

Mayor  
Elise Partin

Mayor Pro-Tem  
Tim James

Council Members  
Phil Carter  
Hunter Sox  
Byron Thomas

Interim City  
Manager  
James Crosland

Deputy City Manager  
Michael Conley



**City of Cayce  
Regular Council Meeting  
Tuesday, October 1, 2024  
6:00 p.m. – Cayce City Hall – 1800 12<sup>th</sup> Street  
[www.caycesc.gov](http://www.caycesc.gov)**

**To Access Council Meeting Livestream, click  
<https://www.youtube.com/@cityofcayce1137/streams>**

**I. Call to Order**

- A. Invocation and Pledge of Allegiance
- B. Approval of Minutes  
September 3, 2024 Regular Council Meeting  
September 11, 2024 Special Council Meeting

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

**III. Ordinances and Resolutions**

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

**IV. 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 including
- B. Discussion of a Resolution Authorizing the Purchase of Real Property of Approximately 4.4 Acres Consisting of a Portion of TMS 004685-01-026 in Congaree Bluff
- C. Discussion of a Condemnation Action for Utility Easement

**V. Reconvene**

**VI. Possible actions by Council in Follow up to Executive Session**

- A. Discussion and Approval of Purchase of Real Property of Approximately 4.4

Acres Consisting of a Portion of TMS 004685-01-026 in Congaree Bluff

- B. Discussion and Approval of a Condemnation Action for Utility Easement on Vacant Land on M. Avenue, TMS 004653-07-018
- C. Other

**VII. Committee Matters**

- A. Approval to Enter the Following Committee Approved Minutes into the City's Record
  - Cayce Housing Authority – May 21, 2024
  - Planning Commission – June 17, 2024
  - Events Committee – July 11, 2024
  - Museum Commission – August 14, 2024
- B. Appointments and Reappointments
  - Board of Zoning Appeal – One (1) Position
  - Municipal Election Commission – One (1) Position
  - Standard Technical Codes Board of Appeals – One (1) Position

**VIII. City Manager's Report**

**IX. Council Comments**

**X. Adjourn**

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



<b>Mayor</b> Elise Partin	<b>Mayor Pro-Tem</b> Tim James	<b>Council Members</b> Phil Carter Hunter Sox Byron Thomas	<b>Interim City Manager</b> James Crosland	<b>Interim Deputy City Manager</b> Michael Conley
------------------------------	-----------------------------------	---	---	--

**City of Cayce**  
**Regular Council Meeting**  
**Wednesday, September 3, 2024**

The September 3, 2024, Regular Council Meeting was held this evening at 6:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Mayor Pro Tem Tim James and Council Members Phil Carter, Hunter Sox and Byron Thomas. Interim City Manager Jim Crosland, Interim Deputy City Manager Michael Conley, Municipal Clerk Mendy Corder, Interim Police Chief Shawn Grant, Fire Chief Steven Bullard, 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 Thomas gave the invocation. Mayor Partin led the assembly in the Pledge of Allegiance.

### **Approval of Minutes**

Council Member Sox made a motion to approve the August 14, 2024, Regular Council Meeting and the August 21, 2024, Special Council Meeting minutes as written. Council Member Thomas 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. Recognition of Cayce West Columbia Baseball (8 and Under) Team Champion**

Mayor Pro Tem James stated that Council loved recognizing when people did something extraordinary. He stated that the 8 and under Cayce West Columbia baseball team and their coaches had an extraordinary season. He stated that the team consisted of number 25 Ashton Carboni, number 3 Lincoln Carroll, double zero O'Shea Green, number 7 Hudson Hercheck, number 23 Elijah Johnson, number 17 Rowan Johnson, number 21 Trison Johnson, number 99 Carter Jones, number 1 Caden Kaiser, number 13 Mason Peoples and number 10 Liam Voil. He stated that the coaches were Matt Carroll, Ryan Hercheck, Chris Peoples and Anthony Carboni. Mayor Pro Tem

James stated that the team was chosen to appear and play in the World Series by first winning the District Four championship, then from that, as runner-up as the State Champions, then placing third overall in the Diamond Youth Baseball World Series. He stated that they won against the State champions of North Carolina, then they were teamed up against the champions of Louisiana and beat them, then they beat the State champions of Mississippi. He stated that they then beat the State champions of Alabama and unfortunately, they met a loss by only one run, with a score of seven to six, which placed them as the runner-up to the World Series. He stated that the team was just amazing, and they were from the Cayce West Columbia area.

- B. Recognition of the City of Cayce being awarded the Best of Lexington County Awards: Best Elected Official – Mayor Elise Partin, Best Law Enforcement Officer–Sgt. Mandy Fournier, Best Community Event – Soiree on State, Best Park –Cayce Riverwalk Park

Interim City Manager Crosland stated that the City was awarded four (4) Best of Lexington County awards – Mayor Partin was chosen as Best Elected Official, Best Law Enforcement Officer was Sergeant Mandy Fournier, Best Community Event was awarded to the Soiree on State and Best Parks was awarded to the Cayce Riverwalk. He stated that the City could not be prouder to have Cayce recognized in several categories with more than 20,000 votes across the county. He stated that this was the third year Sergeant Mandy Fournier was awarded Best Law Enforcement Officer. He stated that she was also the City's therapy dog, Hudson's, handler and her work with Hudson and the school community events had a wonderful, positive impact in the community. Interim City Manager Crosland stated that this was the second win for Cayce Riverwalk, which had roughly 20 miles of recreation trails and a cool new access point. He thanked the City's Parks Department for their hard work planning and making the Riverwalk the best park in 2024. He stated that Mayor Partin was selected countywide as the 2024 best elected official and her leadership continues to create a culture that values quality of life for the City's citizens, incorporating opportunities for artists and making sure the City's businesses and residents had opportunities in Cayce. He stated that Mayor Partin connected the original members of the Cayce Arts Guild and built on the premise of revitalization to develop the Cayce Riverwalk Arts District. He stated that the community favorite, Soiree on State, winning 2024 best community event was a testament to the City's leaders and staff.

- C. Presentation by Mr. John Cherry re sewer charges for an undeveloped property and other related matters

Mr. Cherry stated that he never wanted to develop a subdivision but wanted to open a barber shop but the City's zoning did not allow for a barber shop in C1, so he purchased more land. He stated that he had an agreement with the City where the City agreed to install the sewer if he paid the fees. He stated that now he was being told that he had to pay to have the sewer installed. He stated that he had a contract with the

City and if it was broken, he would take the City to court. He stated that he had an offer and a contract for a quarter million dollars from McGuinn that fell through because the City did not fulfill its promise to do the sewer. Mr. Cherry stated that the best thing the City could do was to honor the contract and then seven (7) beautiful houses could be built on Poplar Street that Habitat for Humanity wanted to buy. He stated that there were several multi-millionaires that wanted to invest in Cayce, but would not because the City was difficult to deal with. He stated that he was willing to fight with the City and be a sacrificial lamb but the City was very hard to deal with. Mr. Cherry stated that the City wanted him to pay for infrastructure but infrastructure was the responsibility of the City.

Mr. Cherry stated that there was an old school on Poplar Street that recently sold that he never saw on MLS nor saw a for sale sign there. He asked how it got sold for \$100,000 and no one knew how it got sold. He stated that he would have bought the property because he was trying to get a community center for the kids. He stated that the City had money for a pickleball location in a mostly African American neighborhood. He stated that he spoke to a supervisor at the facility and his question was where did the City get \$400 to \$500,000 to do a pickleball situation. He stated that the City was spending money for something the average person did not know anything about so that was a waste of money. Mr. Cherry stated that the City had African American kids killing each other and doing stuff they did not need to be doing. He stated if they had a structured community center there would be less crime. He stated that the City could save money on its Police Department if it took time to invest in children. He stated that the City did not have the money for the community center but had money to buy bullets and guns to kill kids with.

Mr. Cherry stated that he filed a Freedom of Information Act request so he could get the true numbers on how much it costs for pickleball. He stated that even if it was \$300,000 it was too much money to spend on something that was not necessary. He stated that there were already tennis courts there and to his understanding, pickleball could be played on a tennis court. He asked why the City would spend that kind of money on a pickleball court in an African American neighborhood when they needed a community center. He stated that meant they were out of touch with the community and did not know what the community needed. He stated that the community needed leaders that care about the people, not people that just show up to get a check. He stated that if he had to, he would run for Council. He stated that he did not want to because he had things more important to do but he would pay for another candidate.

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

- A. Discussion and Approval to Procure a Revitalization Consultant for the TIF District

Interim City Manager Crosland stated that staff was requesting approval to procure, through an RFQ, a revitalization consultant to help attract business to the City. He stated that the consultant would specifically target Knox Abbott Drive and State Street within and bordering the City's TIF district. He stated that the consultant's objective would be to enhance economic growth, improve the local business environment and increase job opportunities within the community. He stated that the City had experienced a slowdown in business development, particularly in key commercial areas such as Knox Abbott Drive and State Street. He stated that these areas had significant potential for economic development, but currently suffered from underutilization. He stated that attracting new businesses to these locations would not only invigorate these areas, but also contribute to the City's overall economic vitality. Interim City Manager Crosland stated that a prime example of opportunities included 901 Knox Abbott Drive which was where U-Haul used to be located. He stated that it had been vacant since the beginning of 2022 and had become a blighted parking lot. He stated that 528 - 532 Knox Abbott Drive was a commercial building with 10 or more office spaces all completely vacant and 100 Knox Abbott Drive was a completely empty green space, again a prime location not being utilized.

Interim City Manager Crosland stated to achieve the goal of revitalizing these areas, staff proposed hiring a revitalization consultant and the consultant would conduct market analysis to identify viable business opportunities, develop strategies to attract targeted businesses, engage with potential business owners and investors to promote the City as a prime location and provide recommendations on improving the business environment to make it more attractive for new businesses. He stated that the hiring of the revitalization consultant would be funded through tax increment financing (TIF). He stated that TIF funds were an appropriate source for this initiative, as they were intended to promote economic development and community revitalization. He stated that the City's RFQ procedures would be followed to procure the consultant. He stated that staff was asking for approval from Council to proceed with the submission of an RFQ for a revitalization consultant for the outlined TIF area using TIF funding and once staff reviewed and selected a consultant, the selection would be brought back to Council for final approval.

Council Member Sox made a motion to approve staff proceeding with the RFQ. Council Member Carter seconded the motion. Council Member Sox stated that this was a great creative way to spark some economic development without using the City's fund balance or hiring a new full-time employee. He stated that he appreciated staff bringing this back to Council and he thought using the TIF funds was really creative. He stated that he looked forward to seeing the next steps on this. Mayor Pro Tem James stated that he thought Administration was being pretty humble in the fact that they had some dreams for a while about what the City could do with a lot of property and they just needed a little bit of assistance from someone to come in to help them build a bigger plan which was probably way overdue, but certainly something that needed to be done. He stated that he would only ask that they not let their ideas go on pause while waiting

for the consultant. Mayor Partin called the question which was unanimously approved by roll call vote.

### **Committee Matters**

#### **A. Discussion and Approval of Waiver of Attendance Policy for Museum**

Ms. Corder stated that Ms. Charlita Earle had requested that Council consider waiving the attendance policy for her as a member of the Museum Commission since her school and workload was so heavy at the moment. Mayor Pro Tem James made a motion to waive the attendance policy for Ms. Earle. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

#### **B. Approval to Enter the Following Committee Approved Minutes into the City's Record Museum Commission – June 5, 2024**

Council Member Carter made a motion to enter the minutes into the City's record. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

#### **C. Appointments and Reappointments Events Committee – Two (2) Positions Municipal Election Commission – Two (2) Positions**

Mayor Partin stated that there were two (2) positions on the Events Committee. She stated that Ms. Maxine Creamer's term expired in September, and she would like to serve again. She stated that Ms. Creamer had served on the Committee since 2016, served as the Secretary and consistently attended the meetings. She stated that the other position was expiring, and the resident was not going to reapply. She stated that there was one (1) potential member application from Mr. Mike Harlen. Council Member Carter made a motion to reappoint Ms. Creamer and appoint Mr. Harlen to the Events Committee. Mayor Pro Tem James seconded the motion which was unanimously approved by roll call vote.

Mayor Partin stated that Ms. Megan Lightle and Mr. Fletcher Smith's positions on the Municipal Election Commission expired in August and they both would like to serve again. Council Member Sox made a motion to reappoint Ms. Lightle and Mr. Smith to the Municipal Election Commission. Mayor Pro Tem James seconded the motion. Council Member Sox stated that he did make a motion to postpone these reappointments a couple weeks ago, but it appeared the State legislation was dead for the year. He stated they could readdress it if it became a topic of discussion next year,



but at the moment, that did not seem to be the case. Mayor Partin called the question which was unanimously approved by roll call vote.

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

Interim City Manager Crosland stated that the Kelly Jones Park river access was finally completed. He stated that the Fire Department's concrete pad had been replaced. He stated that the Fall Fest was a month away and all the vendor slots had been filled. He stated that the Police Department's Fiesta was being held in Granby Gardens Park on September 21 from 11am to 3pm.

### **Council Comments**

Council Member Thomas stated that he wanted to thank everyone involved with the Kelly Jones Park river access. He stated that it would not only enhance the quality of life in the City of Cayce but would increase tourism. He stated that it was a perfect example of the City's hospitality tax at work. He stated that as Council and staff continued to enhance the parks in the City, he wanted the citizens to know that he was working with Administration to improve the one (1) and only basketball court that the City currently had at Glenwood Park. He stated that the amount of basketball goals he had seen not only in his district, but in the entire city was amazing. Council Member Thomas stated that obviously kids and families were outside playing basketball and Glenwood Park was the only City of Cayce park that had a basketball court. He stated that he wanted the public to know that they were working to improve that and also improve the playground with hospitality tax funds. He stated that making sure it was safe, would hopefully take the burden off parents looking to replace the basketball goals on their property and they could save that money for other uses for their family. Council Member Thomas stated that once Glenwood Park was up to new standard, they would work to continue to improve the parks in the City. He stated that they would also continue to improve the City's relationship with Lexington County Recreation and Aging Commission to better the parks in the City that they manage. He stated that when tourists come to the City's parks, they do not see the sign that says Lexington Recreation and Aging, they just see City of Cayce therefore it was important for the City to have a beautiful relationship with the County.

Council Member Sox thanked Lexington County and the DOT for incorporating the 321 and Memorial Drive intersection into the resurfacing of Memorial Drive. He stated that those potholes were a foot to two (2) feet deep. He also thanked City staff and the Police Department for setting up cones and putting the speed trailer over there to slow people down as the work was being done.

Council Member Carter stated that the pickleball courts being built in the City were being installed on property owned by the Lexington County Recreation Commission. He stated that the Commission was 100% funding the pickleball project.



He stated that the City supported the project but Council did not vote to put any City of Cayce tax dollars into this pickleball initiative. He stated that he wanted to make it very clear, while Council was certainly glad the pickleball courts were coming, it was not a City of Cayce project nor was it City of Cayce property. Council Member Carter stated that it was totally incumbent upon the Lexington County Recreation Commission and they brought the initiative to Council and Council said sure. He stated that the project actually cost \$1.3 million and the Recreation Commission was paying for it, not the City.

Mayor Partin stated that several members of Council attended the Municipal Association of South Carolina annual conference earlier in the summer, and they recognized several cities for Main Street inspirations. She stated that while the City did not get the award this year, Cayce was acknowledged for the Community Tool Shed program and that was just another great example of the excellence that staff brings every day. She stated staff coming up with an idea that helps citizens to be able to beautify their home by cutting the grass with tools that were free for them to use was inspiring. Mayor Partin stated that a number of great businesses helped sponsor the Tool Shed like Lowe's, Martin Marietta, the Graphics Source and the Carter Insurance Group

### **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
  - a. Update and possible options for Completion of the Avenues Stormwater Drainage Grant Project (SCIIP)
- B. Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body
  - a. Discussion of economic development of property adjacent to Charleston Highway
  - b. Discussion of Lexington County economic development projects

Council Member Sox made a motion to move into Executive Session. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

### **Reconvene**

After the Executive Session was concluded, Council Member Carter made a motion to reconvene the Regular meeting. Council Member Sox 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 in follow up to Executive Session**

There were no actions in follow up to Executive Session.

**Adjourn**

Council Member Sox made a motion to adjourn the meeting. Council Member Thomas seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 7:50 p.m. Mayor Partin stated that Council forgot to vote on holding a Special Council Meeting on September 11, 2024, and cancelling the September 18, 2024 Council Meeting. Council Member Carter made a motion to reconvene. Council Member Sox seconded the motion which was unanimously approved by roll call vote.

Interim City Manager Crosland stated that staff would like to call a Special Council Meeting on September 11, 2024, at 5:00 p.m. in Council Chambers and forego the meeting scheduled for September 18, 2024. Council Member Sox made a motion to support the City Manager's recommendation to hold a Special Council Meeting September 11, 2024, at 5:00 p.m. and remove the second Council Meeting of the month, that was scheduled for September 18, 2024. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

Council Member Sox made a motion to adjourn the meeting. Council Member Thomas seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 7:52 p.m.

---

Elise Partin, Mayor

ATTEST:

---

Mendy Corder, CMC, Municipal Clerk





<b>Mayor</b> Elise Partin	<b>Mayor Pro-Tem</b> Tim James	<b>Council Members</b> Phil Carter Hunter Sox Byron Thomas	<b>Interim City Manager</b> James Crosland	<b>Interim Deputy City Manager</b> Michael Conley
------------------------------	-----------------------------------	---	---	--

**City of Cayce  
Special Council Meeting  
Wednesday, September 11, 2024**

The September 11, 2024, Special Council Meeting was held this evening at 5:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Mayor Pro Tem Tim James and Council Members Phil Carter, Hunter Sox and Byron Thomas. Interim City Manager Jim Crosland, Interim Deputy City Manager Michael Conley, Municipal Clerk Mendy Corder, Interim Police Chief Shawn Grant, Fire Chief Steven Bullard, 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 Sox gave the invocation. Mayor Partin led the assembly in the Pledge of Allegiance.

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

Mr. Michael Norris – Item V. B. Mr. Norris stated he lived at the entrance of the easement that was needed by the City. He stated that his bedroom window was 10 feet from the site of the project. He stated that he met with Interim City Manager Crosland and Interim Deputy City Manager Conley earlier that day and felt a lot more confident and comfortable with what was going on after meeting with them. He stated that he wished the project would not happen at all but understood the drainage issue that everyone dealt with all over the City. He stated that he currently had privacy and that was why he bought the house but understood it needed to be done to help the whole City.

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

Interim City Manager Crosland stated that with it being the anniversary of 911 the City's first responders were honored in different ways that day. He stated that in keeping with the City's tradition the United States flag was raised at 8:46 a.m. at the Blossom Street Bridge. He thanked the City of West Columbia for helping the City do that again this year. He stated that Still Hopes provided a meal for first responders and Lindsay and Muffin went to Mission Barbecue. Mayor Partin stated that for anyone who did not know, Muffin was the City's therapy horse. She thanked Lindsay for that phenomenal idea and providing the opportunity for healing and connection.

### **Council Comments**

Council Member Thomas stated that the upcoming weekend was a huge weekend for the community since ESPN's College Game Day was being hosted from Williams Brice Stadium. He stated that College Game Day was a huge economic impact driver for the community. He stated that he researched the impact of Game Day and found that beyond campus borders, local communities saw an immediate positive economic impact. He stated that the 100 plus person production team visited hotels and restaurants. He stated that the show spotlighted regional businesses like restaurants, as the hosts enjoyed televised tastings of local restaurants. Council Member Thomas stated that Jackson State estimated that Game Day was a part of an \$8.9 million economic impact when they visited Jackson, Mississippi. He stated that he was happy for Richland County and the City of Columbia but when people flew into the airport or took I-26 to I-77 they go through the City of Cayce, so he hoped the City's local restaurants and tourist attractions took advantage of this huge weekend and the positive impact it would have on the City.

Council Member Carter thanked Sanitation Manager Thomas White and the street sweeper crew for their recent work in Moss Creek. He stated that his neighborhood had a couple of water line breaks recently and when the water bubbled out the ground, dirt and rocks went everywhere. He stated that the street sweeper crew came out and cleaned the streets. He stated that it was good to see them, and he hoped to see more of them.

Mayor Partin thanked staff for always remembering 911 and taking the time on that day to pause in the morning. She stated that it meant a lot to a lot of people who came across the bridge and for decades now, had seen that larger-than-life flag reminding everyone that we are all Americans, we are all together, and we have a lot of people to thank and a lot of people to remember.

### **Executive Session**

- A. Receipt of legal advice relating to claims and potential claims by and against the City and other matters covered by the attorney-client privilege
- B. Discussion of negotiations incident to proposed purchase of easement for stormwater drainage grant

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

### **Reconvene**

After the Executive Session was concluded, Council Member Carter made a motion to reconvene the Regular meeting. Council Member Thomas 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 in follow up to Executive Session**

- A. Discussion and approval of negotiations incident to proposed easement for stormwater grant

Council Member Sox made a motion to approve the monetary agreement, as discussed in Executive Session, for the easement from the Congaree Bluff Homeowners Association for the Avenue Stormwater Grant and authorize the City Manager to finalize the easement agreement, with the deadline of September 19, 2024, at 5pm. Mayor Pro Tem James seconded the motion which was unanimously approved by roll call vote.

**Adjourn**

Council Member Carter made a motion to adjourn the meeting. Mayor Pro Tem James seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 6:49 p.m.

---

Elise Partin, Mayor

ATTEST:

---

Mendy Corder, CMC, Municipal Clerk







---

# Memorandum

---

**To:** Mayor and Council

**From:** James Crosland, Interim City Manager

**Date:** October 1, 2024

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

---

## Issue

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

## Discussion

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

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

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

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

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

**Recommendation**

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

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

**ORDINANCE 2024-10**  
**Amending the Zoning Map and**  
**Rezoning Properties Located on**  
**Middle Street (Tax Map Numbers**  
**005764-01-009, 005764-01-010 and**  
**005764-01-011) from C-3 to RG-2**

**WHEREAS**, the Owner/Applicant requested that the City of Cayce amend the Zoning Map to re-designate the properties comprising and shown on Middle Street, with Tax Map Numbers 005764-01-009, 005764-01-010 and 005764-01-011 from C-3 (Central Commercial) to RG-2 (General Residential), and

**WHEREAS**, the Planning Commission held a public hearing on this request to receive comments from the public and adjacent property owners, and

**WHEREAS**, the Planning Commission met on September 16, 2024, to receive public comments and vote on whether to recommend the rezoning request, and has decided by a unanimous vote that it does recommend this change to the existing zoning,

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

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

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

**DONE IN MEETING DULY ASSEMBLED**, this \_\_\_\_\_ day of \_\_\_\_\_ 2024.

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

Attest:

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

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

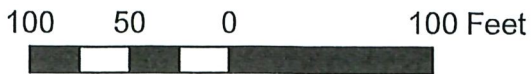
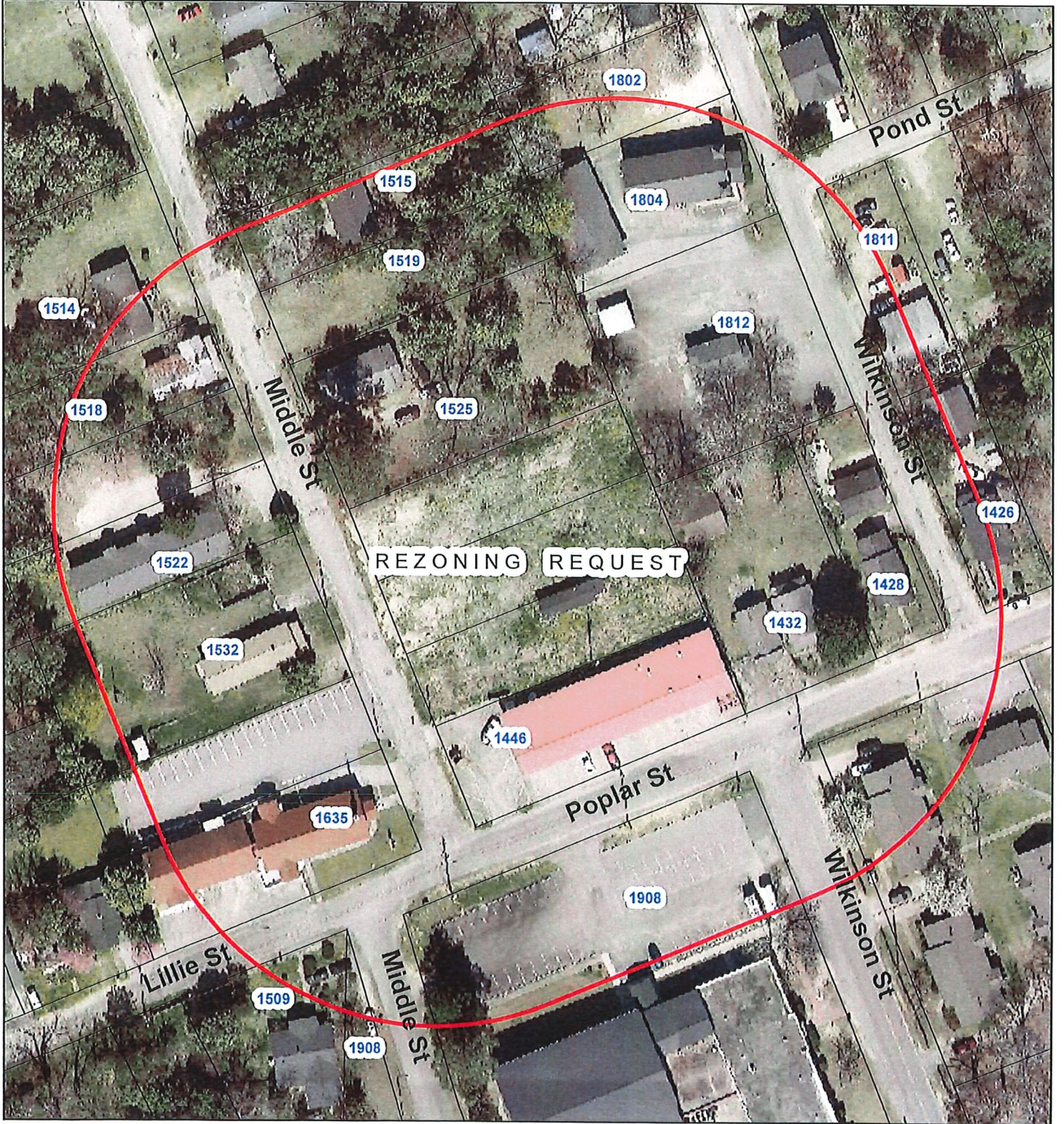
Second Reading and Adoption: \_\_\_\_\_

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



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

ITEM III. A.





ITEM III. A.

City of Cayce  
South Carolina

Planning Commission Zoning Map Amendment

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

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

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

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

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

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

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

DESIGNATION OF AGENT [complete only if owner is not applicant]  
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request.

Date: 7-31-24

Janet Hendrix  
Owner signature(s)

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

Date: 7/15/2024

Signatures

Applicant signature(s)

Official Use Only:

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

Published in Newspaper on: Aug 22, 2024

PLANNING COMMISSION: September 16, 2024

RECOMMENDATION: Approval

CITY COUNCIL [1<sup>st</sup> Reading] \_\_\_\_\_

ACTION: \_\_\_\_\_

CITY COUNCIL [Final Reading] \_\_\_\_\_

ACTION: \_\_\_\_\_

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

# TMS Information

Last Updated: 09/04/2024

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

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

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

Commercial Building Information	
Square Footage	
Year Built	

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



# TMS Information

Last Updated: 09/04/2024

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

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

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

Commercial Building Information	
Square Footage	
Year Built	

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

# TMS Information

Last Updated: 09/04/2024

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

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

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

Commercial Building Information	
Square Footage	
Year Built	

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



STATE OF SOUTH CAROLINA            )  
   )  
   )  
 CITY OF CAYCE                            )

**RESOLUTION**  
**Authorizing a Condemnation Action**  
**for Utility Easement**

**WHEREAS**, the City has determined that, for a public purpose and in the public interest, it is necessary to obtain an easement for the routing of a utility line crossing a portion of real property at TMS 004653-07-018 on vacant land on M Avenue within the City; and

**WHEREAS**, the City has obtained an appraisal, dated September 25, 2024, by Elizabeth B. Keys and Michael B. Dodds, State Certified Real Estate Appraisers, of the value of the portion of the property to be occupied by the easement; and

**WHEREAS**, the City has attempted, both before and after the appraisal, to negotiate a resolution with the record landowners, including an offer to pay the amount of the appraisal value of the portion of the property to be acquired for the easement ; and

**WHEREAS**, the negotiations to date for a resolution have not been successful and condemnation now is necessary,

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

1. The City Attorney is authorized to initiate condemnation proceedings, pursuant to State law, including the service on the landowners and the filing in the circuit court of such documents as are needed to provide for speedy acquisition of and fair compensation for the easement necessary for this public project on the property described above.

2. The City administration is authorized to provide such assistance to the City Attorney as is appropriate and necessary, including the providing of funds for tender to the landowners and deposit with the circuit court in order to facilitate the condemnation action and the immediate possession of the portion of the property needed for the easement and the construction and placement of the utility line.

**ADOPTED** this 1st day of October 2024.

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

ATTEST:

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

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







**May 21, 2024**  
**Regular Board Meeting of the Housing Authority of the City of Cayce, SC**

The Board of Commissioners of the Housing Authority of the City of Cayce, SC held its Regular Board Meeting on Tuesday, May 21, 2024 at Cayce City Hall.

Chairman Jack Sightler called the meeting to order at 5:08 pm. A copy of the agenda was posted on the Housing Authority’s website.

Roll call was conducted, and attendance was as noted below:

<b>CH Board Members</b>			<b>Columbia Housing Authority Staff Present</b>
<b>Chairman</b>	Jack Sightler	Present	Yvonda A. Bean, Chief Executive Officer
<b>Vice-Chairman</b>	Bruce Smith	Present	Barry Hall, Chief Operating Officer
<b>Commissioner</b>	Johnetta Riley	Present	Lee McRoberts, Chief of Staff
<b>Commissioner</b>	Cheryl Seymour	Present	Cherilyn McCoy, Property Manager
<b>Commissioner</b>	Evony Reed	Present	Gloria Warner, Regional Property Manager
			Damian White, Community Safety Manager
			Julia Gibbs, Project Manager
			<b>Visitors:</b>
			Jarrett Epperson, City of Cayce

**APPROVAL OF AGENDA**

Chairman Sightler made a motion to approve the Agenda for the May 21, 2024 meeting, the motion was seconded by Commissioner Smith, it was approved.

There was a general discussion regarding the residents that attended the February meeting and what the process is for public comment. Mrs. Bean said that Columbia has a standing Agenda item for Public Comment and that individuals wishing to address the Board sign up before the meeting and have 3 minutes to make their remarks. If a response is needed, that will be made to the resident within 7 days of the meeting. Commissioner Riley asked if the Public Comment section could be added to the beginning of the Cayce Board Agendas going forward and also asked if comments from the public are limited to Agenda items or if they can make comments on anything. Mrs. Bean said that she would ensure it is on the Agendas in the future and said the comments may be in regards to anything. Commissioner Riley stated that if residents or members of the public sign up, they should be advised of the policy so they are aware of what to expect. Mrs. Bean said that she would send the Public Comment Policy to the Board.

Commissioner Smith joined the meeting at 5:12 pm and offered a prayer to begin the meeting.

**NEW COMMISSIONER:**

Chairman Sightler welcomed new Commissioner Evony Reed and asked her to introduce herself. Mrs. Reed said that she is a lifelong resident of Cayce and has been serving on the Events and Museum Committees prior to the opening on the Housing Board. Chairman Sightler delivered the Oath of Office to Commissioner Reed. The Board congratulated and welcomed Commissioner Reed and stated they are glad to have her on the Board.

**APPROVAL OF MINUTES:**

Chairman Sightler called for a motion to approve the minutes of the Regular Meeting held February 20, 2024, the Annual meeting held February 20, 2024 and a Special Called Meeting held April 9, 2024. Commissioner Riley motioned the minutes be approved and Commissioner Seymour seconded the motion. Chairman Sightler opened the floor to discussion. Commissioner Riley stated that the ending time of the Annual Meeting held February 20, 2024 be changed to 6:07 pm and that the spelling of Commissioner Seymour’s name and her name be corrected. With a motion on the floor, Chairman Sightler called for a vote to approve the minutes with the noted corrections.

<b>Board Member</b>		<b>Aye</b>	<b>Nay</b>	<b>Absent</b>
<b>Chairman</b>	Jack Sightler	X		
<b>Vice-Chairman</b>	Johnetta Riley	X		
<b>Commissioner</b>	Evony Reed	X		
<b>Commissioner</b>	Cheryl Seymour	X		
<b>Commissioner</b>	Bruce Smith	X		

**EXECUTIVE SESSION:**

Chairman Sightler stated there was need for an Executive Session to receive litigation updates on Spencer Place,. Upon motion of Chairman Sightler, seconded by Commissioner Seymour it was approved to enter Executive Session at 5:23 p.m. At 6:05 pm, Chairman Sightler called for a motion to exit Executive Session. Upon motion of Commissioner Smith, seconded by Vice Chair Riley it was approved. Chairman Sightler stated no action had been taken in Executive Session

**DISCUSSION ITEMS:**

Mrs. Bean gave an update on the RAD conversion. Staff has been unable to move forward due to not having a letter of support from the City. The original close out date was scheduled for June, 2024 but will not happen at this time. Chairman Sightler expressed disappointment that the project was not further along due to the delayed letter.

Mrs. Bean asked Julia Gibbs to give an update on the maintenance concerns raised by Commissioner Seymour. Mrs. Gibbs said that the units at Spencer Place should be repainted to correct the peeling issues within the next few weeks. Mrs. Bean said that the process has taken longer than originally hoped as it took time to determine the cause of the paint issues at Spencer Place. Mrs. Gibbs said that the original contractor did not use the correct primer and a solicitation had to be prepared that included sanding and painting the impacted areas.

Vice Chair Riley said that she had visited Spener Place to review the concerns shared by Commissioner Seymour and noted some additional safety concerns that need to be addressed. Vice Chair Riley said that cleanout caps were missing, a metal clothesline needs to be removed and an uncovered hole in the ground exists near an AC unit. Vice Chair Riley also said that there is a damaged section of iron fencing that should also be replaced. Commissioner Seymour said that many of those issues have been called out since October, 2023 but have still not been resolved. Mrs. Bean said that Mrs. Gibbs is more involved in the renovation process and that the Maintenance Department will be responsible for correcting the noted issues. Vice Chair Riley said that she forwarded the pictures to Mr. Hall and Mrs. Bean of the safety concerns. Commissioner Seymour stated that Spencer Place resident is still having problems with the dryer in her unit and that it has not worked properly for months. Mrs. Bean said that staff reported the dryer was replaced but she will ensure it is addressed.

Commissioner Seymour said that she recently called in a work order for a water leak in her kitchen and it has not been fixed yet, Commissioner Seymour asked if that should have been resolved in 24 hours. Mrs. Bean said normal work



orders can take 7-14 days to resolve but most are completed within 5 days. Commissioner Seymour said she is concerned about her safety as the water is pooling on the kitchen floor, Mrs. Bean said she will check on the status of the work order to ensure it is handled.

Commissioner Seymour asked if there have been any police reports for Cayce Housing recently. Chief White reported he has not received any reports from Cayce Public Safety.

Chairman Sightler said that he and Commissioner Smith also recently visited Spencer Place and he noticed a low hanging wire at the property and asked if that has been addressed. Commissioner Seymour said that it is an old DirectTV line and has been there for some time.

**CEO REPORT:**

Mrs. Bean asked Ms. Weston to present the Operations Report.

Ms. McCoy reported the following:

	<b>March</b>	<b>April</b>	<b>May</b>
Accounts sent to Magistrate	0	0	0
Account more than 30 days	2	2	3
Work Orders received	20	23	13
Work Orders Completed	18	20	11
Work Orders Remaining	2	3	2
Emergency Work Order	4	4	1

**\*\*Magistrate Update:**

March - zero cases sent to the magistrate.

April- zero causes sent to the magistrate.

May- zero cases sent to the magistrate.

Mrs. Bean gave the financial report.

- **Resident Accounts Receivable-** Accounts receivable outstanding was \$ 11, 753 as of March 31, 2024, which is a decrease of \$115 over December’s balance of \$11,868.
- **Accounts Payable-** Accounts pay able outstanding to Columbia Housing was \$ 108, 316 as of March 31, 2024, which is a increase of \$11,516 over December’s balance of \$96, 800.
- **HUD AR- Operations** was \$104,866 as of March 31, 2024. These amounts were drawn earlier this month so that going forward the A/P amounts due to Columbia can be paid down accordingly.

## Metrics of Note:

- **Cash position** – Cash position increased from \$78,442 as of March 31, 2024, to \$97,793 as of March 31, 2024, because of operations.

- **Operating results**

	<b>ANNUAL BUDGET</b>	<b>ACTIVITY TO DATE</b>	<b>PRORATED BUDGET AMOUNT</b>	<b>BUDGET VARIANCE</b>
REVENUES	382,731	292,250	287,048	5,201
EXPENSES	<u>258,471</u>	<u>147,359</u>	<u>193,853</u>	<u>(46,494)</u>
<b>NET INCOME</b>	<b><u>124,260</u></b>	<b><u>144,891</u></b>	<b><u>93,195</u></b>	<b><u>51,696</u></b>

For the nine months ended March 31, 2024, the financial statements reflect income of \$144,891, exclusive of \$68,556 of depreciation expense.

Revenues are \$5,201 higher than the budget while expenditures are \$46,494 less than budgeted primarily in the areas of administrative expenses (\$36K) and maintenance (\$7K) due to lower salaries and benefit costs and contract expenses.

There was a general discussion regarding the lawncare expense and Commissioner Seymour stated that she felt as though they were not performing adequately. Chairman Sightler asked what the contract for lawncare entails. Mrs. Gibbs said that it includes lawn cutting, trimming the shrubs and picking up trash if needed; if additional work is needed the contractor is supposed to notify staff. Mrs. Gibbs said that she has not received any notifications from this contractor that additional work is needed but she did walk the property with him last week to discuss the concerns. Commissioner Seymour stated that the quality of work he is performing is not the same as other lawncare vendors in the past. Vice Chair Riley said that if they are completing the tasks in the contract they are meeting their obligations. Mr. Hall said that staff is reviewing all the lawncare vendors for quality and changes could be made going forward. Commissioner Smith asked if contracts are awarded just on cost, Mr. Hall said that other factors can be reviewed and that cost does not always drive how contracts are awarded.

## ADJOURNMENT

Vice Chair Riley asked about the possibility of getting branded merchandise for Cayce Housing, Mrs. Bean said that it is possible and that she would look at options.

There being no further business and upon motion of Vice Chair Riley, seconded by Commissioner Seymour, it was unanimously approved to end the meeting at 6:37 pm.

Prepared by:

Yvonda A. Bean  
Secretary/Chief Executive Officer



**APPROVED MINUTES  
PLANNING COMMISSION  
MONDAY, JUNE 17, 2024  
CAYCE CITY HALL – 1800 12<sup>TH</sup> STREET  
6:00 PM**

**I. CALL TO ORDER**

The meeting was called to order at 6:00 pm by Vice-Chair Robert Power. Planning Commissioners Patty Foy, Michael Wuest, Michael Mahoney, Danny Creamer, and Nancy Stone-Collum were present for the meeting. The Planning Commission Chair, Richard Boiteau, was absent. Michael Conley and Monique Ocean were present as staff.

**II. APPROVAL OF MINUTES FOR MAY 20, 2024, MEETING**

Danny Creamer made a motion to approve the minutes for the May 20, 2024, meeting. Michael Wuest seconded the motion. All were in favor.

**III. STATEMENT OF NOTIFICATION**

Monique Ocean confirmed that the public and media had been made aware of the meeting and public hearing.

**IV. PUBLIC HEARINGS**

**1. Text Amendment TA002-24**

A request to amend *Zoning Ordinance Article 6 District Regulations* to add language to create an additional Single-Family zoning district (RS-4A), along with its associated regulations.

**A. Staff's Opening Statement**

Monique Ocean stated that the proposed amendment will create a zoning district that is similar to the existing RS-4 zoning district. She stated the only noticeable differences between the current RS-4 and RS-4A will be the reduction in setback requirements and the permittance of a dwelling unit as an accessory (ADU). Ms. Ocean stated that RS-4A zoning district will allow higher-density housing but retain single family residential use. She stated the proposed amendment is in compliance with the Comprehensive Plan.

**B. Comments from the Public**

Mr. Mike Pazery came before the Planning Commission to speak about the text amendment to create the RS-4A zoning district. Mr. Pazery stated that he was not averse to the new district, but he would not like to see duplexes permitted in a single-family zoning district. Mr. Pazery stated that duplexes could result in a rental development, and he would not like to see that. Mr. Pazery stated that he was not against allowing accessory apartments as a conditional use because the conditions were set, and the conditions must be reviewed by staff.

**C. Adjourn Public Hearing**

With no further comments, the public hearing was adjourned. Planning Commissioner Patty Foy asked for more information on accessory dwelling units

and recommended that duplexes are removed from the allowed uses in the new district. Planning Commissioner Nancy Stone-Collum stated that the RS-4A district was too dense for accessory dwelling units and ADUs are not allowed in other single family zoning districts. Ms. Stone-Collum inquired about the requirements for sidewalks and stated that the proposed 5 ft. setbacks are small. Planning Commissioner Robert Power asked if any other setbacks had been considered. Assistant City Manager Michael Conley stated that the proposed setback and the sidewalks create an urbanized size. Mr. Conley stated that the proposed district adds opportunity for another style in the area. Planning Commissioner Michael Wuest asked if the requirement for sidewalks could be addressed in the re-write of the zoning ordinance. Mr. Power asked where vehicles would park with such small setbacks. Mr. Conley stated 2 parking spaces are required for each house.

#### **D. Motion**

Danny Creamer made a motion to recommend approval of the text amendment with the removal of duplexes from allowed uses. Michael Mahoney seconded the motion. All were in favor. Nancy Stone-Collum made a motion to recommend approval of the text amendment with the remove of accessory dwelling units from allowed uses. By a vote of 4 to 2, the motion to remove accessory dwelling units from allowed uses passed. Robert Power and Patty Foy voted against the motion. Planning Commissioner Nancy Stone-Collum questioned if the proposal for the upcoming rezoning request should be entertained for a zoning district that does not exist yet. Michael Conley stated that it is acceptable for the text amendment and the map amendment to be heard concurrently. Ms. Stone-Collum stated that she does not think the two requests should be heard concurrently.

## **2. Map Amendment MA001-24**

A request by the owner, Broad Brook-Ct LLC, to rezone a property from RS-3(Single-Family Residential) to RS-4A. The property is located at 800 Lexington Avenue (Tax Map Number 005769-04-001 and 005769-04-004).

#### **A. Staff's Opening Statement**

Monique Ocean stated that the owner, Broad Brook – CT, LLC was requesting a map amendment to rezone the property located at 800 Lexington Avenue from RS-3 to RS-4A. Ms. Ocean stated that the RS-4A zoning district is a new district to be added to the Zoning Ordinance and the Planning Commission's recommendation for the rezoning request will go in conjunction with the recommendation for the new zoning district. Ms. Ocean stated that the proposed map amendment does not outright comply with the Comprehensive Plan because RS-4A is a new district but it is staff's opinion that the new zoning district is compatible with the area.

#### **B. Comments from the Applicant**

Mark James came before the Planning Commission as the applicant for the rezoning request. Mr. James stated that his company purchased the property in 2018. He stated that his company likes to obtain projects that are in his backyard and twist into something new. Mr. James stated that this new development will consist of 12 single-family homes. He stated that the development will mirror St. Anne's in West Columbia in quality and attention to detail, but each lot will be larger than those at St. Anne's. Mr. James stated that his company is in the final stages of creating a plan for the development site. Mr. Tyler Baldwin came

before the Planning Commission as the co- applicant for the rezoning request. Mr. Baldwin stated that his company has been good stewards of the property at 800 Lexington Avenue. He stated that the proposed development will consist of 12 units whereas St. Anne's in West Columbia has 43 units. Mr. Baldwin stated that the lots directly across the street from 800 Lexington Avenue are 50 feet wide just like the ones that are proposed for the Lexington Avenue development.

**C. Comments from the Public**

Mr. Travis Basnett came before the Planning Commission to speak against the rezoning request. Mr. Basnett stated that the 5 ft. setbacks do not make sense for the area.

**D. Adjourn Public Hearing**

With no further comments, the public hearing was adjourned.

**E. Motion**

Patty Foy made a motion to approve the map amendment. Danny Cramer seconded the motion. The motion to recommend approval of the map amendment for 800 Lexington Avenue failed by a vote of 3 to 3. Nancy Stone-Collum, Michael Mahoney and Michael Wuest voted against the motion. They stated the Planning Commission should not vote on the matter before the outcome of the new zoning district is decided by Council and that the density of the proposed project was not desirable. Patty Foy, Danny Creamer and Robert Power voted in favor of the motion to recommend rezoning of 800 Lexington Avenue. They stated that the property has not been used for many years and the new development would be a benefit to the City.

**V. NEW BUSINESS**

**A. Possible comments from staff**

There were no comments from the staff. Although, Planning Commissioner Danny Creamer stated that he would like to see a revision to the city's tree ordinance. Mr. Creamer stated that he would like to see that legacy trees in the city are protected.

**VI. ADJOURNMENT**

Michael Wuest made a motion to adjourn the meeting. Patty Foy seconded the motion. All were in favor.

A quorum of Council may be present. No discussion or action on the part of the Council will be taken.



## ITEM VII. A.

### Events Committee Minutes July 11, 2024

Present: Maxine Creamer, Johnathon Moore, Alexis, Dwede Dennis, Megan Lightle, Dave Capps, Carrie Ridgeway, Tiffany Aull

Absent: Alyssa Hacker, Alexis Moore, Jean Boiteau, Ashley Hunter

City Representatives: Amanda Rowan, Mendy Corder, James Denny

Mr. Moore opened the meeting and led the invocation.

The committee reviewed the June 13, 2024, minutes. Ms. Lightle noted a misspelling of Ms. Boiteau's name. Ms. Lightle made a motion to pass the amended minutes. Ms. Dennis seconded, and motion was unanimously passed.

#### **New Business:**

Ms. Rowan gave an update on the Cayce Cool Down. The event will take place on Saturday, July 27 from 11-1. Volunteers should arrive between 9 and 9:30 to assist in setting up. Committee members will be needed throughout the event to oversee the activities. Ms. Corder requested sizes from the members for shirts for the event.

The committee discussed Fall Fest. There were no real changes since the June meeting.

Mr. Moore stated that he has attempted to contact Mr. Tom Mancke, Mr. Rudy Mancke's brother, regarding our Nature Tour in Mr. Mancke's memory. Mr. Moore stated he is awaiting a response.

Ms. Rowan stated that Ms. Boiteau would not be able to attend the meeting, but she requested the committee discuss an event in the Arts district. Ms. Rowan stated that the committee does not currently have the funds in this year's budget to host an ongoing event and there would be additional logistics that would need considered, such as toilets and food. The committee agreed to look into this in the future

With no further business, Ms. Lightle made a motion to adjourn, and Ms. Dennis seconded. Motion carried and the meeting was adjourned. The next Events Committee meeting will be August 8, 2024, at 5:30 PM in Council Chambers.

## Cayce Historical Museum Commission

**August 14, 2024**

### Meeting Minutes

The August 14, 2024 meeting of the Cayce Historical Museum Commission (CHMC) was held in the Cayce Visitors Center. The meeting was convened at 4:06pm by Chair James Stewart. The meeting was rescheduled from August 7, 2024 due to Weather Closure of the City. The following individuals attended the meeting:

<b>Name</b>	<b>Status</b>
James Stewart	Chair
Pamela Sulton	Vice Chair
Marcy Hayden	Secretary
Archie Moore	Commissioner
A.G. Dantzler	Commissioner (absent)
Charlita Earle	Commissioner (absent)
Keith Stephenson	Commissioner
David Brinkman	Commissioner
Rusty Rabon	Commissioner
Andy Thomas	Cayce Museum Curator
Elizabeth Lumsden	Cayce Museum Assistant

#### **Upcoming Events:**

9/7 Pirates Living History Event 10am-2pm

10/6 Sweet Night

10/25 Archeology Society of SC BBQ Fundraiser and Auction

10/26 Fall Field Day at 12,000 Year History Park (Archeology Society of SC)

12/7 Christmas in Cayce Event

**Invocation:** Vice Chair Sulton

#### **Action Items:**

#### **June Meeting Minutes:**

The Commission reviewed the previous meeting minutes. Vice Chair Sulton motioned that the meeting minutes be accepted and Commissioner Hayden seconded the motion. The minutes were approved.

### **Museum Staff Report**

Museum staff are making progress on the NAGPRA inventory having recorded around 2,200 objects to date. They have also moved forward with the exhibit case for the Civil War exhibit and have sought quotes for printing panels and new flooring in the Public Safety building. The Midlands Coin Club would like to do a presentation for the community as part of the opening of the Civil War exhibit. Ms. Lumsden also continues to work on the Airport exhibit. The Fire Truck needs new brakes, but it will be moved back to the museum until funds are available to fix them.

### **Donations**

No updates at this time.

### **Cayce Historical Museum Budget**

Due to budget cuts across the City of Cayce, Mr. Thomas is requesting up to \$1000 from the “42 Account” with the City to cover the cost of Special Department Supplies for Budget year 2024-25, providing that itemized expenditures are detailed at each Commission meeting. After discussion of the request, Commissioner Moore reminded the staff to provide notice of such action items at least one week in advance. Vice Chair Sulton made a motion to approve use of up to \$1000 from the “42 Account” to cover unfunded Special Department Supplies with detailed itemized expenditures provided to Commissioners. The motion was seconded by Commissioner Rabon and the motion passed.

### **New Business:**

#### **Regular Museum Commission Meeting Time**

Commissioners were asked to review our regular scheduled meeting time of 4:00 pm on the first Wednesday of the month. Ms. Hayden requested the meeting be moved to 5:00pm. After discussion, Commissioner Hayden made a motion to move the meeting time from 4:00 pm until 5:00pm on the first Wednesday of each month. Commissioner Rabon seconded the motion and it passed.

#### **Fall and Winter Event Planning**

Chair Stewart discussed the need for assistance with coordination of several areas of the Christmas in Cayce Event and other events coming up over the next few months. He asked Commissioners to consider which areas they can lead and/or serve as volunteers. Mr. Thomas will provide everyone with checklists from last year and begin to pull together lists of performers.

### **Ongoing Business:**

#### **Strategic Planning-Historic Preservation**

- Neighborhood Association Meeting Presentations:  
Commissioner Hayden volunteered to create a 10-15 minute powerpoint presentation to take to neighborhood meetings to explain what the Museum is working on with Historic Preservation and how neighborhoods can help. An early draft of the presentation was workshopped with Commissioners. Feedback was recorded and the presentation will be updated for further review by Commissioners.

**Old State Road NRHP Nomination**

No updates at this time.

**Additional Business:**

No additional business.

With no other business on the meeting agenda and without a quorum due to a few Commissioners leaving early, the meeting ended at **5:12PM**.

---

**COUNCIL ACTION REQUIRED**

**BOARD OF ZONING APPEAL – ONE (1) POSITION**

Ms. Cindy Pedersen's term on the Board of Zoning Appeals expired in September and she would like to serve again. Ms. Pedersen was filling an unexpired term therefore she has only served on the Board since 2023. Her reappointment application is attached for Council's review.

**MUNICIPAL ELECTION COMMISSION – TWO (2) POSITIONS**

Ms. Mary Safko's term on the Municipal Election Commission expired in September and she would like to serve again. Ms. Safko was filling an unexpired term therefore she has only served on the Commission since January 2024. Her reappointment application is attached for Council's review.

**STANDARD TECHNICAL CODES BOARD OF APPEALS – ONE (1) POSITION**

Mr. Lawrence Gardner's term on the Standard Codes Board of Appeals expired in August and he would like to serve again. This Board rarely meets but is required by State law. Mr. Gardner has served on the Board since 2015. His reappointment application is attached for Council's review.

**NO COUNCIL ACTION REQUIRED**

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

**EVENTS COMMITTEE – THREE (3) POSITIONS**

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

**APPOINTMENT PROCESS**

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

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

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





CITY OF CAYCE
COMMITTEE MEMBER REAPPOINTMENT APPLICATION

Name: Lawrence Gardner
Home Address: Baxter St City, State, Zip Cayce SC 29033
Telephone: E-Mail Address
Resident of Cayce: [X] Yes [ ] No Number of Years 60+

Please check the Committee for which you are applying for reappointment:

- [ ] Accommodations Tax Committee [ ] Beautification Foundation [ ] Event Committee
[ ] Cayce Housing Authority [ ] Museum Commission [ ] Planning Commission
[X] Consolidated Board of Appeals [ ] Board of Zoning Appeals [ ] Public Safety Foundation

Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation? [ ] Yes [X] No If yes, specify below:

Work Address

Company: Retired - City of Cayce Position Fire Marshal
Address: 2 Jumper St
City, State, Zip Cayce SC Telephone: 803-794-0456
Fax: E-Mail
Work Experience: 12 years as Fire Marshal, 37 years with City

Educational Background: Airport HS, some Tec, SCFA, Continuing education

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

Volunteer Work: Airport HS Football, Equipment Manager

Hobbies: Professional Memberships before retirement: NFPA, International Codes Council, SC F M Assoc, Midlands FM Assoc (charter member).

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 • mcorder@cityofcayce-sc.gov



CITY OF CAYCE
COMMITTEE MEMBER REAPPOINTMENT APPLICATION

Name: Cynthia Pedersen

Home Address: Michaelmas Ave City, State, Zip Cayce, SC 29033

Telephone: 803- E-Mail Address

Resident of Cayce: [X] Yes [ ] No Number of Years 28

Please check the Committee for which you are applying for reappointment:

- [ ] Accommodations Tax Committee [ ] { Beautification Foundation [ ] Event Committee
[ ] Cayce Housing Authority [ ] { Museum Commission [ ] Planning Commission
[ ] Consolidated Board of Appeals [X] { Board of Zoning Appeals [ ] Public Safety Foundation

Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation? [ ] Yes [X] No If yes, specify below:

Work Address

Company: RETIRED! Position

Address:

City, State, Zip Telephone:

Fax: E-Mail

Work Experience: 6 years in 3rd Party Recycling, 33 years at SCDHHS

Educational Background: BA Potsdam College of SUNY

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

Volunteer Work: Dementia Dialogue Specialist, End of Life Care, animal rescue

Hobbies: Reading, gardening, playing with grandchildren

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 • mcorder@cityofcayce-sc.gov



CITY OF CAYCE
COMMITTEE MEMBER REAPPOINTMENT APPLICATION

Name: Mary Mills Safko

Home Address: Oakland Avenue City, State, Zip Cayce

Telephone: E-Mail Address

Resident of Cayce: [X] Yes [ ] No Number of Years 2018-2024

Please check the Committee for which you are applying for reappointment:

- [ ] Accommodations Tax Committee [ ] Beautification Foundation [ ] Event Committee
[ ] Cayce Housing Authority [X] Museum Commission [ ] Planning Commission
[ ] Consolidated Board of Appeals [ ] Board of Zoning Appeals [ ] Public Safety Foundation

Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation? [ ] Yes [X] No If yes, specify below:

Work Address

Company: Retired Position

Address:

City, State, Zip Telephone:

Fax: E-Mail

Work Experience: BTSC VP of Corp Dev; SCF VP of Marketing; LMC VP of Marketing & Physician Relations; SleepMed VP of Marketing & Development

Educational Background:

BCHS (Cayce) & USC (Columbia)

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

Columbia Advertising Club, Public Relations Society, American Banking Assn, Columbia Time Chamber

Volunteer Work: Chambers, Banking Assoc, Healthcare Assoc, Marketing Assoc at local, state and national levels

Hobbies: Gardening; Painting; Social Media Group Admin

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 • mcorder@cityofcayce-sc.gov