

Unified Development Ordinance Update

City Council
March 4, 2025



ITEM III. A.



AGENDA

- Introduction of team
- Process and Schedule
- Role of PC and City Council
- Comprehensive Plan- Goals
- Existing Zoning Framework
- Key Issues
- Next steps





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PROCESS

Overall ordinance review and comment based on project scope

Consultant Review

Staff Direction

Planning
Commission/CC
Presentation

Review and revision, article by article

Consultant Revisions

Staff Review

Public/Stakeholder
Review, Planning
Commission/ CC Review

Iterative Review

Iterative Review

Review and adoption by City

Revised Drafts

Public and Planning
Commission Review &
Recommendation

City Council Decision

SCHEDULE



| SCOPE OF WORK | 2025 | | | | | | | | | | | | 2026 | | |
|--|------|---|---|---|---|---|---|---|---|---|---|---|------|---|---|
| | J | F | M | A | M | J | J | A | S | O | N | D | J | | |
| PHASE 1 - INITIATION & ASSESSMENT | | | | | | | | | | | | | | | |
| Kickoff and Community Tour | | █ | █ | █ | | | | | | | | | | | |
| Data Collection and Mapping | | █ | █ | █ | █ | | | | | | | | | | |
| Plan Review | | | █ | █ | █ | | | | | | | | | | |
| Code Assessment and Ordinance Outline | | | █ | █ | █ | █ | | | | | | | | | |
| Planning Commission (2) and Council Meeting | | ▲ | ▲ | ▲ | | | | | | | | | | | |
| Public Engagement Plan and Website | | █ | █ | █ | | | | | | | | | | | |
| PHASE 2 - ORDINANCE DRAFTING | | | | | | | | | | | | | | | |
| Focus Groups & Popup Event | | | | █ | █ | █ | | | | | | | | | |
| Definitions | | | █ | █ | █ | █ | | | | | | | | | |
| Zoning Districts & Overlays | | | | █ | █ | █ | █ | █ | | | | | | | |
| Permitted Uses | | | | █ | █ | █ | █ | █ | | | | | | | |
| Conditional Standards | | | | | █ | █ | █ | █ | | | | | | | |
| Subdivisions and Site Plan Standards | | | | | █ | █ | █ | █ | █ | | | | | | |
| Infrastructure Standards (Roadways, Sidewalks, Parking, Driveways, Stormwater) | | | | | █ | █ | █ | █ | █ | | | | | | |
| Open Space & Landscaping | | | | | █ | █ | █ | █ | █ | | | | | | |
| Administration and Processes | | | | | █ | █ | █ | █ | █ | █ | | | | | |
| Remapping | | | | | █ | █ | █ | █ | █ | █ | | | | | |
| Formatting and Organization | | | | | █ | █ | █ | █ | █ | █ | | | | | |
| Community Workshop | | | | | | █ | | | | | | | | | |
| Targeted Outreach | | | | | | █ | █ | | | | | | | | |
| Planning Commission Meetings | | | | | | | ▲ | | ▲ | | | | | | |
| Council Update | | | | | | | | ▲ | | | | | | | |
| PHASE 3 - TESTING, REVIEW & REVISIONS | | | | | | | | | | | | | | | |
| Test Fits | | | | | | | | █ | █ | █ | █ | | | | |
| Staff Review | | | | | | | | █ | █ | █ | █ | | | | |
| Departmental Meetings | | | | | | | | █ | █ | █ | █ | | | | |
| Public Review and Additional Engagement | | | | | | | | | | █ | █ | █ | | | |
| Legal Review | | | | | | | | | | █ | █ | █ | | | |
| Notification | | | | | | | | | | █ | █ | █ | | | |
| TASK 4 - ADOPTION & IMPLEMENTATION | | | | | | | | | | | | | | | |
| Planning Commission Meeting | | | | | | | | | | | | | | ▲ | |
| City Council Adoption | | | | | | | | | | | | | | | ▲ |

Key

- ▲ = Key Meeting
- █ = Public Meeting

GOALS OF THE UPDATE

- Create a Unified Development Ordinance

City of Cayce
South Carolina

Zoning Ordinance

Originally Adopted

November 6, 2001

Amended

October 2, 2012

Last Amended

November 21, 2017

January 25, 2018

May 1, 2018

August 14, 2018

December 18, 2018

June 21, 2019

November 21, 2019

December 18, 2019

February 7, 2020

August 18, 2020

December 16, 2020

March 31, 2021

November 17, 2021

June 18, 2024

July 17, 2024

CITY OF CAYCE, SOUTH CAROLINA LAND DEVELOPMENT REGULATIONS

Adopted by the Cayce City Council on 4-01-2014

Amended

September 22, 2021

Prepared by the City of Cayce Planning Commission
With assistance from the staff of
Central Midlands Council of Governments

Cayce
Time for Life



UNIFIED DEVELOPMENT ORDINANCE

Adopted 2026

ROLES OF PLANNING COMMISSION AND CITY COUNCIL

Planning Commission

- Serve as project's steering committee
- 5 meetings scheduled
- Most meetings will be a work session on specific topics.

City Council

- Guiding role
- 3 meetings scheduled
- Update in the summer and then a final meeting when the ordinance is ready for adoption



2020-2030 COMPREHENSIVE PLAN: LAND USE

Goals

- Meet the Future Housing Needs of the Community
- Strengthen and Grow the Economy
- Preserve, Protect and Promote Natural and Cultural Resources
- Plan for Future Growth and Development

Recommendations

- Allow zoning that provides for mixed-use and housing diversity
- Support the growing arts community
- Create zoning options for small planned development districts or cluster developments



FUTURE LAND USE CHARACTER AREAS

1. Residential Conservation and In-Fill Areas
2. Residential Density-Flex Areas
3. Transition Areas
4. Commercial-Business and Retail Areas
5. Commercial-Business/Industrial
6. Limited Development Areas
7. Resource Areas



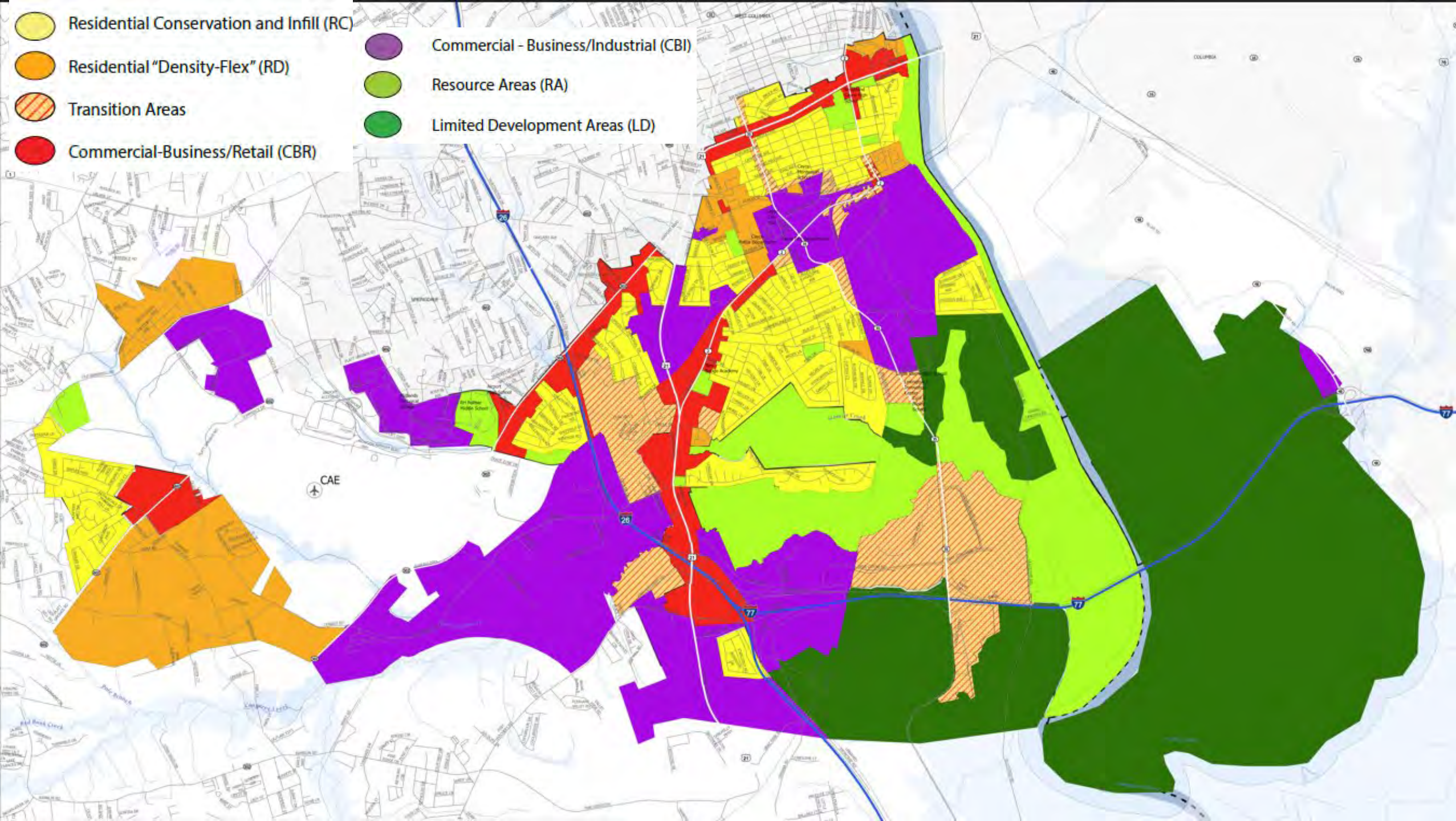
Commercial-Business/Industrial



Residential Conservation and Infill Areas



Transition Areas



FOCUS OF REVISIONS

- Implement the goals of the City, as documented in the Comprehensive Plan
- Update zoning districts (including permitted uses, conditions and dimensional requirements)
- Evaluate and modify Design Overlay requirements
- Revisit and Assess Future Land Uses from Comprehensive Plan
- Evaluate general development standards
- Evaluate infill development requirements
- Strengthen subdivision regulations that improve the long-term vitality of the neighborhoods
- Update organization and graphics of the ordinance



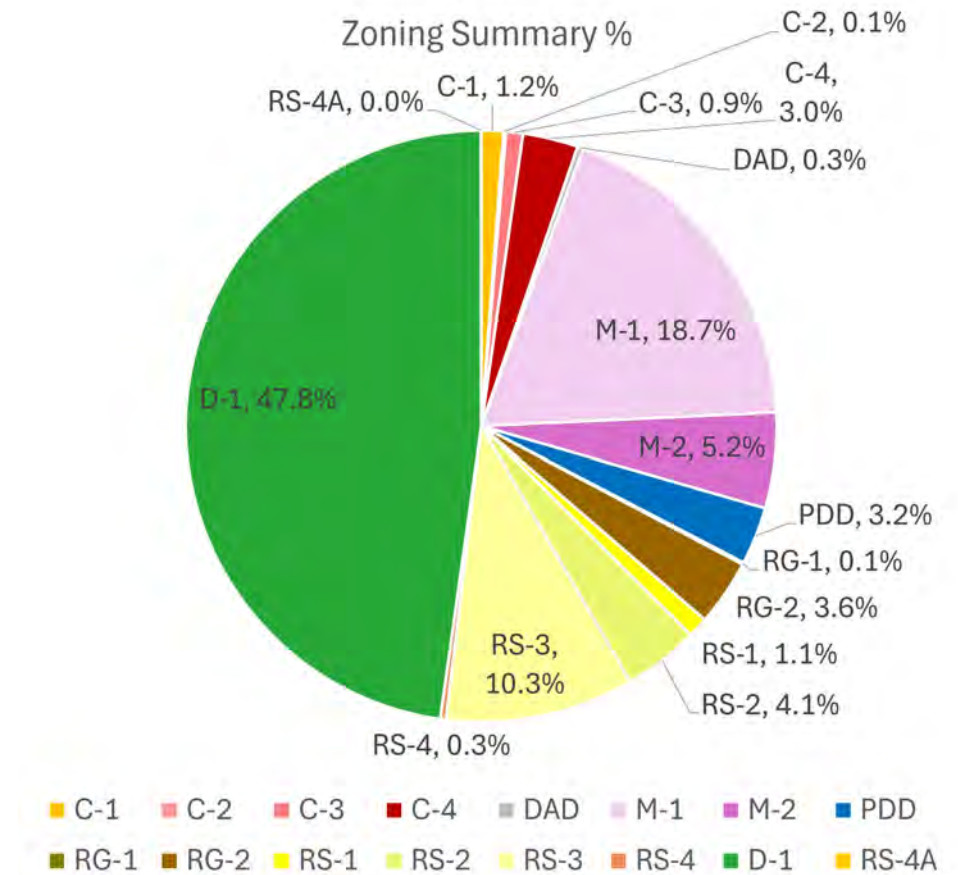
The background image shows a building with a corrugated metal roof and a large banner that reads "STEEL HANDS". There are signs on the building, one of which says "NEW LOCATION" and "700 N. HIGHWAY ST., COLUMBIA, SC". The image is overlaid with a blue gradient. A large, white, serif font text is centered on a dark blue rectangular background.

EXISTING ZONING FRAMEWORK



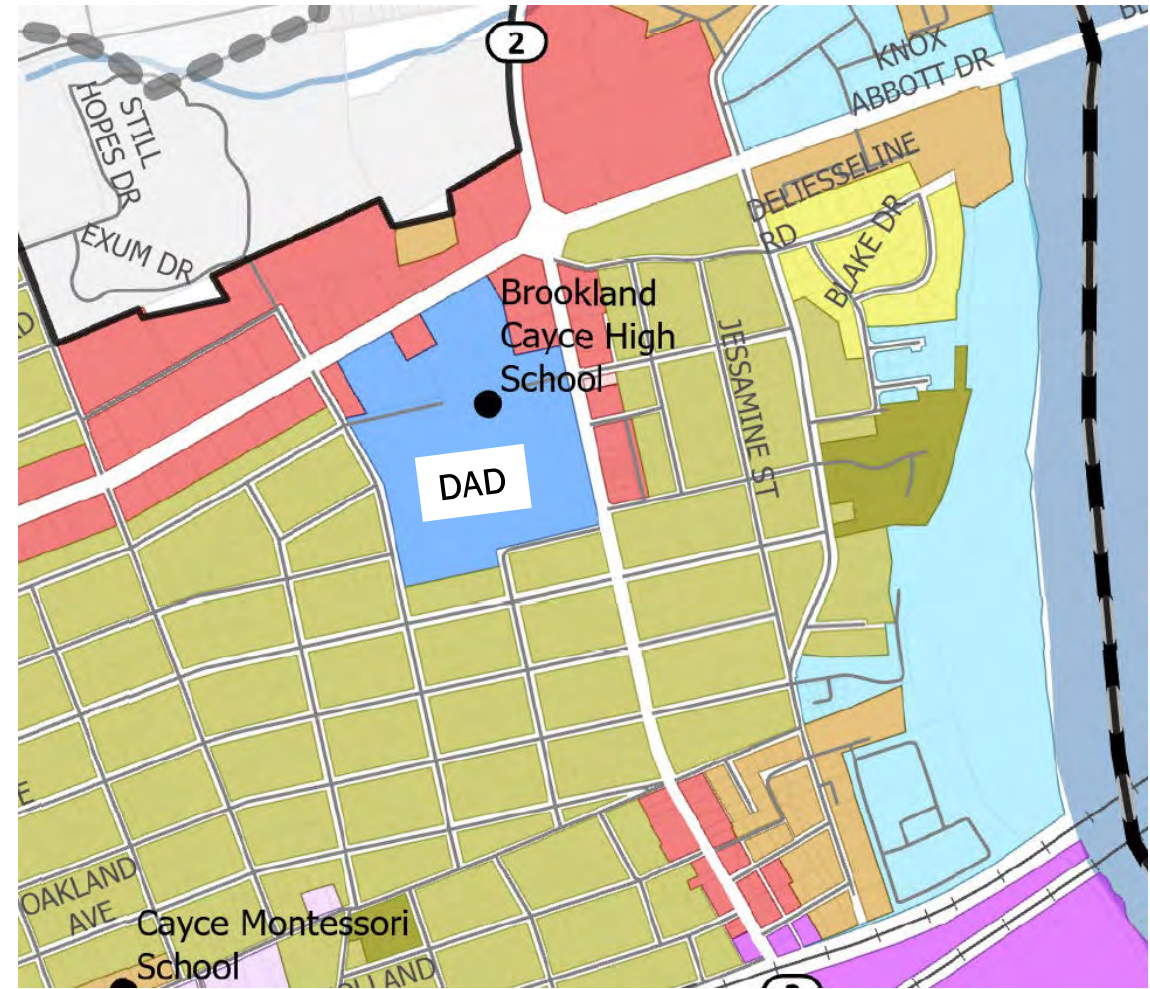
CURRENT ZONING DISTRICTS

| Zoning Code | Zoning District Name | Acres | % |
|-------------|---------------------------------|-------|-------|
| C-1 | Office/Institutional | 114 | 1.2% |
| C-2 | Neighborhood Commercial | 13 | 0.1% |
| C-3 | Central Commercial | 87 | 0.9% |
| C-4 | Highway Commercial | 287 | 3.0% |
| DAD | Development Agreement | 30 | 0.3% |
| M-1 | Light Industrial | 1769 | 18.7% |
| M-2 | Heavy Industrial | 492 | 5.2% |
| PDD | Planned Development | 299 | 3.2% |
| RG-1 | General Residential | 11 | 0.1% |
| RG-2 | General Residential, High Rise | 342 | 3.6% |
| RS-1 | Single Family, Large Lots | 106 | 1.1% |
| RS-2 | Single Family, Medium Lots | 391 | 4.1% |
| RS-3 | Single Family, Small Lots | 979 | 10.3% |
| RS-4 | Single Family, Small Lots | 30 | 0.3% |
| D-1 | Development | 4525 | 47.8% |
| RS-4A | Single Family, Small Lots Urban | 2 | 0.0% |



UNIQUE ZONING DISTRICTS

- (D-1) Development
 - *“Future development of this zone will necessitate rezoning in accord with the goals and objectives of the Comprehensive Plan.”*
- (DAD) Development Agreement
 - Specific to B-C High School





KEY ISSUES

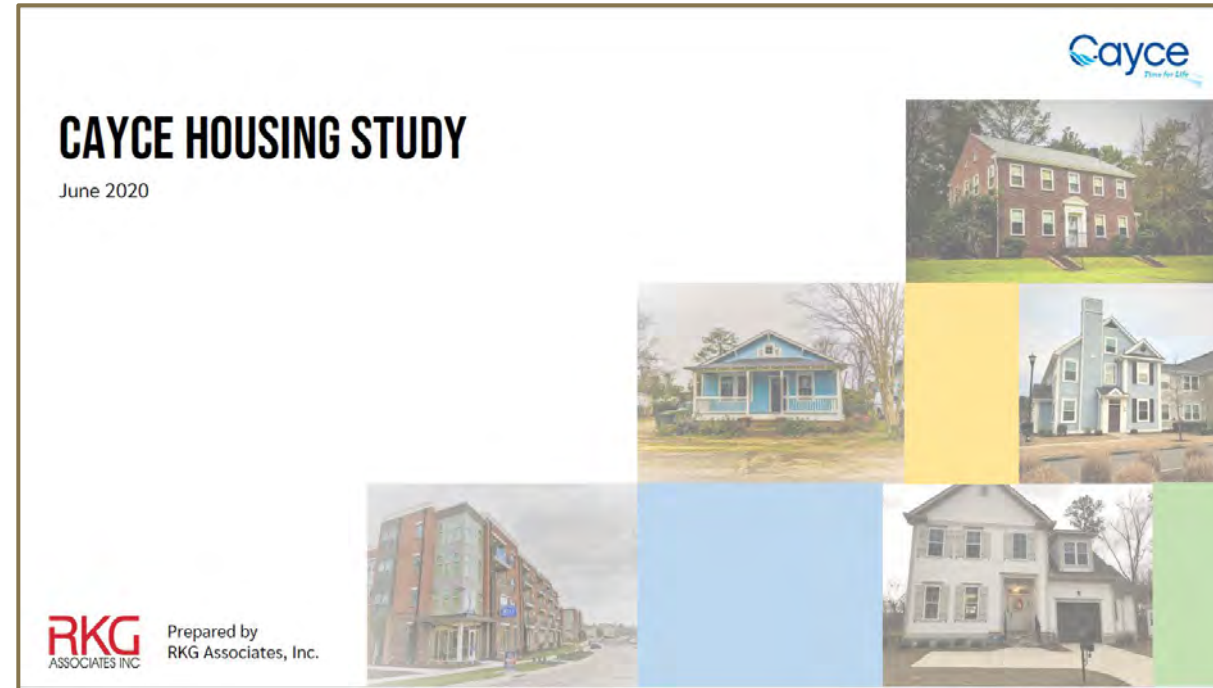
INFILL DEVELOPMENT

- Current Ordinance:
 - **Purpose.** The purpose of requiring **design standards** for infill development is to ensure new developments **within existing residential neighborhoods** retain the **character** of that neighborhood.



2020 HOUSING STUDY RECOMMENDATIONS

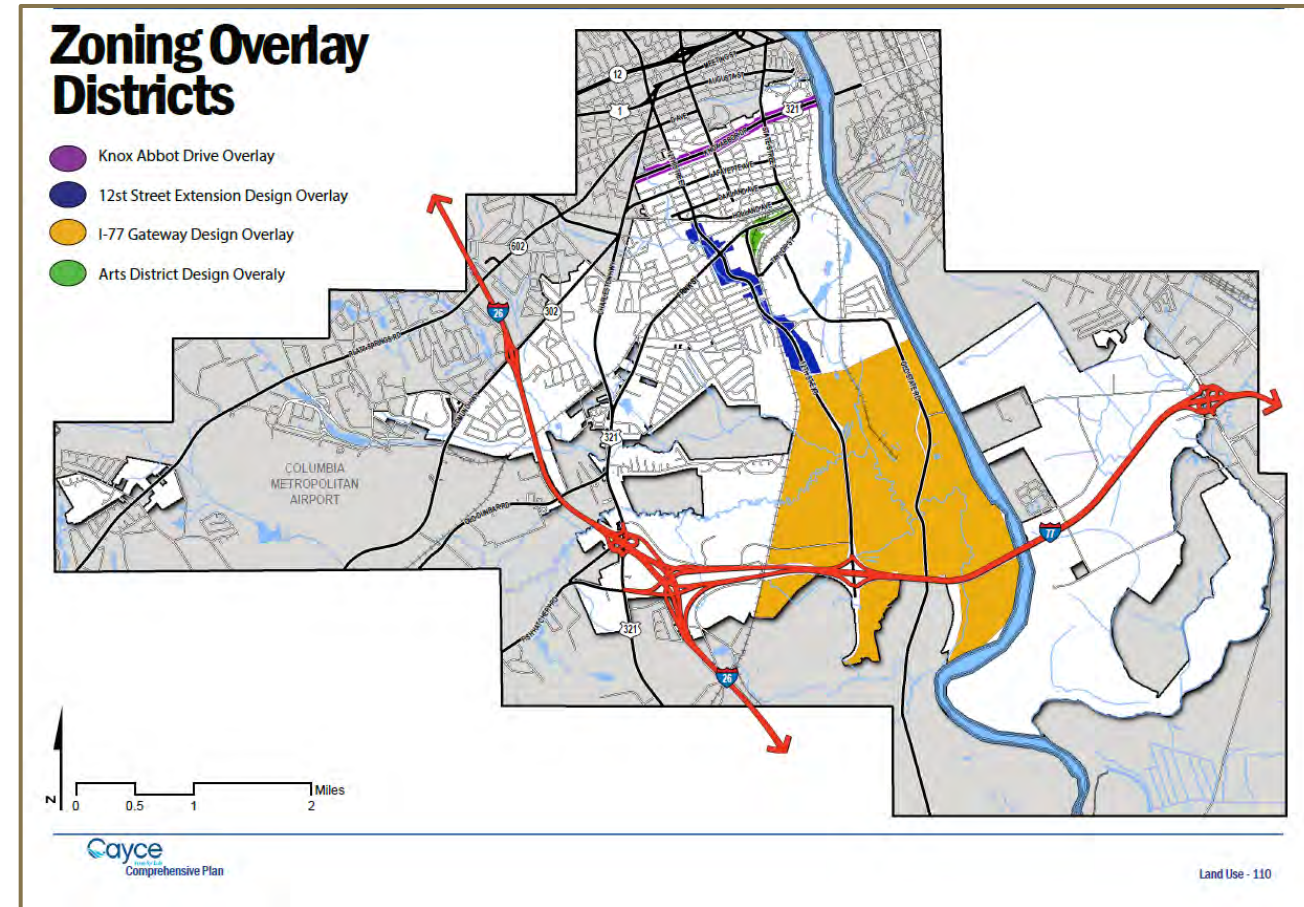
- Create an Option for Small PDD or Cluster Development
- Allowing duplex and triplex buildings as by right in some neighborhoods
- Explore options for Residential Design Guidelines
- Create an Accessory Dwelling Unit policy
- Create a short-term rental policy



OVERLAY DISTRICTS

- Knox Abbott
- Arts District
- 12th Street
- I-77 Gateway

- Each of these Overlay Districts have design standards and requirements that reflect their unique character.
- We will assess and make recommendations about how these Districts may need to be amended to better match the City's intent and growth pattern.



NEW USES TO PERMIT...OR NOT

| | Accessory Uses (Sec. 5.6) | | | | | | | | | Off -Street Parking Requirements |
|--------------------------------|---------------------------|-------|-------|------|------|-------|------|------|---|----------------------------------|
| | NAICS | RS -1 | RS -2 | RS-3 | RS-4 | RS-4A | RG-1 | RG-2 | | |
| Domestic animal shelters | NA | P | P | P | P | P | P | P | P | None |
| Child day care services | 6244 | P | P | P | P | P | P | P | P | None |
| Satellite dishes/antennas | NA | P | P | P | P | P | P | P | P | None |
| Accessory Apartment (Sec. 7.4) | NA | N | N | N | N | C | C | C | C | Sec. 7.7 |
| Short-Term Rentals | 721199 | N | S | S | C | C | P | P | P | None |
| Non-commercial greenhouse | NA | P | P | P | P | P | P | P | P | None |

| Sector 44-45: Retail Trade | | | | | | | | | |
|---|--------|-----|-----|-----|-----|-----|-----|-----|--------------------------------------|
| | NAICS | C-1 | C-2 | C-3 | C-4 | M-1 | M-2 | D-1 | Required off-Street Parking Space(s) |
| Automotive dealers | 4411 | N | N | N | P | P | N | N | 1.0 per 600 s.f. GFA |
| Recreational vehicle, motorcycle and boat | 4412 | N | N | N | P | P | N | N | 1.0 per 600 s.f. GFA |
| Automotive parts and accessories | 4413 | N | N | N | P | P | N | N | 1.0 per 350 s.f. GFA |
| Furniture & home furnishings | 442 | N | N | P | P | P | N | N | 1.0 per 350 s.f. GFA |
| Tobacco and Vape Shops | 453991 | N | SE | C | P | P | P | N | 1.0 per 350 s.f. GFA |

LOCAL NEWS
Up in smoke? Forest Acres city council targets vape shops
 Language being discussed could limit how close they can be from schools, churches and each other.

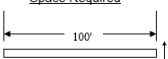
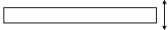





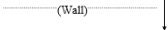

Greenville Planning Commission approves city's first adult-use marijuana retailer

Tourism boost or housing hamper: Do short-term rentals hurt or help the Midlands?

FORMATTING AND GRAPHICS

More user-friendly

- Improved navigation
 - Header styles and formatting improvements
- More graphics to help convey standards
 - Examples: signs, landscape buffer requirements

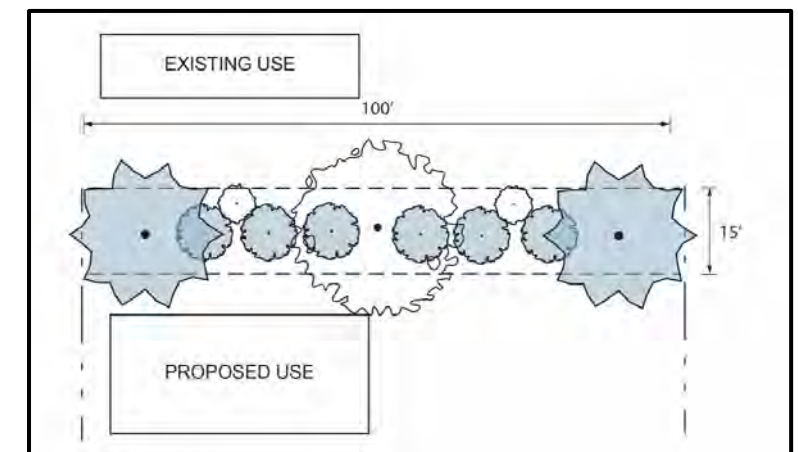
| Bufferyard Illustrations | | |
|--------------------------|---|---|
| | Space Required | Plants Required |
| Bufferyard 1 |  | 5 trees or 3 trees & 6 shrubs or 12 shrubs |
| Bufferyard 2 |  | 10 trees or 6 trees & 12 shrubs or 24 shrubs or 6' fence |
| Bufferyard 3 |  | 15 trees or 8 trees & 24 shrubs or 48 shrubs or 6' fence & 20 shrubs or trees |
| Bufferyard 4 |  | 25 trees & 30 shrubs or 12 trees & 60 shrubs or 8' fence & 10 trees or shrubs |
| Bufferyard 5A |  | 30 trees & 40 shrubs or 20 trees & 80 shrubs or 8' fence & 25 trees or shrubs |
| Bufferyard 5B |  | 6' masonry wall & 25 trees or shrubs |
| Bufferyard 5C |  | 8' masonry wall |
| Bufferyard 6A |  | 6' masonry wall & 25 trees or shrubs & 100 shrubs |
| Bufferyard 6B |  | 8' fence & 45 trees & 80 shrubs or 8' fence & 30 trees & 120 shrubs |

Note: Not to scale

Section 10.1-9 Fence and Wall Specifications

All fences and walls used as part of the bufferyard requirement must have the finished side facing outward. Fences shall be wooden or other durable or opaque material approved by the Planning Director. Wooden fences shall be made of rot resistant

10-4





OTHER TOPICS

Road/Street Standards

Signs

Parking Minimums

Accessory Structures

Landscaping/Open Space/
Tree Protection Requirements

Enforcement



NEXT STEPS

March 22: Soiree on State

April 21: Planning Commission Work
Session



QUESTIONS?

