

Mayor Elise Partin	Mayor Pro-Tem James E. Jenkins	Council Members Phil Carter Ann Bailey-Robinson Tim James	City Manager Tracy Hegler	Assistant City Manager James E. Crosland
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**City of Cayce
Regular Council Meeting
Wednesday, January 27, 2021 at 5:00 p.m.**

**Cayce City Council is currently meeting virtually via Zoom.
Please use one of the following methods to attend the Council Meeting:**

**Virtual Attendance, click
<https://us02web.zoom.us/j/85385796268?pwd=RFZ5cTZhWkN0RnlzQXcvakpMa2ZQQT09>**

**or
Telephone: 1-929-205-6099
Meeting ID: 853 8579 6268
Passcode: 770811
caycesc.gov**

I. Call to Order

- A. Invocation and Pledge of Allegiance

II. Public Comment Regarding Items on the Agenda

Special Note: Anyone wishing to speak to Council about an item not on the agenda will need to call the City Clerk at 803-550-9557 by 12:00 p.m. the Friday prior to the Council Meeting. Anyone wishing to speak on an item on the Agenda will need to call the City Clerk at 803-550-9557 by 11:00 a.m. the day of the Council Meeting.

III. Ordinances

- A. Discussion and Approval of Ordinance 2021-01 Amending Zoning Map and Rezoning Parcel of Property Located at Northwest Corner of Taylor Road and 12th Street Extension (TMS# 005799-01-011) from D-1 to M-1 – Second Reading
- B. Discussion and Approval of Emergency Ordinance 2021-03 Amending Emergency Ordinance 2020-39 to Further Extend the Expiration Date on the Suspension of Certain Prohibitions on Temporary Signs
- C. Discussion and Approval of Emergency Ordinance 2021-04 Amending Emergency Ordinance 2020-40 to Extend the Expiration Date on Requiring Individuals to Wear Face Coverings in Certain Circumstances, and Matters Related Thereto

IV. Other

- A. Discussion of, and Motions Approving, Service of Council Members on Designated Boards and Commissions

V. City Manager's Report

VI. Committee Matters

- A. Appointments and Reappointments
 - Accommodations Tax Committee – One (1) Appointment
 - Beautification Foundation – One (1) Appointment
 - Cayce Housing Authority – One (1) Appointment

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

IX. Reconvene

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

XI. Adjourn

Memorandum

ITEM III. A.

To: Mayor and Council

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

Date: January 20, 2021

Subject: Second Reading of an Ordinance to re-zone Property located on Taylor Road from D-1 to M-1

Issue

Council approval is needed for the Second Reading of an Ordinance to re-zone property located on Taylor Road (TMS# 005799-01-011) from D-1 Development District to M-1 Light Industrial District

Discussion

The applicant wishes to re-zone the property listed above from D-1 to M-1 to allow for a physical and occupational therapy use, which Staff classifies as Rehabilitation Services, a permitted use in the M-1 District.

D-1 Development District is an agricultural holding zone. Once a use is proposed for this property, a re-zoning in accordance with the Comprehensive Plan Future Land Use Map is required. The land use category for this property is designated as Commercial-Business/Industrial and the M-1 Zoning District is a Compatible Zoning District, according to the current comprehensive plan.

This property is 7.61 acres. To the west along Taylor Road, across the CSX Railroad right-of-way, the property is zoned RG-2. To the north and to the east, across 12th Street Extension, the properties are zoned M-1. To the south across Taylor Road is Cayce Elementary School, zoned D-1.

This property is not in a Special Flood Hazard Area and contains no delineated wetlands. It is also located in the 12th Street Extension Design Overlay District. The applicant's proposed use is permitted in this Overlay District.

The Planning Commission voted on the requested re-zoning from D-1 to M-1 at the Planning Commission meeting on December 21, 2020. No one spoke for or against the rezoning.

Recommendation

The Planning Commission unanimously recommends Council approve Second Reading of an Ordinance to re-zone the property located on Taylor Road (TMS# 005799-01-011) from D-1 to M-1.

STATE OF SOUTH CAROLINA	)	ORDINANCE 2021-01
	)	Amending Zoning Map and Rezoning
COUNTY OF LEXINGTON	)	Parcel of Property Located at Northwest
	)	Corner of Taylor Road and 12th Street
CITY OF CAYCE	)	Extension (TMS# 005799-01-011) from D-1
	)	to M-1

WHEREAS, the Owner/Applicant requested that the City of Cayce amend the Zoning Map to re-designate the parcel of property comprising and shown at northwest corner of Taylor Road and 12th Street Extension (TMS 005799-01-011), now zoned Development (D-1) to Light Industrial (M-1), and

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

WHEREAS, the Planning Commission met on December 21, 2020, to review public comments and vote on recommending the rezoning request and voted unanimously to recommend this change to the existing zoning,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, that the property hereinafter listed, and as shown on the attached sketch, is hereby rezoned and reclassified on the Zoning Map of the City of Cayce as M-1, Light Industrial:

Tax Map Sequence Number 005799-01-011
Parcel of Property Located at Northwest Corner of Taylor Road and 12th Street Extension

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

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

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

First Reading: _____

Second Reading and Adoption: _____
















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

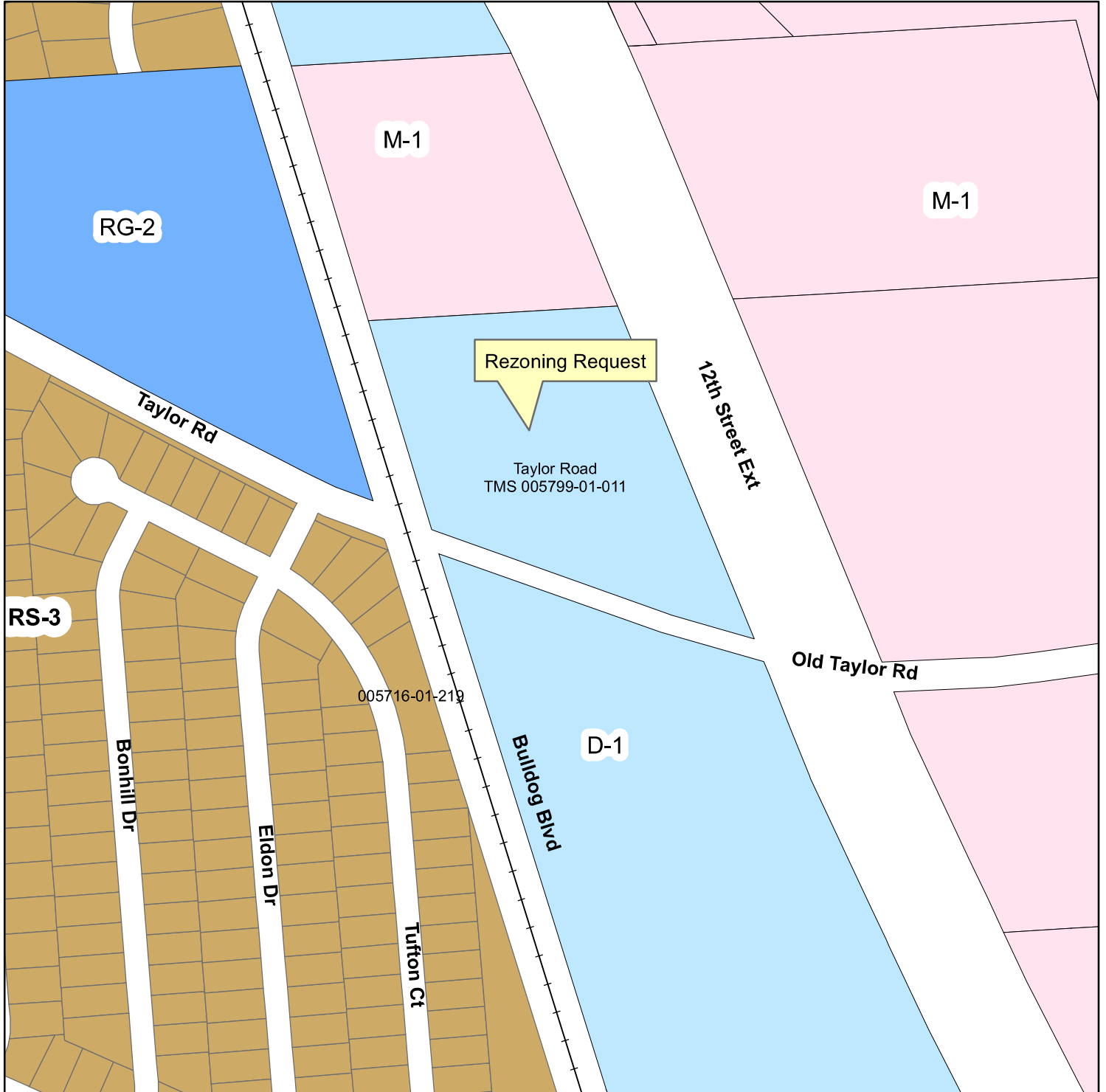
Re-Zoning Request MA003-20

Taylor Road

TMS 005799-01-011

Legend

ZONING					
	RG-2		M-1		
	RS-1		C-1		M-2
	RS-2		C-2		D-1
	RS-3		C-3		PDD
	RS-4		C-4		DAD
	RG-1				



STATE OF SOUTH CAROLINA	)	EMERGENCY ORDINANCE 2021-03
	)	Amending Emergency Ordinance
COUNTY OF LEXINGTON	)	2020-39 to Further Extend the
	)	Expiration Date on the Suspension of
CITY OF CAYCE	)	Certain Prohibitions on Temporary
	)	Signs

WHEREAS, S.C. Code section 5-7-250(d) authorizes Council to adopt emergency ordinances (with certain limitations not applicable to this Ordinance) for a limited period of sixty days; and

WHEREAS, the current coronavirus pandemic has created an emergency for our City and our Nation, such that the Council, in the exercise of its statutory authority and in the public interest, enacted Emergency Ordinance 2020-05, on March 27, 2020, as an emergency ordinance to, among other things, suspend the prohibition on certain temporary signs advertising hours and conditions of operation of businesses; and

WHEREAS, the Council amended that Ordinance, on May 20, 2020, by enactment of Emergency Ordinance 2020-13 to extend the expiration date, and the Council further extended the expiration date of Section 7 of Emergency Ordinance 2020-05 concerning temporary signs by enactment of Emergency Ordinance 2020-18 on July 7, 2020, as well as by enactment of Emergency Ordinance 2020-29 on August 19, 2020, Emergency Ordinance 2020-32 on October 6, 2020, and Emergency Ordinance 2020-39 on December 1, 2020; and

WHEREAS, the Council believes that, due to the continuation of the public health emergency presented by the pandemic, it is in the public interest to extend further the expiration date of Emergency Ordinance 2020-39 previously adopted so that it remains in force and effect for an additional emergency time period,

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

Emergency Ordinance 2020-39 (which extended the suspension of the prohibition of temporary signs as referenced in Section 8.6 of the Zoning Ordinance for businesses advertising drive-thru, pick up, to go orders, and hours of operation only) is hereby amended, and re-enacted to the extent necessary, to provide that it shall expire automatically on the sixty-first day following the date of this Ordinance, which is the date of March 29, 2021, unless further amended or repealed.

This Ordinance, as an emergency ordinance, shall become effective immediately upon Council approval on one reading.

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

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

Reading and Adoption: _____

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

STATE OF SOUTH CAROLINA	)	EMERGENCY ORDINANCE 2021- 04
	)	Amending Emergency Ordinance
COUNTY OF LEXINGTON	)	2020-40 to Extend the Expiration Date
	)	on Requiring Individuals to Wear
CITY OF CAYCE	)	Face Coverings in Certain
	)	Circumstances, and Matters Related
	)	Thereto

WHEREAS, S.C. Code section 5-7-250(d) authorizes Council to adopt emergency ordinances (with certain limitations not applicable to this Ordinance) for a limited period of sixty days; and

WHEREAS, the current coronavirus pandemic has created an emergency for our City and our Nation, such that the Council, in the exercise of its statutory authority and in the public interest, enacted Emergency Ordinance 2020-30, on August 19, 2020, as an emergency ordinance to, among other things, require individuals to wear face coverings in certain circumstances; and

WHEREAS, the Council amended Emergency Ordinance 2020-30 on October 6, 2020, by adoption of Emergency Ordinance 2020-33, and further extended the expiration date of the ordinances by Emergency Ordinance 2020-40 adopted on December 1, 2020; and

WHEREAS, the Council believes that, due to the continuation of the public health emergency presented by the pandemic, it is in the public interest to extend the expiration date of Emergency Ordinance 2020-40 previously adopted so that it remains in force and effect for an additional emergency time period,

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

1. Emergency Ordinance 2020-40 is hereby amended, and re-enacted to the extent necessary, to provide that it shall expire automatically on the date of March 29, 2021, unless further amended or repealed.
2. Except as amended previously or by this amending ordinance, all remaining provisions of Emergency Ordinance 2020-40, and its predecessor Emergency Ordinances 2020-30 and 2020-33, shall continue and remain in full force and effect.
3. In the event of any direct conflict between the requirements of this Ordinance and the requirements of an Executive Order of the Governor in effect, the Executive Order of the Governor shall control.

This Ordinance, as an emergency ordinance, shall become effective immediately upon Council approval on one reading. This emergency ordinance also is subject to repeal or extension or amendment by further ordinance.

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

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

Reading and Adoption: _____

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

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

COUNCIL ACTION REQUIRED

ACCOMMODATIONS TAX COMMITTEE – ONE (1) POSITION

The open position must be filled by someone from the motel industry in Cayce. Then City has received a potential member application from Ms. Angela Emerson who is the Regional Manager of Operations for the Courtyard Cayce. Her application is attached for Council's review.

BEAUTIFICATION FOUNDATION – ONE (1) POSITION

There is one open position on the Foundation. The city received a potential member application from Mr. Eric Shealy. His application is attached for Council's review.

CAYCE HOUSING AUTHORITY – ONE (1) POSITION

Ms. Johnetta Riley attended the last Cayce Housing Authority meeting and Executive Director Ivory Mathews recommends her for appointment. Ms. Riley's application is attached for Council's review.

NO COUNCIL ACTION REQUIRED

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

EVENTS COMMITTEE – ONE (1) POSITION

A member was recently removed per the City's Ordinance due to excessive absences. There are no recommendations at this time.

MUSEUM COMMISSION – ONE (1) POSITION

Ms. Judy Corbitt recently passed away. There are no recommendations at this time.

PUBLIC SAFETY FOUNDATION – ONE (1) POSITION

A member was recently removed per the City's Ordinance due to excessive absences. There are no recommendations at this time.

STANDARD TECHNICAL CODES 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.



CITY OF CAYCE POTENTIAL MEMBER APPLICATION

Name: Angela Emerson

Home Address: 180 Gladys Ct. City, State, Zip West Columbia, SC 29172

Telephone: 803-7435290 E-Mail: Angela.emerson@rainesco.com

Resident of Cayce: Yes No Number of Years: _____

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

- Accommodations Tax Committee Cayce Housing Authority Events Committee
 Consolidated Board of Appeals Municipal Election Comm Museum Commission
 Planning Commission Board of Zoning Appeals

Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation?

Yes No If yes, specify below.

Work Address

Company: Courtyard Cayce Position: Regional Manager of Operations

Address: 1125 Fort Congaree Trail City, State, Zip Cayce, SC 29033

Telephone: 803-794-7033 E-Mail: Angela.emerson@rainesco.com

Work Experience: 2012-2018 Hampton Inn NE Fort Jackson General Manager, 2018-2020 Current General Manager Hampton KillianRd/ Courtyard Cayce, 2020- Current Regional of Columbia

Educational Background: Airport High School

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

GCCVB

Volunteer Work: _____

Hobbies: drawing, reading, hanging out with family

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

**CITY OF CAYCE
BEAUTIFICATION FOUNDATION
APPOINTMENT APPLICATION**

Name: _Eric Shealy_____

Home Address: _716 Naples Ave._____ City, State, Zip __Cayce, SC 29033__

Telephone: _8037603651_____ E-Mail Address: __greeneryisforme@gmail.com_____

Cell Phone: __8037603651_____

Resident of Cayce: Yes No Number of Years __4_____

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: _Riverbanks Zoo and Garden_____ Position: _Greenhouse and Nursery Supervisor_____

Address: __500 Wildlife Pkwy_____

City, State, Zip _____Columbia, SC 29210_____ Telephone: _____803-602-0898_____

Fax: _____ E-Mail _____eshealy@riverbanks.org_____

Work Experience: __Clemson University Greenhouses (2008-10), Wingards Nursery (2007)

(Lexington, SC), Riverbanks Annual, Perennial, tree/shrub production (2014-Present),

Riverbanks Plant Sales, Zoo Exhibit Design, Freelance Garden Consultant_____

Educational Background: __High School, Clemson University 2010, BS in Environmental

Horticulture_____

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

_International Plant Propagators Society Southeastern US region member since 2015, Member

of American Public Garden Association, SC Greenhouse Growers Association, SC wildlife

federation_____

Volunteer Work: _SC Wildlife Federation, Election Poll Worker_____

Hobbies: _Gardening, hiking, travel, kayaking_____

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

**CITY OF CAYCE
POTENTIAL COMMITTEE MEMBER APPLICATION**

Name: Johnetta Riley
Home Address: 2125 Garth St. City, State, Zip Cayce, SC 29033
Telephone: (803) 318-4872 E-Mail Address riley.jd15@gmail.com
Resident of Cayce: Yes No Number of Years 49

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

- Accommodations Tax Committee
- Beautification Board
- Event Committee
- Cayce Housing Authority
- Museum Commission
- Planning Commission
- Housing/Constr Board of Appeals
- Board of Zoning Appeals

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

Work Address

Company: _____ Position Retired
Address: _____
City, State, Zip _____ Telephone: _____
Fax: _____ E-Mail _____

Work Experience: Bus driver, Elementary Educator and Administrator, Testing Coordinator, Real Estate Investor, Business Manager

Educational Background: Master's + 30, BS in Elementary Ed, Master's in Education, Specialist in Ed. Administration, Real Estate Investor

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

None at this time

Volunteer Work: I help various seniors and people in the community with various business affairs/problems

Hobbies: Bike riding and rehabbing homes

Return to:
Mendy Corder, Municipal Clerk
City of Cayce, P.O. Box 2004, Cayce, SC 29171-2004
Telephone: 803-550-9557 • Fax: 803-796-9072



☎ 803.254.3886 • 📠 803.376.6164
1917 Harden St., Columbia, SC 29204

🏠 ♿ ColumbiaHousingSC.org

January 13, 2021

Tracy Hegler, City Manager
City of Cayce
1800 12th St.
Cayce, SC 29033

Dear Ms. Hegler:

I am writing to recommend Ms. Johnetta Riley to fill the open seat on the Board of Commissioners for Cayce Housing. Ms. Riley is a long-time resident of Cayce and is deeply involved in her community. I have spoken to Ms. Riley and she is excited about the prospect of serving in this capacity.

Ms. Riley's application is attached for Council's review. Please let us know if you require any additional information.

Best Regards,

A handwritten signature in blue ink that reads "Ivory N. Mathews". The signature is written in a cursive style.

Ivory N. Mathews
CEO