



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
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**City of Cayce
Regular Council Meeting
July 14, 2021**

A Regular Council Meeting was held this evening at 5:00 p.m. via Zoom video and conferencing software. 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 meeting in accordance with the FOIA. Ms. Corder confirmed they were notified. Mayor Partin stated that the meeting was being recorded through Zoom. She stated that the public was provided a call in number to be able to follow all of the City business as normal. She asked any caller to mute their audio so there would not be any feedback. She stated that the meeting organizer was also able to mute calls. Mayor Partin stated that the public could speak on any item on the agenda if they prearranged speaking with the City's Municipal Clerk.

Call to Order

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

Approval of Minutes

Mayor Pro Tem Jenkins made a motion to approve the June 1, 2021 Public Hearing and Regular Council Meeting minutes and the June 16, 2021 Regular Council Meeting minutes as written. Council Member Carter seconded the motion which was unanimously approved by roll call vote.

Public Comment Regarding Items on the Agenda

Mayor Partin stated that Council was excited that so many members of the community had joined the meeting. She stated that "Public Comment on Items on the Agenda," provides one of many opportunities for members of the public to present to Council their observations, concerns or comments on a particular subject. She stated that in a recent Cayce City newsletter she shared about all the ways for communication with Council and staff. She stated that Council was always interested in communicating with residents and customers whether it was in a Council Meeting or all the other ways mentioned. Mayor Partin stated that Council had received so many kind emails with thoughts about some of the items before them at the meeting and appreciated that. She stated that they cared greatly about each one of the decisions

they had to make and resident's input helped them to make sure to make the best decisions on behalf of the entire City.

Mayor Partin stated that she was disheartened that day to read a lie posted by one person in several social media outlets that referenced words that were never said by one of the City's staff members and lies about the way that Council makes its decisions. She stated that that person never shared a single fact - because there would have been none to back up their claim. She stated that she was thankful that most people don't act like that and know to reach out to Council or staff to ask questions or to share concerns or thanks. Mayor Partin stated that she had read every one of the emails sent to her and City staff had listened intently to citizen input and worked hard to make sure that Council was informed about the rules and possibilities for each option that comes before them. She stated that their goal was always to take care of the City's neighborhoods and the City and appreciated everyone attending the meeting for being an important part of that process. Mayor Partin stated that council and staff were transparent and responsive, and took care of the City with a customer service focus.

Mayor Partin stated that Cayce City Council did their homework. She stated they read resident's emails, took their calls, reviewed the recommendations of the Planning Commission, afford a lengthy public comment period at Council Meetings, discussed options with professional staff, visited the sites where decisions were being made and took their responsibilities very seriously.

Mayor Partin stated that in regard to that night's public comment, every person who signed up to speak would be provided the opportunity to speak on the agenda item that they signed up to speak about during the public comment period. She stated that each person had been briefed that per City Code individual comments were limited to five (5) minutes. Mayor Partin stated that in an effort to be mindful of everyone's time that night because so many people were signed up to speak, if a comment was made by a previous commenter, please feel free to say "I agree with everything that's been said before" allowing Council to know your thoughts but also move on to the next speaker timely. She stated that the comments must be directly related to the agenda item one signed up to speak about and only that one item.

Mayor Partin stated that those people who signed up to speak with the Municipal Clerk, Ms. Corder would call their name in the order in which they called in to speak. She stated that when Ms. Corder called a name, the City's IT Director would unmute that person, if on camera. If calling by phone, one would need to press *6, when called upon. She stated staff would help any speaker if needed. Mayor Partin stated that per the guidelines for Public Comment via Zoom, only those who signed up with the Clerk prior would be called upon during the meeting. She asked that when one began to speak to please give their name and full address and proximity to the item they were addressing.

Ms. Jackie Banton, 1226 H Avenue, signed up to speak on Item III. B. She thanked staff for taking the time to listen to everyone's statements. She thanked Council for reaching back out when they received her and her neighbor's emails and listening to their concerns. She thanked Council Member James for meeting with them on site. She stated that she and her neighbors were fearful that their quality of life would greatly change if they rezoning was allowed to happen. She stated that they were respectfully asking Council to maintain the split zoning as suggested by the Planning Commission until a time when deed restrictions were in place to protect her and her neighbors.

Mr. Keith Adams, 1220 H Avenue, signed up to speak on Item III. B. Ms. Nancy Stone-Collum stated that Mr. Adams thought the Council Meeting started at 6pm. Mayor Partin stated that he would be added to the end of the list of speakers.

Mr. Brian Williams, 1226 H Avenue, signed up to speak on Item III. B. He thanked Mayor and Council for their service. He asked that Council keep the current zoning in place.

Ms. Nancy Stone-Collum, 1222 H Avenue, signed up to speak on Item III. B. She stated that she had lived in Cayce for 44 years. She stated that she was frustrated and disappointed that the Council Meeting was being held virtually via Zoom rather than in the safety of Council Chambers. She stated that Council was meeting virtually to discourage and minimize public participation in the process. She stated that Council could not see the number of concerned citizens that would have attended an in-person meeting and the speakers could not make eye contact with Council when speaking. Ms. Stone-Collum stated that she had explained through email with historical documentation that the Planning Commission took steps in October 1964 to provide separation from the intrusive affects of commercial development on residents by creating the split commercial residential zoning on three (3) parcels on Knox Abbott Drive that back up to H Avenue. She stated that through a FOIA request she requested the Planning Commission minutes and the Council Meeting minutes when Council approved the recommendation and was told that the Planning Commission minutes were believed to be destroyed by water damage while being stored off site. Ms. Stone-Collum stated that Cook Out restaurants were open to 3am or 4am. She voiced concern regarding the noise, smells and extra lighting that the proposed restaurant would bring to the area. She stated that the buffers in the 1200 block of H Avenue were unprotected and voiced concern that one of the restaurants on Knox Abbott might decide to get rid of the buffer in the future. She stated that Mr. Bob Fuller notified her and her neighbors the day before that Cook Out would grant a 25 foot buffer inclusive of a wall. She stated that it was still short of the 15 foot buffer on the rest of the street which was necessary because of the impacts of the Cook Out. Ms. Stone-Collum stated that she and her neighbors understood the City's interest in the property tax and hospitality tax revenue a Cook Out would generate but were asking

Council to recognize the significant loss of property value for several homes in Cayce and West Columbia.

Ms. Jessica Johnston, 938 M Avenue, signed up to speak on Item III. B. She thanked Council for a chance to share her concerns and feedback. She stated that she was concerned about the impacts the Cook Out would have on the residents of H Avenue. She stated the one impact she was most concerned about was any possibility of an access driveway to the restaurant. She stated that she was fearful of the erosion of neighborhoods from the businesses in the City if boundaries and green spaces were not prioritized. Ms. Johnston stated that she was surprised by Mayor Partin singling out a person on social media. She stated that she was not quite sure who Mayor Partin was talking about but others might be able to figure it out. She stated that she was sure the City was used to criticism and did not think that person would share something that was not true. She stated that it was intimidating for someone to then make comments.

Ms. Nancy Drew, 921 M Avenue, signed up to speak on Item III. B. She thanked Council for the opportunity to speak. She stated that she had been reading the City's Comprehensive Plan and cross referencing it with the City's Zoning Ordinance. She stated that Cook Out had a store in Lexington on a smaller lot than the proposed lot in Cayce. She stated that Cook Out could use the additional space on the Cayce lot as a 40 foot buffer. She asked Council to honor the vote of the Planning Commission. She stated that Mr. Ed Fuson of the Planning Commission stated that the decision was a moral one. She stated that the decision was not just based on facts.

Ms. Nancy Drew, 921 M Avenue, signed up to speak on Item III. C. She stated that she would love to see housing go on the property located at 1407 Dunbar Road but wanted it to be nice looking houses. She stated that single family homes would do well there. She stated that she was at the meeting in May when the builder presented his plan for the property. She stated that the builder was asked to give a comparison to other properties similar in appearance and he stated that the housing would look similar to Still Water on Dreher Road. Ms. Drew stated that everyone in the room stated that if the proposed housing looked like Still Waters they did not want it. She stated that the proposed housing was not what was needed on the Dunbar Road property. She stated that trees were needed and housing that looked like the surrounding housing. She stated that nice looking homes were needed there so families could move in and raise their children. Ms. Drew stated that the proposed housing would bring the area down. She asked Council to please not approve the rezoning.

Ms. Theresa Johnson, 1240 G Avenue, signed up to speak on Item III. B. She stated that she lived one (1) block from the proposed rezoning. She stated that it was hard to believe that since the face covering rule was not enforced with the two (2) or three (3) people that would not wear a mask at the rezoning meeting they were forced

to discuss this important topic virtually. She stated that she was led to believe by Ms. Corder that this decision was made because committee members were concerned about possibly transmitting the virus to their elderly family members. She stated that she hoped Council would use that same level of concern when considering zoning changes to the benefit of a business and the detriment of the family homes in that four (4) block area. Ms. Johnson stated that she was concerned people would detour down G Avenue so they could take a right into Cook Out and not have to take a left on Knox Abbott Drive. She asked that Council create a permanent Zoning Ordinance that would deny any future requests and eliminate split zoning and prohibit any type of access, direct or indirect, from all of H Avenue or any other entrance on H Avenue. She asked that Council return the buffer to the original 40 foot buffer and require an eight (8) foot masonry wall to be built at the original buffer line to help with noise and possible foot traffic and add additional vegetation to the area. Ms. Johnson stated that the zoning committee voted against the rezoning out of concern for her neighborhood. She stated that Council and the Cook Out representatives would not let the zoning request get that far if it was their house or a family member's house.

Ms. Janet Burke, 1234 H Avenue, signed up to speak on Item III. B. She stated that her home was her childhood home. She stated she thought her parents had fought a fight in the 1960's. She stated there were many letters between her parents, Mr. Sanders Guignard and the Mayor at the time that showed that there was an agreement at some point that the 1200 block of H Avenue would be protected. She stated that apparently the documentation from that was lost. Ms. Burke stated that she still had some of the documentation from Mayor Earl Williams to the City stating that the residents purchased or built their homes with the understanding that the property would be restricted for residential purposes. She stated that she was concerned about Cook Out locating on the property since it had a history of shootings and stabbings. She stated that she knew of at least six (6) second generation families in a four (4) block area on H Avenue.

Mr. Michael Mahoney, 2101 Wilkinson Street, signed up to speak on Item III. C. Mr. Mahoney had technical difficulties therefore it was very hard to hear him. He asked that someone else speak while he worked on calling into the meeting via his phone. Mayor Partin asked Ms. Corder to add him to the end of the speaker's list and he could continue at that time.

Mr. Steve Collum, 1222 H Avenue, signed up to speak on Item III. B. Mr. Collum stated that he did not understand why he could not find out what the hours of the Cook Out would be if it located in the City. He stated that he was concerned about the proposed outdoor lighting of the Cook Out since his home was directly across the street from the site. He stated that when Krispy Kreme located to Knox Abbott Drive their lights were shining directly into his house. Mr. Collum stated that he spoke to management at Krispy Kreme and they adjusted the direction of the lights. He stated that hopefully Cook Out would work with them as well regarding lighting. He stated

that he thought it would be best to have Cook Out put requirements in the deed regarding the various issues he and his neighbors were concerned about. He stated that what bothered him most about Cook Out was the violence that occurred there.

Ms. Kelly Wuest, 1501 Abbott Road, signed up to speak on Item III. C. She stated that her home directly faced the property at 1407 Dunbar Road. She stated her hope was to see the property be developed in a way that benefitted the surrounding neighborhood and the City. She stated that any housing other than single family housing on that site did not make any sense to her. She stated that she would love to see the property become a park but understood after learning more about how zoning worked that that may not be an option for that property. Ms. Wuest stated that she felt that multi-story housing would take away from the beauty of the area. She stated that she reached out to a couple of Council Members via email and mail and did not receive a response from anyone which was disheartening and disappointing. She asked that Council take more time to consider other options for the property so the neighborhood and the greater appeal of Cayce could stay intact.

Ms. Sue Perry, 1713 Granby Road, signed up to speak on Item III. C. Ms. Perry stated that she had lived in Cayce for over twenty years and owned two (2) one (1) family brick homes in the community. She stated one of the homes faced Dunbar Road which is where one of her relatives had lived for over ten years. She stated that she was requesting that the zoning remain C-1 for the property and if it was rezoned residential that it remain single family homes.

Mr. Josh Rabon, 913 Old Belleville, signed up to speak on Item III. C. but was having telephone difficulties so his name was added to the end of the speaker's list.

Mr. Jesse Bray signed up to speak on Item III. C. Mr. Bray stated that he was the applicant who requested the rezoning of the property located at 1407 Dunbar Road to RG-2. He stated that RG-2 complied with the City's Comprehensive Plan. He stated that the parcel under the C-1 zoning had been on the market for over 14 months but was never contracted for that use. He stated that the Brookland Cayce High School district new home market share was 8% with a 91% resell. He stated that R-2 zoning housing would meet the diverse economic and social needs of the resident population. Mr. Bray stated that the City did a survey of the surrounding housing stock to make sure that the proposed housing would comply with the existing housing. He stated that there were seven (7) different items that would be required of the architectural design and guidelines. He stated that he was willing to comply with all the requirements. He stated that the property had not been contributing to tax revenue since it was formerly owned by the School District so there would be an increase in tax revenue and water and sewer revenue. Mr. Bray stated that there were four (4) people who spoke in opposition of the rezoning request at the Planning Commission meeting. He stated that they asked for less dense housing. He stated there was not a zoning classification that offered a less dense housing option in the City's Comprehensive

Plan and market conditions did not call for that. He stated that the City's Charrette called for Ordinances to allow for cluster development in PDD's. He stated that no one had approached the broker for the property with interest of turning the property into a park. He stated that he would be required to do a traffic study in coordination with the Department of Transportation and would have to comply with any mitigation required. He stated that his homes would likely produce less traffic than when the school was operational. Mr. Bray stated that his rezoning request received a unanimous vote to recommend the rezoning and asked that Council uphold that vote.

Mr. Patrick Chambers signed up to speak on Item III. C. He stated that he and his business partner Ben Kelly represent Lexington School District 2 on the property at 1407 Dunbar Road. He stated he was attending the meeting in support of the rezoning. He stated that he had marketed the site for over a year and the feedback he received from City staff was that housing would be a better fit for the property. He stated that the Comprehensive Plan allowed for uses similar to Millen Court which were 20,000 – 50,000 square feet light industrial buildings. He stated that Mr. Bray built a quality product and the City had done a wonderful job in implementing a design criteria.

Mr. Bob Fuller signed up to speak on Item III. B. but was not in attendance.

Mr. Dan Creed signed up to speak on Item III. B. He stated that he was with Heritage Engineering who was the engineer for the Cook Out project. He stated that a recent survey of the property at 1204 Knox Abbott Drive showed that the pavement at the rear of the property comes within 10 to 12 feet of H Avenue so there was an existing 10 – 12 foot wide vegetative area which did not include the right-of-way on H Avenue. He stated that Cook Out had proposed to provide a 25 foot planted buffer which would increase the existing vegetative area by approximately 12 to 15 feet and would be planted in accordance with City requirements which mandated a certain amount of trees and shrubs per 100 feet. Mr. Creed stated that in addition Cook Out proposed to provide an eight (8) foot high masonry wall over and above landscape requirements for the buffer. He stated that the wall would be on the Cook Out side then there would be 12 to 15 feet of new planted buffer then 10 to 12 feet of existing vegetation plus the vegetation that is in the right-of-way. He stated that the wall would preclude any direct access to H Avenue.

Mr. Jeremy Reaves signed up to speak on Item III. B. He stated that as Mr. Creed stated they wanted to improve the situation with the wall and the extra landscaping and make it a better buffer. He stated that way there would not be any lighting issues and no access to H Avenue from the back of the lot. He stated that they would love to come to the City and be a part of the City.

Ms. Karen Dawkins signed up to speak on Item III. B. She stated that she wanted to attend the meeting in support of the residents and neighbors of H Avenue. She stated that she would like to sincerely ask that Council decline the proposal.

Mr. Keith Adams, 1220 H Avenue, signed up to speak on Item III. B. He stated that his main concern was any type of ingress or egress on any of the properties on Knox Abbott Drive. He stated that he did not want a situation like West Columbia had on Center Street where it was residential on one side of the street and commercial on the other side. He stated that it had affected the area very negatively. He stated that one could not reproduce what they had on H Avenue. He stated that the Avenues in Cayce were very special. He stated that they were old established neighborhoods and many of the people had lived there forever. Mr. Adams asked Council to please consider him and his neighbor's concerns when making their decision.

Mr. Michael Mahoney, 2101 Wilkinson Street, signed up to speak on Item III. C. He stated that a lot of the neighborhood around the Dunbar Road property was zoned RS-4 and were all home single family homes. He stated that he and his neighbors felt that bringing in high density townhomes was not a good idea. He stated that there was not any underground storm water management on that street. He stated that everything ran down Wilkinson Street. He stated that all the impervious surfaces that would go into the proposed development would create a tremendous amount of runoff. He stated that he felt patio homes or single family homes were much more congruent with the current neighborhood. He urged Council to deny the request for the zoning change. He stated that he and his neighbors did want to work with the developers to put something nice on the property and stated that if they worked together they could do that.

Mr. Josh Rabon, 913 Old Belleville, signed up to speak on Item III. C. He stated that he was the engineer representing Great Southern Homes. He stated that he grew up two (2) blocks from the site and his parents still lived there. He stated that he went to Busbee Middle School and lived his entire childhood in the area. He stated that the Planning Commission did deny the first request for rezoning because the applicant requested RG-1 which was single family which was more restrictive zoning which took out the high rise language and it was denied because it was not consistent with the Comprehensive Plan. He stated that the only way to get the zoning approved was to request an RG-2 rezoning. He stated that the area was a good area but had not had anything big come to it in 25 years. He stated that the proposed development would be a good product and have green space. He stated there would be traffic mitigation if any was required and there would not be any increase in stormwater runoff. He stated that stormwater would be held on site due to DHEC regulations. He stated that he thought the project could spur some additional reinvestment on the Frink Street corridor between Wilkinson Street and State Street.

Ordinances

- A. Discussion and Approval of Ordinance 2021-16 Approving the Financing of Sewer System Improvements Through the Borrowing of Not Exceeding Four Million Eighty-Six Thousand Six Hundred Sixty Dollars (\$4,086,660), Plus

Capitalized Interest, if any, from the State Water Pollution Control Revolving Fund, by Agreement with the South Carolina Water Quality Revolving Fund Authority, Pursuant to Title 48, Chapter 5, Code of Laws of South Carolina 1976, as amended, Providing for the Agreement to Make and to Accept a Loan, the Execution and Delivery of a Loan Agreement between the City of Cayce, South Carolina and the South Carolina Water Quality Revolving Fund Authority, the Execution and Delivery of a Promissory Note from the City of Cayce, South Carolina to the South Carolina Water Quality Revolving Fund Authority; and other Matters Relating Thereto – Second Reading

Council Member James made a motion to approve Ordinance 2021-16 on Second Reading. Mayor Pro Tem Jenkins seconded the motion which was unanimously approved by roll call vote.

- B. Discussion and Approval of Ordinance 2021-17 Amending Zoning Map and Rezoning Split Zoned Property Located at 1204 Knox Abbott Drive (TMS# 004633-06-009) from RS-3 (Single Family Residential) and C-4 (Highway Commercial) to C-4 (Highway Commercial) – First Reading

Ms. Hegler stated that the property was one of the few in the City that was split zoned C-4 and RS-3. She stated that the back 1/3 of the property was currently zoned RS-3 and the front was zoned C-4. The property necessitates rezoning in order to use the entire parcel for commercial use. She stated that the requested rezoning was in compliance with the Zoning Ordinance and was permitted as a compatible zoning district according to the criteria of the Future Land Use Map. She stated that the Future Land Use for the site was actually CBR. She stated that the Planning Commission met on June 21, 2021 to hear public comment. Eleven (11) people were present to speak against the rezoning request. She stated that the residents in the area said there was a stated buffer yard from 1964 that existed to prohibit commercial development on a section of the subject property. Ms. Hegler stated that their concerns were that a restaurant business would cause increased traffic on H Avenue if a driveway was allowed, it would increase the amount of rodents from garbage dumpsters, light pollution and noise would be an issue and increased crime in the area would result from the development.

Ms. Hegler stated that the Planning Commission decided by a count of four (4) to (3), it was not a unanimous decision, to deny the recommendation to Council. The reasons they gave to deny the recommendation included matters such as rezoning the property would create an incongruent lot for the area, the fact that the Planning Commission could not require a buffer yard since a buffer yard was a deed restricted item that could only be done by the property owner. She stated that reasons from Planning Commission members in favor of the rezoning request included the City's Ordinance had good standards and the required buffer yard in the Zoning Ordinance

was sufficient, any deed restrictions, if there were any, could supersede zoning regulations and the area was at presently occupied by commercial uses.

Council Member Carter made a motion to approve Ordinance 2021-17 on First Reading. Mayor Pro Tem Jenkins seconded the motion. Council Member James stated that Ms. Burke mentioned some letters of agreement and Ms. Collum referred to a 1964 split zoning and a FOIA request. He asked what would be involved to get that information. Ms. Hegler stated that the letters that were shared with the Planning Commission Chairperson before their meeting indicated some requests from previous Mayors to the Planning Commission to deal with the split zoning. The letters did not indicate what action was taken so the FOIA request was for the actions. She stated that it took place in the 1960's and staff did look for the documents. Staff found a box but all the documents inside were destroyed from water damage.

Council Member James stated that he was concerned that there might be documents that explained the reason that the split zoning was done many years ago. Mayor Partin stated that Council Member James was sent the email that contained the letters from the 1960's. He stated that he did have the email but asked if there were formal documents that pertained to the issue. Ms. Corder stated that she did find the Council Meeting minutes that were requested but they did not address the zoning issue at all. She stated that she was still reviewing the other minutes from 1964 but had not found any mention of the item. Mayor Partin stated that for whatever reason there was not any deed restriction on the property. She stated that there were actions taken on the other split zoned properties but not on this property.

Mayor Partin stated that she was sad that there were so many residents that were worried about issues that the City had answers and rules for. She stated that she and the rest of Council worked hard to consider this rezoning from the perspective of what was the best use for the parcel and what was most compatible for the surrounding character. She stated that they were aware that City staff had worked very hard as well, meeting with several property owners on H Ave and the applicant's representative several times. She stated that staff had shared the concerns of nearby residents with the applicant in an attempt to find as much common good as possible. She stated that she wanted to take a moment to thank staff for that, as it really was going above and beyond what most Cities would do for a rezoning request.

Mayor Partin stated that one of the speakers that night asked that Council include the residents in their negotiations. She stated that staff had been talking to residents and she understood that there was a letter addressed to Council from the applicant that stated they offered to meet with residents but were turned down. She stated that she did not understand why anyone would turn down an offer for a direct seat at the table. Mayor Partin stated she would encourage the residents to revisit meeting with the applicant.

Mayor Partin stated that she and Council had heard from many Cayce and West Columbia residents about this item. She stated that from that work they understood the

residents' concerns to be centered on driveway access to H Avenue, reduced buffer, noise and lighting. She stated that the City's current Ordinances would adequately address most, if not all of the concerns of nearby residents, while also allowing the parcel to be used in its intended commercial capacity, preventing a driveway onto H Avenue and providing sizeable buffers at the street at the back of the parcel, increasing the right of way buffer that was currently there and helping to decrease current noise and lighting concerns.

Mayor Partin stated that she and Council knew there was a history there. She stated that Council and staff had only been given the inquiries and had not been given any documents that shows that any action was taken or any legal destination for the property. She stated they could not surmise what actions were or were not taken without any specific information. She stated that as Mr. Adams stated one cannot replace what citizens had in the City's neighborhoods and Council would never do that. She stated that it does the City no good to erode the amazing residential areas. Mayor Partin stated that Ms. Johnson mentioned additional buffers and said that was already addressed in the City's rules, the vegetative buffer and the wall were addressed. She stated that a driveway onto H Avenue was not a possibility. Mayor Partin called the question and the motion was unanimously approved by roll call vote.

C. Discussion and Approval of Ordinance 2021-18 Amending Zoning Map and Rezoning Property Located at 1407 Dunbar Road (TMS# 005766-03-006) from C-1 (Office and Institutional to RG-2 (General Residential, High Rise) – First Reading

Ms. Hegler stated that the property located at 1407 Dunbar Road was once the location of Busbee Middle School. She stated that the property was currently zoned C-1, Office and Institutional, and the applicant requested to rezone the property to be used as RG-2, General Residential, High Rise. She stated that the applicant proposed to use the property as a location for two (2) story duplexes. She stated that it would not be rental properties or apartments. The property is located amongst residential uses, as well as light manufacturing and is bordered on the south by a Norfolk Southern rail line. She stated that the subject property had been vacant since the demolition of the school building.

Ms. Hegler stated that the requested re-zoning was in compliance with the Zoning Ordinance and was permitted as a compatible zoning district according to the criteria of the Future Land Use Map. She stated that the Planning Commission met on June 21, 2021, to hear public comment and to vote on whether it recommended the requested rezoning. She stated that four (4) people were present at that meeting to speak against the rezoning request. The comments from the public included matters such as single family homes would be more beneficial to the area, the proposed use would increase the amount of traffic and having the area used as green space would be more useful, if not used for single family homes. Ms. Hegler stated that the Planning

Commission voted unanimously to recommend approval on the requested re-zoning from C-1, Office and Institutional to RG-2, General Residential, High Rise.

Mayor Partin stated that the rezoning request before Council was interesting in that it was well-informed by the City's Housing Study, completed just over a year ago in June 2020. She stated that the study provided valuable information on the current state of Cayce's housing and where some regulatory improvements could be made to better fit the community. The study made several zoning recommendations, including exploring options for residential design guidelines. It also noted that many more single people and non-married couples were moving to Cayce and would be seeking smaller homes with less land to maintain, like townhouses, duplexes and patio homes. Additionally the City has heard from long-time residents of Cayce for many years that they wanted to stay in Cayce but did not want to take care of a yard any longer. Mayor Partin stated that this was exactly the kind of housing older residents had asked for.

Mayor Partin stated that the study noted there was a sharp projected increase in young working professionals moving to the City. There exists a market demand for housing stock to meet the needs of this growing workforce cohort, as well as a challenge to provide housing stock that meets the affordability of this demographic. Duplexes, townhomes and patio homes could bridge this gap in the Cayce housing market. She stated that Council had enacted Ordinances to maintain the aesthetic appeal of these housing types to ensure quality development.

Mayor Partin stated that based on the concerns of the citizens, she would like to ask Council to postpone this issue. She stated that while the project was a needed one in the City, that when we zone we were allowing all the possibilities within that zoning designation. She stated that she spoke to some residents who were immediately alarmed by the term "high rise" in the title and while that was not what was being proposed, it was alarming in the title. Mayor Partin stated that despite duplexes being permitted by the RG-2 designation, there was concern about a zoning designation that allowed for those uses, but also included more intensive, multi-family high-rise development. She stated therefore, as much as she wanted to support the applicant's proposed use, she also needed to consider all that was allowed under the RG-2 zoning designation.

Mayor Partin stated that she would like to ask staff to look at how they might develop a new zoning designation or amend an existing one that would further the recommendations of the City's Housing Study and provide a proper place for allowing townhomes, patio homes, duplexes and zero lot line homes. She stated that she wanted to stress that the City wanted to help with the best redevelopment of the site, but she really believed some changes to the allowable uses needed to be made to ensure the best and most compatible fit for the surrounding community. She stated that if Council agreed, she would ask for a motion to postpone action on the rezoning for up to 90 days, or until staff could present an alternative.

Council Member James made a motion to postpone the rezoning up to ninety days. Mayor Pro Tem Jenkins seconded the motion which was unanimously approved by roll call vote.

Committee Matters

- A. Approval to Enter the following Committee Approved Minutes in the City's Record
Planning Commission – May 17, 2021

Council Member James made a motion to approve entering the Commission approved May 17, 2021 Planning Commission minutes into the record. Council Member Bailey-Robinson seconded the motion which was unanimously approved by roll call vote.

- B. Appointments
Board of Zoning Appeals – Three (3) Positions

Mayor Partin stated that there were three (3) open positions on the Board of Zoning Appeals. She stated that the City had received potential member applications from Mr. Scott Miller, Ms. Cenetha Muller, Ms. Cindy Pedersen and Mr. Matthew Stroud. Council Member James stated that the City was fortunate to have four (4) applicants for only three (3) positions. He stated that Ms. Pedersen currently served on another City Committee therefore he made a motion to appoint Mr. Miller, Ms. Muller and Mr. Stroud to the Board of Zoning Appeals. Mayor Pro Tem Jenkins seconded the motion which was unanimously approved by roll call vote.

City Manager's Report

Ms. Hegler stated that the deadline for the Auditor RFP was that Friday. She stated that staff had a lease purchase request out for vehicles for the new fiscal year. She stated that stormwater construction work was underway on Blake Drive.

Council Comments

Council Member James thanked all the citizens that attended the meeting virtually and stated he and council were thankful for their input.

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 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 6:31 p.m.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

prior to the start of the public comment period. The number of speakers at a council meeting may be limited in the discretion of the mayor or presiding officer, the length of time for any speaker's presentation is limited to a maximum of five minutes, and a presentation may be curtailed if determined to be uncivil, contentious, or disruptive in the discretion of the mayor or presiding officer or by majority of vote of council.