

Mayor
Elise Partin

Mayor Pro-Tem
James E. Jenkins

Council Members
Ann Bailey-Robinson
Phil Carter
Tim James

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
Public Hearing and Regular Council Meeting
Wednesday, September 22, 2021
5:00 p.m. – Cayce City Hall – 1800 12th Street
www.caycesc.gov

**PUBLIC HEARING REGARDING HOUSING AUTHORITY OF THE CITY OF CAYCE, SOUTH
CAROLINA MULTIFAMILY HOUSING REVENUE BONDS (ABBOTT ARMS PROJECT),
SERIES 2021**

- I. Opening Statement
- II. Public Testimony
- III. Close Hearing

REGULAR COUNCIL MEETING

I. Call to Order

- A. Invocation and Pledge of Allegiance

II. Public Comment Regarding Items on the Agenda

III. Presentations

- A. Presentation by Ms. Miriam Atria with Capital City Lake Murray Country re
Annual Report on Regional Tourism

IV. Resolutions and Ordinances

- A. Consideration and Approval of Resolution Supporting a Grant Application
from the City of Cayce to the Municipal Association of South Carolina
- B. Consideration and Approval of Resolution Approving Multifamily Housing Bonds
as Required Under Federal Tax Regulations
- C. Discussion and Approval of Ordinance 2021-18 Amending Section 5.7 of the
Zoning Ordinance and Sections 5-4.7 and 6-17 of the Land Development
Regulations to Address Cross Access between Commercial Uses and
Residential Uses – Second Reading
- D. 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 – First Reading

- E. 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 – First Reading

V. Committee Matters

- A. Appointments
Accommodations Tax Committee – One (1) Position

VI. City Manager's Report

VII. Council Comments

VIII. 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

X. Possible actions by Council in follow up to Executive Session

XI. Adjourn

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

**NOTICE OF A PUBLIC HEARING
REGARDING
HOUSING AUTHORITY OF THE
CITY OF CAYCE, SOUTH CAROLINA
MULTIFAMILY HOUSING REVENUE BONDS
(ABBOTT ARMS PROJECT)
SERIES 2021**

NOTICE IS HEREBY GIVEN that, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended, the City Council of the City of Cayce, South Carolina (“City”) will hold a public hearing (“Public Hearing”) on its own behalf and on behalf of the Housing Authority of the City of Cayce, South Carolina (the “Authority”), regarding the above-referenced bond issuance by the Authority on **September 22, 2021 at 5:00 p.m., or as soon thereafter as the matter can be heard.** The Public Hearing will be held in Council Chambers, Cayce City Hall, 1800 12th Street, Cayce.

The Authority, a city housing authority organized under and pursuant to the provisions of Title 31, Chapter 3, Article 5 of the Code of Laws of South Carolina 1976, as amended, intends to issue its Multifamily Housing Revenue Bonds (Abbott Arms Project) Series 2021 in an aggregate principal amount not to exceed \$25,000,000 (the “Bonds”) to finance a loan to DGA Cayce LP, a Tennessee limited partnership (the “Borrower”). The proceeds of the Bonds will be used to (i) provide funds to finance the costs of acquiring and rehabilitating a 100-unit multifamily development located in the City known as Abbott Arms (“Project”), and (ii) pay the costs of issuance of the Bonds.

The Project is located at 2011 Wilkinson Street, Cayce, South Carolina 29033. The Project will be initially owned by FAH Holdings – Cayce, LLC and operated by the Borrower.

The Bonds are special, limited obligations of the Authority payable solely out of the revenues derived from the repayment of the loan by the Borrower and certain funds and accounts established for the Bonds. The Bonds will not constitute an indebtedness of the City, the State of South Carolina (“State”) or any political subdivision thereof within the meaning of any State constitutional provision or statutory limitation (other than indebtedness payable only from a revenue-producing project or special source) nor give rise to a pecuniary liability of the City, the State, or any political subdivision thereof. The Bonds will not constitute a charge against the general credit or any taxing powers of the City, the State, or any political subdivision thereof.

Any persons who wish to present comments during the Public Hearing to express their views for or against the proposed issuance of the Bonds, the location and nature of the Project, or the use of the proceeds of the Bonds must sign up with the City’s Municipal Clerk no later than the beginning of the Public Hearing. Oral comments will be limited to not more than 5 minutes in duration. Those who present comments during the Public Hearing will be permitted to address the City regarding the Project or the Bonds. Members of the public may also submit views to the City in writing to Municipal Clerk, 1800 12th Street, Cayce, South Carolina 29033 or via email to MCorder@cityofcayce-SC.gov.

CITY COUNCIL OF THE
CITY OF CAYCE, SOUTH CAROLINA

STATE OF SOUTH CAROLINA	)	RESOLUTION
	)	COMMITTING THE CITY OF CAYCE
COUNTY OF LEXINGTON	)	TO PROVIDE A LOCAL MATCH
	)	FOR A MUNICIPAL ASSOCIATION
	)	OF SOUTH CAROLINA
CITY OF CAYCE	)	HOMETOWN ECONOMIC
	)	DEVELOPMENT GRANT

WHEREAS, this Resolution is made regarding the submission of an application for Hometown Economic Development Grant funds to the Municipal Association of South Carolina on or before September 24, 2021.

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

The City of Cayce (“City”) commits to provide a local cash-in-kind match of at least \$3,750, which equals the minimum 15% local match required by the Municipal Association of South Carolina, to support the City of Cayce application for a \$25,000 Hometown Economic Development Grant. These grant and local matching funds will be used for various art and infrastructure improvements within the blossoming Cayce River Arts District as recommended by expert technical assistance from the Mayors’ Institute on City Design. Council will follow its procurement policy adopted in accordance with SC Code of Laws Section 11-35-50 when securing all services and products purchased with funds awarded from a Hometown Economic Development Grant.

APPROVED this 22nd day of September, 2021.

Elise Partin, Mayor

ATTEST:

Mendy C. Corder, CMC, Municipal Clerk

STATE OF SOUTH CAROLINA	)	RESOLUTION
)	
LEXINGTON COUNTY	)	APPROVING MULTIFAMILY HOUSING
	)	BONDS AS REQUIRED UNDER FEDERAL
CITY OF CAYCE	)	TAX REGULATIONS

WHEREAS, DGA Cayce, LP, or its successors or assigns (the “Borrower”), has represented to the City Council (the “City Council”) of the City of Cayce, South Carolina (the “City”) that it desires to finance the costs of acquiring and rehabilitating Abbott Arms Apartments, consisting of a total of 100 units, located at 2011 Wilkinson Street, Cayce, South Carolina 29033 (the “Project”);

WHEREAS, the Borrower has further represented to the City Council that substantial cost savings would be recognized by financing the Project through a plan of financing consisting of the issuance by the Housing Authority of the City of Cayce, South Carolina (the “Issuer”) of its multifamily housing revenue bonds, in one or more series, in the aggregate principal amount not to exceed \$25,000,000 (the “Bonds”) to finance the Project;

WHEREAS, the Borrower has further represented to the City Council that a portion of the proceeds of the Bonds would be used for the purpose of (a) financing the cost of acquiring and rehabilitating the Project and (b) paying the costs of issuance of the Bonds;

WHEREAS, Section 147(f) of the Internal Revenue Code of 1986, as amended, including the U.S. Treasury Regulations promulgated thereunder (collectively, the “Code”), requires, as a condition of exclusion from gross income for federal income tax purposes of the interest on private activity bonds, as defined in Section 141(a) of the Code, that the Bonds be approved, after a public hearing following reasonable public notice, by the governmental unit on behalf of which such bonds are to be issued (the “Issuer Approval”) and the governmental unit having jurisdiction over the area in which the bonds financed property is located (the “Host Approval”);

WHEREAS, the City Council constitutes the elected legislative body of the City and the Borrower has represented to the City Council that it is the applicable elected representative required to provide the Issuer Approval and Host Approval to approve the issuance of the Bonds for the purpose of financing the Project within the meaning of Section 147(f) of the Code;

WHEREAS, the Borrower has requested the City Council, pursuant to Section 147(f) of the Code, to provide the Issuer Approval and Host Approval to approve the issuance by the Issuer of the Bonds for the purpose of providing funds to the Borrower to finance the Project;

WHEREAS, on September 14, 2021, the City published on its website a notice of public hearing to be held on September 22, 2021, at 5:00 p.m. or as soon thereafter as such matters may be heard by means provided in the notice of public hearing at a meeting conducted by the City; and

WHEREAS, the public hearing has been duly held by the City Council during which members of the public were afforded the opportunity to express their views on the issuance by the Issuer of the Bonds, the location and use of the project, and the use of the proceeds thereof to finance the Project.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Members of the City Council of the City of Cayce, South Carolina, in Council duly assembled; as follows

Section 1. The issuance by the Issuer of the Bonds in an aggregate amount not to exceed \$25,000,000 for the purpose of providing funds to the Borrower to finance the Project is hereby approved pursuant to and in accordance with Section 147(f) of the Code.

Section 2. A hearing open to the public has been conducted and the Borrower has represented to the City Council that due and reasonable public notice, being published on the City's website as described above, was given by or on behalf of the Borrower in accordance with the provisions of applicable law and procedures established therefor.

Section 3. Such approval by the City Council shall not be construed as (i) an endorsement of the creditworthiness of the Issuer, the Borrower or the financial viability of the Project, (ii) a recommendation to any prospective purchaser to purchase the Bonds, (iii) an evaluation of the likelihood of the repayment of the debt service on the Bonds, or (iv) approval of any building or other regulatory permits relating to the Project, and the City Council shall not be construed by reason of its adoption of this Resolution to make any such endorsement, finding or recommendation, to have waived any rights of the City, or to have caused the City to be estopped from asserting any rights or responsibilities it may have in such regard. Further, the Bonds shall not constitute an indebtedness of the State of South Carolina, the City or any political subdivision thereof, but shall be payable solely from revenues of the Borrower pledged to the payment of the Bonds. The approval by the City Council of the issuance of the Bonds by the Issuer to finance the Project shall not be construed to obligate the City to incur any liability, pecuniary or otherwise, in connection with either the issuance of the Bonds or the acquisition, construction or equipping of the Project.

Section 4. This Resolution shall take effect immediately upon its adoption.

Section 5. The provisions of this Resolution are hereby declared to be separable, and if any section, phrase or provision shall, for any reason, be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases or provisions of this Resolution.

Section 6. All ordinances, resolutions or orders or parts thereof in conflict with the provisions of the Resolution are, to the extent of such conflict, hereby superseded.

Adopted this 22nd day of September, 2021.

Elise Partin, Mayor

ATTEST:

Mendy C. Corder, Municipal Clerk

APPROVED AS TO FORM:

Danny C. Crowe, City Attorney

Memorandum

To: Mayor and Council

From: Tracy Hegler, City Manager
Wade Luther, Planning and Development Director

Date: September 15, 2021

Subject: Second Reading of Ordinance 2021-18 amending Zoning Ordinance Section 5.7 and Land Development Regulations Article 5 Minimum Design Standards 5-4.7 and Article 6 Required Improvements 6-17 to include language regarding cross access between commercial uses and residential uses

Issue

Council's approval is needed for the Second Reading of an Ordinance to amend text of the Zoning Ordinance Section 5.7 and Land Development Regulations Article 5 Minimum Design Standards 5-4.7 and Article 6 Required Improvements 6-17 to include language regarding cross access between commercial and residential uses.

Discussion

These text amendments were developed as a result of Council's request to staff to investigate protecting residential areas from encroachment by adjacent commercial uses, following a 90-day deferral of a rezoning request of a split zoned double frontage lot with frontage on Knox Abbot Drive and H. Avenue from C-4/RS-3 to all C-4 for the purposes of a drive-thru restaurant.

Currently, the City does not have a means to prohibit a commercial use from using a cross access easement through an adjacent property to gain ingress/egress to a minor street or residential subdivision. Traditionally, design standards for commercial uses promote shared and cross access as a way to alleviate traffic issues by distributing access across multiple points on and around the property. In some cases, this can provide an encroachment into residential areas and create a distribution of traffic volumes onto residential streets, in which the roads were not constructed to handle the increased traffic counts. The increased traffic volumes to residential streets can deteriorate pavement conditions at a higher rate, as well as pose vehicular and pedestrian safety conflicts on minor streets, thereby detracting from quality of life.

The amended language will prohibit cross access to adjacent parcels in a commercial zone, whereby subsequent access could be obtained to adjacent residential areas and minor streets. Moreover, the amended text will further prohibit rear access from double frontage lots to residential areas and minor streets from "the lot itself." The language serves to separate traffic activities between commercial and residential uses and will be most beneficial when used in concert with existing landscape and bufferyard requirements of the zoning ordinance.

Staff has proposed additional language to Section 5.7 of the Zoning Ordinance, regarding street access to property, explicitly stating that “Cross access is prohibited where it creates driveway access to residential areas through adjacent lots.” Staff has also proposed additional language to Section 5-4.7 of the Land Development Regulations amending the definition of Double Frontage to include that “Access from double frontage lots in commercial zones to residential subdivisions or minor streets **shall not be granted from the lot itself** or through cross access to adjacent lots.” The bolded language “from the lot itself” explicitly prohibits access from the rear of through lots to residential areas or minor streets. Lastly, staff has proposed additional language to Section 6-17 of the Land Development Regulations, expanding the definition of cross access to state, “Any cross access creating an ingress and egress from commercial zones to residential streets through adjacent lots is prohibited.” The red-lined changes are attached for your review.

The Planning Commission met on August 23, 2021, to hear public comment and to consider their recommendations for the subject text amendments.

Recommendation

The Planning Commission decided unanimously (6-0) to approve the recommendation to Council to approve Second Reading of an Ordinance amending Zoning Ordinance Section 5.7 and Land Development Regulations Article 5 Minimum Design Standards 5-4.7 and Article 6 Required Improvements 6-17. Staff recommends adoption of the amendments, as necessary to protect residential neighborhoods from encroachment by increasing commercial activity and redevelopment as it occurs in the City.

STATE OF SOUTH CAROLINA)	ORDINANCE 2021-18
)	Amending Section 5.7 of the Zoning
COUNTY OF LEXINGTON)	Ordinance and Sections 5-4.7 and 6-
)	17 of the Land Development
CITY OF CAYCE)	Regulations to Address Cross
)	Access Between Commercial Uses
	and Residential Uses

WHEREAS, the City Council, on the recommendation of City Administration, has determined that it is in the interest of the City and its citizens to revise and amend the current language of Section 5.7 ("Access to Property") of the City Zoning Ordinance, and Section 5-4.7 ("Double Frontage") of Article 5 ("Minimum Design Standards") and Section 6-17 ("Cross Access") of Article 6 ("Required Improvements") of the City Land Development Regulations, to add language to prohibit cross access between commercial uses and residential uses; and

WHEREAS, the Planning Commission held a special called meeting and public hearing on these amendments to receive comments from the public; and

WHEREAS, the Planning Commission met on August 23, 2021, to receive public comments and vote on whether to recommend these amendments of Section 5.7 of the Zoning Ordinance and Sections 5-4.7 and 6-17 of the Land Development Regulations, and has decided, by a unanimous vote, that it does recommend these amendments,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, that Section 5.7("Access to Property") of the Zoning Ordinance, and Section 5-4.7("Double Frontage") of Article 5 ("Minimum Design Standards") and Section 6-17 ("Cross Access") of Article 6 ("Required Improvements") of the City Land Development Regulations, are hereby amended as shown on the attached documents and as follows:

1. Section 5.7 of the Zoning Ordinance is hereby amended to add, at the end of the current second sentence thereof, the words "established by this ordinance.", and to add, as a new final sentence, the words "Cross access is prohibited where it creates driveway access to residential areas through adjacent lots."

2. Section 5-4.7 of the Land Development Regulations is hereby amended to add, as a new final sentence, the words "Access from double frontage lots in commercial zones to residential subdivisions or minor streets shall not be granted from the lot itself or through cross access to adjacent lots."

3. Section 6-17 of the Land Development Regulations is hereby amended to add, as a new final sentence, the words "Any cross access creating an ingress or egress from commercial zones to residential streets through adjacent lots is prohibited."

This Ordinance shall become effective upon Council approval on second 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

(1) Fences and Walls

May be located in all required yards and along any property line; provided fences and walls to be located in the required front yard or in front of the principal use shall not exceed four feet in height and fences and walls located elsewhere on the property shall not exceed eight feet in height unless approved for a variance by the Board of Zoning Appeals.

(2) Uses Not Specified

Uses not specified above shall observe a three foot setback from the nearest property line.

Section 5.7 Access to Property

(1) Street Access

Except as herein provided, no building shall hereafter be erected, constructed, moved, or relocated on a lot not located on a publicly dedicated, publicly accepted or maintained street, or private street as part of an approved PDD. However, no private street or driveway shall be provided to commercial or industrial districts through any residential district established by this ordinance. Cross access is prohibited where it creates driveway access to residential areas through adjacent lots.

Section 5.8 Conversion of Existing Residential Use

When the conversion of an existing residential use (house) in a nonresidential zone to a commercial use is proposed, the house shall be made to meet all applicable codes for commercial buildings. Where a house will be used for a dwelling and a commercial use, that section of the house that will be open to the public shall meet all requirements for a commercial building.

All parking, landscaping, buffering, street encroachment and other requirements of this Ordinance for a commercial use shall be met.

Section 5.9 Nonconformities

Nonconforming uses, buildings, or structures are declared by this Ordinance to be incompatible with permitted construction in the districts in which they are located.

Section 5.9-1 Continuation

However, to avoid undue hardship, the lawful use of any such use, building, or structure at the time of the enactment, amendment, or revision of this Ordinance may be continued

Zoning Ordinance

Section 5.7 Access to Property

even though such structure does not conform with the provisions of this Ordinance. This section does not apply to parking of vehicles contrary to Section 9.9.

the property line except at the point of entry and exit.

5-4.3 Lot Lines and City Limit or County Lines - Insofar as practical, lots should not be divided by City Limit or County boundary lines.

5-4.4 Lot Lines - Insofar as practical, side lot lines shall be at right angles to straight street lines and radial to curved street lines.

5-4.5 Minimum Lot Dimensions and Area - The minimum lot width at the front building line and minimum lot area shall be designated in the City of Cayce Zoning Ordinance.

5-4.6 Corner Lots

A. Corner lots shall be at least five (5) feet wider than interior lots; provided however, the maximum required width of corner lots shall be one hundred (100) feet.

5-4.7 Double Frontage - Double frontage lots (i.e., lots having street frontage both in front and rear) shall be avoided except in commercial zones, where essential to provide separation of residential development from railroad or major street right-of-way or from non-residential uses or where necessary due to topography. Where a railroad or major thoroughfare right-of-way, as shown on the major thoroughfare plan, abuts or runs through any portion of the subdivision, the subdivision plat shall provide for either a minor street or lots backing onto said right-of-way having a minimum depth of two hundred (200) feet. Access from double frontage lots in commercial zones to residential subdivisions or minor streets shall not be granted from the lot itself or through cross access to adjacent lots.

5-4.8 Street Access - Every lot hereafter established shall front or abut on a street which conforms to the requirements of these regulations.

5-4.9 Flag Lots - Flag lots are not permitted.

5-4.10 Lots to Be Contiguous - Lots shall be arranged in a contiguous pattern within blocks or abutting a cul-de-sac. For minor subdivisions, all lots shall be contiguous, and any new lots subdivided from a tract that has been previously subdivided shall adjoin the existing lots.

5-5 Easements - Easements shall be required in subdivisions for the following purposes:

5-5.1 Utility Easements - When it is found to be necessary and desirable to locate public utility lines in other than street right-of-way, easements shall be shown on the plat for such purposes. All above ground utilities shall be provided along rear property lines except where site conditions make this impractical. Such easements shall be not less than twenty (20) feet along

Land Development Regulations
Article 5 Minimum Design Standards

rear property lines and fifteen (15) feet along the side property line and, where possible, shall be centered

Land Development Regulation
Article 6 Required Improvements

section to require developers or landowners to provide general public benefit but rather to create incentives for creativity in the design of parks and open space as well as creative opportunities to meet the requirement of this section.

- A Greenbelts, greenways, or linear parks provided pursuant to this subsection shall be credited toward the minimum park and open space area requirements of 6-13.1 at a ratio of 1 acre for every 20,000 square feet provided, where
1. Such areas include sidewalks, trails, or similar facilities that align with such facilities in an abutting tract, or where abutting tracts are improved, or conform to the specifications set forth in the facilities plan.
 2. Parks or open space provided pursuant to this subsection shall be credited toward the minimum park and open space area requirements at a ratio of 1 acre for every 20,000 square feet provided, where
 - a. all lots within the proposed subdivision are within 1/4 mile of the park or open space; and
 - b. the park or open space area abuts an area zoned C-2 (NEIGHBORHOOD COMMERCIAL).

6-14 Traffic Control Devices - Traffic Control devices whether signs or signals, shall be installed by the Developer as deemed appropriate by the City of Cayce, its agencies and/or the South Carolina Department Transportation. The authority to require traffic control devices may be exercised by the City at anytime during the approval process.

6-15 Street Lights Standard 15,000 lumen LED street lights shall be installed at a rate of not less than one street light per six (6) lots. The developer shall make provisions for operating cost and perpetual maintenance.

6-16 Secondary Access - At least one access point into a single-family residential subdivision shall be provided for every 2,640 (1/2 mile) of frontage. Where a single-family residential subdivision exceeds 125 units, a secondary access will be required.

6-17 Cross Access - All lots in commercial or mixed-use districts that front an arterial or collector street shall provide an access connection to abutting parking areas that is at least 36 feet in width. The applicant may grant a common access easement across the lot or recorded deed covenant providing common access across the lot with adjacent lot or lots as mitigation. Any cross access creating an ingress or egress from commercial zones to residential streets through adjacent lots is prohibited.

6-18 Traffic Calming –

6.18.1 Applicability: This section applies to local streets. Streets exceeding 300 feet in length shall include an approved traffic calming feature. The distance between

Zoning OrdinanceSection 5.7 Access to Property(1) Fences and Walls

May be located in all required yards and along any property line; provided fences and walls to be located in the required front yard or in front of the principal use shall not exceed four feet in height and fences and walls located elsewhere on the property shall not exceed eight feet in height unless approved for a variance by the Board of Zoning Appeals.

(2) Uses Not Specified

Uses not specified above shall observe a three foot setback from the nearest property line.

Section 5.7 Access to Property(1) Street Access

Except as herein provided, no building shall hereafter be erected, constructed, moved, or relocated on a lot not located on a publicly dedicated, publicly accepted or maintained street, or private street as part of an approved PDD. However, no private street or driveway shall be provided to commercial or industrial districts through any residential district established by this ordinance. Cross access is prohibited where it creates driveway access to residential areas through adjacent lots.

Section 5.8 Conversion of Existing Residential Use

When the conversion of an existing residential use (house) in a nonresidential zone to a commercial use is proposed, the house shall be made to meet all applicable codes for commercial buildings. Where a house will be used for a dwelling and a commercial use, that section of the house that will be open to the public shall meet all requirements for a commercial building.

All parking, landscaping, buffering, street encroachment and other requirements of this Ordinance for a commercial use shall be met.

Section 5.9 Nonconformities

Nonconforming uses, buildings, or structures are declared by this Ordinance to be incompatible with permitted construction in the districts in which they are located.

Section 5.9-1 Continuation

However, to avoid undue hardship, the lawful use of any such use, building, or structure at the time of the enactment, amendment, or revision of this Ordinance may be continued

Zoning Ordinance

Section 5.7 Access to Property

even though such structure does not conform with the provisions of this Ordinance. This section does not apply to parking of vehicles contrary to Section 9.9.

Land Development Regulations
Article 5 Minimum Design Standards

the property line except at the point of entry and exit.

5-4.3 Lot Lines and City Limit or County Lines - Insofar as practical, lots should not be divided by City Limit or County boundary lines.

5-4.4 Lot Lines - Insofar as practical, side lot lines shall be at right angles to straight street lines and radial to curved street lines.

5-4.5 Minimum Lot Dimensions and Area - The minimum lot width at the front building line and minimum lot area shall be designated in the City of Cayce Zoning Ordinance.

5-4.6 Corner Lots

A. Corner lots shall be at least five (5) feet wider than interior lots; provided however, the maximum required width of corner lots shall be one hundred (100) feet.

5-4.7 Double Frontage - Double frontage lots (i.e., lots having street frontage both in front and rear) shall be avoided except in commercial zones, where essential to provide separation of residential development from railroad or major street right-of-way or from non-residential uses or where necessary due to topography. Where a railroad or major thoroughfare right-of-way, as shown on the major thoroughfare plan, abuts or runs through any portion of the subdivision, the subdivision plat shall provide for either a minor street or lots backing onto said right-of-way having a minimum depth of two hundred (200) feet. Access from double frontage lots in commercial zones to residential subdivisions or minor streets shall not be granted from the lot itself or through cross access to adjacent lots.

5-4.8 Street Access - Every lot hereafter established shall front or abut on a street which conforms to the requirements of these regulations.

5-4.9 Flag Lots - Flag lots are not permitted.

5-4.10 Lots to Be Contiguous - Lots shall be arranged in a contiguous pattern within blocks or abutting a cul-de-sac. For minor subdivisions, all lots shall be contiguous, and any new lots subdivided from a tract that has been previously subdivided shall adjoin the existing lots.

5-5 Easements - Easements shall be required in subdivisions for the following purposes:

5-5.1 Utility Easements - When it is found to be necessary and desirable to locate public utility lines in other than street right-of-way, easements shall be shown on the plat for such purposes. All above ground utilities shall be provided along rear property lines except where site conditions make this impractical. Such easements shall be not less than twenty (20) feet along

Land Development Regulations
Article 5 Minimum Design Standards

rear property lines and fifteen (15) feet along the side property line and, where possible, shall be centered

Land Development Regulation
Article 6 Required Improvements

section to require developers or landowners to provide general public benefit but rather to create incentives for creativity in the design of parks and open space as well as creative opportunities to meet the requirement of this section.

- A Greenbelts, greenways, or linear parks provided pursuant to this subsection shall be credited toward the minimum park and open space area requirements of 6-13.1 at a ratio of 1 acre for every 20,000 square feet provided, where
1. Such areas include sidewalks, trails, or similar facilities that align with such facilities in an abutting tract, or where abutting tracts are improved, or conform to the specifications set forth in the facilities plan.
 2. Parks or open space provided pursuant to this subsection shall be credited toward the minimum park and open space area requirements at a ratio of 1 acre for every 20,000 square feet provided, where
 - a. all lots within the proposed subdivision are within 1/4 mile of the park or open space; and
 - b. the park or open space area abuts an area zoned C-2 (NEIGHBORHOOD COMMERCIAL).

6-14 Traffic Control Devices - Traffic Control devices whether signs or signals, shall be installed by the Developer as deemed appropriate by the City of Cayce, its agencies and/or the South Carolina Department Transportation. The authority to require traffic control devices may be exercised by the City at anytime during the approval process.

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6-16 Secondary Access - At least one access point into a single-family residential subdivision shall be provided for every 2,640 (1/2 mile) of frontage. Where a single-family residential subdivision exceeds 125 units, a secondary access will be required.

6-17 Cross Access - All lots in commercial or mixed-use districts that front an arterial or collector street shall provide an access connection to abutting parking areas that is at least 36 feet in width. The applicant may grant a common access easement across the lot or recorded deed covenant providing common access across the lot with adjacent lot or lots as mitigation. Any cross access creating an ingress or egress from commercial zones to residential streets through adjacent lots is prohibited.

6-18 Traffic Calming –

6.18.1 Applicability: This section applies to local streets. Streets exceeding 300 feet in length shall include an approved traffic calming feature. The distance between

Memorandum

To: Mayor and Council

From: Tracy Hegler, City Manager
Wade Luther, Planning and Development Director

Date: September 15, 2021

Subject: First Reading of Ordinance amending Section 6.5 Table I, and 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.

Issue

Council's approval is needed for the First Reading of Ordinance amending Section 6.5 Table I, and 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.

Discussion

These text amendments were developed as a result of Council's request for staff to investigate zoning requirements to allow for a variety of single-family residential uses - detached, duplex, patio home and townhome development - while restricting "High-Rise" multi-family apartments. This request is the result of considering the most compatible and optimal use for 1407 Dunbar Road (former Busbee Middle School), during a rezoning request from C-1 Office and Institutional to RG-2, General Residential District – High Rise.

Currently, the City does not have a zoning district classification that allows for single-family detached and small lot residential development, such as duplex, patio homes or townhomes; without also allowing for multi-family residential or "High-Rise" residential development in the form of air-space condominiums or rented apartments.

The amendment provides language to permit duplexes by-right and townhome developments and patio homes by conditional use in the RS-4 zoning district. Multi-family uses would be prohibited. The conditional use Sections 7.1 (Townhouse Projects) and 7.2 (Patio and zero lot line housing projects) regulates the design of those homes to ensure new construction will fit in with existing neighborhoods. Additionally, any permitted development surrounded by residential on two sides by existing residential would be subject to Section 6.12 infill design standards of the zoning ordinance. All of these design elements give small lot development the feel of traditional, detached single-family homes. The amendment also clarifies dimensional requirements for the RS-4 zoning district to explicitly state the 3,000 square foot minimum lot size requirement for townhouse units (this previously had to be inferred by backing into calculations using minimum project size and lot width requirements, which was confusing and cumbersome for staff and applicants).

According to the Cayce Housing Study, there is “opportunity to build housing at a variety of pricepoints and typologies,” as well as “opportunity for retaining and attracting households by maintaining a diversified housing stock.” A recommendation of the study suggested, “using zoning to guide housing investments,” along with appropriate standards and a list of implementation strategies. The conditional use regulations will safeguard the City from multiple developments that create a disjointed appearance of the City. Infill uses not subject to the conditional standards are subject to the infill design ordinance standards. The red-lined document is attached.

The Planning Commission met on August 23, 2021 to hear public comment and to consider their recommendations for the subject text amendments. One (1) person spoke in favor of the amendment.

Recommendation

The Planning Commission decided unanimously (6-0) to approve the recommendation to Council to approve First Reading of Ordinance amending Section 6.5 Table I, and 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. Staff recommends adoption of these amendments, as necessary to meet the goals of the housing study by providing a diversity of housing stock, while also preserving the character of residential neighborhoods from encroachment by more intensive, higher density multi-family developments.

STATE OF SOUTH CAROLINA	)	ORDINANCE 2021-20
	)	Amending Section 6.5 Table I,
COUNTY OF LEXINGTON	)	Section 6.7 Table 3 of the Zoning
	)	Ordinance to Revise Requirements
CITY OF CAYCE	)	for the RS-4 Zoning District and
	)	Amending Section 7.1 of the Zoning
	)	Ordinance to Revise Requirements
	)	for Townhouses

WHEREAS, the City Council, on the recommendation of City Administration, has determined that it is in the interest of the City and its citizens to revise and amend the current language of Section 6.5 Table I ("Schedule of Uses") and Section 6.7 Table 3 ("Schedule of Lot Area") of the City Zoning Ordinance, regarding requirements for the RS-4 zoning district, and to revise and amend the current language of Section 7.1 ("Townhouses") of the Zoning Ordinance, regarding requirements for townhouses; and

WHEREAS, the Cayce Housing Study, there is "opportunity to build housing at a variety of price-points and typologies," as well as "opportunity for retaining and attracting households by maintaining a diversified housing stock;" and

WHEREAS, the Cayce Housing Study also recommended, "using zoning to guide housing investments," along with appropriate standards and a list of implementation strategies; and

WHEREAS, the Planning Commission held a special called meeting and public hearing on these amendments to receive comments from the public; and

WHEREAS, the Planning Commission met on August 23, 2021, to receive public comments and vote on whether to recommend these amendments of Section 6.5 Table I, Section 6.7 Table 3 and Section 7.1 of the Zoning Ordinance, and has decided, by a unanimous vote, that it does recommend these amendments,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, that Section 6.5 Table I; that Section 6.7 Table 3 and that Section 7.1 of the Zoning Ordinance are hereby amended to permit duplexes and conditionally allow patio homes and townhomes; to adjust minimum lot area and minimum lot width to include the new proposed duplex, patio home and townhome development uses; and to clarify the minimum lot area for townhomes, as shown on the attached document

This Ordinance shall become effective upon Council approval on second 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

Section 6.7 Table 3, Schedule of Lot Area, Setbacks, Height, & Lot Coverage Requirements, by Zoning Districts

District	Minimum Lot Area (a)		Min. Lot Width (ft.)	Minimum Building Setbacks Front Yard Setback (b)	Side Yard Setback		Rear Yard Setback		Maximum Height (ft.) (c)	Maximum Lot Coverage Ratio (%)	Design Standards
	Residential	Non-Residential			Res.	Non-Res.	Res.	Non-Res.			
RS-1	12,000	24,000	80	35	9	30	25	50	35	35	(i)
RS-2	9,450	18,000	70	35	6	30	20	40	35	35	(i)
RS-3	7,200	12,000	60	25	5	25	20	30	35	35	(i)
RS-4	(d)	10,000	(g)	25	5	25	15	30	35	35	(i)
RG-1	(d)	10,000	(g)	25	5	25	15	30	(e)	40	(i)
RG-2	(d)	10,000	(g)	25	5	25	15	30	(e)	40	(i)
C-1	(d)	6,000	(g)	25	5	5	10	10	(e)	50	(i)
C-2	0	0	0	25	(h)	(h)	10	10	(e)	NA	(i)
C-3	0	0	0	(f)	(h)	(h)	10	10	None	NA	(i)
C-4	0	0	0	25	5	5	20	20	(e)	NA	(i)
M-1	NA	0	0	25	NA	10	NA	25	(e)	NA	(i)
M-2	NA	0	0	25	NA	10	NA	25	(e)	NA	(i)
D-1	40,000	40,000	150	35	8	16	15	30	35	35	(i)

Notes To Table 3

a - Lot area is expressed in square feet.

b - Measurement from front property line.

c - Measurement from average elevation of finished grade of the front of the structure.

d - Minimum lot area based on number and type of units.

Single-family Detached: 5,000 Sq. Ft.

Duplex Units: 7,500 Sq. Ft.

Triplex, Quadraplexes, multifamily apts.

Efficiency: 5,000 Sq. Ft. + 1,500 Sq. Ft. per each additional unit

1 Bedroom: 5,000 Sq. Ft. + 2,000 Sq. Ft. per each additional unit

2 Bedroom: 5,000 Sq. Ft. + 2,500 Sq. Ft. per each additional unit

3 Bedroom: 5,000 Sq. Ft. + 3,000 Sq. Ft. per each additional unit

e - There is no maximum; provided side and rear yard setbacks shall be increased by one foot for each three feet in building height, over 35 feet.

f - Maximum setback is 20 feet; no minimum. Buildings may extend to the front property line.

g - 50 feet for single family, duplex and nonresidential uses; 150 for multifamily uses.

h - No side yard required; however where building is not built to property line, not less than three foot setback is required.

i - Properties located on an existing street and surrounded on at least two (2) sides by existing residential development must meet design standards in accordance with Section 6.12 Residential Infill Development Design Standards.

In the case of corner lots, the yards remaining after full and half-depth front yards have been established shall be considered to be the side yards. There will be no required rear yard.

Section 7.1 Townhouses

Due to the unique design features of townhouses, the dimensional requirements of Table 3 are hereby waived and the following design requirements imposed for all such projects:

- (1) Such projects shall have a minimum of 0.5 acres.
- (2) Minimum lot area shall be 3,000 square feet per unit.
- (3) Not more than eight (8) nor fewer than three (3) townhouses may be joined together, with approximately the same (but staggered) front line.
- (4) Side yard setbacks at the end unit shall be five (5) feet.
- (5) Rear yard setbacks shall be 15 feet.
- (6) Minimum lot width shall be 18 feet.
- (7) Sidewalks not less than five (5) feet in width shall be provided along the front property line of each project, building.
- (8) Maximum height of buildings shall not exceed 35 feet.
- (9) Front yard setbacks may extend to within 10 feet of the front property line.
- (10) Rear yards shall be enclosed by a six-foot wall or fence, unless used for parking, and may include one accessory building no greater than 500 square feet in GFA.
- (11) Roof
 - a. Must be sloped with a pitch that is no flatter than six (6) units of vertical rise to twelve (12) units of horizontal run or as appropriate to the architectural style of the structure and approved by the Planning Director.
 - b. Architectural features, at least one (1) of the following:
 - i. At least one (1) dormer facing the street. If only one (1) dormer is included, it shall be located in the center third (horizontally) of the front elevation. If more than one (1) dormer is provided, at least two (2) dormers not less than four (4) feet wide must be provided on the front elevation
 - ii. A gable end, or gabled end of a roof projection, facing the street
 - iii. A shed dormer facing the street.
 - c. Eaves: Must project from the building wall at least twelve (12) inches, measured horizontally, on the front and side elevations.

Section 6.5 Table I, Schedule Of Uses And Off-Street Parking Requirements for Residential Districts

	NAICS	RS-1	RS-2	RS-3 RS-4	RS-4	RG-1	RG-2	Off -Street Parking Requirements
Residential Uses								
Site Built Dwellings								
Single-family detached	81411	P	P	P	<u>P</u>	P	P	2.0 spaces per unit
Duplex	81411	N	N	N	<u>P</u>	P	P	2.0 spaces per unit
Townhouse (Sec. 7.1)	81411	N	N	N	<u>C</u>	C	C	2.0 spaces per unit
Patio Home (Sec. 7.2)	81411	S	S	S	<u>C</u>	C	C	2.0 spaces per unit
Triplex	81411	N	N	N	<u>N</u>	P	P	2.0 spaces per unit
Quadraplex	81411	N	N	N	<u>N</u>	P	P	1.5 spaces per unit
Multi-family	81411	N	N	N	<u>N</u>	P	P	1.5 spaces per unit
Bed and Breakfast Inns (Sec. 7.3)	721191	S	S	S	<u>S</u>	C	C	1.0 space per bedroom
Rooming & boarding houses	72131	N	N	N	<u>N</u>	P	P	1.0 space per bedroom
Manufactured Dwellings								
Modular home	81411	P	P	P	<u>P</u>	P	P	2.0 spaces per unit
Manufactured Home Park (Sec. 7.6)	53119	N	N	N	<u>N</u>	N	S	2.0 spaces per unit
Accessory Uses (Sec. 5.6)								
Bathhouses, cabanas	NA	P	P	P	<u>P</u>	P	P	None
Domestic animal shelters	NA	P	P	P	<u>P</u>	P	P	None
Child day care services	6244	P	P	P	<u>P</u>	P	P	None
Satellite dishes/antennas	NA	P	P	P	<u>P</u>	P	P	None
Accessory Apartment (Sec. 7.4)	NA	N	N	N	<u>N</u>	C	C	Sec. 7.4
Coin operated laundries & dry cleaners	81231	N	N	N	<u>N</u>	P	P	None
Non-commercial greenhouse	NA	P	P	P	<u>P</u>	P	P	None
Private garage & carport	NA	P	P	P	<u>P</u>	P	P	None
Storage building	NA	P	P	P	<u>P</u>	P	P	None
Swimming pool, tennis courts	NA	P	P	P	<u>P</u>	P	P	None
Auxiliary shed, work shop	NA	P	P	P	<u>P</u>	P	P	None

Section 6.7 Table 3, Schedule of Lot Area, Setbacks, Height, & Lot Coverage Requirements, by Zoning Districts

District	Minimum Lot Area (a)		Min. Lot Width (ft.)	Minimum Building Setbacks Front Yard Setback (b)	Side Yard Setback		Rear Yard Setback		Maximum Height (ft.) (c)	Maximum Lot Coverage Ratio (%)	Design Standards
	Residential	Non-Residential			Res.	Non-Res.	Res.	Non-Res.			
RS-1	12,000	24,000	80	35	9	30	25	50	35	35	(i)
RS-2	9,450	18,000	70	35	6	30	20	40	35	35	(i)
RS-3	7,200	12,000	60	25	5	25	20	30	35	35	(i)
RS-4	(d)5,000	10,000	(g)50	25	5	25	15	30	35	35	(i)
RG-1	(d)	10,000	(g)	25	5	25	15	30	(e)	40	(i)
RG-2	(d)	10,000	(g)	25	5	25	15	30	(e)	40	(i)
C-1	(d)	6,000	(g)	25	5	5	10	10	(e)	50	(i)
C-2	0	0	0	25	(h)	(h)	10	10	(e)	NA	(i)
C-3	0	0	0	(f)	(h)	(h)	10	10	None	NA	(i)
C-4	0	0	0	25	5	5	20	20	(e)	NA	(i)
M-1	NA	0	0	25	NA	10	NA	25	(e)	NA	(i)
M-2	NA	0	0	25	NA	10	NA	25	(e)	NA	(i)
D-1	40,000	40,000	150	35	8	16	15	30	35	35	(i)

Notes To Table 3

a - Lot area is expressed in square feet.

b - Measurement from front property line.

c - Measurement from average elevation of finished grade of the front of the structure.

d - Minimum lot area based on number and type of units.

Single-family Detached: 5,000 Sq. Ft.

Duplex Units: 7,500 Sq. Ft.

Triplex, Quadraplexes, multifamily apts.

Efficiency: 5,000 Sq. Ft. + 1,500 Sq. Ft. per each additional unit

1 Bedroom: 5,000 Sq. Ft. + 2,000 Sq. Ft. per each additional unit

2 Bedroom: 5,000 Sq. Ft. + 2,500 Sq. Ft. per each additional unit

3 Bedroom: 5,000 Sq. Ft. + 3,000 Sq. Ft. per each additional unit

e - There is no maximum; provided side and rear yard setbacks shall be increased by one foot for each three feet in building height, over 35 feet.

f - Maximum setback is 20 feet; no minimum. Buildings may extend to the front property line.

g - 50 feet for single family, duplex and nonresidential uses; 150 for multifamily uses.

h - No side yard required; however where building is not built to property line, not less than three foot setback is required.

i - Properties located on an existing street and surrounded on at least two (2) sides by existing residential development must meet design standards in accordance with Section 6.12 Residential Infill Development Design Standards.

In the case of corner lots, the yards remaining after full and half-depth front yards have been established shall be considered to be the side yards. There will be no required rear yard.

Section 7.1 Townhouses

Due to the unique design features of townhouses, the dimensional requirements of Table 3 are hereby waived and the following design requirements imposed for all such projects:

- ~~(1)~~ Such projects shall have a minimum of 0.5 acres.
- ~~(4)~~~~(2)~~ Minimum lot area shall be 3,000 square feet per unit.
- ~~(2)~~~~(3)~~ Not more than eight (8) nor fewer than three (3) townhouses may be joined together, with approximately the same (but staggered) front line.
- ~~(3)~~~~(4)~~ Side yard setbacks at the end unit shall be five (5) feet.
- ~~(4)~~~~(5)~~ Rear yard setbacks shall be 15 feet.
- ~~(5)~~~~(6)~~ Minimum lot width shall be 18 feet.
- ~~(6)~~~~(7)~~ Sidewalks not less than five (5) feet in width shall be provided along the front property line of each project, building.
- ~~(7)~~~~(8)~~ Maximum height of buildings shall not exceed 35 feet.
- ~~(8)~~~~(9)~~ Front yard setbacks may extend to within 10 feet of the front property line.
- ~~(9)~~~~(10)~~ Rear yards shall be enclosed by a six-foot wall or fence, unless used for parking, and may include one accessory building no greater than 500 square feet in GFA.
- ~~(10)~~~~(11)~~ Roof
 - a. Must be sloped with a pitch that is no flatter than six (6) units of vertical rise to twelve (12) units of horizontal run or as appropriate to the architectural style of the structure and approved by the Planning Director.
 - b. Architectural features, at least one (1) of the following:
 - i. At least one (1) dormer facing the street. If only one (1) dormer is included, it shall be located in the center third (horizontally) of the front elevation. If more than one (1) dormer is provided, at least two (2) dormers not less than four (4) feet wide must be provided on the front elevation
 - ii. A gable end, or gabled end of a roof projection, facing the street
 - iii. A shed dormer facing the street.
 - c. Eaves: Must project from the building wall at least twelve (12) inches, measured horizontally, on the front and side elevations.

Memorandum

To: Mayor and Council

From: Tracy Hegler, City Manager
Wade Luther, Planning and Development Director

Date: September 15, 2021

Subject: First Reading of an amendment to the Land Use Map within the City of Cayce Comprehensive Plan to revise the Future Land Use Map classification for the area bounded by Wilkinson Street, Dunbar Road and Frink Street from CBI (Commercial-Business Industrial) to RD (Residential Density Flex).

Issue

Council's approval is needed for the First Reading of an amendment to the Land Use Map within the City of Cayce Comprehensive Plan to revise the Future Land Use Map classification for the area bounded by Wilkinson Street, Dunbar Road and Frink Street from CBI (Commercial-Business Industrial) to RD (Residential Density Flex).

Discussion

Approval is requested for a map amendment to revise the Future Land Use Map in the area bounded by Wilkinson Street, Dunbar Road and Frink Street from CBI (Commercial Business Industrial) to RD (Residential Density Flex).

The land use plan is one of the planning elements of the Cayce Comprehensive Plan. The corresponding map is meant to guide the systematic growth and development of the City. The land use categories identified on this map are intentionally broad and are used to guide decisions on how the built environment will be shaped. The Future Land Use designations also include an associated list of compatible zoning designations which fall within the land use designation (shown on Table 35 Plan Compliance Index).

The Comprehensive Plan is designed to be an adjustable document, fluctuating with the changes to the City. The outcome of the amendment involves changes to the map that must be included to update the map for continued compliance with the goals of the Comprehensive Plan and zoning compatibility to ensure the City is responding to future land use needs.

This map amendment was developed as a result of Council's request for staff to investigate zoning requirements to allow for a variety of single-family residential uses - detached, duplex, patio home and townhome development - while restricting "High-Rise" multi-family apartments. This request is the result of considering the most compatible and optimal use for 1407 Dunbar Road (former Busbee Middle

School), during a rezoning request from C-1 Office and Institutional to RG-2, General Residential District – High Rise.

The current CBI designation allows the following compatible zoning uses: C-3, M-1, M-2 and PDD. The subject area contains RG-2, RS-4, and C-1 zoning districts. The C-1 (Office and Institutional) zoning district is intended to accommodate office, institutional, and residential uses whose character is changing.

With the demolition of the middle school, the C-1 zoning designation no longer suits the future land use planning objectives of the area. CBI allows for commercial, light industrial and some residential development; in efforts to promote the development of business and industrial parks, The RD designation sets forth the following compatible zoning districts, RS-1, RS-2, RS-3, RS-4, RG-1, RG-2 and PDD. RD is intended to meet the varied housing needs of a changing residential market.

The map change request is driven by findings of the Cayce Housing Study, in which it is stated that there is “opportunity to build housing at a variety of pricepoints and typologies,” as well as “opportunity for retaining and attracting households by maintaining a diversified housing stock.” A recommendation of the study suggested, “using zoning to guide housing investments,” along with appropriate standards and a list of implementation strategies.

The Planning Commission met on August 23, 2021, to hear public comment and to consider their recommendations for the subject text amendments. Two (2) people spoke in favor of the amendment.

The amended Land Use Plan (2019) Map is attached.

Recommendation

The Planning Commission decided unanimously (6-0) to approve the recommendation to Council to approve First Reading of an amendment to the Land Use Map within the City of Cayce Comprehensive Plan to revise the Future Land Use Map classification for the area bounded by Wilkinson Street, Dunbar Road and Frink Street from CBI (Commercial-Business Industrial) to RD (Residential Density Flex). Staff recommends adoption of the amendment, as necessary to meet the city’s future land use goals, recommendations of the housing study, and changing housing market conditions by providing a diversity of housing stock. The map amendment will also preserve the character of residential neighborhoods from encroachment by more intensive commercial and light industrial developments.

STATE OF SOUTH CAROLINA	)	ORDINANCE 2021-21
	)	Amending the Land Use Plan (2019)
COUNTY OF LEXINGTON	)	Map of the City of Cayce
	)	Comprehensive Plan: 2010-2020 for
CITY OF CAYCE	)	the Area Bounded by Wilkinson
		Street, Dunbar Road and Frink
		Street

WHEREAS, the City Council, on the recommendation of City Administration, has determined that it is in the interest of the City and its citizens to revise and amend the Land Use Plan (2019) Map of the City’s Comprehensive Plan for the area bounded by Wilkinson Street, Dunbar Road, so as to include changes that have been brought about by existing or future development; and

WHEREAS, the Cayce Housing Study, there is “opportunity to build housing at a variety of price-points and typologies,” as well as “opportunity for retaining and attracting households by maintaining a diversified housing stock;” and

WHEREAS, the Cayce Housing Study also recommended, “using zoning to guide housing investments,” along with appropriate standards and a list of implementation strategies; and

WHEREAS, the Planning Commission held a special called meeting and public hearing on this request to receive comments from the public; and

WHEREAS, the Planning Commission met on August 23, 2021, to receive public comments and vote on whether to recommend this amendment of the Land Use Plan (2019) Map and has decided, by a unanimous vote, that it does recommend this amendment,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, that the Land Use Plan (2019) Map of the City’s Comprehensive Plan, for the area bounded by Wilkinson Street, Dunbar Road and Frink Street, is hereby amended to change the Future Land Use designation from CBI (Commercial-Business Industrial) to RD (Residential Density Flex), as shown on the attached document.

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

DONE IN MEETING DULY ASSEMBLED, this _____ day of _____ 2021.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

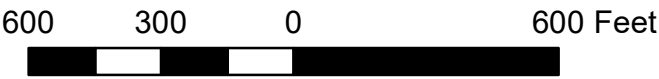
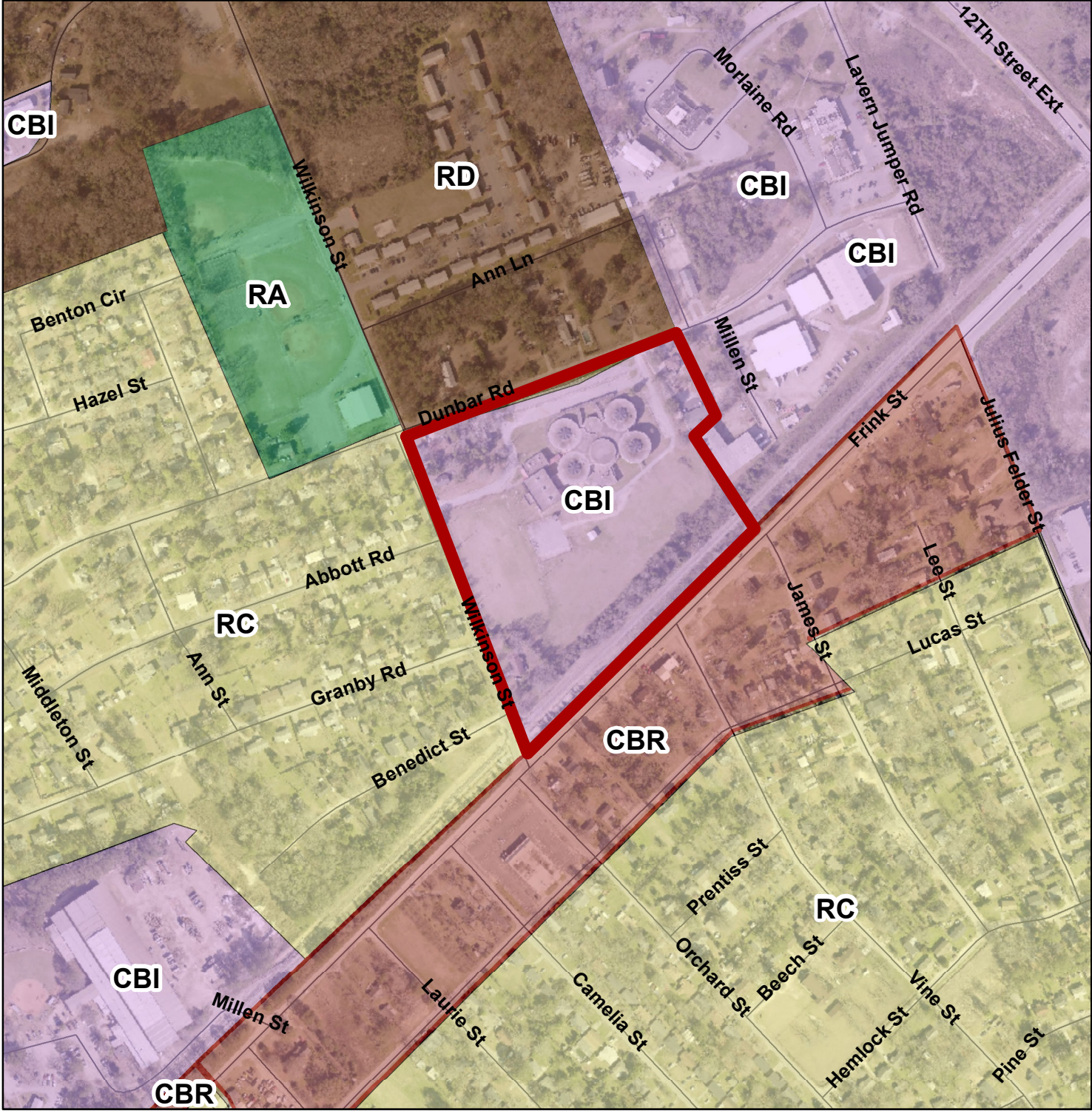
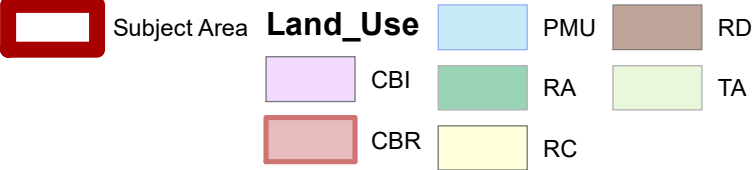
First Reading: _____

Second Reading and Adoption: _____

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

Land Use Map Amendment Subject Area Existing Land Use

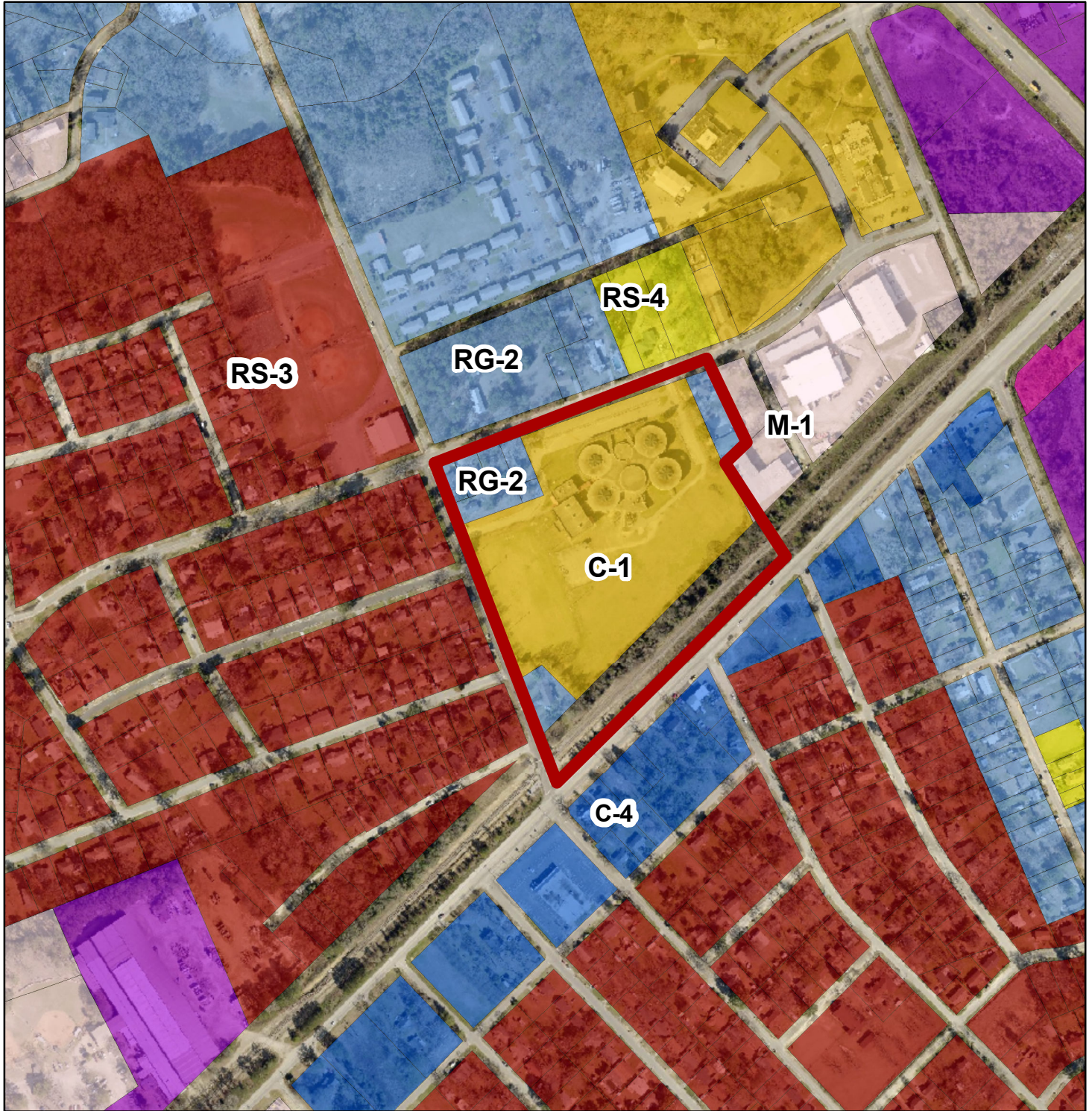
Legend




Land Use Map Amendment Subject Area Existing Zoning

Legend

 Subject Area



400 200 0 400 Feet



Land Use Map Amendment Subject Area Proposed Land Use Amendment

Legend

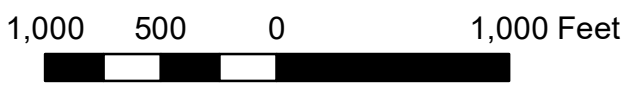
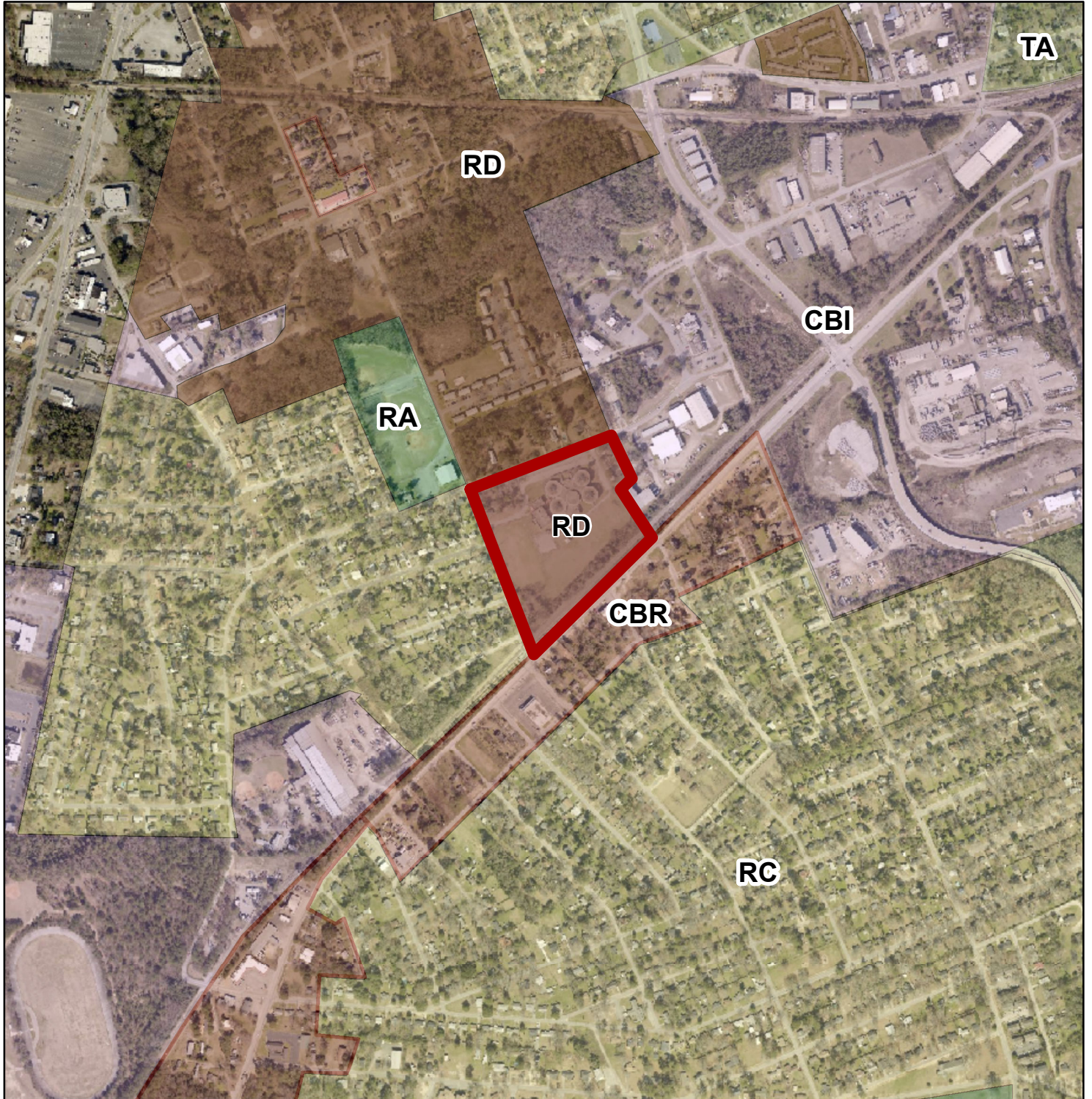
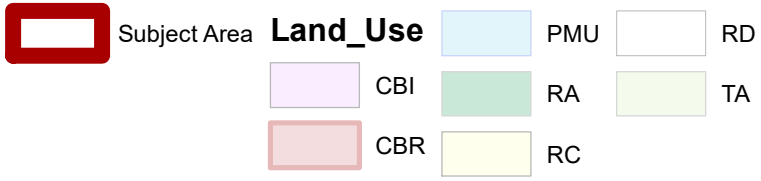


TABLE 35
Plan Compliance Index
City of Cayce

Land Use 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	PDD (Residential) and DAD
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, PDD (Residential)	C-1, C-2 and DAD
TA	Transition	To monitor and guide the transition of existing mixed use areas to ensure highest and best use of property in compatible surroundings.	Residential, commercial, business, and light industrial uses	RG-1, RG-2, C-1, C-2, C-4, and PDD	C-3, M-1 and DAD
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, M-1 and DAD
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, and PDD (Business Park)	RG-2, D-1 and DAD
PMU	Planned Mixed Use	To ensure the proper planning and development of large undeveloped tracts.	Market driven uses in planned settings	PDD	D-1 and DAD
RA	Resource Areas	To protect such designated areas & ensure compatibility of exterior areas.	Open area recreational uses and natural resources	Existing zoning, D-1	To be reviewed for compatibility

All open positions will be advertised on the City's website and Facebook page.

COUNCIL ACTION REQUIRED

ACCOMMODATIONS TAX COMMITTEE – ONE (1) POSITION

The Accommodations Tax Committee has one (1) open position. This position has to be filled by someone who works in the restaurant industry. The City has received a potential member application from Mr. Sean Coleman who works at Steel Hands Brewing. His potential member 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.

BEAUTIFICATION FOUNDATION – TWO (2) POSITIONS

This Foundation is a 501c3 non-profit organization that works to raise money for various beautification projects in the City of Cayce. There are no recommendations at this time.

PUBLIC SAFETY FOUNDATION – TWO (2) POSITIONS

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.



CITY OF CAYCE POTENTIAL MEMBER APPLICATION

Name: Sean T. Coleman
 Home Address: Vintage Ln City, State, Zip Columbia, SC 29210
 Telephone: 803- E-Mail: steelhandsbrewing.com
 Resident of Cayce: Yes No Number of Years: _____

Please indicate the Committee(s) for which you are applying:

- Accommodations Tax Committee Cayce Housing Authority Events Committee
 Consolidated Board of Appeals Municipal Election Comm Museum Commission
 Planning Commission Standard Technical Codes Bd 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.

MTP when I was 20. Paid a fine.

Work Address

Company: Steel Hands Brewing Position: Packaging Manager
 Address: 2350 Foreman Street City, State, Zip Cayce, SC 29033
 Telephone: _____ E-Mail: _____

Work Experience: Ten plus years Owning 2 Fat 2 Fly
Three years at Steel Hands Brewing

Educational Background: High School and some college

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

Volunteer Work: Volunteer with Habitat for Humanity
once a year

Hobbies: Cooking, Golf, most anything outdoors

Return to:

Mendy Corder, Municipal Clerk
 City of Cayce, PO Box 2004, Cayce, SC 29171-2004
 Telephone: 803-550-9557 • Fax: 803-796-9072 • Email: mcorder@caycesc.gov