

Mayor Elise Partin	Mayor Pro-Tem Tara S. Almond	Council Members Phil Carter Ann Bailey-Robinson James E. Jenkins	City Manager Tracy Hegler	Assistant City Manager James E. Crosland	
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**City of Cayce
Continuation of Public Hearing and Regular Council Meeting
August 4, 2020**

A continuation of a Public Hearing was held this evening at 6:00 p.m. via Zoom video and conferencing software to obtain public comment on the extension of a temporary moratorium on applications and administrative processing for approval of certain large scale single-family residential subdivisions and multi-family residential complexes. Those present included Mayor Elise Partin and Council Members Tara Almond, Phil Carter, Eva Corley and James Jenkins. City Manager Tracy Hegler, Assistant City Manager Jim Crosland, Municipal Clerk Mendy Corder, IT Director Jamie Beckham, Planning Director Carroll Williamson 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. Mayor Partin stated that the meeting was being recorded via Zoom.

Opening Statement

Mayor Partin stated that pursuant to Section 6-1-80 and Section 6-1-330 of the SC Code of Laws, public notice was hereby given that the City of Cayce Council will hold a Public Hearing on the extension of a temporary moratorium on applications and administrative processing for approval of certain large scale single-family residential subdivisions and multi-family residential complexes. She stated that Council initially considered the moratorium extension in order to develop standards recommended by the Housing Study. She stated that those standards had been heard by the Cayce Planning Commission and were currently before Council. She stated that it was likely that the moratorium extension was no longer necessary and would not be approved by Council but they were happy to take public comments.

Public Testimony

Mayor Partin asked if anyone signed up to speak at the Public Hearing. Ms. Corder stated that no one signed up. Mayor Partin asked if there was anyone on the phone call that wished to speak. She stated that all the callers had been unmuted and if anyone wished to speak on the moratorium they were welcome to at that point. Mr. Josh Rabon asked for clarification on the Mayor's opening statement. Mayor Partin restated her opening statement for his information. Mr. Rabon stated that he did not have any public testimony and thanked Mayor Partin for the clarification.

Close Hearing

Mayor Partin closed the public hearing noting that no public comment was received.

The Council Meeting immediately followed the Public Hearing at 6:05 p.m. via Zoom. Those present included Mayor Elise Partin and Council Members Tara Almond, Phil Carter, Eva Corley and James Jenkins. City Manager Tracy Hegler, Assistant City Manager Jim Crosland, Municipal Clerk Mendy Corder, IT Director Jamie Beckham, Planning Director Carroll Williamson 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 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 Council Member Corley gave the invocation. Mayor Partin led the assembly in the Pledge of Allegiance.

Election of Mayor Pro Tem

Council Member Almond made a motion to appoint Council Member Jenkins as Mayor Pro Tem effective at the October 6, 2020 Council Meeting. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

Approval of Minutes

Council Member Corley made a motion to approve the July 7, 2020 Public Hearing and Regular Council Meeting minutes, the July 22, 2020 Regular Council Meeting minutes and the July 29, 2020 Special Council Meeting minutes as written. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

Public Comment Regarding Items on the Agenda

No one signed up for Public Comment.

Resolutions and Ordinances

- A. Approval of Resolution in Support of the First Responders, Educators, Health Care Workers, Military Members and their Families and Front Line Parks, Sanitation and Utility Field Crew Workers of Lexington County

Council Member Jenkins made a motion to approve a Resolution honoring and supporting front line workers during COVID-19. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

B. Discussion and Approval of Ordinance 2020-17 to Extend or Re-enact the Temporary Moratorium Enacted by Ordinance 2019-24 Concerning Large Scale Single-Family Residential Subdivisions and Multi-Family Residential Complexes – Second Reading

Council Member Almond made a motion to defer action on Item III. A. until Item III. E. was discussed. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

C. Discussion and Approval of Ordinance 2020-22 Amending the City Code, in Chapter 2 (“Administration”), to Add a New Section 2-77, Authorizing, as Provided, Electronic Meetings of Council and Electronic Attendance of Council Members, and other Related Measures – Second Reading

Council Member Corley made a motion to approve Ordinance 2020-22 on Second Reading. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

D. Discussion and Approval of Ordinance 2020-23 Amending the City Code, in Chapter 2 (“Administration”), to Further Describe the Powers and Duties of the City Manager Concerning Procurement – Second Reading

Council Member Jenkins made a motion to approve Ordinance 2020-23 on Second Reading. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

E. Discussion and Approval of Ordinance 2020-24 Amending the Zoning Ordinance Article 7 Conditional Use & Special Exception Regulations Section 7.1 and 7.2 to Add Language Concerning New Regulations on Townhouse Projects and Patio and Zero Lot Line Projects – First Reading

Ms. Hegler stated that Council approval was needed for the First Reading of an Ordinance amending the Zoning Ordinance Article 7 Conditional Use & Special Exception Regulations Section 7.1 and 7.2 to add language concerning new regulations on townhouse projects and patio and zero lot line projects. She stated that the City’s recently completed Housing 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.

Ms. Hegler stated that the study also noted that many more single people were moving to Cayce and would be seeking smaller homes with less land to maintain, like townhouses and patio homes. She stated that in anticipation of this type of housing unit coming to Cayce, staff drafted a text amendment that would add some design standards to ensure that townhouses and patio homes maintain a quality appearance that is in keeping with or improves on the appearance of the existing houses in Cayce. These include requiring a front porch, the first floor built two (2) feet above grade, restrictions on the type of siding, and garages setback from the front of the house or less than 20% of the width of the home's façade.

Ms. Hegler stated that the Planning Commission met and recommended Council approve First Reading of an Ordinance amending Article 7 Conditional Use & Special Exception Regulations Sections 7.1 and 7.2 to add language concerning new regulations on townhouse projects and patio and zero lot line projects.

Council Member Corley made a motion to approve Ordinance 2020-24 on First Reading. Council Member Almond seconded the motion. Council Member Carter stated that he appreciated the effort that Planning staff and the Planning Commission put into amending the Zoning Ordinance. He asked staff to further look into the exterior finish of the buildings. He stated that he would like to consider adding cement fiber to the materials allowed. He stated that the addition would allow contractors to add another option for the exterior of the homes. Mayor Partin called the question which was unanimously approved by roll call vote.

B. Discussion and Approval of Ordinance 2020-17 to Extend or Re-enact the the Temporary Moratorium Enacted by Ordinance 2019-24 Concerning Large Scale Single-Family Residential Subdivisions and Multi-Family Residential Complexes – Second Reading

Council Member Almond made a motion to deny. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

Mayor Partin stated that there was misinformation out about what the temporary moratorium did or did not do. She stated that all it affected was single-family residential subdivisions with 15 residences or more and multi-family residential housing including rented or owner occupied apartments or condominium units of four (4) or more living units. She stated that that was a pretty unique setup. Mayor Partin stated that there were a lot of developments that were still allowed to move forward. She stated that she wanted to make sure to make the note for the record that Council was conscientious in the temporary moratorium. She stated that staff did a great job in putting it together for Council and moving it along quickly, including the development of the townhome ordinances; these were all done so quickly that the extension of the moratorium was not needed.

F. Discussion and Approval of Ordinance 2020-25 Amending Section 2-121 of the City Code Concerning Reimbursement by Council Members of City Expenses for Premiums in any City-Provided Health Insurance Program – First Reading

Council Member Almond stated that she would like to make two motions in relation to Item III. F. She stated the first motion was to substitute the Ordinance in the packet with the one Council was given that afternoon. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

Council Member Almond made a motion to move to approve the substituted Ordinance on Second Reading. Council Member Corley seconded the motion which was unanimously approved by roll call vote. Mayor Partin commended Council for always being transparent about taxpayer's dollars. She stated that health insurance was first offered to Council in 2019 during open enrollment for 2020. She stated that all of Council felt very strongly that this was not a perk that Council would take behind the taxpayer's back and would pay for themselves. She stated that she appreciated staff putting together an Ordinance that makes it easy for future Council Members to know what their options are with Council insurance.

G. Discussion and Approval of Emergency Ordinance 2020-26 Amending Emergency Ordinance 2020-15 Concerning Electronic Meetings and Related Measures for City Boards and Commissions so as to Extend the Ordinance Expiration Date

Council Member Jenkins made a motion to approve Emergency Ordinance 2020-26 extending the expiration date of Ordinance 2020-15 allowing City Boards and Commissions to continue to meet electronically. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

City Manager's Report

Ms. Hegler stated that she did not have anything to report.

Council Comments

There were no Council Comments.

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

Council Member Jenkins made a motion to move into Executive Session. Council Member Corley 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 Corley 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

Council Member Almond made a motion to approve the Lexington County Intergovernmental Agreement as discussed in Executive Session. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote.

Adjourn

Council Member Almond made a motion to adjourn the meeting. Council Member Jenkins seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 6:29 p.m.

Elise Partin, Mayor

ATTEST:

Mendy Corder, CMC, Municipal Clerk

