIC HEARING**

**1. Map Amendment PDD – 21- 02**

A request by the applicant, WWS Providence, LLC, for a map amendment to rezone property bounded by 12th Street Extension and Clovis Pointe Way (TMS 006900-01-021) to a Planned Development District (PDD). The property is currently zoned Light Industrial (M-1) and located in the I-77 Gateway Design Overlay District.

**a. Opening Statement**

Wade Luther, Director of Planning & Development, came before the Planning Commission to discuss the map amendment request. Mr. Luther stated the rezoning request indicates it is in compliance with the Comprehensive Plan. Mr. Luther stated the subject property encompasses roughly 26 or 27 acres of property adjacent to Otarre Pointe Phase 1. Mr. Luther stated the request is to rezone the M-1 property to a Planned Development District. Mr. Luther stated that the PDD document submitted by the applicant is identical to standards in the Zoning Ordinance with one exception, i.e. the I-77 Gateway Design Overlay District prohibits residential uses. Mr. Luther stated the PDD document has stricken that prohibition in order to construct 300 residential multi-family units with a commercial component. Mr. Luther stated that State requirements have no minimum threshold for the amount of commercial use set forth in a PDD and the applicant's PDD shows 3 to 5 percent dedicated to commercial units. Mr. David Slyman, Drew Babcock, and Josh Rabon were present to speak as the applicant. Mr. Slyman came before the Commission to provide background on the request for the PDD. Mr. Slyman stated the property is zoned M-1 and the M-1 zoning could allow industrial buildings to be constructed on the property but the proposed multi-family development is the highest and best use for the property. Mr. Slyman stated the product is a beautiful product for the I-77 Gateway. Mr. Slyman stated he was aware of the 50 feet setback for the I-77

Gateway but believed it looked better to decrease it. Mr. Slyman stated there would be no problem to adjusting the buffer. Responding to questions from the Commission, Mr. Slyman stated the company has created the same product in Summerville, SC and mixed used developments create sense of place to build over time. Mr. Slyman stated he believes the project can grow the surrounding area of the City. Mr. Slyman stated that the commercial side of the project will be ideal for a local doctor's office or salon. Responding to inquiries from the Commission, access to 12<sup>th</sup> Street Extension, ingress/egress points, the floodway area, and the existing wetland were discussed. Mr. Drew Babcock and Mr. Josh Rabon also came before the Commission and spoke in favor of the proposed development.

**b. Public Comment**

Ms. Nancy Stone Collum came before the Commission to inquire about tree standards and how the existing wetlands in the area.

**c. Adjourn Public Hearing**

With no further discussion, the public hearing was adjourned.

**d. Motion**

Stockton Wells made a motion to recommend approval to City Council, as presented, for the 28 acres shown on the site only bounded by 12<sup>th</sup> Street Extension, Clovis Point Way and the adjacent property lines. Chris Kueny seconded the motion. By a vote of 3 to 2, the Planning Commission voted to recommend the PDD to City Council for approval. Michael Mahoney stated he voted in favor of the motion because it is a good development. Joe Long stated he voted against the motion because the application does not check all the boxes. Ed Fuson stated he voted against the motion because the project does not fit the vision for Overlay District. Stockton Wells stated he voted in favor of the motion because he can't imagine anything in that area except for residential. Chris Kueny stated he voted in favor of the motion because he could see the project as making Cayce the gem of the Midlands.

**V. NEW BUSINESS**

Mr. Luther stated the November Planning Commission meeting will include a public hearing for recommendation of the Comprehensive Plan Updates to City Council.

Mr. Luther stated that Council and Administration have decide to institute an on-line portal for the final session of public engagement for the updates. Mr. Luther stated the portal may be found on the City webpage and the public may read it and give comments. Mr. Luther stated Council and Administration thought the on-line option is more fitting because of the Covid-19 pandemic.

**VI. ADJOURNMENT**

Chris Kueny made a motion to adjourn. Joe Long 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.

**CITY OF CAYCE  
EVENTS COMMITTEE MEETING MINUTES  
City Council Chambers  
October 14, 2021**

**Present:** Danny Creamer, Maxine Creamer, Dwede Dennis, Dave Capps, Cindy Pedersen, Evony Reed, Johnathon Moore, Brianne Siciliano, Alexis Moore, Megan Lightle

**Absent:** Robert Cathcart

**City Representative:** Amanda Rowan, James Denny

Review of Minutes: September 9, 2021

Vice Chairperson Johnathon Moore called the meeting to order. Minutes from the September 9, 2021 meeting were reviewed. Dwede Dennis made a motion to accept the minutes as read. Brianne Siciliano seconded. Motion was passed unanimously.

**Carols Along the Riverwalk:**

Johnathon asked if the event was still on and was informed by City staff that it is. Amanda Rowan quickly went over the number of choral groups that had confirmed and stated they would all be contacted in the next week or two to make certain they are still performing. The Trolley has been booked and Brooklyn Cayce High School has been contacted for parking permission. The Committee discussed treats and it was decided that any treats handed out would be purchased as individually wrapped/package for safety reasons. Amanda Rowan will check Sam's Club and Costco for items and prices.

Danny Creamer asked where preparation for the event would take place. James Denny stated that in past years that Committee who were available would meet in Council Chambers at 3:00 pm for preparation. This usually entails checking luminaries and filling them with sand before heading down to the Riverwalk. This year the treats will be prepackaged so the group will meet at 3:30 pm. Other members would join there at 4:30 pm. Johnathon Moore asked what time the event would take place. Amanda Rowan stated that it is currently scheduled from 6:00 – 8:00 pm. Johnathon Moore made a motion to accept that time, and Megan Lightle seconded. James Denny said he would be checking the bags to make sure they are all in good condition.

Johnathon Moore requested a subcommittee to choose sites for the musical groups. Dave Capps nominated Cindy Peterson to head the group. Evony Reed seconded the nomination. Cindy Peterson accepted the nomination and will scout the area before the November meeting to determine locations. Anyone interested and assisting Cindy Peterson with the subcommittee will speak with her after the meeting. Dave Capps also requested additional trash cans be placed in the Riverwalk area for the event. James Denny will look into that.

Maxine Creamer asked if the City would like her to make the wreaths for the pavilion again. Amanda Rowan said she would ask Mendy Corder and get back to Maxine.

**New Business:**

James Denny quickly went over the changes to the Christmas in Cayce Drive Through Event with new light displays and new locations for older displays. The Drive Through will take place Dec. 2, 2021. He also went over how the City is decorating the trees. Danny Creamer asked if the tree is expandable. James Denny stated

that it is and can grow in 5-foot increments. Danny Creamer stated that this might be something the Committee would like to consider in the future, adding to the tree.

Cindy Peterson recently visited the Cayce Famers Market to thank them for their support of projects.

Dave Capps would like to thank the staff for their support as well.

There was no other new business.

Johnathon Moore reminded the committee the next meeting would be held **November 18<sup>th</sup>** due to Veteran's Day the week before. Maxine Creamer made a motion to adjourn, Brianne Siciliano and Alexis Moore seconded. The meeting was adjourned.

Respectfully submitted,  
Maxine Creamer

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**COUNCIL ACTION REQUIRED**

**PLANNING COMMISSION – ONE (1) POSITION**

The Planning Commission has one (1) open position as a result of Commissioner Joe Long's resignation received on November 18, 2022. The City has received potential member applications (in order of receipt) from Richard Boiteau and Travis Basnett. Their applications are attached for Council's review.

**Action on the following potential member applications was deferred by Council on November 17, 2021 until January 4, 2022**

**BEAUTIFICATION FOUNDATION – ONE (1) POSITION**

The Beautification Foundation has one open position. The City has received a potential member application from Ms. Kelly Wuest.

**MUSEUM COMMISSION – ONE (1) POSITION**

The Museum Commission has one (1) open position. The City has received a potential member application from Ms. Marcy Link Hayden.

**NO COUNCIL ACTION REQUIRED**

**The following positions remain open until receipt of potential member applications.**

**PUBLIC SAFETY FOUNDATION – ONE (1) POSITION**

This Foundation is a 501(c) (3) organization that raises funds to provide the members of Cayce Public Safety with equipment and resources to make their jobs and the community safer. There are no recommendations at this time.

**STANDARD TECHNICAL CODES BOARD OF APPEALS – THREE (3) POSITIONS**

Reviews citizen appeals to ensure building codes, property maintenance codes and fire codes are properly interpreted and implemented fairly. Members who serve on this Board must be either an Engineer, Contractor, Architect or Design Professional. There are no recommendations at this time.

**APPOINTMENT PROCESS**

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

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

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

CITY OF CAYCE  
POTENTIAL COMMITTEE MEMBER APPLICATION



Name: Richard Boiteau

Home Address: L AVE City, State, Zip CAYCE 29033

Telephone: \_\_\_\_\_ E-Mail Address: \_\_\_\_\_

Resident of Cayce:  Yes  No Number of Years 2

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

- Accommodations Tax Committee
- Beautification Board
- Event Committee
- Cayce Housing Authority
- Museum Commission
- Planning Commission
- Housing/Constr Board of Appeals
- Board of Zoning Appeals

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

\_\_\_\_\_  
\_\_\_\_\_

Work Address

Company: RETIRED - SONIC PRODUCTS Position \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip \_\_\_\_\_ Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_ E-Mail \_\_\_\_\_

Work Experience: BUSINESS DOCUMENTATION / MARKETING  
MATERIALS DOCUMENTATION

Educational Background: B.S. FOOD SCIENCE, UNIV OF MISS  
UNC BUSINESS SCHOOL EXECUTIVE PROGRAM

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

Volunteer Work: PLANNING COMMISSION CITY OF HARTSVILLE, SC  
15 YEARS, CHAIR 12 YEARS; DARTINGTON CITY HAB. FOR HUMANITY

Hobbies: CYCLING BIAND, CHAIR 2YRS  
BIAND 5YRS

Return to:  
Mendy Corder, Municipal Clerk  
City of Cayce, P.O. Box 2004, Cayce, SC 29171-2004  
Telephone: 803-550-9557 • Fax: 803-796-9072

