

Mayor
Elise Partin

Mayor Pro-Tem
James E. Jenkins

Council Members
Ann Bailey-Robinson
Phil Carter
Tim James

City Manager
Tracy Hegler

Assistant City Manager
James E. Crosland



**City of Cayce
Public Hearing and Regular Council Meeting
September 22, 2021
Cayce City Hall – 1800 12th Street
caycesc.gov**

A Regular Council Meeting was held this evening at 5:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Mayor Pro Tem James Jenkins and Council Members Ann Bailey-Robinson, Phil Carter and Tim James. City Manager Tracy Hegler, Assistant City Manager Jim Crosland, Municipal Clerk Mendy Corder, Finance Director Kelly McMullen, Planning Director Wade Luther, IT Director Jamie Beckham 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 Public Hearing in accordance with the FOIA. Ms. Corder confirmed they were notified.

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

I. Opening Statement

Mayor Partin stated that notice of a Public Hearing regarding the Housing Authority of the City of Cayce, South Carolina multifamily housing revenue bonds (Abbott Arms Project), Series 2021, was hereby given, that, as required by Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), the City Council of the City of Cayce, South Carolina ("City") will hold a public hearing ("Public Hearing") on its own behalf and on behalf of the Housing Authority of the City of Cayce, South Carolina (the "Authority"), regarding the above-referenced bond issuance by the Authority. The Authority, a city housing authority organized under and pursuant to the provisions of Title 31 Chapter 3 Article 5 of the Code of Laws of the State of South Carolina, as amended intends to issue its Multifamily Housing Revenue Bonds (Abbott Arms Project) Series 2021 in an aggregate principal amount not to exceed \$25,000,000 (the "Bonds") to finance a loan to DGA Cayce LP, a Tennessee limited partnership (the "Borrower"). The proceeds of the Bonds will be used to (i) provide funds to finance the costs of acquiring and rehabilitating of a 100-unit multifamily development located in the City known as Abbott Arms ("Project"), and (ii) pay the costs of issuance of the Bonds.

Mayor Partin stated that for full transparency this item was being brought back to Council again, because a discrepancy was found in the listed bond amounts for the Public Hearing notice and the Resolution.

II. Public Testimony

Mr. Ray Jones stated he was the attorney for the developer and would speak on his behalf. He stated that the previous Public Hearing Notice listed an incorrect bond amount. He thanked Council for holding another Public Hearing and stated that there were not additional changes to the notice.

III. Close Hearing

There was not any further public testimony therefore Mayor Partin closed the hearing.

Regular Council Meeting

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

Call to Order

Mayor Partin called the meeting to order and Mayor Pro Tem James Jenkins gave the invocation. Mayor Partin led the assembly in the Pledge of Allegiance.

Public Comment Regarding Items on the Agenda

No one signed up for Public Comment.

Presentations

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

Ms. Corder stated that Ms. Atria was not in attendance yet and asked if the presentation could be moved to the end of the agenda. Council Member Carter made a motion to move Item III. A. to the end of the agenda. Mayor Pro Tem Jenkins seconded the motion which was unanimously approved by roll call vote.

Resolutions and Ordinances

- A. Consideration and Approval of Resolution Supporting a Grant Application from the City of Cayce to the Municipal Association of South Carolina

Council Member James made a motion to approve the Resolution. Mayor Pro Tem Jenkins seconded the motion which was unanimously approved by roll call vote.

B. Consideration and Approval of Resolution Approving Multifamily Housing Bonds as Required Under Federal Tax Regulations

Council Member Carter made a motion to approve the Resolution. Council Member Bailey-Robinson seconded the motion which was unanimously approved by roll call vote.

C. Discussion and Approval of Ordinance 2021-18 Amending Section 5.7 of the Zoning Ordinance and Sections 5-4.7 and 6-17 of the Land Development Regulations to Address Cross Access between Commercial Uses and Residential Uses – Second Reading

Council Member James made a motion to approve Ordinance 2021-18 on Second Reading. Mayor Pro Tem Jenkins seconded the motion which was unanimously approved by roll call vote.

D. Discussion and Approval of Ordinance 2021-20 Amending Section 6.5 Table I, Section 6.7 Table 3 of the Zoning Ordinance to Revise Requirements for the RS-4 Zoning District and Amending Section 7.1 of the Zoning Ordinance to Revise Requirements for Townhouses - First Reading

Ms. Hegler stated that Council approval was needed for the First Reading of Ordinance amending Section 6.5 Table I, and Section 6.7 Table 3 of the Zoning Ordinance to revise requirements for the RS-4 zoning district and amending Section 7.1 of the Zoning Ordinance to revise requirements for townhouses. She stated that the text amendments were developed as a result of Council's request for staff to investigate zoning requirements to allow for a variety of single-family residential uses - detached, duplex, patio home and townhome development - while restricting "High-Rise" multi-family apartments. She stated that this request was the result of considering the most compatible and optimal use for 1407 Dunbar Road (former Busbee Middle School), during a rezoning request from C-1 Office and Institutional to RG-2, General Residential District – High Rise.

Ms. Hegler stated that currently the City did not have a zoning district classification that allowed for single-family detached and small lot residential development, such as duplex, patio homes or townhomes; without also allowing for multi-family residential or "High-Rise" residential development in the form of air-space condominiums or rented apartments. She stated that the amendment provided language to permit duplexes by-right and townhome developments and patio homes by conditional use in the RS-4 zoning district. Multi-family uses would be prohibited. The conditional use Sections 7.1 (Townhouse Projects) and 7.2 (Patio and zero lot line housing projects) regulates the design of those homes to ensure new construction will fit in with existing neighborhoods. Additionally, any permitted development surrounded by

residential on two sides by existing residential would be subject to Section 6.12 infill design standards of the Zoning Ordinance. Ms. Hegler stated all of the design elements gave small lot development the feel of traditional, detached single-family homes. She stated that the amendment also clarified dimensional requirements for the RS-4 zoning district to explicitly state the 3,000 square foot minimum lot size requirement for townhouse units (this previously had to be inferred by backing into calculations using minimum project size and lot width requirements, which was confusing and cumbersome for staff and applicants).

Ms. Hegler stated that according to the Cayce Housing Study, there was “opportunity to build housing at a variety of pricepoints and typologies,” as well as “opportunity for retaining and attracting households by maintaining a diversified housing stock.” A recommendation of the study suggested, “using zoning to guide housing investments,” along with appropriate standards and a list of implementation strategies. She stated that the conditional use regulations would safeguard the City from multiple developments that created a disjointed appearance of the City. She stated that infill uses not subject to the conditional standards were subject to the infill design ordinance standards. She stated that the Planning Commission met on August 23, 2021 to hear public comment and to consider their recommendations for the subject text amendments. One (1) person spoke in favor of the amendment. The Planning Commission decided unanimously (6-0) to approve the recommendation to Council to approve First Reading of Ordinance amending Section 6.5 Table I, and Section 6.7 Table 3 of the Zoning Ordinance to revise requirements for the RS-4 zoning district and amending Section 7.1 of the Zoning Ordinance to revise requirements for townhouses. Staff recommends adoption of these amendments, as necessary to meet the goals of the housing study by providing a diversity of housing stock, while also preserving the character of surrounding residential neighborhoods.

Mayor Pro Tem Jenkins made a motion to approve Ordinance 2021-20 on First Reading. Council Member Bailey-Robinson seconded the motion which was unanimously approved by roll call vote.

E. Discussion and Approval of Ordinance 2021-21 Amending the Land Use Plan (2019) Map of the City of Cayce Comprehensive Plan: 2010-2020 for the Area Bounded by Wilkinson Street, Dunbar Road and Frink Street – First Reading

Ms. Hegler stated that Council approval was needed for the First Reading of an amendment to the Land Use Map within the City of Cayce Comprehensive Plan to revise the Future Land Use Map classification for the area bounded by Wilkinson Street, Dunbar Road and Frink Street from CBI (Commercial-Business Industrial) to RD (Residential Density Flex). She stated that approval was requested for a map amendment to revise the Future Land Use Map in the area bounded by Wilkinson Street, Dunbar Road and Frink Street from CBI (Commercial Business Industrial) to RD

(Residential Density Flex). She stated that the land use plan was one of the planning elements of the Cayce Comprehensive Plan and the corresponding map was meant to guide the systematic growth and development of the City. She stated that the land use categories identified on the map were intentionally broad and were used to guide decisions on how the built environment would be shaped. Ms. Hegler stated that the Future Land Use designations also included an associated list of compatible zoning designations which fell within the land use designation (shown on Table 35 Plan Compliance Index).

Ms. Hegler stated that the Comprehensive Plan was designed to be an adjustable document, fluctuating with the changes to the City. The outcome of the amendment involved changes to the map that must be included to update the map for continued compliance with the goals of the Comprehensive Plan and zoning compatibility to ensure the City is responding to future land use needs. Ms. Hegler stated that the map amendment was developed as a result of Council's request for staff to investigate zoning requirements to allow for a variety of single-family residential uses - detached, duplex, patio home and townhome development - while restricting "High-Rise" multi-family apartments. This request was the result of considering the most compatible and optimal use for 1407 Dunbar Road (former Busbee Middle School), during a rezoning request from C-1 Office and Institutional to RG-2, General Residential District – High Rise.

Ms. Hegler stated that the current CBI designation allowed the following compatible zoning uses: C-3, M-1, M-2 and PDD. The subject area contains RG-2, RS-4, and C-1 zoning districts. The C-1 (Office and Institutional) zoning district is intended to accommodate office, institutional, and residential uses whose character is changing. Ms. Hegler stated that with the demolition of the middle school, the C-1 zoning designation no longer suited the future land use planning objectives of the area. CBI allows for commercial, light industrial and some residential development; in efforts to promote the development of business and industrial parks, the RD designation sets forth the following compatible zoning districts, RS-1, RS-2, RS-3, RS-4, RG-1, RG-2 and PDD. RD is intended to meet the varied housing needs of a changing residential market.

Ms. Hegler stated that the map change request was driven by findings of the Cayce Housing Study, in which it is stated that there is "opportunity to build housing at a variety of pricepoints and typologies," as well as "opportunity for retaining and attracting households by maintaining a diversified housing stock." A recommendation of the study suggested, "using zoning to guide housing investments," along with appropriate standards and a list of implementation strategies. The Planning Commission met on August 23, 2021, to hear public comment and to consider their recommendations for the subject text amendments. Two (2) people spoke in favor of the amendment. The Planning Commission decided unanimously (6-0) to approve the recommendation to Council to approve First Reading of an amendment to the Land Use Map within the City

of Cayce Comprehensive Plan to revise the Future Land Use Map classification for the area bounded by Wilkinson Street, Dunbar Road and Frink Street from CBI (Commercial-Business Industrial) to RD (Residential Density Flex). Ms. Hegler stated that staff recommended adoption of the amendment, as necessary to meet the City's future land use goals, recommendations of the housing study, and changing housing market conditions by providing a diversity of housing stock. The map amendment will also preserve the character of residential neighborhoods from encroachment by more intensive commercial and light industrial developments.

Council Member Bailey-Robinson made a motion to approve Ordinance 2021-21 on First Reading. Mayor Pro Tem Jenkins seconded the motion which was unanimously approved by roll call vote.

Committee Matters

A. Appointments

Accommodations Tax Committee – One (1) Position

Mayor Partin stated that the Accommodations Tax Committee has one open position that had to be filled by someone in the restaurant industry. The City received a potential member application form Mr. Sean Coleman who works at Steel Hands Brewing. Council Member Carter made a motion to appoint Mr. Coleman to the Accommodations Tax Committee. Council Member James seconded the motion which was unanimously approved by roll call vote.

City Manager's Report

Ms. Hegler stated that the City's 1936 REO Firetruck was being displayed that weekend at the Camden Fire Fest and it would be great exposure for the Museum. She stated that the City would be taking delivery of the new fire ladder truck very soon and staff was picking out graphics for the truck that week.

Ms. Hegler stated that she would like to recognize several staff members for recent awards. First was, Sgt. Danielle McCord for being named Midlands Region SRO of the Year by the South Carolina Association of School Resource Officers and the School Resource Officer of the Year by Lexington School District Two. She stated that Sgt. Danielle McCord began her career at the Cayce Department of Public Safety in 2001 as a 911 dispatcher. Since that time, she had worked as a Public Safety Officer, Investigator, and Victim Advocate. Ms. Hegler stated that Sgt. McCord's time as an investigator was when her journey truly began and where she developed her passion for helping others, especially children. Later as a Victim Advocate, Sgt. McCord honed her skills and knowledge that would eventually start her down a path of becoming a School Resource Officer. McCord was promoted to a Sergeant position over the SRO unit in July of 2019. The SRO unit encompassed seven (7) schools and eight (8) officers

within the City. Sgt. McCord's passion for her job and the kids within the schools truly has no equal. So much so, that she is now also the volleyball coach for Busbee Middle School. She was also named the Midlands Region SRO of the Year by the South Carolina Association of School Resource Officers in June of this year. Sgt. McCord sets the standard for the definition of a School Resource Officer and it is because of this that she has been recognized as the School Resource Officer of the Year by Lexington School District Two. Ms. Hegler stated that the City was extremely proud to have Sgt. McCord as a representative of the City of Cayce and the Cayce Department of Public Safety.

Ms. Hegler then recognized Shane Roof and Allen Clayborn for their recent awards at the American Water Works Association (AWWA) annual meeting. Ms. Hegler stated that Hydrant Hysteria was a national competition put on by AWWA. City staff members Shane Roof and Allen Clayborn competed in the State level competition held during the SCEC (South Carolina Environmental Conference) on August 10, 2021. The competition consists of a team of two to compete against other teams throughout the state. The goal is to assemble a disassembled fire hydrant faster than the competing teams. Shane and Allen's team won first place with a time of 1:35.15. Second place finished with a time of 1:49.50. Meter Madness is another national competition put on by AWWA. Shane Roof and Allen Clayborn competed in the State level competition held during the SCEC (South Carolina Environmental Conference) on August 09, 2021. The competition consists of a single person competitor to compete against other individuals throughout the state. The goal is to assemble a disassembled water meter faster than the competition. Shane Roof won first place with a time of 0:54.16 Allen won second place with a time of 0:55.37. Third place finished with a time of 1:02.41.

Council Comments

Council Member Carter stated that he spent the last week in Switzerland where they have very strict COVID regulations. He stated that their rules require all persons to wear a mask if they are not outdoors. He stated that he took his vaccination card and a negative COVID test result and was still tested three (3) times while he was there.

Mayor Partin stated that she had spoken to someone at Lexington Medical Center and they were very appreciative of the mask mandate and stated that it was working because the numbers were dropping. She stated that she hoped people would also get vaccinated.

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

There were not any items to be discussed in Executive Session.

Council Member Carter made a motion to defer Item III. A. Council Member Bailey-Robinson seconded the motion which was unanimously approved by roll call vote.

Adjourn

Council Member Bailey-Robinson made a motion to adjourn the meeting. Council Member James seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 5:26 p.m.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

