

Mayor  
Elise Partin

Mayor Pro-Tem  
Tara S. Almond

Council Members  
Phil Carter  
Eva Corley  
James E. Jenkins

City Manager  
Tracy Hegler

Assistant City Manager  
James E. Crosland



**City of Cayce  
Regular Council Meeting  
Tuesday, March 3, 2020  
6:00 p.m. – Cayce City Hall – 1800 12<sup>th</sup> Street  
caycesc.gov**

**I. Call to Order**

- A. Invocation and Pledge of Allegiance
- B. Approval of Minutes  
February 4, 2020 Regular Meeting  
February 19, 2020 Regular Meeting

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

**III. Presentations**

- A. Presentation of Tartan Day South Flag to the City of Cayce by Mr. John Banks

**IV. Ordinances**

- A. Discussion and Approval of Ordinance 2020-02 Amending City Code Chapter 12 Business License Ordinance of the City of Cayce – Second Reading
- B. Discussion and Approval of Ordinance 2020-03 Amending the Zoning Map and Rezoning Property Located at the Southwest Corner of Saxe Gotha and 12<sup>th</sup> Street Extension (Tax Map Number 006897-01-042, Plat Book 16753, Page 163) from M-1 to PDD – First Reading

**V. City Manager's Report**

**VI. Committee Matters**

- A. Approval to enter the following Committee approved Minutes into the City's Record  
Zoning Board of Appeals – December 16, 2019  
Planning Commission – January 27, 2020
- B. Appointments and Reappointments  
Cayce Public Safety Foundation – One (1) Position

**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
  - B. Discussion of possible contractual arrangements concerning Lexington County water rates
  - C. Discussion of negotiations incident to proposed contractual arrangements for two sewer line projects
  - D. Discussion of status of franchises and providing of notices under existing franchises
- IX. Reconvene**
- X. Possible Actions by Council in follow up to Executive Session**
- A. Discussion and Approval of Proposed Contractual Arrangements for Sewer Line Projects
- XII. Adjourn**

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



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**City of Cayce  
Regular Council Meeting  
February 4, 2020**

A Regular Council Meeting was held this afternoon at 6:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Council Members Tara Almond, Phil Carter, Eva Corley and James Jenkins. City Manager Tracy Hegler, Assistant City Manager Jim Crosland, Municipal Clerk Mendy Corder, Planning and Development Director Carroll Williamson, Director of Public Safety Byron Snellgrove, Deputy Director of Public Safety JJ Jones, Director of Human Resources Lynn Dooley and City Attorney Danny Crowe were also in attendance.

Mayor Partin asked if members of the press and the public were duly notified of the 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 Jenkins gave the invocation. Mayor Partin stated that there were special guests in attendance, the Town of Inman Youth Council. Youth Council President Anna Spears and Vice President Alexis Yoder led the assembly in the Pledge of Allegiance.

**Approval of Minutes**

Council Member Almond made a motion to approve the January 7, 2020 Regular Council Meeting minutes and the January 22, 2020 Regular Council Meeting minutes as written. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

**Public Comment Regarding Items on the Agenda**

No one signed up for comment.

**Presentations**

**A. Presentation of Outstanding Business Awards by Cayce Public Safety**

Public Safety Corporal Josh Addy stated that he and Officer Eddie West were members of the City's Community Outreach Policing Service Unit and would like to recognize three Cayce businesses for their support of the department and the community. Corporal Addy stated that local businesses are the backbone of the community. He stated that these businesses supported the Public Safety Department in 2019 both financially and with moral support. Their continued commitment of support to the Department is an example of the spirit and pride evident within the City of Cayce.

Corporal Addy recognized Tillman Towing and Carolina Fleet. He stated that every year Public Safety hold mock DUI collisions at Airport and Brookland Cayce High Schools during prom season. He stated that a mock collision and DUI investigation is staged to warn students about the dangers they enter into by drinking and driving. He stated that Tillman Towing and Carolina Fleet both donate cars to be used in the collision.

Corporal Addy recognized Miss Kizzi and Spires Gym next. He stated that Miss Kizzi works at Spires Gym and has changed the lives of many of the young people who go there. He stated that Ms. Kizzi and her mother have a three month long summer camp that provides three meals a day and activities for children of all ages. He stated that a Back to School Bash was held at Spires Gym which provided school supplies for 500 children. Corporal Addy stated that Miss Kizzi always makes Spires Gym available for any event that Public Safety would like to hold there and is always willing to assist them.

Corporal Addy recognized House of Raeford Farms FLOCK, the nonprofit arm of House of Raeford Farms. Corporal Addy thanked Mr. Chuck Underhill, the coordinator for FLOCK, for all they have contributed to the City of Cayce. Corporal Addy stated that FLOCK has donated close to a 1,000 pounds of chicken to the department for various fundraisers and luncheons they have held. He stated that the department gave away 50 Christmas baskets and FLOCK donated chickens for the baskets. Corporal Addy stated that Mission of Lexington also donated dozens of food baskets to provide for the less fortunate. He thanked the Outstanding Business Award recipients for their dedication, loyalty and commitment to the citizens of Cayce. Mayor Partin thanked them as well for the difference they make in so many people's lives.

**B. Recognizing WLTX and Mr. Nic Jones for being awarded the Southeastern Excellence in My Market (EMMA) Award for the City of Cayce 1964 Little League World Series Legacy Story**

Mayor Partin stated that in 1964 the Cayce Dixie Youth baseball team won the Little League World Series Championship. Upon beating Union in the State Championship, the young Cayce team went to Columbus, Mississippi to represent the state and city in the Dixie Youth Little League World Championship series. In the final game of the 1964 World Series, Earl Bass hit a grand slam to win the series by 8-2. The team from Cayce had a final record of 22-3.

Mayor Partin stated that in the summer of 2019 the Cayce Historical Museum created an exhibit to honor the members of the 1964 Cayce Dixie Youth Little League World Series Championship team. On August 16 the surviving members of the team gathered at the Museum for a celebration of the exhibit opening. WLTX journalist, Nic Jones, covered the story and did a beautiful job of interviewing the surviving players and telling their story. WLTX, along with Mr. Jones, won the 2019 Southeastern EMMA (Excellence in My Market Award) for the story on the 1964 Cayce Dixie Youth Little

League World Series Championship team. The members of the WLTX team that contributed to this outstanding story were Nic Jones - Multiskilled Journalist, Adam Brown - News Marketing Producer, Vanessa Diaz - Executive Producer, Julie Eisenman - News Director, Shelby Heary - Executive Producer, Shayla Nidever - Digital Content Producer, and Darci Strickland – Anchor. Mayor Partin thanked everyone for covering such an inspiring story.

**C. Presentation by the City of Inman's Mayor's Youth Council**

Ms. Anna Spears, the President of the Inman Youth Council, stated that the Youth Council was founded in 2015 by their sponsor educator Ms. Susan Hall and Mayor Cornelius Huff. She stated that the Youth Council is a group of junior and senior Chapman High School students who work closely with the Mayor and City Council. The youth Council attends the monthly Council meetings and plan events in the City of Inman. Ms. Alexis Yoder stated that the Youth Council's mission was to empower Inman's youth to get involved in local government and community. Ms. Audrey Foster stated that to become a member of the Youth Council one has to fill out an application, have two teacher recommendations and a 4.0 GPA or higher. Mr. Erin Moss stated that the Youth Council was partnering with Spartanburg County Litter Control in the spring to hold a city wide litter clean up event. Ms. Megan Bagwell stated that the litter clean up event is being held the first Saturday in May and various school clubs are participating as well. Ms. Alexis Brown stated that the Youth Council held a movie night in October. She stated that local children came dressed in their Halloween costumes and trick or treated. There was a photo booth and vendors there as well. Ms. Tory Gossett stated that the Youth Council participated in the annual Inman Harvest Day in September. She stated that the Youth Council cheered on the runners and walkers in the 5K and handed out flyers for their movie night. Ms. Elizabeth Chapman stated that the Youth Council attends the City's monthly Council Meetings where they learn about the day to day happenings in the City, discuss the Youth Council's upcoming events and give a progress report on those events. Ms. McKenzie Cassidy stated that Mayor Huff and Ms. Hall have been instrumental in helping the Youth Council be involved in the community. She stated that the Youth Council, on behalf of Mayor Huff, wanted to thank Mayor Partin and Council for allowing them to present at the Council Meeting.

**D. Presentation by Mr. Robert Evans re Potholes on Streets in the City**

Mr. Evans was not able to attend due to a family emergency.

**Ordinances**

- A. Discussion and Approval of Ordinance 2020-01 Amending Zoning Ordinance Article 4 Applications for Change and/or Relief to Add Language Concerning Appeals of the Board of Zoning Appeals and Reconsiderations of Denied Applications for Change and/or Relief – Second Reading

Council Member Almond made a motion to approve second reading of Ordinance 2020-01 amending Zoning Ordinance Article 4 Applications for Change and/or Relief to add language concerning appeals of the Board of Zoning Appeals and reconsiderations of denied applications for change and/or relief. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

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

Ms. Hegler stated that it was budget time therefore she was meeting with all the departments to develop the FY21 budget. She stated that the Stroll on State held the week prior was fantastic and well attended. She stated that the City's new Art Lot and public art pieces were coming together nicely. Ms. Hegler stated that the City did not receive the FEMA Pre-Disaster Mitigation Grant to assist with erosion occurring at the 200 block of M Avenue. She stated that staff did receive good insight from FEMA and would continue to pursue other grant opportunities. She stated that staff received many positive responses to the RFP for the Housing Study. She stated that staff would go through the submissions and select someone to present to Council at the next Council Meeting. She stated that she was pleased to receive six high quality responses to the RFP.

### **Committee Matters**

- A. Approval to enter the following Committee approved Minutes into the City's Record
  - Events Committee – October 10, 2019
  - Museum Commission – November 6, 2019
  - Planning Commission – December 16, 2019

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

### **Council Comments**

Council Member Corley thanked the Inman Youth Council for presenting at the meeting. She stated that she was young when she was first elected to Council and thinks it is great that they have the opportunity to be so involved in their community and local government. She stated that she hopes they continue to stay involved since it is so important for the youth to be active in their local government.

Mayor Partin stated that Council Member Corley was one of the youngest people elected to local office in the state when she was first elected as a Council Member. She stated that she is a nurse who is married and had her first child in her first term in office and her second child in her second term in office. Mayor Partin stated that Council

Member Corley is a great example how government is supposed to be led for and by all of us.

### **Executive Session**

- A. Receipt of legal advice relating to claims and potential claims by and against the City and other matters covered by the attorney-client privilege
- B. Discussion of possible contractual arrangements concerning Lexington County water rates
- C. Discussion of proposed contractual arrangements concerning Community Development Block Grant application

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

### **Reconvene**

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

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

There were no actions taken in follow up to Executive Session.

### **Adjourn**

Council Member Almond made a motion to adjourn the meeting. Council Member Corley seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 7:05 p.m.

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Elise Partin, Mayor

ATTEST:

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Mendy Corder, CMC, Municipal Clerk

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

## COUNCIL MEETING SPEAKERS' LIST

*Date of Meeting*      February 4, 2020

Name	Address	Agenda Item

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



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Assistant City Manager  
James E. Crosland



**City of Cayce  
Regular Council Meeting  
February 19, 2020**

A Regular Council Meeting was held this afternoon at 5:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Council Members Tara Almond, Phil Carter, Eva Corley and James Jenkins. City Manager Tracy Hegler, Assistant City Manager Jim Crosland, Municipal Clerk Mendy Corder, City Treasurer Kelly McMullen, Planning and Development Director Carroll Williamson, Director of Public Safety Byron Snellgrove, Deputy Director of Public Safety JJ Jones, Director of Human Resources Lynn Dooley and City Attorney Danny Crowe were also in attendance.

Mayor Partin asked if members of the press and the public were duly notified of the meeting in accordance with the FOIA. Ms. Corder confirmed they were notified.

**Call to Order**

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

**Public Comment Regarding Items on the Agenda**

Mr. John Sharpe signed up to speak on Item III. A. He stated that he sees a business license as a tax and he feels that he already pays enough taxes. He stated that the City now has an Arts District and the Art Lot is almost complete. He stated that hopefully vendors will be in the Art Lot every Saturday morning selling their wares and he was concerned about what type of business license tax they will be required to pay. Mr. Sharpe stated that he thinks that the vendors would be classified as peddlers and the business license ordinance states that there cannot be more than two sell periods more than three days each year and a separate license is required for each sell period. He stated that the license tax would be \$20. He stated that he was not sure if the vendor would have to get a business license for each sale period. Mr. Sharpe stated that when he attends art crawls and other events in other municipalities he is only required to get one business license that is good for one year. He stated that he would like to see the City of Cayce have something similar.

Mr. Sharpe asked how an event is defined by the City. He stated that he markets his events on Facebook and asked if he is required to get a business license every time he holds an event. He asked what are the guidelines as to what qualifies as an event. Mr. Sharpe stated that he often holds events where he invites the public but the event is free of charge. He asked should he have a business license each time he holds these events. Mr. Sharpe suggested having a business license tax for vendors that they would only be required to pay once a year.

## **Ordinances and Other**

### **A. Discussion and Approval of Ordinance 2020-02 Amending City Code Chapter 12 Business License Ordinance of the City of Cayce – First Reading**

Ms. Hegler stated that Council approval was needed in order to amend Business License Ordinance Appendix A Classification and Rates to increase the business license tax rate by \$.05 for each additional \$1,000 of gross income over \$2,000 and to update Business License Ordinance Appendix B Class Schedule of the Business License Ordinance to be in accordance with the Municipal Association of South Carolina's Model Ordinance. Ms. Hegler stated that Staff estimates a business license revenue shortfall as a result of this update. Additionally, while the cost of living has increased over 10% since the current business license tax rates were adopted in 2012, the business license tax has not increased. She stated that to maintain revenue neutrality with this update of the Class Schedule and to keep pace with the consumer price index, staff is recommending an increase of \$.05 for each additional \$1,000 of gross income over \$2,000.

Council Member Jenkins made a motion to approve Ordinance 2020-02 on First Reading. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

### **B. Discussion and Approval of Contract for Housing Study and Needs Analysis**

Ms. Hegler stated that Council approval was needed in order to accept the proposal from RKG Associates Inc. to conduct a housing study and needs analysis. She stated that on December 18, 2019 Council approved a 180-day moratorium on the acceptance, review, processing and granting of applications for approvals, permits or permissions related to the development or construction of (a) single-family residential subdivisions of fifteen (15) residences or more, and (b) multi-family residential housing, including rented or owner-occupied apartments or condominium units, of four or more living units (except in a planned development district) in order to have adequate time and opportunity to study, analyze, and make recommendations to the Council concerning the consequences and impact of planned and unplanned large scale residential growth in and around the City.

Ms. Hegler stated that on January 6, 2020 the City advertised a request for proposals for a housing study and needs analysis. On February 3, six (6) proposals were submitted to the City and evaluated by City staff for (1) understanding and technical approach to the project, (2) ability to meet the project schedule, (3) pertinent experience and qualifications, and (4) relative value of the services to be provided. She stated that based on these criteria, the most responsive firm was RKG Associates Inc. with a budget of \$32,250. She stated that RKG Associates were hands down the best selected by the group and also the lowest bidder. She stated that they recently did a similar study in Sumter.

Ms. Hegler stated that the study and analysis would provide invaluable information about Cayce's existing supply and the demand for both rental and owner-occupied housing, barriers that prevent the City from meeting housing demands, and an implementation strategy to better plan for future population growth.

Ms. Hegler stated that staff's request, which is somewhat different than the agenda title, is that Council endorse staff's selection of RKG Associates Inc. and authorize the City Manager to negotiate a contract with RKG Associates Inc. for an amount not to exceed the amount of \$32,250.

Council Member Jenkins made a motion to endorse staff's selection of RKG Associates and authorize the City Manager to negotiate a contract not to exceed \$32,250. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

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

Ms. Hegler stated that the Museum Chili Cook-off scheduled for February 22 was postponed. She stated that she would let Council know as soon as a new date is scheduled. She stated that as part of the South Carolina Federation of Museums annual conference in March, the Cayce Historical Museum was selected to be treated by the White Glove Gang. The SCFM White Glove Gang assists South Carolina museums and cultural organizations with collections care projects through a day of hands-on volunteer service. Since 2012, the SCFM WGG has assisted The Georgetown County Museum, The Museum in Greenwood, SC, The National Steeplechase Museum and the Marion County Museum in Camden with various projects. She stated that the White Glove Gang would be at the City's Museum on March 11. Ms. Hegler reminded Council that the City was holding the second public Comprehensive Planning meeting on Tuesday, February 24 at 6:00 at the Innovation Center. She stated that it would be a follow-up to the first meeting and would identify where the City is in the Plan's development and would allow opportunities for feedback from the public. She stated that there would be live, interactive polling at the meeting. Ms. Hegler stated that the meeting would not be drop-in style; rather it would start with a formal presentation shortly after everyone gathers at 6:00.

Ms. Hegler stated that she could not let the moment go by without mentioning how incredibly proud she was of staff. She stated that being a part of everyone's tireless work to find Faye Swetlik was the most humbling experience of her life. To say that the City has the most committed and best Public Safety department would be an understatement. She stated that they all worked with excellence, compassion, professionalism and a fierce determination like none she had ever seen. She stated she was grateful for them and Chief Snellgrove and his command staff for that in ways she could not describe. She stated that in addition, she must note that all the City departments and staff shared in the experience. She stated that she saw so many of the City's caring crew distraught over the loss of one of the City's children, but also

visibly concerned for their colleagues in public safety. And they handled all of that while continuing to perform their work, with excellence, while many of staff was focused solely on finding Faye. Ms. Hegler stated that she was ever grateful for all of staff, including her awesome Administration and public information team and hope they know that. She stated that she would work hard every day to make sure they do.

### **Council Comments**

Council Member Almond stated that she wanted to thank Ms. Hegler for her tireless work during the search for Faye. She stated that Council was updated constantly and it was appreciated. Council Member Jenkins stated that staff has to deal with issues at times that require a strong mind and he appreciates all the hard work that was done by all of staff to find Faye.

### **Executive Session**

- A. Receipt of legal advice relating to claims and potential claims by and against the City and other matters covered by the attorney-client privilege
- B. Discussion of possible contractual arrangements concerning Lexington County Water Rates
- C. Discussion of negotiations incident to proposed contractual arrangements Regarding proposed Project Eifel
- D. Discussion of negotiations incident to proposed contractual arrangements for two sewer line projects

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

### **Reconvene**

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

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

- A. Discussion and Approval of Contractual Arrangements Concerning Lexington County Water Rates
- B. Discussion and Approval of Contractual Arrangements for Sewer Line Projects

There were no actions taken after Executive Session.

**Adjourn**

Council Member Almond made a motion to adjourn the meeting. Council Member Carter seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 6:27 p.m.

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Elise Partin, Mayor

ATTEST:

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Mendy Corder, CMC, Municipal Clerk



# Memorandum

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**To:** Mayor and Council

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

**Date:** February 27, 2020

**Subject:** Update of Business License Ordinance Appendix A Classification and Rates and Appendix B Class Schedule - Second Reading

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## Issue

Council approval is needed in order to (1) amend Business License Ordinance Appendix A Classification and Rates to increase the business license tax rate by \$.05 for each additional \$1,000 of gross income over \$2,000 and (2) update Business License Ordinance Appendix B Class Schedule of the Business License Ordinance to be in accordance with the Municipal Association of South Carolina's Model Ordinance

## Discussion

On July 16, 2019, the Municipal Association of South Carolina (MASC) released an updated Class Schedule for its Model Business License Ordinance. The Class Schedule is based on the United States North American Industry Classification System (NAICS) and it must reflect the most recent federal statistical data relating to NAICS codes.

Staff estimates a business license revenue shortfall as a result of this update. Additionally, while the cost of living has increased over 10% since the current business license tax rates were adopted in 2012, the business license tax has not increased. To maintain revenue neutrality with this update of the Class Schedule and to keep pace with the consumer price index, staff is recommending an increase of \$.05 for each additional \$1,000 of gross income over \$2,000.

## Recommendation

Staff recommends Council approve an update of Business License Ordinance Appendix A Classification and Rates and Appendix B Class Schedule.

**ITEM IV. A.**

<b>STATE OF SOUTH CAROLINA</b>	)	<b>ORDINANCE 2020-02</b>
	)	<b>Amending the Business License Tax</b>
<b>COUNTY OF LEXINGTON</b>	)	<b>Rate Schedule and Class Schedule in</b>
	)	<b>Appendix A and Appendix B of the</b>
<b>CITY OF CAYCE</b>	)	<b>City Business License Ordinance</b>

**WHEREAS**, the City Council previously adopted a Business License Ordinance, now codified in the City Code in Article II ("Licenses") of Chapter 12 ("Businesses"), that, among other things, provides for an annual license tax for the privilege of doing business within the City that is based on certain specified rate classifications and rate schedules; and

**WHEREAS**, Appendix A ("Classification and Rates") to the Business License Ordinance establishes a schedule of rates for the annual license tax, which are applied based on classifications of the businesses (the "Rate Schedule"); and

**WHEREAS**, Appendix B ("Business License Class Schedule by NAICS Code") to the Business License Ordinance establishes a schedule of classifications for the annual license tax, which primarily are based on Internal Revenue Service statistical data as to profitability of businesses nationally using the North American Industry Classification System (NAICS) Codes for businesses (the "Class Schedule"); and

**WHEREAS**, the Council now desires to update the Rate Schedule and the Class Schedule to reflect the most recent available Internal Revenue Service statistical data on profitability of businesses nationally based on NAICS Codes; and

**WHEREAS**, except as amended herein, the Business License Ordinance will remain in full force and effect,

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

1. Article II ("Licenses") of Chapter 12 ("Businesses") of the City Code (also known as the Business License Ordinance) is hereby amended by replacing the Rate Schedule contained in Appendix A thereof with the attached Appendix A.
2. Article II ("Licenses") of Chapter 12 ("Businesses") of the City Code (also known as the Business License Ordinance) is hereby amended by replacing the Class Schedule contained in Appendix B thereof with the attached Appendix B.
3. The Master Fee Schedule attached to and adopted by Ordinance 2019-10, effective as of July 1, 2019, is hereby amended to repeal and delete the business license tax rates contained on pages 10-12 of the Master Fee Schedule.



This Ordinance shall become effective immediately upon second and final reading, except that the class schedule entries for the subsectors of NAICS 2211 ("Electric Power Generation, Transportation and Distribution (except as to gross income on which a franchise fee is paid to the City)") and NAICS 2212 ("Natural Gas Distribution (except as to gross income on which a franchise fee is paid to the City)") shall become effective thirty days after second and final reading.

**DONE IN MEETING DULY ASSEMBLED**, this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

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

Attest:

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

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

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

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

**Appendix A****Classification and Rates.****RATE SCHEDULE**

<b>RATE CLASS</b>	<b>INCOME: 0 - \$2,000 MINIMUM TAX</b>	<b>INCOME OVER \$2,000 Rate per Thousand or fraction thereof</b>
1	\$20.00	\$1.20
2	\$25.00	\$1.25
3	\$30.00	\$1.30
4	\$35.00	\$1.35
5	\$40.00	\$1.40
6	\$45.00	\$1.45
7	\$50.00	\$1.50
8	See individual business	In Class 8

**NONRESIDENT RATES**

Unless otherwise specifically provided, all taxes and rates shall be doubled for nonresidents and itinerants having no fixed principal place of business within the municipality.

**DECLINING RATES**

Declining Rates apply in all Classes for gross income in excess of \$5,000,000.00	
Gross Income in \$ Millions	Percent of Class Rate for each additional \$1,000.00
0 - 5	100%
<u>5</u> - 7	95%
<u>7</u> - <u>9</u>	90%
<u>9</u> - 110	85%
Over 110	45%

**CLASS 8 RATES**

<b>Business Type</b>	<b>Class</b>	<b>INCOME: 0 - \$2,000 MINIMUM TAX</b>	<b>INCOME OVER \$2,000 Rate per Thousand or fraction thereof</b>	
Contractor	800	\$30	\$1.30	Non-resident Rates Apply
8B railroad	805	\$410		
Taxi	806	\$30	\$1.30	Non-resident Rates Apply
Telephone	807	\$30	\$1.30	
Junk/scrap	810	\$60	\$2.50	Non-resident Rates Apply
Pawn	813	\$400	\$1.75	
Auto/motor	811	\$20	\$1.00	
Peddlers	814	\$135	\$3.10	Non-resident Rates Apply
Peddlers seasonal	815	\$20	\$3.10	Non-resident Rates Apply
Insurance	816			
Coin operated per machine	826	\$12.50		
Coin machine gross receipts	826	\$35	\$1.35	Non-resident Rates Apply
Amusement per machine	820	\$12.50		
Amusement gross receipts	820	\$35	\$1.35	Non-resident Rates Apply
Bingo	825	\$300	\$3.10	
Carnivals / circus	822	\$200	\$5.10	
Drinking place	812	\$265	\$5.60	
Special events	822	\$200	\$5.10	
Pool hall	821	\$25	\$1.85	

Each NAICS Number designates a separate sub-classification. The businesses in this section are treated as separate and individual subclasses due to provisions of State law, regulatory requirements, service burdens, tax equalization considerations, etc., which are deemed to be sufficient to require individually determined rates. Non-resident rates do not apply except where

indicated.

**800/801      NAICS 230000 - Contractors. Construction. All Types**

A. Having permanent place of business within the municipality Minimum on first \$2,000.00 .....\$30.00 PLUS  
Each additional \$1,000.....\$1.30

B. Non-resident (no permanent place of business in the municipality) Minimum on first \$2,000.00 .....\$60.00 PLUS  
Each additional \$1,000.00.....\$2.60(additional non-resident double rates do not apply)

A trailer at the construction site or structure in which the contractor temporarily resides is not a permanent place of business under this article.

The total tax for the full amount of the contract shall be paid prior to commencement of work and shall entitle contractor to complete the job without regard to the normal license expiration date. An amended report shall be filed for each new job and the appropriate additional license fee per \$1,000.00 of the contract amount shall be paid prior to commencement of new work. Only one base tax shall be paid in a license year.

No contractor shall be issued a business license until all state and municipal qualification examination and trade license requirements have been met. Each contractor shall post a sign in plain view on each job identifying the contractor with the job.

Sub-contractors shall be licensed on the same basis as general or prime contractors for the same job. No deductions shall be made by a general or prime contractor for value of work performed by a sub-contractor.

No contractor shall be issued a business license until all performance and indemnity bonds required by the Building Code have been filed and approved. Zoning permits must be obtained when required by the Zoning Ordinance.

Each prime contractor shall file with the License Official a list of subcontractors furnishing labor or materials for each project.

**805      NAICS 482 - Railroad Companies - (See Code § 12-23-210) .....\$410.00**

**807NAICS 517311, 517312 - Telephone Companies:**

**A.** Notwithstanding any other provisions of the business license article, the business license tax for "retail telecommunications services", as defined in S. C. Code section 58-9-2200, shall be at the maximum rate authorized by S. C. Code section 58-9-2220, as it now provides or as provided by its amendment. The business license tax year shall begin on January 1 of each year. Declining rates shall not apply.

**B.** In conformity with S.C. Code section 58-9-2220, the business license tax for "retail telecommunications services" shall apply to the gross income derived from the sale of retail telecommunications services for the preceding calendar or fiscal year which either originate or terminate in the Municipality and which are charged to a service address within the Municipality regardless of where these amounts are billed or paid and on which a business license tax has not been paid to another municipality. The measurement of the amounts derived from the retail sale of mobile telecommunications services shall include only revenues from the fixed monthly recurring charge of customers whose service address is within the boundaries of the Municipality. For a business in operation for less than one year, the amount of business license tax shall be computed on a twelve-month projected income.

**C.** The business license tax for "retail telecommunications services" shall be due on January 1 of each year and payable by January 31 of that year, without penalty.

**D.** The delinquent penalty shall be five (5%) percent of the tax due for each month, or portion thereof, after the due date until paid.

**E.** Exemptions in the business license article for income from business in interstate commerce are hereby repealed. Properly apportioned gross income from interstate commerce shall be included in the gross income for every business subject to a business license tax.

**F.** Nothing in this article shall be interpreted to interfere with continuing obligations of any franchise agreement or contractual agreement in the event that the franchise or contractual agreement should expire after December 31, 2003.

**G.** All fees collected under such a franchise or contractual agreement expiring after December 31, 2003, shall be in lieu of fees or taxes which might otherwise be authorized by this article.

**H.** As authorized by S.C. Code section 5-7-300, the Agreement with the Municipal Association of South Carolina for collection of current and delinquent license taxes from telecommunications companies pursuant to S.C. Code section 58-9-2200 shall continue in

effect.

**810 NAICS 423930 - Junk or Scrap Dealers** [Nonresident rates apply]

Minimum on first \$2,000.....\$60.00 PLUS

Per \$1,000, or fraction, over \$2,000 .....\$2.50

**813 NAICS 52298 - Pawn Brokers** - All Types

Minimum on first \$2,000.....\$400.00

PLUS Per \$1,000, or fraction, over

\$2,000.....\$1.75

**811 NAICS 4411, 4412 - Automotive, Motor Vehicles, Boats, Farm Machinery, or Retail**

(except auto supply stores - see 4413)

Minimum on first \$2,000.....\$20.00 PLUS

Per \$1,000, or fraction, over \$2,000.....\$1.00

One sales lot not more than 400 feet from the main showroom may be operated under this license provided that proceeds from sales at the lot are included in gross receipts at the main office when both are operated under the same name and ownership.

Gross receipts for this classification shall include full sales price without deduction for trade-ins. Dealer transfers shall not be included in gross receipts.

**NAICS 454390 – Peddlers, Solicitors, Canvassers, Door-To-Door Sales**

Direct retail sales of merchandise. [Non-resident rates apply]

**815** Regular activities [more than two sale periods of more than three days each per

year] Minimum on first \$2,000.....\$135.00 PLUS

Per \$1,000, or fraction, over \$2,000.....\$3.10

**815A** Seasonal activities [not more than two sale periods of not more than three days each year, separate license required for each sale period]

Minimum on first \$2,000.....\$20.00 PLUS

Per \$1,000, or fraction, over

\$2,000.....\$3.10

Applicant for a license to sell on private property must provide written authorization from the property owner to use the intended location.

**816 NAICS 5241 – Insurance Companies:**

Except as to fire insurance, “gross premiums” means gross premiums written for policies for property or a risk located within the Municipality. In addition, “gross premiums” shall include premiums written for policies that are sold, solicited, negotiated, taken, transmitted, received, delivered, applied for, produced or serviced by (1) the insurance company’s office located in the Municipality, (2) the insurance company’s employee conducting business within the Municipality, or (3) the office of the insurance company’s licensed or appointed producer (agent) conducting business within the Municipality, regardless of where the property or risk is located, provided no tax has been paid to another municipality in which the property or risk is located based on the same premium.

Solicitation for insurance, receiving or transmitting an application or policy, examination of a risk, collection or transmitting of a premium, adjusting a claim, delivering a benefit, or doing any act in connection with a policy or claim shall constitute conducting business within the Municipality, regardless of whether or not an office is maintained in the Municipality.

As to fire insurance, “gross premiums” means gross premiums (1) collected in the Municipality, and/or (2) realized from risks located within the limits of the Municipality.

Gross premiums shall include all business conducted in the prior calendar year.

Gross premiums shall include new and renewal business without deductions for any dividend, credit, return premiums or deposit.

Declining rates shall not apply.

**NAICS 52411 – Life, Health and Accident**.....0.75% of Gross Premiums

**NAICS 524126 – Fire and Casualty**(Licensed in SC).....2% of Gross Premiums

**NAICS 524127 – Title Insurance**.....2% of Gross Premiums

Notwithstanding any other provisions of this article, license taxes for insurance companies shall be payable on or before May 31 in each year without penalty. The penalty for delinquent payments shall be 5% of the tax due per month, or portion thereof, after the due date until paid.

Any exemptions in the business license article for income from business in interstate commerce are hereby repealed. Gross income from interstate commerce shall be included in the gross income for every business subject to a business license tax.

Pursuant to S.C. Code Ann. §§ 38-45-10 and 38-45-60, the Municipal Association of South Carolina, by agreement with the Municipality, is designated the municipal agent for purposes of administration of the municipal broker's premium tax. The agreement with the Association for administration and collection of current and delinquent license taxes from insurance companies as authorized by S.C. Code § 5-7-300 shall remain in effect.

[The South Carolina General Assembly, in order to ensure consistency with the federal Non-admitted and Reinsurance Reform Act of 2010 ("NRRA"), ratified an act (Rat# 283) on June 28, 2012, amending S.C. Code §§ 38-7-16 and 38-45-10 through 38-45-195. The act establishes a blended broker's premium tax rate of 6 percent comprised of a 4 percent state broker's premium tax and a 2 percent municipal broker's premium tax. The act states a municipality may not impose on brokers of non-admitted insurance in South Carolina an additional license fee or tax based upon a percentage of premiums.]

**NAICS 713120 - Amusement Machines. coin operated (except gambling)**

Music machines, juke boxes, kiddie rides, video games, pin tables with levers, and other amusement machines with or without free play feature licensed by SC Department of Revenue pursuant to S.C. Code §12-21-2720(A)(1) and (A)(2) - **[Type I and Type II]**

1. **826** Operator of machine.....\$12.50/machine PLUS  
 .....\$12.50 business license for  
 operation of all machines (not on gross income). [§ 12-21-2746]
  
2. **826** Distributor selling or leasing machines (not licensed by the State as an operator pursuant to §12- 21-2728) - [Nonresident rates apply.] - Minimum on first \$2,000.00 .....\$35.00 PLUS  
 Per \$1,000, or fraction, over \$2,000.....\$1.35

**NAICS 713200 - Amusement Machines. coin operated. non-payout**

Amusement machines of the non-payout type or in-line pin game licensed by SC Department of Revenue pursuant to S.C. Code §12-21-2720(A)(3) - **[Type III]**

1. **820** Operator of machine (owner of business) .....\$12.50 business  
 license for operation of all machines (not on gross income). **[§12-21-2720(B)]**
  
2. **820** Distributor selling or leasing machines (not licensed by the State as an operator pursuant to §12- 21-2728) - [Nonresident rates apply.] - Minimum on first \$2,000.....\$35.00 PLUS  
 Per \$1,000, or fraction, over \$2,000.....\$1.35

**825 NAICS 713290 - Bingo halls. parlors -**

Minimum on first \$2,000.....\$300.00 PLUS  
 Per \$1,000, or fraction, over \$2,000.....\$3.10



**822 NAICS 711190 - Carnivals and Circuses -**

Minimum on first \$2,000.....\$200.00 PLUS  
Per \$1,000, or fraction, over \$2,000.....\$5.10

**812 NAICS 722410 - Drinking Places, bars, lounges, cabarets**

(Alcoholic beverages consumed on premises)

Minimum on first \$2,000.00.....\$265.00 PLUS  
Per \$1,000, or fraction, over \$2,000.....\$5.60

License must be issued in the name of the individual who has been issued a State alcohol, beer or wine permit or license and will have actual control and management of the business.

**822 NAICS 711310, 711320 Special Events**

Minimum on first \$2,000.....\$200.00 PLUS  
Per \$1,000, or fraction, over \$2,000.....\$5.10

**821 NAICS 713990 - Billiard or Pool Rooms, all types**.....\$5.00 stamp/table  
PLUS Minimum on first \$2,000.....\$25.00 PLUS  
Per \$1,000, or fraction, over \$2,000.....\$1.85

**APPENDIX B**  
**BUSINESS LICENSE CLASS SCHEDULE BY NAICS CODE**

NAICS Code	Industry Sector	Class
<b>11</b>	Agriculture, forestry, hunting and fishing	3
<b>113</b>	Forestry and Logging (including forest nurseries, timber tracts)	2
<b>115</b>	Support activities for agriculture and forestry	1
<b>21</b>	Mining	4
<b>2211</b>	Electric Power Generation, Transmission and Distribution -except as to gross income on which a franchise fee is paid to the City	1
<b>2212</b>	Natural Gas Distribution -except as to gross income on which a franchise fee is paid to the City	1
<b>22</b>	Utilities	1
<b>23</b>	Construction	800/801
<b>31-33</b>	Manufacturing	2
<b>311</b>	Food manufacturing	2
<b>313</b>	Textile and textile product mills	2
<b>315</b>	Apparel	2
<b>316</b>	Leather and allied products	2
<b>321</b>	Wood products	2
<b>322</b>	Paper products	2
<b>323</b>	Printing and related support activities	2
<b>324</b>	Petroleum and coal products	2
<b>325</b>	Chemical manufacturing	2
<b>327</b>	Nonmetallic mineral products	2
<b>331</b>	Primary metal industries	2
<b>332</b>	Fabricated metal products	2
<b>333</b>	Machinery	2
<b>334</b>	Computer and electronic products	2
<b>335</b>	Electrical equipment, appliances, and components	2
<b>336</b>	Transportation equipment	2
<b>337</b>	Furniture and related products	2
<b>339</b>	Other miscellaneous manufacturing	2
<b>42</b>	Wholesale trade	1
<b>42393</b>	Recyclable Material Merchant Wholesalers (Junk)	810
<b>44-45</b>	Retail trade	1
<b>441</b>	Motor vehicle and parts dealers	1
<b>4411</b>	Automobile Dealers	811
<b>4412</b>	Other Motor Vehicle Dealers	811
<b>442</b>	Furniture and home furnishing stores	1
<b>443</b>	Electronic and appliance stores	1
<b>444</b>	Building material and garden equipment and supplies dealers	1
<b>445</b>	Food and beverage stores	1

**APPENDIX B**  
**BUSINESS LICENSE CLASS SCHEDULE BY NAICS CODE**

<b>NAICS Code</b>	<b>Industry Sector</b>	<b>Class</b>
<b>446</b>	Health and personal care stores	2
<b>447</b>	Gasoline stations	1
<b>448</b>	Clothing and accessories stores	2
<b>451</b>	Sporting goods, hobby, book, and music stores	1
<b>452</b>	General merchandise stores	1
<b>453</b>	Miscellaneous store retailers	2
<b>454</b>	Nonstore retailers	2
<b>45439</b>	Other Direct Selling Establishments (Peddlers)	815
<b>45439</b>	Other Direct Selling Establishments (Peddlers Seasonal)	815A
<b>48-49</b>	Transportation and warehousing	2
<b>482</b>	Rail Transportation	805
<b>484</b>	Truck Transportation	2
<b>486</b>	Pipeline transportation	1
<b>493</b>	Warehousing and storage facilities	2
<b>51</b>	Information	3
<b>511</b>	Publishing industries (except internet)	2
<b>512</b>	Motion picture and sound recording	1
<b>515</b>	Broadcasting (except internet) and telecommunications	3
<b>517</b>	Telecommunications	3
<b>517311</b>	Wired Telecommunications Carriers	807
<b>517312</b>	Wireless Telecommunications Carriers (except Satellite)	807
<b>518</b>	Internet service providers, web search portals, and data processing	3
<b>519</b>	Other Information Services	5
<b>52</b>	Finance and insurance	6
<b>522</b>	Credit intermediation and related activities	4
<b>522298</b>	Pawnshops	813
<b>523</b>	Securities, commodity contracts, and other financial investments	7
<b>524</b>	Insurance agents, brokers, and related activities	6
<b>5241</b>	Insurance Carriers	816
<b>52421</b>	Insurance Brokers for non-admitted Insurance Carriers	816
<b>525</b>	Funds, trusts and other financial vehicles	7
<b>53</b>	Real estate and rental and leasing	7
<b>531</b>	Real estate	7
<b>5311</b>	Lessors of real estate (including miniwarehouses and self storage)	7
<b>532</b>	Rental and leasing services	1
<b>54</b>	Professional, scientific, and technical services	3
<b>541600-541900</b>	Other professional, scientific, and technical services	4
<b>55</b>	Management of companies	6

**APPENDIX B**  
**BUSINESS LICENSE CLASS SCHEDULE BY NAICS CODE**

<b>NAICS Code</b>	<b>Industry Sector</b>	<b>Class</b>
	Administrative and support and waste management and remediation	
<b>56</b>	services	3
<b>561</b>	Administrative and support services	3
<b>562</b>	Waste management and remediation services	1
<b>61</b>	Educational services	3
<b>62</b>	Health Care and social assistance	3
<b>623</b>	Nursing and Residential Care Facility	1
<b>71</b>	Arts, entertainment, and recreation	3
<b>71119</b>	Other Performing Arts Companies (Carnivals and Circuses)	822
<b>71131</b>	Promoters of Performing Arts, Sports, and Similar Events with Facilities	822
<b>71132</b>	Promoters of Performing Arts, Sports, and Similar Events without Facilities	822
<b>712</b>	Museums, Historical Sites and similar institutions	1
<b>7131</b>	Amusement Parks and Arcades	826
<b>71312</b>	Amusement Arcades (distributor selling or leasing machines)	820
<b>7132</b>	Nonpayout Amusement Machines	8.82
<b>71329</b>	Bingo Halls	8.9
<b>71399</b>	All Other Amusement and Recreational Industries ( pool tables)	821
<b>721</b>	Accommodation	2
<b>722</b>	Food services and drinking places	2
<b>72233</b>	Mobile Food Services	2
<b>72241</b>	Drinking Places (Alcoholic Beverages)	812
<b>81</b>	Other services	3
<b>811</b>	Repair and maintenance	1
<b>8111</b>	Auto repair and maintenance	2
<b>812</b>	Personal and laundry services	6
<b>813</b>	Religious, grantmaking, civic, professional, and similar organizations	4

*Note: Class Schedule is based on 2014 IRS data.*

**Appendix A**

**Classification and Rates.**

**RATE SCHEDULE**

<b>RATE CLASS</b>	<b>INCOME: 0 - \$2,000 MINIMUM TAX</b>	<b>INCOME OVER \$2,000 Rate per Thousand or fraction thereof</b>
1	\$20.00	<del>\$1.15</del> \$1.20
2	\$25.00	<del>\$1.20</del> \$1.25
3	\$30.00	<del>\$1.25</del> \$1.30
4	\$35.00	<del>\$1.30</del> \$1.35
5	\$40.00	<del>\$1.35</del> \$1.40
6	\$45.00	<del>\$1.40</del> \$1.45
7	\$50.00	<del>\$1.45</del> \$1.50
8	See individual business	In Class 8

**NONRESIDENT RATES**

Unless otherwise specifically provided, all taxes and rates shall be doubled for nonresidents and itinerants having no fixed principal place of business within the municipality.

**DECLINING RATES**

Declining Rates apply in all Classes for gross income in excess of \$5,000,000.00	
Gross Income in \$ Millions	Percent of Class Rate for each additional \$1,000.00
0 - 5	100%
<del>5</del> - 7	95%
<del>7</del> - 9	90%
<del>9</del> - 110	85%
Over 110	45%

**CLASS 8 RATES**

Business Type	Class	INCOME: 0 - \$2,000 MINIMUM TAX	INCOME OVER \$2,000 Rate per Thousand or fraction thereof	
Power company	8	\$60	\$1.45	-
Contractor	8.1800	\$30	\$1.25\$1.30	Non-resident Rates Apply
8B railroad	8.2805	\$410		
Taxi	8.21806	\$30	\$1.25\$1.30	Non-resident Rates Apply
Telephone	8.3807	\$30	\$1.25\$1.30	
Cable	8.4	\$50	\$1.45	
Junk/scrap	8.41810	\$60	\$2.45\$2.50	Non-resident Rates Apply
Pawn	8.42813	\$400	\$1.70\$1.75	
Auto/motor	8.5811	\$20	\$0.95\$1.00	
Peddlers	8.6814	\$135	\$3.05\$3.10	Non-resident Rates Apply
Peddlers seasonal	8.61815	\$20	\$3.05\$3.10	Non-resident Rates Apply
Insurance	8.7816			
Coin operated per machine	8.8826	\$12.50		
Coin machine gross receipts	8.81826	\$35	\$1.30\$1.35	Non-resident Rates Apply
Amusement per machine	8.82820	\$12.50		
Amusement gross receipts	8.83820	\$35	\$1.30\$1.35	Non-resident Rates Apply
Bingo	8.9825	\$300	\$3.05\$3.10	
Carnivals / circus	8.91822	\$200	\$5.05\$5.10	
Drinking place	8.92812	\$265	\$5.55\$5.60	
Special events	8.93822	\$200	\$5.05\$5.10	
Pool hall	8.94821	\$25	\$1.80\$1.85	

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Each NAICS Number designates a separate sub-classification. The businesses in this section are treated as separate and individual subclasses due to provisions of State law, regulatory requirements, service burdens, tax equalization considerations, etc., which are deemed to be sufficient to require individually determined rates. Non-resident rates do not apply except where

indicated.

~~8~~ ~~NAICS 22112 - Electric Power Distribution~~.....See consent or franchise  
~~NAICS 22121 - Natural Gas Distribution~~..... See consent or franchise

**8-1800**      **NAICS 230000 - Contractors. Construction. All Types**

A. Having permanent place of business within the municipality Minimum on first \$2,000.00 .....\$30.00 PLUS  
Each additional \$1,000.....~~\$1.25~~\$1.30

B. Non-resident (no permanent place of business in the municipality) Minimum on first \$2,000.00 .....\$60.00 PLUS  
Each additional \$1,000.00.....~~\$ 2.50~~ \$2.60(additional non-resident double rates do not apply)

A trailer at the construction site or structure in which the contractor temporarily resides is not a permanent place of business under this article.

The total tax for the full amount of the contract shall be paid prior to commencement of work and shall entitle contractor to complete the job without regard to the normal license expiration date. An amended report shall be filed for each new job and the appropriate additional license fee per \$1,000.00 of the contract amount shall be paid prior to commencement of new work. Only one base tax shall be paid in a license year.

No contractor shall be issued a business license until all state and municipal qualification examination and trade license requirements have been met. Each contractor shall post a sign in plain view on each job identifying the contractor with the job.

Sub-contractors shall be licensed on the same basis as general or prime contractors for the same job. No deductions shall be made by a general or prime contractor for value of work performed by a sub-contractor.

No contractor shall be issued a business license until all performance and indemnity bonds required by the Building Code have been filed and approved. Zoning permits must be obtained when required by the Zoning Ordinance.

Each prime contractor shall file with the License Official a list of subcontractors furnishing labor or materials for each project.

**8-2805**      **NAICS 482 - Railroad Companies -** (See Code § 12-23-210) .....\$410.00

**8-3807**      **NAICS 517311, 517312 - Telephone Companies:**

**A.** Notwithstanding any other provisions of the business license article, the business license tax for "retail telecommunications services", as defined in S. C. Code section 58-9-2200, shall be at the maximum rate authorized by S. C. Code section 58-9-2220, as it now provides or as provided by its amendment. The business license tax year shall begin on January 1 of each year. Declining rates shall not apply.

**B.** In conformity with S.C. Code section 58-9-2220, the business license tax for "retail telecommunications services" shall apply to the gross income derived from the sale of retail telecommunications services for the preceding calendar or fiscal year which either originate or terminate in the Municipality and which are charged to a service address within the Municipality regardless of where these amounts are billed or paid and on which a business license tax has not been paid to another municipality. The measurement of the amounts derived from the retail sale of mobile telecommunications services shall include only revenues from the fixed monthly recurring charge of customers whose service address is within the boundaries of the Municipality. For a business in operation for less than one year, the amount of business license tax shall be computed on a twelve-month projected income.

**C.** The business license tax for "retail telecommunications services" shall be due on January 1 of each year and payable by January 31 of that year, without penalty.

**D.** The delinquent penalty shall be five (5%) percent of the tax due for each month, or portion thereof, after the due date until paid.

**E.** Exemptions in the business license article for income from business in interstate commerce are hereby repealed. Properly apportioned gross income from interstate commerce shall be included in the gross income for every business subject to a business license tax.

**F.** Nothing in this article shall be interpreted to interfere with continuing obligations of any franchise agreement or contractual agreement in the event that the franchise or contractual agreement should expire after December 31, 2003.

**G.** All fees collected under such a franchise or contractual agreement expiring after December 31, 2003, shall be in lieu of fees or taxes which might otherwise be authorized by this article.



H. As authorized by S.C. Code section 5-7-300, the Agreement with the Municipal Association of South Carolina for collection of current and delinquent license taxes from telecommunications companies pursuant to S.C. Code section 58-9-2200 shall continue in effect.

~~8.4~~ **NAICS 517110 – Television: Cable or Pay**  
Services using public streets.....See Franchise

~~—~~ **Cable television services not using public streets:** Minimum on first  
\$2,000.....\$50.00 PLUS Per \$1,000, or  
fraction, over \$2,000.....\$1.45

**8.41810 NAICS 423930 - Junk or Scrap Dealers** [Nonresident  
rates apply] Minimum on first \$2,000.....\$60.00 PLUS  
Per \$1,000, or fraction, over \$2,000 .....~~\$2.45~~\$2.50

**8.42813 NAICS 522298 - Pawn Brokers -**  
All Types Minimum on first  
\$2,000.....\$400.00 PLUS Per \$1,000, or  
fraction, over \$2,000.....~~\$1.70~~\$1.75

**8.5811 NAICS 4411, 4412 - Automotive, Motor Vehicles, Boats, Farm Machinery, or Retail**  
(except auto supply stores - see 4413)  
Minimum on first \$2,000.....\$20.00 PLUS  
Per \$1,000, or fraction, over  
\$2,000.....~~\$0.95~~\$1.00

One sales lot not more than 400 feet from the main showroom may be operated under this license provided that proceeds from sales at the lot are included in gross receipts at the main office when both are operated under the same name and ownership.

Gross receipts for this classification shall include full sales price without deduction for trade-ins. Dealer transfers shall not be included in gross receipts.

**NAICS 454390 – Peddlers, Solicitors, Canvassers, Door-To-Door Sales**  
Direct retail sales of merchandise. [Non-resident rates apply]

**8-6815** Regular activities [more than two sale periods of more than three days each per year] Minimum on first \$2,000.....\$135.00 PLUS  
Per \$1,000, or fraction, over \$2,000.....~~\$3.05~~\$3.10

**8-61815A** Seasonal activities [not more than two sale periods of not more than three days each year, separate license required for each sale period]  
Minimum on first \$2,000.....\$20.00 PLUS  
Per \$1,000, or fraction, over  
\$2,000.....~~\$3.05~~\$3.10

Applicant for a license to sell on private property must provide written authorization from the property owner to use the intended location.

**8-7816** **NAICS 5241 – Insurance Companies:**

Except as to fire insurance, “gross premiums” means gross premiums written for policies for property or a risk located within the Municipality. In addition, “gross premiums” shall include premiums written for policies that are sold, solicited, negotiated, taken, transmitted, received, delivered, applied for, produced or serviced by (1) the insurance company’s office located in the Municipality, (2) the insurance company’s employee conducting business within the Municipality, or (3) the office of the insurance company’s licensed or appointed producer (agent) conducting business within the Municipality, regardless of where the property or risk is located, provided no tax has been paid to another municipality in which the property or risk is located based on the same premium.

Solicitation for insurance, receiving or transmitting an application or policy, examination of a risk, collection or transmitting of a premium, adjusting a claim, delivering a benefit, or doing any act in connection with a policy or claim shall constitute conducting business within the Municipality, regardless of whether or not an office is maintained in the Municipality.

As to fire insurance, “gross premiums” means gross premiums (1) collected in the Municipality, and/or (2) realized from risks located within the limits of the Municipality.

Gross premiums shall include all business conducted in the prior calendar year.

Gross premiums shall include new and renewal business without deductions for any dividend, credit, return premiums or deposit.

Declining rates shall not apply.

**NAICS 52411 – Life, Health and Accident** .....0.75% of Gross Premiums

**NAICS 524126 – Fire and Casualty** (Licensed in SC).....2% of Gross Premiums

**NAICS 524127 – Title Insurance**.....2% of Gross Premiums

Notwithstanding any other provisions of this article, license taxes for insurance companies shall be payable on or before May 31 in each year without penalty. The penalty for delinquent payments shall be 5% of the tax due per month, or portion thereof, after the due date until paid.

Any exemptions in the business license article for income from business in interstate commerce are hereby repealed. Gross income from interstate commerce shall be included in the gross income for every business subject to a business license tax.

Pursuant to S.C. Code Ann. §§ 38-45-10 and 38-45-60, the Municipal Association of South Carolina, by agreement with the Municipality, is designated the municipal agent for purposes of administration of the municipal broker's premium tax. The agreement with the Association for administration and collection of current and delinquent license taxes from insurance companies as authorized by S.C. Code § 5-7-300 shall remain in effect.

[The South Carolina General Assembly, in order to ensure consistency with the federal Non-admitted and Reinsurance Reform Act of 2010 ("NRRA"), ratified an act (Rat# 283) on June 28, 2012, amending S.C. Code §§ 38-7-16 and 38-45-10 through 38-45-195. The act establishes a blended broker's premium tax rate of 6 percent comprised of a 4 percent state broker's premium tax and a 2 percent municipal broker's premium tax. The act states a municipality may not impose on brokers of non-admitted insurance in South Carolina an additional license fee or tax based upon a percentage of premiums.]

**NAICS 713120 - Amusement Machines, coin operated (except gambling)**

Music machines, juke boxes, kiddie rides, video games, pin tables with levers, and other amusement machines with or without free play feature licensed by SC Department of Revenue pursuant to S.C. Code §12-21-2720(A)(1) and (A)(2) - **[Type I and Type II]**

- 1. ~~8-88~~**26** Operator of machine.....\$12.50/machine PLUS  
.....\$12.50 business license for  
operation of all machines (not on gross income). [§ 12-21-2746]
- 2. ~~8-81~~~~82~~**6** Distributor selling or leasing machines (not licensed by the State as an operator  
pursuant to §12- 21-2728) - [Nonresident rates apply.] - Minimum on first \$2,000.00 .....\$35.00  
PLUS  
Per \$1,000, or fraction, over \$2,000.....~~\$1.30~~**\$1.35**

**NAICS 713200 - Amusement Machines, coin operated, non-payout**

Amusement machines of the non-payout type or in-line pin game licensed by SC Department of Revenue pursuant to S.C. Code §12-21-2720(A)(3) - **[Type III]**

1. **8.82820** Operator of machine (owner of business) .....\$12.50  
business license for operation of all machines (not on gross income). **[\$12-21-2720(B)]**
2. **8.83820** Distributor selling or leasing machines (not licensed by the State as an operator pursuant to §12- 21-2728) - [Nonresident rates apply.] - Minimum on first \$2,000.....\$35.00 PLUS  
Per \$1,000, or fraction, over \$2,000.....~~\$1.30~~**\$1.35**

**8.9825 NAICS 713290 - Bingo halls, parlors -**

Minimum on first \$2,000.....\$300.00 PLUS  
Per \$1,000, or fraction, over \$2,000.....~~\$3.05~~**\$3.10**

**8.91822 NAICS 711190 - Carnivals and Circuses -**

Minimum on first \$2,000.....\$200.00 PLUS  
Per \$1,000, or fraction, over \$2,000.....~~\$5.05~~**\$5.10**

**8.92812 NAICS 722410 - Drinking Places, bars, lounges, cabarets**

(Alcoholic beverages consumed on premises)

Minimum on first \$2,000.00.....\$265.00 PLUS  
Per \$1,000, or fraction, over \$2,000.....~~\$5.55~~**\$5.60**

License must be issued in the name of the individual who has been issued a State alcohol, beer or wine permit or license and will have actual control and management of the business.

**8.93822 NAICS 711310, 711320 Special Events**

Minimum on first \$2,000.....\$200.00 PLUS  
Per \$1,000, or fraction, over \$2,000.....~~\$5.05~~**\$5.10**

**8.94821 NAICS 713990 - Billiard or Pool Rooms, all types.....\$5.00**

stamp/table PLUS Minimum on first  
\$2,000.....\$25.00 PLUS  
Per \$1,000, or fraction, over \$2,000.....~~\$1.80~~**\$1.85**

**APPENDIX B**  
**~~2013~~ BUSINESS LICENSE CLASS SCHEDULE BY NAICS CODE**

NAICS Code	Industry Sector	Class
<del>110000</del>	Agriculture, forestry, hunting and fishing	<del>23</del>
<del>113</del>	<u>Forestry and Logging (including forest nurseries, timber tracts)</u>	<del>2</del>
<del>115</del>	<u>Support activities for agriculture and forestry</u>	<del>1</del>
<del>210000</del>	Mining	<del>64</del>
<del>221100</del>	Electric Power Generation, Transmission and Distribution -except as to gross income on which a franchise fee is paid to the City	<del>18-0</del>
<del>221200</del>	Natural Gas Distribution -except as to gross income on which a franchise fee is paid to the City	<del>18-0</del>
<del>220000</del>	Utilities	1
<del>230000</del>	Construction	<del>8-1800</del>
<del>31-33</del>	Manufacturing	2
<del>311000</del>	Food manufacturing	2
<del>313000</del>	Textile and textile product mills	<del>12</del>
<del>315000</del>	Apparel	2
<del>316000</del>	Leather and allied products	2
<del>321000</del>	Wood products	<del>12</del>
<del>322000</del>	Paper products	2
<del>323000</del>	Printing and related support activities	2
<del>324000</del>	Petroleum and coal products	2
<del>325000</del>	Chemical manufacturing	<del>32</del>
<del>327000</del>	Nonmetallic mineral products	2
<del>331000</del>	Primary metal industries	<del>12</del>
<del>332000</del>	Fabricated metal products	2
<del>333000</del>	Machinery	2
<del>334000</del>	Computer and electronic products	<del>42</del>
<del>335000</del>	Electrical equipment, appliances, and components	2
<del>336000</del>	Transportation equipment	2
<del>337000</del>	Furniture and related products	2
<del>339000</del>	Other miscellaneous manufacturing	<del>32</del>
<del>420000</del>	Wholesale trade	1
<del>423930</del>	Recyclable Material Merchant Wholesalers (Junk)	<del>8-41810</del>
<del>44-45</del>	Retail trade	1
<del>441000</del>	Motor vehicle and parts dealers	1
<del>441100</del>	Automobile Dealers	<del>8-5811</del>
<del>441200</del>	Other Motor Vehicle Dealers	<del>8-5811</del>
<del>442000</del>	Furniture and home furnishing stores	<del>21</del>
<del>443000</del>	Electronic and appliance stores	1
<del>444000</del>	Building material and garden equipment and supplies dealers	<del>21</del>
<del>445000</del>	Food and beverage stores	1

**APPENDIX B**  
**2013-BUSINESS LICENSE CLASS SCHEDULE BY NAICS CODE**

NAICS Code	Industry Sector	Class
<del>446000</del>	Health and personal care stores	2
<del>447000</del>	Gasoline stations	1
<del>448000</del>	Clothing and accessories stores	2
<del>451000</del>	Sporting goods, hobby, book, and music stores	1
<del>452000</del>	General merchandise stores	1
<del>453000</del>	Miscellaneous store retailers	2
<del>454000</del>	Nonstore retailers	<del>12</del>
<del>454390</del>	Other Direct Selling Establishments (Peddlers)	<del>8-6815</del>
<del>454390</del>	Other Direct Selling Establishments (Peddlers Seasonal)	<del>8-64815A</del>
<del>48-49</del>	Transportation and warehousing	2
<del>482000</del>	Rail Transportation	<del>8-2805</del>
<del>484</del>	<u>Truck Transportation</u>	2
<del>486000</del>	Pipeline transportation	<del>21</del>
<del>493000</del>	Warehousing and storage facilities	2
<del>510000</del>	Information	3
<del>511000</del>	Publishing industries (except internet)	<del>42</del>
<del>512000</del>	Motion picture and sound recording	<del>31</del>
<del>515000</del>	Broadcasting (except internet) and telecommunications	3
<del>517000</del>	Telecommunications	3
<del>517100</del> <del>311</del>	Wired Telecommunications Carriers	<del>8-3807</del>
<del>517110</del>	<del>Cable, DSL, VoIP, etc.</del>	<del>8-4</del>
<del>517200</del> <del>312</del>	Wireless Telecommunications Carriers (except Satellite)	<del>8-3807</del>
<del>518000</del>	Internet service providers, web search portals, and data processing	<del>43</del>
<del>519000</del>	Other Information Services	5
<del>520000</del>	Finance and insurance	<del>76</del>
<del>522000</del>	Credit intermediation and related activities	<del>54</del>
<del>522298</del>	Pawnshops	<del>8-42813</del>
<del>523000</del>	Securities, commodity contracts, and other financial investments	7
<del>524000</del>	Insurance agents, brokers, and related activities	<del>26</del>
<del>524100</del>	Insurance Carriers	<del>8-7816</del>
<del>524210</del>	Insurance Brokers for non-admitted Insurance Carriers	<del>8-7816</del>
<del>525000</del>	Funds, trusts and other financial vehicles	7
<del>530000</del>	Real estate and rental and leasing	<del>57</del>
<del>531000</del>	Real estate	<del>67</del>
<del>531100</del>	Lessors of real estate (including miniwarehouses and self storage)	7
<del>532000</del>	Rental and leasing services	<del>21</del>
<del>540000</del>	Professional, scientific, and technical services	<del>53</del>
<del>541600-541900</del>	Other professional, scientific, and technical services	<del>74</del>
<del>550000</del>	Management of companies	<del>56</del>

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**APPENDIX B**  
**~~2013~~ BUSINESS LICENSE CLASS SCHEDULE BY NAICS CODE**

NAICS Code	Industry Sector	Class
<del>560000</del>	Administrative and support and waste management and remediation services	3
<del>561000</del>	Administrative and support services	3
<del>562000</del>	Waste management and remediation services	<del>21</del>
<del>610000</del>	Educational services	<del>53</del>
<del>62000</del>	Health Care and social assistance	<del>43</del>
<del>623000</del>	Nursing and Residential Care Facility	1
<del>710000</del>	Arts, entertainment, and recreation	3
<del>711190</del>	Other Performing Arts Companies (Carnivals and Circuses)	<del>8-91822</del>
<del>711310</del>	Promoters of Performing Arts, Sports, and Similar Events with Facilities	<del>8-93822</del>
<del>711320</del>	Promoters of Performing Arts, Sports, and Similar Events without Facilities	<del>8-93822</del>
<del>712000</del>	Museums, Historical Sites and similar institutions	<del>31</del>
<del>713100</del>	Amusement Parks and Arcades	<del>8-8826</del>
<del>713120</del>	Amusement Arcades (distributor selling or leasing machines)	<del>8-83820</del>
<del>713200</del>	Nonpayout Amusement Machines	8.82
<del>713290</del>	Bingo Halls	8.9
<del>713990</del>	All Other Amusement and Recreational Industries ( pool tables)	<del>821</del>
<del>721000</del>	Accommodation	<del>12</del>
<del>722000</del>	Food services and drinking places	2
<del>722330</del>	Mobile Food Services	2
<del>722410</del>	Drinking Places (Alcoholic Beverages)	<del>8-92812</del>
<del>810000</del>	Other services	<del>43</del>
<del>811000</del>	Repair and maintenance	<del>21</del>
<del>811100</del>	Auto repair and maintenance	2
<del>812000</del>	Personal and laundry services	<del>56</del>
<del>813000</del>	Religious, grantmaking, civic, professional, and similar organizations	<del>54</del>

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Note: Class Schedule is based on ~~2010-2014~~ IRS data.

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# Memorandum

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**To:** Mayor and Council

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

**Date:** February 25, 2020

**Subject:** First Reading of an Ordinance to re-zone Property located at the southwest corner of Saxe Gotha Road and 12<sup>th</sup> Street Extension (TMS#006897-01-042, Plat Book 16753, Page 163) from M-1 to PDD

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## Issue

Council approval is needed for the First Reading of an Ordinance to re-zone property located at the southwest corner of Saxe Gotha Road and 12<sup>th</sup> Street Extension (TMS#006897-01-042) from M-1 Light Industrial to PDD Planned Development District

## Discussion

The applicant wishes to re-zone the property listed above from M-1 to PDD. This property is approximately 36 acres and is currently located in the I-77 Gateway Design Overlay District. Properties surrounding this property are all zoned M-1 Light Industrial and are also in the I-77 Gateway Design Overlay District.

The applicant is proposing a village-like development titled Southern Commons with a mixture of uses, including retail, hotel and restaurants, entertainment, multi-family housing and lifestyle storage, as well as a parking structure. Five outparcels are proposed along Saxe Gotha Road. The development will have 3 entrances off of Saxe Gotha Road and will include a Main Street running east and west and a pond and community gathering area on the western end of the development.

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

The Planning Commission voted on the requested re-zoning from M-1 to PDD at the Planning Commission meeting on February 25, 2020.

## Recommendation

The Planning Commission recommends Council approve First Reading of an Ordinance to re-zone property located at the southwest corner of Saxe Gotha Road and 12<sup>th</sup> Street Extension (TMS#006897-01-042) from M-1 Light Industrial to PDD Planned Development District.



STATE OF SOUTH CAROLINA	)	<b>ORDINANCE 2020-03</b>
	)	<b>Amending the Zoning Map and</b>
COUNTY OF LEXINGTON	)	<b>Rezoning Property Located at the</b>
	)	<b>Southwest Corner of Saxe Gotha and</b>
CITY OF CAYCE	)	<b>12<sup>th</sup> Street Extension (Tax Map Number</b>
	)	<b>006897-01-042, Plat Book 16753, Page</b>
	)	<b>163)</b>

**WHEREAS**, TSO Cayce Development, LLLP, as the agent for the property owner, Dominion Energy South Carolina, Inc. (f/k/a SCANA), requested that the City of Cayce rezone and amend the Zoning Map to re-designate the property located at the southwest corner of Saxe Gotha Drive and 12<sup>th</sup> Street Extension (Tax Map Number 006897-01-042, Plat Book 16753, Page 163), now zoned Light Industrial (M-1), to a Planned Development District (PDD), and

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

**WHEREAS**, the Planning Commission met on February 24, 2020, to receive and review public comments and vote on recommending the rezoning request, and the Planning Commission, at that public meeting, voted unanimously to recommend to City Council this requested change in the existing zoning,

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

1. The property described above, and shown on the attached sketch marked as Exhibit A ("the Property"), is hereby rezoned and reclassified on the Zoning Map of the City of Cayce as PDD-MU, Planned Development District, Mixed Use, with the conditions and restrictions as shown on the attached Exhibit B, consisting of eighteen (18) pages.

2. The foregoing provisions of this Ordinance are expressly subject to and contingent upon TSO Cayce Development, LLLP, acquiring fee simple title to the Property on or before \_\_\_\_\_, 2020 (the "Outside Acquisition Date"). In the event that TSO Cayce Development, LLLP, does not acquire fee simple title to the Property by the Outside Acquisition Date, then the provisions of this Ordinance shall be null and void and of no further effect. For the avoidance of doubt, the provisions of this Ordinance are only effective upon TSO Cayce Development, LLLP, acquiring fee simple title to the Property on or before the Outside Acquisition Date. TSO Cayce Development, LLLP, shall notify the City Manager on or before \_\_\_\_\_, 2020, as to the acquisition of fee simple title to the Property.

This Ordinance shall be effective following the date of second reading approval by Council. and upon the occurrence of the contingency described above.

**DONE IN MEETING DULY ASSEMBLED**, this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

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

Attest:

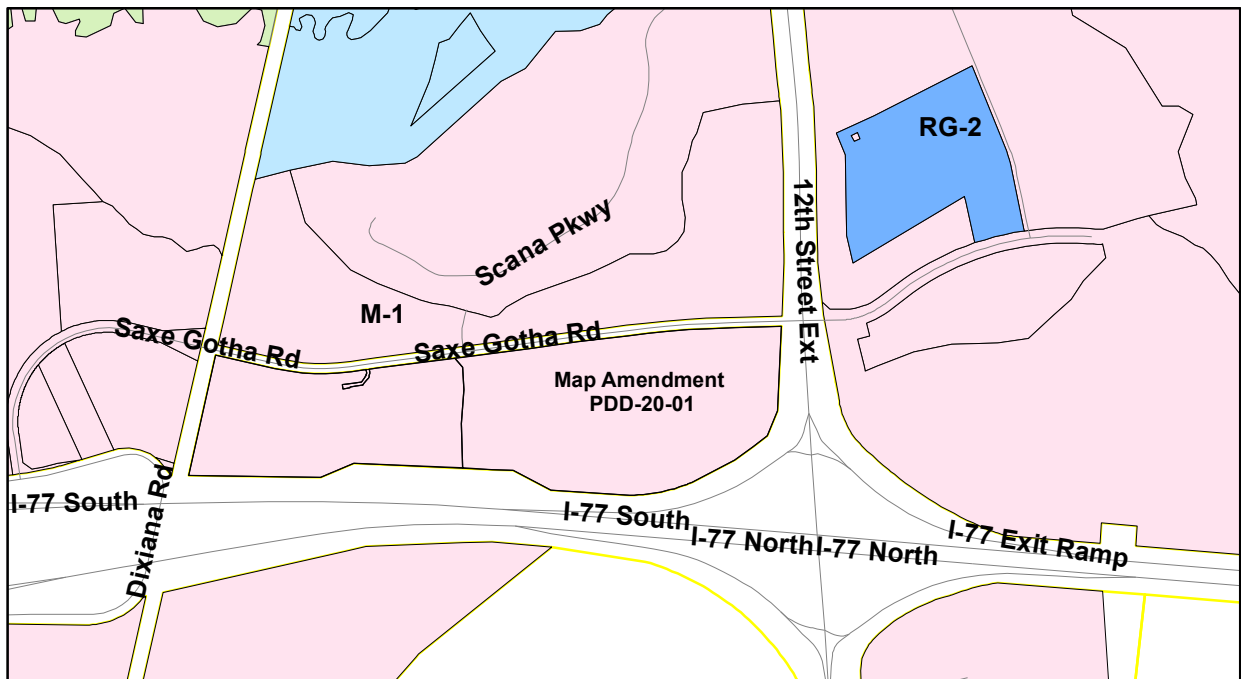
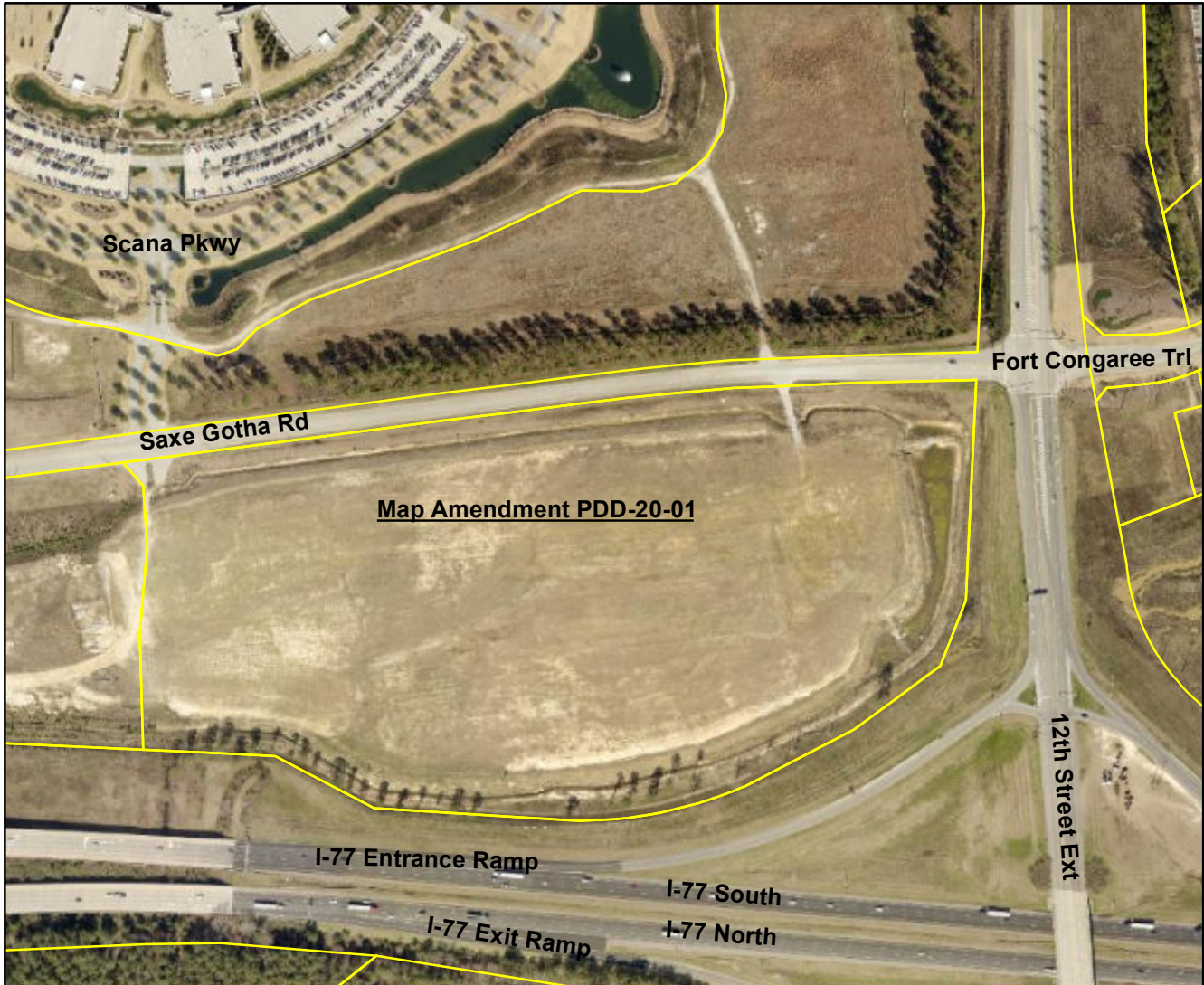
\_\_\_\_\_  
Mendy Corder, CMC, Municipal Clerk

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

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

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

# Map Amendment PDD-20-01



City of Cayce  
South Carolina  
*Planning Commission Zoning Map Amendment*

Date Filed: January 24, 2020

Request No: \_\_\_\_\_

Fee: \$ 200.00

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 M-1 Light Industrial within the I-77 Gateway Design Overlay District to Planned Development District (PDD).

The justification for this change is as follows;

For the establishment of a Planned Development District (PDD) to rezone the subject Property to establish guidelines that will permit for the development of the Property as a Mixed-Use Village concept that meets and exceeds the City's desire for a "Gateway" development project and that will establish a firm precedent for future developments within the City of Cayce.

APPLICANT(S) [print]: TSO Cayce Development, LLLP a Delaware Company  
Address: c/o The Simpson Organization, 1170 Peachtree Street, Suite 2000, Atlanta, GA 30309  
Telephone: (404) 872-3990 [Business] \_\_\_\_\_ [Residence]  
Interest: Owner(s):    Agent of owner(s): X Other:   

OWNER(S) [if other than Applicant(s)] : Dominion Energy South Carolina (f/k/a SCANA)  
Address: 100 SCANA Parkway, Cayce, SC 29033  
Telephone: (XXX) XXX-XXXX [Business] \_\_\_\_\_ [Residence]

PROPERTY ADDRESS: SW Corner of Saxe Gotha Drive and SC Hwy 35  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
Tax Map No. 006897-01-042 Plat Book 16753 Page 163  
Lot Dimensions: \_\_\_\_\_ Area: [sq. ft. or acreage] 35.70 Acres  
Deed restrictions/limitations on property:  
\_\_\_\_\_  
\_\_\_\_\_

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: \_\_\_\_\_ Dominion Energy South Carolina, Inc.  
\_\_\_\_\_



Owner signature(s)

REVIEWED  
BY  
LEGAL  
1/29/20  
JB

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

Date: 1.29.20

Keith Paris, as Authorized Agent of TSO Cayce Development, LLLP



Applicant signature(s)

Official Use Only:

Property posted: \_\_\_\_\_ By: \_\_\_\_\_

Published in Newspaper on: \_\_\_\_\_

PLANNING COMMISSION: \_\_\_\_\_

RECOMMENDATION: \_\_\_\_\_

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.



January 17, 2020

Planning & Development  
1800 12<sup>th</sup> Street  
Cayce, SC 29033

Attn: Carroll Williamson, AICP  
Planning and Development Director

Re: Southern Commons – Cayce

Dear Mr. Williamson,

Thank you for your assistance with the proposed Village Development on Saxe Gotha Road, at the intersection of Interstate 77 and 12<sup>th</sup> Street.

The Developers are submitting this Preliminary Package for your review, to assist the Planning Department and the Town Council in understanding the vision for this property. While maintaining the concept of Main Street, with 3 focal points, including the “Commons” area, the petitioner would like the flexibility to interchange the various components to satisfy market demands. As described in the Phasing Plan and the Story, the development will be built over years to intentionally assist with giving the feeling of “permanence” as is evident in the most memorable Southern Villages.

Please review the Preliminary Submittal and inform if we need to provide you with additional information or drawings.

Sincerely,

A handwritten signature in black ink, appearing to read "Stephen F. Overcash".

Stephen F. Overcash, RA  
Principal

January 24, 2020

## **Southern Commons *Story***

Cayce, South Carolina

The most memorable Southern Villages have active “downtown” areas organized along a Main Street, Village Green or natural water feature. They incorporate many uses in close proximity. They make it easy for the residents to walk, ride bikes and explore. They have evolved over many years and take pride in their public realm.

Southern Commons is envisioned as a small Southern Village. The 36-acre mixed-use Village is a true live, work and play destination, offering entertainment, shopping and a place to call home. The proposed Main Street organizing principle allows flexibility to evolve over many years as different uses and markets ebb and flow.

There are three focal points of The Village grid and Main Street. An entertainment venue on the primary vista welcomes guests as they arrive from Saxe Gotha Road. Similar to a Southern Town Hall, this edifice encompasses a gracious plaza and fountain at the entry area. The western focal point is the main entry to a multi-family residential component. A quick five-minute stroll down the 1000’ long Main Street flows into the Commons, an exciting and active public space with a lake and a ballet of fountains as a backdrop.

The sustainability of the Village is enforced by offering a large variety of uses and experiences. The Village amenities, illustrated on the site plan, include Retail, Entertainment, Hotel, Restaurants, Office, Educational, Residential and Lifestyle Storage. Building types and trends will change over time and the proposed uses allow and encourage the evolution of the Village, as long as the public realm of Main Street and the Commons are respected and maintained.

The phasing strategy is to allow the Village to grow over time. This will also allow the Village to respond to market shifts as various uses evolve. Surface parking lots may be replaced with future parking structures, assisting the Village’s sustainability and densification. These structures will engage the streets with street level active uses. Parallel parking and angled parking are proposed to promote a pedestrian friendly Village.

Proposed parking is carefully considered and outlined on the Village Plan, designed for the varying times of peak demand. As the reliance on automobiles is decreasing, the parking may be reduced in the future, to create additional buildings or open space.

In addition to the 2-acre Commons open space, there are a variety of public and semi-public vest pocket parks strategically located throughout the Village. Gracious sidewalks along Main Street allow for landscaping, exterior dining, displays, benches and artwork. Similar to Village Greens, the Commons is envisioned as a *Place* that will evolve and mature over many years. Encouraging the Commons to evolve and mature will enforce its story and memorability, as it hosts formal events and informal experiences throughout the year.

Architecturally, the Village is envisioned as contemporary with a Southern Roots “edge”. It will be important for the architecture to be distinctively cohesive while embracing differentiation, creating the illusion of being built over time. Though the architecture will vary from building to building, there will be design standards for the Village, to help guide the architects without stifling their creativity.

Many principles and styles of small southern villages will be incorporated into this contemporary style of architecture, in keeping with the newest structures in Cayce. The proposed heights of all buildings have been considered and orchestrated to provide a pleasing composition of varying roof lines. Signage Guidelines will be developed to allow flexibility and complement the pedestrian scale of the Village. While incorporating similar materials as the architecture, two focal signs are proposed along Interstate 77. These signage bell towers will announce the Village and greet visitors, similar to the Southern Village water towers. “Welcome signage” will also be at the intersection of Saxe Gotha Road and 12<sup>th</sup> Street. This signage may be installed on a retaining wall around the pond or individual letters “dancing” in the pond.



January 24, 2020 (Revised February 12, 2020)

Mr. Carroll Williamson  
City of Cayce - Planning and Development  
1800 12<sup>th</sup> Street  
Cayce, SC 29033

**RE: Application for Zoning Map Amendment – A Planned Development District**

A proposed development of a mixed-use village, in Cayce, South Carolina, by TSO Cayce Development, LLLP, an affiliate of The Simpson Organization (“Developer”) and as Authorized Agent of Dominion Energy South Carolina.

**Property**

An approximate 35-acre property located in Cayce, South Carolina at the northwest corner of the intersection of Interstate 77 and 12<sup>th</sup> Street Extension and bounded by Saxe Gotha Drive to the north (the “Property”).

**Purpose**

The purpose of this application is for the establishment of a Planned Development District (PDD) to rezone the subject Property to establish guidelines that will permit for the development of the Property as generally described below.

The Developer anticipates the Project will be a mixed-use village development. The Project is expected to contain approximately 165,000 square feet of retail, restaurants and brewpub, an entertainment component, a hotel, a lifestyle-storage building, multi-family apartment units, and limited but integrated educational, service, and office to-be-determined.

The attached Site Plan adheres to the City of Cayce Zoning Ordinance Section 3.7-3 Application Requirements and per Section 8.5-5 Plan Requirements and depicts the following: acreage of each major component including residential (multi-family) and non-residential, dwelling units and density, setback lines, proposed building locations, proposed number of parking spaces and possible structured parking, and the proposed “Commons” area for public gathering and events.

**Homeowners’ Association**

There will not be a “homeowners’ association.” The overall project will be subject to a project-specific declaration of easements, covenants, conditions, and restrictions: “Declaration.” The major project components, including the outparcels, the multi-family residential complex, the hotel and the entertainment complex will be subdivided and platted. Per the Declaration, the individual property owners/operating entities will be required to pay an annual assessment to the Declarant as a contribution towards the maintenance of the common project amenities including landscaping and irrigation, all parking lots, sidewalks, internal drives, signage, storm drainage/retention, and The Commons gathering area.

## **Project Phasing and Justification**

The Property will be developed in several phases based on market conditions. The Developer anticipates further subdividing the Property such that the hotel, apartments, life-style storage building, and the outparcels are all contained on their own tax parcels. Following approval of the PDD rezoning and subsequent closing on the land purchase contract, the Developer will initiate final site design and civil engineering for plan approval.

### Phase 1 Components of the development:

- Upon plan approval, the Developer will commence the site work - mass grading and infrastructure with construction of internal roadways, utilities, and the amenity/retention pond as shown on the Site Plan to support the overall project and the separate parcels.
- After construction of the infrastructure is completed, development will commence first on component (1) the hotel. The hotel will be designed, permitted, and constructed by an independent, third-party developer.
- Development will then commence on component (2) that includes “The Commons” gathering place and the adjacent restaurants and retail shops with a completion scheduled in coordination with the hotel project.
- The next components on which development will commence will be component (3) multi-family/apartments and component (4) life-style storage. These components will also be designed, permitted, and constructed by independent, third-party developers. These components are complementary and will enhance the demand for the additional future retail planned in Phase 2 outlined below.
- Development of three (3) of the four (4) Phase 1 Components will commence within three (3) years of the later of closing on the land purchase contract or final plan approval.

### Phase 2 Components of the development:

- This phase includes development of the remaining Main Street components: the central entertainment complex and the retail shops expanding the length of Main Street from the courtyard at the entrance to the multi-family, down to the restaurants and gathering area at The Commons.
- The Main Street entertainment anchor and a substantial portion of the Main Street retail shops will be developed based on leases executed during the Phase 1 construction period.
- The Phase 2 Main Street components will be developed within five (5) years of the later of closing on the land purchase contract or final plan approval.

### Phase 3 Components of the development:

- This phase includes the remaining outparcels which may be developed at any time, based on market demand, after the Developer closes on the land purchase contract or following final plan approval.

## **Planned Development District (PDD) – Creation and Definition**

The proposed mixed-use village concept has been designed in consideration of the I-77 Gateway Design Overlay District. (“I-77 DOD”) and significantly adheres to the current zoning of the Property. The following PDD outline follows the I-77 DOD and addresses proposed exceptions to the I-77 DOD, requests confirmations and seeks clarifications as necessary for specific items.

Development requirements and standards established in the I-77 DOD and not specifically addressed in this PDD are accepted as-is and shall apply. The City and Developer also agree that it may be necessary to further revise and/or clarify any discrepancies in this PDD to confirm a clear understanding and agreement of the intended development standards and provide clarity to ensure adherence to the PDD.

### **Per Section 6.10-3 Uses of the I-77-DOD**

#### 1) I-77 Gateway Design Overlay District

##### a. Permitted Uses.

The permitted uses are generally per the I-77 Design Overlay District with the following confirmations for items (i) and (ii) and with the additional permitted uses and qualifications per items (iii) through (ix):

- i. Accepted as-is with confirmation that multi-family residential is allowed within the PDD (per Ordinance 2019-24).
- ii. Accepted as-is with confirmation that commercial includes all retail, service and restaurants, except those expressly prohibited in section (b) below.
- iii. “Lifestyle-Storage” will be a permitted use (see item b. xvi below). Lifestyle-Storage is not the traditional mini-warehouse or self-storage. Developer intends to construct the lifestyle storage component with an exterior façade that will be architecturally designed to fit within the multi-family residential area of the mixed-use development and that will comply with related zoning.
- iv. Drive-thru facilities supporting financial institutions.
- v. Drive-thru facilities supporting fast-casual and quick-serve restaurants.
- vi. Entertainment component shall mean any tenant providing any or all of the following: movie theater, bowling, arcade games, sports bar, brewpub, etc., and additionally serving food and beverages.
- vii. A brewpub is primarily an eating and drinking establishment with a small brewery on the premises which produces beer, ale, or other malt beverages and where the majority of the beer produced is consumed on the premises but also allows the brewpub to sell its products at retail for off-site consumption.
- viii. Other boutique wine and craft beer shops that allow for on-site and off-site consumption.

ix. As a benefit to both the development and to the City, the Developer intends to work with the City to permit and approve an on-site Public Safety substation and to jointly agree on its size and location.

b. Prohibited Uses

The uses prohibited are per the I-77 Design Overlay District, except with the following clarifications/confirmations, exceptions, and additions:

viii. Billboards

Pylon or monument signs, "Bell Tower" signs and building façade signage are not to be considered "Billboards."

xii. Outdoor sales

Temporary sidewalk and/or parking lot special event sales (by tenants or pop-ups) are not to be considered "Outdoor sales."

xvi. Mini warehouses and self-storage units (per Ordinance 2019-23).  
Not accepted. See Permitted Uses above for "Lifestyle Storage".

- Developer agrees to the following additional prohibited uses:
  - Car washes.
  - Outdoor auto repair services.

**Per Section 6.10-4 Development Standards of the I-77 DOD**

1) I-77 Gateway Design Overlay District

a. Setbacks and Buffers

i. For all roadways adjacent the project including Saxe Gotha Drive, 12<sup>th</sup> Street Extension, Interstate 77 (I-77).

- a) All buildings shall observe a twenty-foot (20') setback from the applicable road right-of-way.
- b) The setback area shall be landscaped per Section 1) d. Landscaping below and per the approved landscape plan submitted as part of the application for a building permit.
- c) Off-street parking shall be permitted in the setback area that is along the I-77 frontage.

iii. Lifestyle Storage is not to be classified as an "industrial" use and is therefore exempt from the fifty-foot (50') setback requirement.

b. Parking, Sidewalks, and Circulation

i. Parking Requirements

Accepted as-is with the following revisions, exceptions, and additions.

- c) The setback from the adjacent road right-of-way is twenty feet (20').
- d) Revised as follows: paragraph (1) is deleted - not applicable.
- e) If structured parking is constructed, it will not exceed two and one-half levels (2.5) with a total height not to exceed thirty feet (30'), and the top level will not be covered with a roof structure.
- f) Deleted - not applicable.
- To facilitate pedestrian access across 12<sup>th</sup> Street Extension and access to the Cayce Riverwalk, Developer intends to construct a sidewalk on the south side of Saxe Gotha extending from the intersection with 12<sup>th</sup> Street Extension to the first curb cut entrance into the development.

c. Building Design

i. The maximum height of any structure is as follows:

- Single story buildings including retail and restaurant. Minimum parapet height of twenty-four feet (24') and a maximum height of forty feet (40').
- Hotel. The maximum height of a hotel shall be five (5) floors or seventy feet (70').
- Multi-family. The maximum height of any multi-family shall be five (5) floors or seventy feet (70').
- All other buildings, including the Entertainment building, will have a maximum height of fifty feet (50').

iv. Material Selection.

Accepted as-is with the following additional materials permitted:

- Smooth architectural metal panels.
- Stucco or synthetic stucco.

v. Colors. Not accepted. To be determined.

vi. Other Structures and Items.

- c) Miscellaneous Exterior Structures. The Developer anticipates submitting plans for the "The Commons" that includes a water feature in the amenity/retention pond and additional lighting and a low-profile project marquee that will be integrated within the water feature or retaining wall.

d. Landscaping

ii. Landscape Plan Requirements

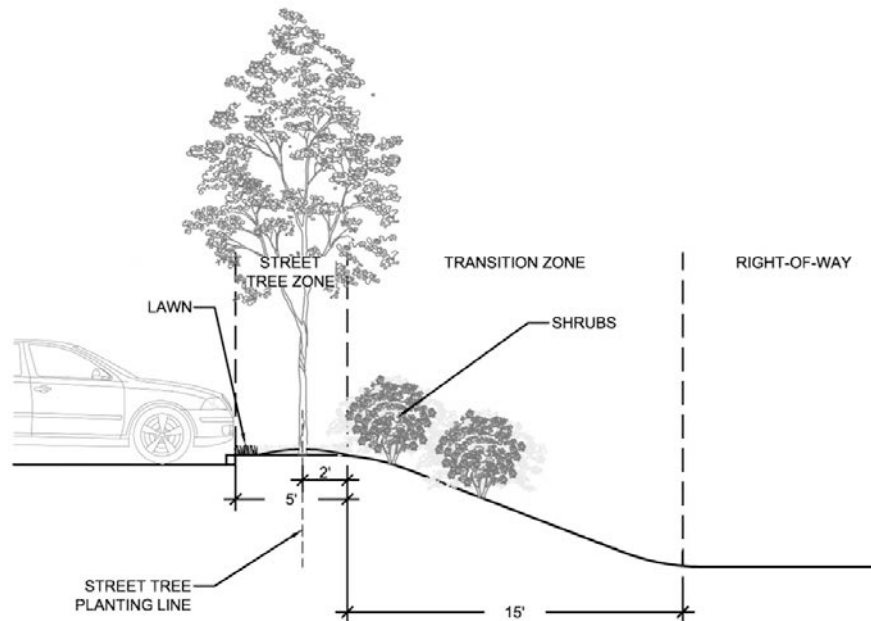
- c) Irrigation plans: Irrigation plans shall be provided by developer for plant materials required as part of the overall development plan. Individually owned lots shall be required to provide irrigation plans under separate permit for plant materials located within their respective lot boundaries.
- d) All plants required as part of each development phase shall be installed by the completion of construction of that phase.
- Individually owned lots shall be responsible for separate planting plans which shall be issued for review under separate permit(s) and required plants shall be planted at time of development of each lot.

iii. Landscape Planting Standards

a. The following revisions shall meet the current American Standard for Nursery Stock.

- (2) Street Trees - minimum of three (3) inch caliper at the time of installation. Must be large-maturing tree species.
- (3) Accent Trees - minimum of two and a half (2.5) inch caliper and ten (10) feet in height for multi stem trees at the time of installation.

v. Perimeter Landscape Buffers



a) Street Trees as follows.

1. Street trees along Saxe Gotha Road shall be planted at forty (40) feet on center within the street tree zone along the street tree planting line, as shown in the graphic above. These trees shall apply towards the 50' Parking Area Landscape Requirement for shade trees along parcels where the Street Tree Zone abuts parking lots.
2. Street trees along 12th Street shall be located out of the SCDOT right of way, and shall be grouped to open view corridors to the amenity pond. The total tree quantity of grouped trees along 12th Street shall be equal to one (1) tree per forty (40) feet of road frontage.
3. Along the I-77 landscape buffer, a Type 1 Bufferyard shall be installed consisting of 5 trees per 100 linear feet, or 3 trees and 6 shrubs per 100 linear feet. Plant materials shall be allowed in groupings, shall be a mix of evergreen and deciduous trees, and shall be strategically located in order to best screen the view corridors between the development and I-77. Plant size within the I-77 Bufferyard shall comply with Section 10.1-7, Plant Size & Caliper.
4. Street trees along the signalized main entrance drive shall be 3" minimum caliper large-maturing species and shall be located at forty (40) feet on center along both sides of the drive.
5. Street trees along Main Street shall be 3" minimum caliper large-maturing species and shall be located at forty (40) feet on center along both sides of the street.
6. All trees not located within a planting bed shall be uniformly mulched at a minimum of fifty (50) square feet at the base of each tree. (restated for continuity)

- b) Shrubs as follows.
1. Saxe Gotha Road shall adhere to the shrub requirements in the transition zone as follows. A minimum of fifty (50) shrubs shall be planted for every 100 feet of perimeter landscape buffer. A maximum of three types of shrubs shall be planted for every 100 feet of perimeter landscape buffer. All shrub planting beds shall be mulched.
  2. Shrub requirements along 12th Street shall adhere to quantity requirements per 100 feet of landscape buffer, however they may be grouped to accentuate tree massings and view corridors from 12th Street to the amenity pond.
  3. Along the I-77 Type 1 Bufferyard, shrubs shall be installed as stated above in a) Street Trees, subsection 3. In areas where the developer chooses only to plant trees at a rate of five (5) trees per 100 linear feet, no shrubs shall be required.
- vi. Parking Area Landscape as follows.
- a) Where parking abuts the required Street Tree Zone along Saxe Gotha Road, an uninterrupted and continuous row of parking shall be allowed provided that tree islands are installed at the end of parking bays, and that all spaces adjacent to the street tree zone are within 50' of a shade tree. A maximum of 15 parking spaces are allowed in a continuous row without a required landscape island throughout the remainder of the site, and all other parking spaces shall remain within 50' from a shade tree.
    - Additionally, Parking Screening along Saxe Gotha Road out parcels may be met by Perimeter Landscape Buffer shrubs planted at the top of slope within the Transition Zone, per illustration above. Where this condition is not met due to grade inconsistencies, the individual lot owner(s) shall be responsible for additional parking screening shrubs at the time of development of the lot.
- vii. Building and Site Landscape. (Open Space) Due to the proposed mixed-use village concept for the site, the following requirements for building and site landscape shall apply for areas adjacent and around structures within this PDD.
- a) A minimum of 10% of the total site's impervious area shall be designated as a mix of site landscape areas, amenity pond and surrounding Commons area, and open space turf areas. These areas shall include a mix of shade trees, accent trees, shrubs, and ground cover/perennial planting areas.

- Open space for multi-family parcels shall be calculated as 25% of the multi-family parcel's total square footage. This open space requirement shall be allowed within the multi-family parcel, located off-parcel within the overall development, or a combination of both.
- Building entrances & building foundation plantings shall be the responsibility of each individual lot owner(s), and shall be permitted under separate permit.

e. Lighting

Accepted as-is with the following exceptions and confirmations.

- Confirm that item ii.b) does not prevent a programmable digital sign.
- Item iii.e) to be revised to state that light poles in the parking lots will not be located within landscaped islands due to conflicts with utilities and maturing trees.

f. Signage and Graphics

The Developer anticipates submitting a project-specific Signage Plan and expects all signage and graphics to be per the I-77 DOD with the following exceptions and/or additional permitted signage.

- Developer intends to construct three (3) pylon or monument signs as indicated on the site plan and as follows:
  - 1) At the fully signalized main entrance to the development. This pylon or monument sign not to exceed thirty (30) feet in height.
  - 2) At the west entrance (aligned with the entrance to DESC) to the development. This pylon or monument sign not to exceed twenty (20) feet in height.
  - 3) At the east right-in/right-out entrance. This pylon or monument sign not to exceed twenty (20) feet in height.
- Developer intends to construct two (2) "bell towers" positioned on the side of the development along Interstate 77 as indicated on the site plan. These bell towers will include project identification welcome signage, tenant signage, and will not exceed fifty (50) feet in height.

iv. Identification signs.

As the outparcel users along Saxe Gotha Drive will be accessed from an internal drive lane, monument signs will therefore be located on this internal drive lane and the building façades facing Saxe Gotha Drive will be allowed signage per section c) Building/Wall Signs.

c) Building/Wall Signs.

Items (1) and (4). Blade and/or banner signs will be allowed in addition to store-front signage on the buildings on the Main Street. Blade and/or banner signage will not be subject to the restriction of not extending more than 8 inches beyond the building or the edges of the wall.  
Item (5) Due to the design of the mixed-use village and the Main Street, building signage shall be allowed on both the front and rear and on the sides of the end-cap spaces.



- viii. Illumination - to be revised to allow for LED tape lighting.
- ix. Prohibited Devices - to be revised to allow for approved digital signage with programmable messaging to be used for marketing, public announcements and special events. Digital signs will follow City of Cayce Sign Regulation requirements.

Energy Drive

- A. Mixed Use: 3 Stories
- B. Restaurant/Entertainment: 1 or 2 Stories • 20,000 sf
- C. Retail: 1 Story
- D. Hotel: 5 Stories • 112 Keys
- E. Entertainment: 40,000 sf
- F. Apartments: 5 Stories • 230 Units + Parking Structure
- G. Lifestyle Storage: 3 Stories • 100,000 sf + 4,500 sf Retail

**Summary**

Retail/Restaurants:	125,000 sf
Mixed Use:	45,000 sf
Entertainment:	40,000 sf
Apartments:	230 Units
Hotel:	112 Keys
Lifestyle Storage:	100,000 sf
Parking:	1,200 Spaces



0 250 500 750  
 Lot: 35.70 Acres 5 Minute Walk

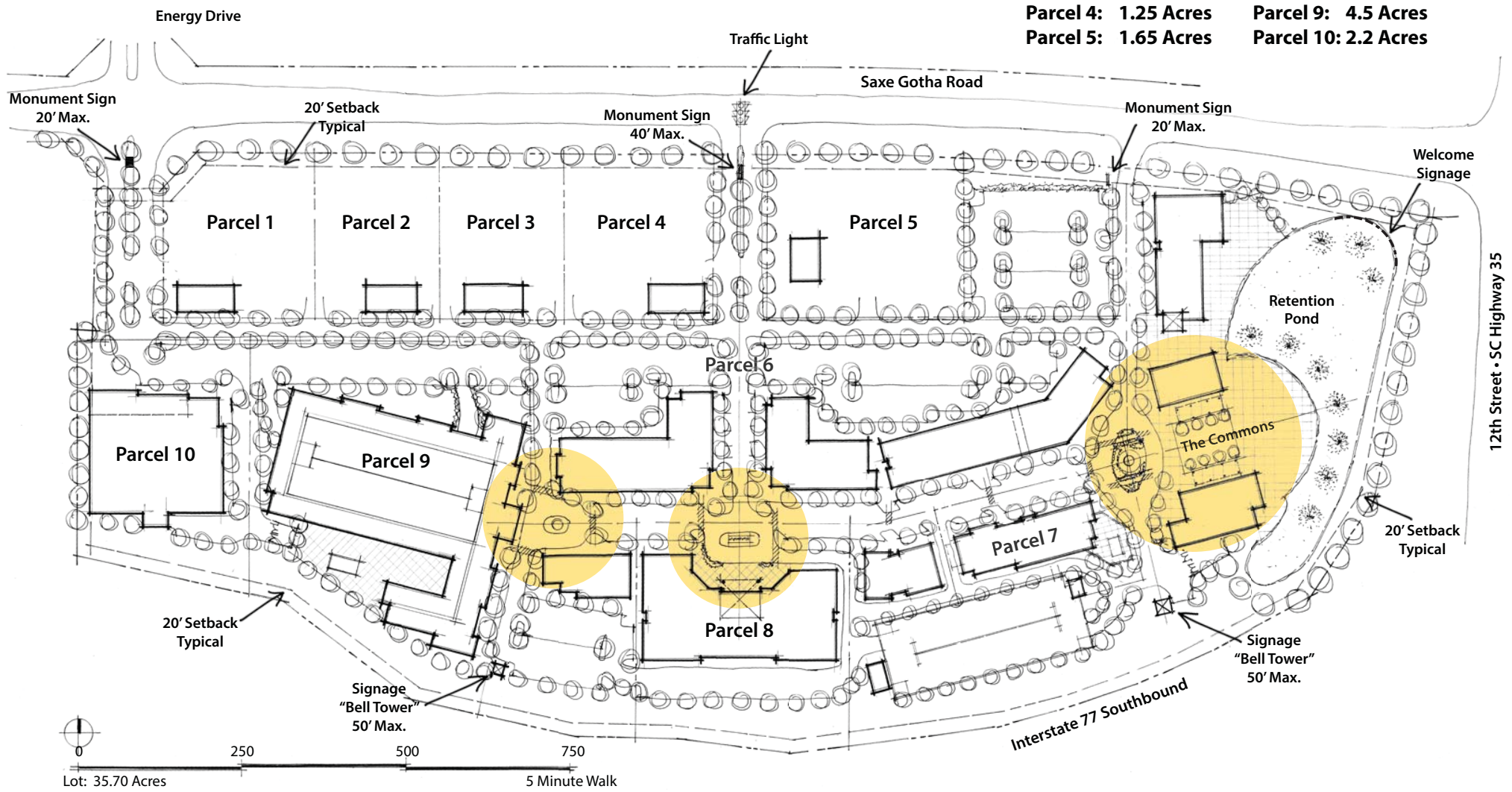
**SOUTHERN COMMONS**  
 CAYCE, SOUTH CAROLINA

VILLAGE PLAN • 23 JANUARY 2020

PARIS PROJECT **B** DEVELOPMENT



- Parcel 1: 1.25 Acres
- Parcel 2: 1 Acre
- Parcel 3: 1 Acre
- Parcel 4: 1.25 Acres
- Parcel 5: 1.65 Acres
- Parcel 6: 19.35 Acres
- Parcel 7: 1 Acre
- Parcel 8: 2.5 Acres
- Parcel 9: 4.5 Acres
- Parcel 10: 2.2 Acres



**SOUTHERN COMMONS**  
CAYCE, SOUTH CAROLINA

VILLAGE PLAN · 21 JANUARY 2020





LOCATION MAP - N.T.S.

**EXCEPTIONS PER SCHEDULE B FILE/COMMITMENT NO. 293.0012v-4**

EFFECTIVE DATE SEPT. 10, 2019 @ 8:00 AM

10. ELECTRIC EXEMPT - DEED BOOK 6-W PG. 300 (MAY APPLY - BLANKET TYPE, NOT PLOTTABLE BY DESCRIPTION)

11. RIGHT OF WAY EXEMPT - DEED BOOK 15-L PG. 3 (MAY APPLY - SEE EXEMPT DRAWING CP-11504 NOT PROVIDED)

12. POWER LINE RIGHT OF WAY - DEED BOOK 21-L PG. 295 (MAY APPLY - SEE EXEMPT DRAWING CP-12204 NOT PROVIDED)

13. RIGHT OF WAY EXEMPT - DEED BOOK 34 PG. 176 (DOES NOT APPLY)

14. RIGHT OF WAY EXEMPT - DEED BOOK 80 PG. 184 (DOES NOT APPLY)

15. E/W EXEMPT TO S.C.E. & G. CO. - DEED BOOK 85 PG. 295 (DOES NOT APPLY)

16. E/W EXEMPT TO S.C.E. & G. CO. - DEED BOOK 88 PG. 149 (MAY APPLY - NEED REVISION PLAN 1120-15 TO VERIFY)

17. SEWER EXEMPT TO CITY OF CHOICE - DEED BOOK 323 PG. 183 (DOES NOT APPLY)

18. SEWER EXEMPT TO CITY OF CHOICE - DEED BOOK 241 PG. 138 (DOES NOT APPLY)

19. E/W EXEMPT TO S.C.E. & G. CO. - DEED BOOK 285 PG. 117 (BLANKET EXEMPT, MAY APPLY - UNABLE TO PLOT BY DEED DESCRIPTION)

20. SEWER EXEMPT TO CITY OF COLUMBIA - DEED BOOK 1888 PG. 251 (MAY APPLY - NEED REVISION PLAN 1165-15 TO VERIFY)

21. SEWER FORCE MAIN EXEMPT - DEED BOOK 3008 PG. 944 (DOES NOT APPLY)

22. TITLE TO HOUL ESTATE - DEED BOOK 4450 PG. 69 (TITLE MAY APPLY - REVISIONS PLAN 1105-15 TO VERIFY)

23. CHANGE OF ACCESS - DEED BOOK 3432 PG. 330 (CURRENT E/W ACCESS ALONG SAXE GOTHA DR. PLOTTED & SHOWN)

24. SEWER LINE EXEMPT - DEED BOOK 9258 PG. 32 (DOES NOT APPLY)

25. WATER LINE EXEMPT - DEED BOOK 9258 PG. 34 (DOES NOT APPLY)

26. SEWER LINE EXEMPT - DEED BOOK 9763 PG. 212 (DOES NOT APPLY)

27. SEWER EXEMPT - DEED BOOK 9138 PG. 205 (3/30/215 ADDENDUM) (DOES NOT APPLY)

28. WATER SYSTEM TO CITY OF CHOICE - DEED BOOK 3754 PG. 250 (VALVES & HYDRANTS NEAR SUBJECT PROPERTY PLOTTED & SHOWN HEREON)

29. WATER LINE EXEMPT - DEED BOOK 14375 PG. 306 (DOES NOT APPLY)

30. SANITARY SEWER LINE EXEMPT - DEED BOOK 14359 PG. 205 (PORTION AFFECTING SUBJECT PROPERTY PLOTTED & SHOWN HEREON)

31. LIMITED INHERITANCE DEED - DEED BOOK 15192 PG. 42 (DOES NOT APPLY)

32. ESTATE AGREEMENT - DEED BOOK 18553 PG. 113 (MAY APPLY - BLANKET TYPE, NOT PLOTTABLE)

33. WATER LINE EXEMPT - DEED BOOK 15985 PG. 142 (DOES NOT APPLY)

34. SEWER LINE EXEMPT - DEED BOOK 15985 PG. 147 (DOES NOT APPLY)

35. MATTERS OF SURVEY - PLAT BOOK 16793 PG. 183 (PLOTTED & SHOWN HEREON)

36. MATTERS OF SURVEY - PLAT BOOK 231-G PG. 132 (NO EXEMPTIONS, UTILITIES, ETC. AFFECTING SUBJECT PROPERTY SHOWN ON PLAT)

37. MATTERS OF SURVEY - PLAT BOOK 341 PG. 7-8 (DOES NOT APPLY - SUBJECT PROPERTY NOT PART OF SURVEY SHOWN IN FIG. 341-7 & 8)

38. MATTERS OF SURVEY - PLAT BOOK 83-G PG. 18 (NO EXEMPTIONS, UTILITIES, ETC. APPLY TO SUBJECT PROPERTY)

39. MATTERS OF SURVEY - PLAT BOOK 135-G PG. 13 (NO EXEMPTIONS, UTILITIES, ETC. AFFECTING SUBJECT PROPERTY SHOWN ON PLAT)

40. MATTERS OF SURVEY - PLAT BOOK 1530M PG. 88 (DOES NOT APPLY - SUBJECT PROPERTY NOT PART OF SURVEY SHOWN IN FIG. 1530M-88)

41. EASEMENT FOR MAINTENANCE TO SCANA SERVICES, INC. - DEED BOOK 19185 PG. 28 (DOES NOT APPLY)

42. MEMORANDUM OF UNDERSTANDING - DEED BOOK 19708 PG. 105 (DOES NOT APPLY)

N/T SOUTH CAROLINA ELECTRIC & GAS CO. TMS 006897-01-042 (PORTION) PG 135-G PG. 13 & 167253 PG. 163



**LEGAL DESCRIPTION**  
 ALL THAT CERTAIN PARCELS, PORTIONS OF TRACTS OF LAND (ENC AND STRUTED) IN LEXINGTON COUNTY, IN THE CITY OF CHOICE, STATE OF SOUTH CAROLINA, AND SOME MORE FULLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT AN IRON PIN LOCATED AT THE SOUTHWEST CORNER INTERSECTION OF THE RIGHT-OF-WAY OF S.C. HIGHWAY 35 AND  
 35. ACRES MORE OR LESS.

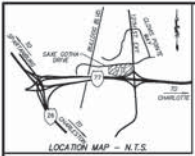
- CH = CONCRETE WALL
- CM = CURB AND GUTTER
- FE = FIRE FIGHTER ESCAPE ROUTE
- FM = FLOOR FINISH
- GA = GROUND ANGLE
- GL = GROUND LEVEL
- GP = GRADE POINT
- GS = GRADE SURFACE
- HA = HARD ASPHALT
- HS = HARD SURFACE
- MA = MEDIUM ASPHALT
- PA = PAVED AREA

ALTA/NSPS PLAT PREPARED FOR  
**PARIS ACQUISITIONS, LTD.**  
 SITE LOCATED IN LEXINGTON COUNTY, CHOICE, SOUTH CAROLINA  
 SCALE: 1" = 100' DATE: NOVEMBER 21, 2019

**REFERENCES:**  
 1. LEXINGTON COUNTY TAX MAP NUMBER 006897-01-042 (PORTION)  
 2. PLAT OF "TOWER CENTER" PREPARED FOR SOUTH CAROLINA ELECTRIC & GAS COMPANY BY BOMER ENGINEERING COMPANY, INC. DATED JULY 23, 2013, AND RECORDED IN THE LEXINGTON COUNTY E.O.B. IN PLAT BOOK "13575" PG. 146.  
 3. SOUTHEASTERN PORTION OF TRACT "A" SHOWN ON A PLAT PREPARED FOR "S.C. ELECTRIC AND GAS CO." BY ASSOCIATED ENGINEERS & ARCHITECTS, INC., DATED FEBRUARY 14, 1986.  
 4. PROPERTY SURVEY FOR "TOWER SUBDIVISION, INC." BY B.A. BARNER & ASSOCIATES, INC., DATED APRIL 15, 1971, AND RECORDED IN PLAT BOOK 135 PG. 13.  
 5. HIGHWAY 201 - REGIONAL SEWER LINE CITY OF CHOICE WASTEWATER COLLECTION SYSTEM PREPARED FOR "CITY OF CHOICE" BY WASHINGTON ENGINEERING CONSULTANTS, INC. DATED OCTOBER 20, 1986, REVISED FEBRUARY 1, 1988.  
 6. ALTA/NSPS SURVEY PREPARED FOR PARIS ACQUISITIONS, LTD. BY ASSOCIATED E & S, INC. DATED OCTOBER 19, 2016, AND REVISED JANUARY 21, 2017.

**CERTIFICATION:**  
 I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREON, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR OBSTRUCTIONS OTHER THAN SHOWN.  
 TO: PARIS ACQUISITIONS, LTD., A NORTH CAROLINA CORPORATION & STATEWIDE TITLE GUARANTY COMPANY.  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS JOINTLY ESTABLISHED AND ADOPTED BY AEA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, & 11 & 12 OF SAID STANDARDS. THE FIELD WORK WAS COMPLETED ON OCTOBER 29, 2018. ALSO, AT THE TIME OF THE SURVEY THERE WAS NO OBSERVED EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING MATERIALS BEING STORED OR SIGNIFICANT CONSTRUCTION PROGRESS OTHER THAN SHOWN. HISTORICAL SITE USE AS SOLID WASTE DUMP OR LANDFILL AND NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINE OF MICHIGAN AVE AFFECTING THE SUBJECT PROPERTY.

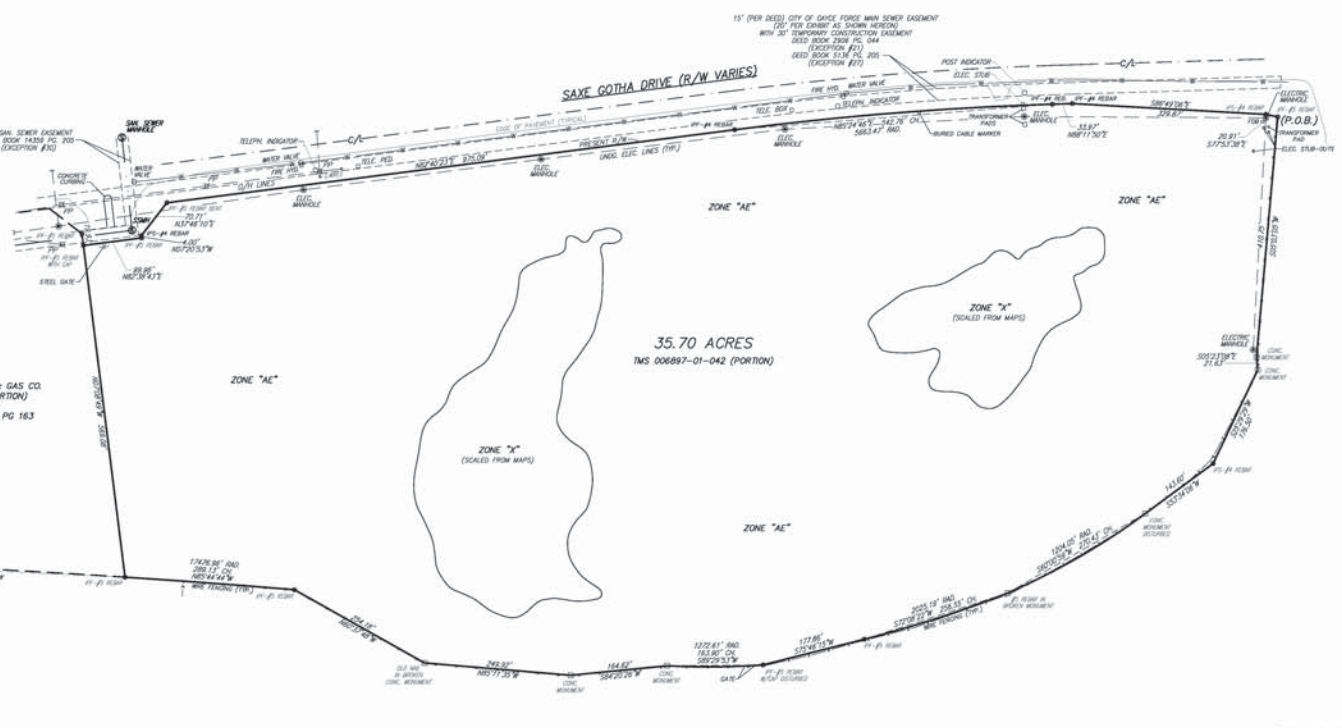
ACCORDING TO PLAT/PRM FILE # 160502591 J. DATED JULY 5, 2014. THE LAND SHOWN HEREON IS LOCATED IN ZONES A & C.  
 LARRY W. SMITH, S.C.P.L.S. No. 3724  
**ASSOCIATED E & S, INC.**  
 800 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA, 29169 W. PH. 791-1550



**EXCEPTIONS PER SCHEDULE B  
FILE/COMMITMENT NO. 293.0012V-4  
EFFECTIVE DATE SEPT. 10, 2019 @ 8:00 AM**

10. ELECTRIC EASEMENT - DEED BOOK 8-W PG. 500 (MAY APPLY - SLANTED TYPE, NOT PLOTTED BY DESCRIPTION)
11. RIGHT OF WAY GRANT - DEED BOOK 15-1 PG. 3 (MAY APPLY - SC&AG DRAWING CP-11154 NOT PROVIDED)
12. POWER LINE RIGHT OF WAY - DEED BOOK 21-1 PG. 255 (MAY APPLY - SC&AG DRAWING CP-12266 NOT PROVIDED)
13. RIGHT OF WAY GRANT - DEED BOOK 54 PG. 178 (DOES NOT APPLY)
14. RIGHT OF WAY GRANT - DEED BOOK 80 PG. 184 (DOES NOT APPLY)
15. R/W EASEMENT TO S.C.E. & G. CO. - DEED BOOK 85 PG. 285 (DOES NOT APPLY)
16. R/W EASEMENT TO S.C.E. & G. CO. - DEED BOOK 89 PG. 169 (DOES NOT APPLY)
17. SEMER EASEMENT TO CITY OF CHICPEE - DEED BOOK 283 PG. 83 (DOES NOT APPLY)
18. SEMER EASEMENT TO CITY OF CHICPEE - DEED BOOK 241 PG. 138 (DOES NOT APPLY)
19. R/W EASEMENT TO S.C.E. & G. CO. - DEED BOOK 288 PG. 117 (SLANTED TYPE, MAY APPLY, UNABLE TO PLOT BY DEED DESCRIPTION)
20. SEMER EASEMENT TO CITY OF COLUMBIA - DEED BOOK 1684 PG. 251 (DOES NOT APPLY)
21. SEMER FORCE MAIN EASEMENT - DEED BOOK 2908 PG. 544 (DOES NOT APPLY)
22. TITLE TO REAL ESTATE - DEED BOOK 4400 PG. 69 (ITEMS MAY APPLY - REFERENCED PLAT NOT PROVIDED)
23. CHANGE OF ACCESS - DEED BOOK 542 PG. 320 (CURRENT R/W ACCESS ALONG SAXE GOETHA DR. PLOTTED & SHOWN)
24. SEMER LINE EASEMENT - DEED BOOK 828 PG. 32 (DOES NOT APPLY)
25. WATER LINE EASEMENT - DEED BOOK 828 PG. 34 (DOES NOT APPLY)
26. SEMER LINE EASEMENT - DEED BOOK 976 PG. 212 (DOES NOT APPLY)
27. SEMER EASEMENT - DEED BOOK 5136 PG. 200 (S1/4, S2/4, S3/4 ADDENDUM) (DOES NOT APPLY)
28. WATER SYSTEM TO CITY OF CHICPEE - DEED BOOK 5756 PG. 250 (VALVES & HYDRANTS NEAR SUBJECT PROPERTY PLOTTED & SHOWN HEREON)
29. WATER LINE EASEMENT - DEED BOOK 14025 PG. 308 (DOES NOT APPLY)
30. SANITARY SEMER LINE EASEMENT - DEED BOOK 14258 PG. 203 (PORTION AFFECTING SUBJECT PROPERTY PLOTTED & SHOWN HEREON)
31. LIMITED EMINENT DOMAIN - DEED BOOK 15182 PG. 42 (DOES NOT APPLY)
32. STOPWATCH AGREEMENT - DEED BOOK 16852 PG. 113 (MAY APPLY - SLANTED TYPE, NOT PLOTTED)
33. WATER LINE EASEMENT - DEED BOOK 15885 PG. 142 (DOES NOT APPLY)
34. SEMER LINE EASEMENT - DEED BOOK 15885 PG. 147 (DOES NOT APPLY)
35. MATTERS OF SURVEY - PLAT BOOK 16783 PG. 163 (PLOTTED & SHOWN HEREON)
36. MATTERS OF SURVEY - PLAT BOOK 223-G PG. 132 (NO EASEMENTS, UTILITIES, ETC. AFFECTING SUBJECT PROPERTY SHOWN ON PLAT)
37. MATTERS OF SURVEY - PLAT BOOK 341 PG. 7-8 (DOES NOT APPLY - SUBJECT PROPERTY NOT PART OF SURVEY SHOWN IN PB 341-7 & 8)
38. MATTERS OF SURVEY - PLAT BOOK 89-G PG. 68 (NO EASEMENTS, UTILITIES, ETC. APPLY TO SUBJECT PROPERTY)
39. MATTERS OF SURVEY - PLAT BOOK 126-G PG. 13 (NO EASEMENTS, UTILITIES, ETC. AFFECTING SUBJECT PROPERTY SHOWN ON PLAT)
40. MATTERS OF SURVEY - PLAT BOOK 1520A PG. 88 (DOES NOT APPLY - SUBJECT PROPERTY NOT PART OF SURVEY SHOWN IN PB 1520A-88)
41. EASEMENT FOR MAINTENANCE TO SCANA SERVICES, INC. - DEED BOOK 19185 PG. 29 (DOES NOT APPLY)
42. MEMORANDUM OF LEASE - DEED BOOK 19788 PG. 105 (DOES NOT APPLY)

N/S  
SOUTH CAROLINA ELECTRIC & GAS CO.  
TMS 00689-01-042 (PORTION)  
D8 0218 PG. 0030  
PB 135-G PG. 13 & 16753 PG. 163



SC HWY 35 (12TH STREET EXT.) R/W VARIES

INTERSTATE HIGHWAY 77 (R/W VARIES)

ALTA/NOPSIS PLAT PREPARED FOR  
**PARIS ACQUISITIONS, LTD.**  
SITE LOCATED IN LEXINGTON COUNTY, CHICPEE, SOUTH CAROLINA.

SCALE: 1" = 100'  
DATE: DECEMBER 27, 2019

**REFERENCES:**  
1. LEXINGTON COUNTY TAX MAP NUMBER 00887-01-042 (PORTION)  
2. PLAT OF "SWAMP CENTER" PREPARED FOR "SOUTH CAROLINA ELECTRIC & GAS COMPANY" BY POWER ENGINEERING COMPANY, INC., DATED JULY 23, 2013, AND RECORDED IN THE LEXINGTON COUNTY R.O.D. IN PLAT BOOK "16751" AT PAGE 163.  
3. SOUTH CAROLINA PORTION OF "X" SHOWN ON A PLAT PREPARED FOR "S.C. ELECTRIC AND GAS CO." BY ASSOCIATED ENGINEERS & SURVEYORS, INC., DATED DECEMBER 16, 1988.  
4. PROPERTY SURVEY FOR "SUBJECT PROPERTY", INC. BY RFA, SHAWER & ASSOCIATES, INC., DATED APRIL 15, 1971, AND RECORDED IN PLAT BOOK 133 AT PAGE 13.  
5. RIGHTWAY 351 - REGIONAL SEMER LINE, CITY OF CHICPEE WATERWORKS COLLECTION SYSTEM PREPARED FOR "CITY OF CHICPEE" BY AMERICAN ENGINEERING CONSULTANTS, INC., DATED OCTOBER 20, 1988, REVISION FEBRUARY 1, 1990.  
6. ALTA/NOPSIS SURVEY PREPARED FOR "PARIS ACQUISITIONS, LTD." BY ASSOCIATED E & S, INC., DATED OCTOBER 19, 2016, AND REVISION JANUARY 27, 2017.

**CERTIFICATION:**  
I, HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA AND METS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "X" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCUMBRANCES OR PROJECTIONS OTHER THAN SHOWN.  
TO: PARIS ACQUISITIONS, LTD., A NORTH CAROLINA CORPORATION & STEINBIT TITLE GUARANTEE COMPANY;  
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 ANTI-SUBROGATION ACTUAL REQUIREMENTS FOR ALL-VISUM LAND TITLE CURVES, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NOPSIS AND INCLUDES ITEMS 1, 5, 6, 8, 11 & 13 OF PAGE 4 THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 29, 2019. ALSO, AT THE TIME OF THE SURVEY THERE WAS NO DISCOVERED EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION/PREPARS (OTHER THAN SHOWN), HORIZONTAL SITE USE AS SOLID WASTE DUMP OR LANDFILL, AND NO KNOWN PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINE OR WETLAND AREAS AFFECTING THE SUBJECT PROPERTY.

ACCORDING TO FEMA/FIRM PANEL #2006032091, DATED JULY 5, 2016, THE LAND SHOWN HEREON IS LOCATED IN ZONES AE & X.  
LARRY W. SMITH, S.E., P.L.S., NO. 3724  
**ASSOCIATED E & S, INC.**  
800 VIOLET STREET, WEST COLUMBIA, SOUTH CAROLINA, 29169 - PH: 791-1500





**APPROVED MINUTES  
ZONING BOARD OF APPEALS  
CAYCE CITY HALL  
1800 12<sup>TH</sup> STREET, CAYCE SC  
Monday, December 16, 2019  
6:00 PM**

**I. CALL TO ORDER**

The meeting was called to order by Chair Robert McLeod. Members present were Jason Simpson, Robin DiPietro and Bob McArver. Russ Vickery was absent excused. Staff present were Carroll Williamson and Monique Ocean.

**II. APPROVAL OF MINUTES**

Bob McArver made a motion to approve the minutes of the October 21, 2019, meeting. Robin DiPietro seconded the motion. All were in favor.

**III. STATEMENT OF NOTIFICATION**

Monique Ocean confirmed that the media and public were notified of the public hearing.

**IV. PUBLIC HEARING**

**Variance Request No. 006-19**

A request for a variance from the **Zoning Ordinance Section 5.6-3 Location** to allow an accessory structure to be located in the front yard in a single family residential (RS-3) zoning district. The property is located at 2374 Orchard Street (TMS# 005725-13-018).

**a. Opening Statement**

The applicant, Quatonya Smiley, began by informing the Board that all the information needed for the variance request could be found in the application that was submitted.

**b. Public Testimony**

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

**c. Adjourn Public Hearing**

With no further discussion, the public hearing for Variance Request 006-19 was adjourned.

**V. MOTION – Variance Request 006-19**

The Board agreed that the variance request meets all criteria for approval. A motion was made by Robin DiPietro to approve the variance to permit the accessory structure to remain in the front yard provided it meets side yard setback requirements and the variance applies solely to the existing accessory structure. Bob McArver seconded the motion. The motion passed by a majority vote. Jason Simpson did not vote because he arrived late to the public hearing.

**VI. PUBLIC HEARING**

**Variance Request No. 007-19**

A request for a variance from the **Zoning Ordinance Section 6.7 Table 3 (Schedule of Lot Area and Setbacks by Zoning Districts)** for a reduction (by 10 to 12 feet) of the required setbacks for a double frontage lot (**Section 5.2(2) Setbacks- Through or Double Frontage Lots**) in the C-4 Zoning District. The property is located at 2454 Charleston Hwy (TMS# 005757-02-024).

**a. Opening Statement**

Mr. Tem Miles appeared before the Board to speak on behalf of the applicant, Mike Hughes. Mr. Miles explained how the variance request meets each criteria needed for approval. Mr. Miles stated extraordinary conditions existed because of the double setback requirements, the conditions do not apply to other properties in the area, the double setback requirements prohibited the use of the land, and granting the variance would improve the area because of construction of a new building.

**b. Public Testimony**

Mr. Bobby Lorick spoke in favor of the variance request.

**c. Adjourn Public Hearing**

With no further discussion, the public hearing was adjourned.

**VII. MOTION – Variance Request 007-19**

Robin DiPietro made a motion to approve the variance with conditions that the setbacks along Frontier Road will be 17 feet and 19 feet from the property line and the dimensions of the building will be reduced to 20 feet by 24 feet. Bob McArver seconded the motion. All were in favor.

**VIII. NEW BUSINESS**

There was no new business.

**IX. ADJOURNMENT**

Robin DiPietro made a motion to adjourn. Jason Simpson seconded the motion. All were in favor.

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



**APPROVED MINUTES  
PLANNING COMMISSION  
CAYCE CITY HALL  
1800 12<sup>TH</sup> STREET, CAYCE SC  
Monday, January 27, 2020  
6:30 PM**

**I. CALL TO ORDER**

The meeting was called to order at 6:30 pm by Chair Ed Fuson. Members present were Maudra Brown Robert Power, Chris Kueny, and Joe Long. Chris Jordan and Stockton Wells were absent excused. Staff present were Monique Ocean and Carroll Williamson.

**II. APPROVAL OF MINUTES**

Maudra Brown made a motion to approve the minutes of the December 16, 2019, meeting. Robert Power seconded the motion. Chris Kueny abstained from the vote. The motion passed with a majority vote.

**III. NEW BUSINESS**

a. Nomination and election of Officers for 2020

Chris Kueny made a motion to elect Ed Fuson as Chair of the Planning Commission. Maudra Brown seconded the motion. All were in favor. Chris Kueny made a motion to elect Joe Long as Vice-Chair. Maudra Brown seconded the motion. All were in favor.

b. Nomination and election of Monique Ocean as Secretary for 2020

Maudra Brown made a motion elect Monique Ocean as Secretary. Chris Kueny seconded the motion. All were in favor.

c. Approval of meeting schedule for 2020

Chris Kueny made a motion to approve the meeting schedule for 2020. Robert Power seconded the motion. All were in favor.

**IV. OTHER BUSINESS**

John Newman from Central Midlands Council of Governments gave a review of updates to the Comprehensive Plan. Mr. Newman discussed the Land Use Elements section of the Comprehensive Plan.

**V. ADJOURNMENT**

Joe Long made a motion to adjourn. Chris Kueny seconded the motion. All were in favor.

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



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

**COUNCIL ACTION REQUIRED**

**CAYCE PUBLIC SAFETY FOUNDATION – ONE (1) POSITION**

Ms. Pamme Eades' term expired in February 2020. Ms. Eades has served on the Foundation since 2014. Her 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.

**ACCOMMODATIONS TAX COMMITTEE – ONE (1) POSITION**

The open position must be filled by someone from the motel industry in Cayce.

**CAYCE HOUSING AUTHORITY – ONE (1) POSITION**

Mr. Edward Landry no longer lives in the City. There are no recommendations at this time.

**CONSOLIDATED BOARD OF APPEALS – TWO (2) POSITIONS**

Members who serve on this Board must be either an Engineer, Contractor, Architect or Design Professional. There are no recommendations at this time.

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

There are no recommendations at this time.

**MUSEUM COMMISSION – TWO (2) POSITIONS**

Mr. Leo Redmond and Ms. Cindy Peake resigned therefore there are two open positions. There are no recommendations at this time.

## CITY OF CAYCE PUBLIC SAFETY FOUNDATION REAPPOINTMENT APPLICATION

Name: Pamme L Eads

Home Address: Palmer Street City, State, Zip Cayce SC 29033

Telephone: 803 - Cell Phone: \_\_\_\_\_ E-Mail Address \_\_\_\_\_

Same \_\_\_\_\_

Resident of Cayce:  Yes  No Number of Years 10

Business Located in Cayce:  Yes  No Number of Years \_\_\_\_\_

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

### Work Address

Company: South State Bank Position Operations Risk Specialist

Address: 700 Gervais Street

City, State, Zip Columbia SC 29201 Telephone: 803 231 3458

Fax: \_\_\_\_\_ E-Mail Pamme.eads@southstatebank.com

Work Experience: Bank Trainer/Implementing/process analyst

Educational Background: BA - University of SC, MA - University of South Carolina  
Graduate Certificate in Museum Studies

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

Women's Club of Cayce, Cayce Archaes Association

Volunteer Work: above

Hobbies: reading/basket making

Return to:

Mendy Corder, Municipal Clerk

City of Cayce, P.O. Box 2004, Cayce, SC 29171-2004

Telephone: 803-796-9020 • Fax: 803-796-9072