

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, November 18, 2020 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/82848674164?pwd=MEIOd1NJZFRjbERLRmZ2QnFpa0ZkQT09>

**or**  
**Telephone: 1-929-205-6099**  
**Meeting ID: 828 4867 4164**  
**Passcode: 551847**  
**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 Monday 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 2020-37 Amending Zoning Map and Rezoning Property Located on Slann Drive (TMS-004652-08-024) from PDD to RS-3 – Second Reading

**IV. City Manager’s Report**

**V. Council Comments**

**VI. 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

**VII. Reconvene**

**VIII. Possible Actions by Council in follow up to Executive Session**

**IX. 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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# Memorandum

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**To:** Mayor and Council

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

**Date:** November 16, 2020

**Subject:** Second Reading of an Ordinance to re-zone Property located on Slann Drive from PDD to RS-3

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## Issue

Council approval is needed for the second reading of an ordinance to re-zone property located on Slann Drive (TMS#004652-08-024) from PDD Planned Development District to RS-3 Single-Family Residential

## Discussion

The applicant and the Planning Director wish to re-zone the property listed above from PDD to RS-3 to allow single-family residential use.

The property is currently zoned PDD, which requires a plan approved by City Council, to establish development regulations. The City has no approved plan on file. The PDD zoning seems to be a carryover from a prior, larger PDD that has long-since been rezoned.

RS-3 is the zoning district adjacent to this property to the west and to the north across Slann Drive. The surrounding neighborhood is single-family residential and the majority of the neighborhood to the west is zoned RS-3. Congaree Bluff subdivision to the south and east is zoned RS-4, a higher density single-family residential zoning district.

The parcel is 100 feet wide and 100 feet deep. It is not in a Special Flood Hazard Area and contains no jurisdictional wetlands. A fifteen (15) foot sewer easement runs along the southern portion of this property, roughly paralleling the rear property line.

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 PDD to RS-3 at the Planning Commission meeting on October 19, 2020. The Planning Commission voted to recommend approval of the rezoning, 5-2. Comments the Planning Commission received during their

meeting generally centered on the flooding in the area and the stormwater runoff impact that development on this lot would have on surrounding properties

One Planning Commissioner who voted “no” looked beyond the zoning request and expressed concerns over the negative impact development of this property would have on existing stormwater drainage issues in the area.

**Recommendation**

The Planning Commission recommends Council approve Second Reading of an Ordinance to re-zone a property located on Slann Drive (TMS#004652-08-024) from PDD to RS-3, 5-2.

STATE OF SOUTH CAROLINA	)	<b>ORDINANCE 2020-37</b>
	)	<b>Amending Zoning Map and Rezoning</b>
COUNTY OF LEXINGTON	)	<b>Property Located on Slann Drive (TMS</b>
	)	<b>004652-08-024) from PDD to RS-3</b>
CITY OF CAYCE	)	

**WHEREAS**, the Owner/Applicant requested that the City of Cayce amend the Zoning Map to re-designate the property comprising and shown on Slann Drive (TMS 004652-08-024), now zoned Planned Development District (PDD) to Single Family Residential (RS-3), 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 October 19, 2020, to review public comments and vote on recommending the rezoning request and, by count of 5 to 2, voted 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 RS-3, Single Family Residential:

Tax Map Number 004652-08-024  
Slann Drive

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

**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



10/9/2020, 11:24:09 AM

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**Address Points**

- Existing
- To Be Placed
- Nonstandard

