



The land use element can be viewed as a distillation of the entire comprehensive plan’s policies, goals, and objectives. Many of the existing conditions and future policy considerations related to population, housing, natural and cultural resources, community facilities, economic development, and transportation are rooted in how land has been and will be used in the City of Cayce. In this land use element, current land use is mapped and analyzed to develop a future land use plan to guide the development of the City over the next ten years.

# Land Use

## Summary of Key Findings

- Existing land use is dominated by public/institutional and rural/undeveloped uses
- The public/institutional uses are predominantly represented by protected (Congaree Heritage Preserve) land and land surrounding the Cayce and Columbia Wastewater Treatment Plants
- The rural/undeveloped land uses are predominantly made up of the undeveloped land on the Richland County side of the Congaree River
- Residential uses make up 10.9% of the land area and are concentrated in the northern and western portions of the City
- Commercial uses are predominantly concentrated along key transportation corridors
- The City has a number of donut holes and adjacent areas that should be considered for possible annexation

## Issues and Opportunities

**Infill Development and Redevelopment.** Land use priorities for the City should be focused on encouraging appropriate infill development and redevelopment opportunities within established neighborhoods and commercial areas. The City should explore opportunities for incentivizing this type of development while ensuring compatibility with existing adjacent land uses. The future land use map, policies, and compliance index provide a good tool for staff and the planning commission to use in making zoning and land use decisions.

**Annexation.** The city should consider developing a comprehensive annexation policy and procedures manual. The manual should include annexation priorities (e.g., donut holes, contiguous properties) and a decision making matrix to evaluate the cost of providing services vs. the potential economic benefits.

## Related Goals and Strategies

The key issues and opportunities identified below relate to the comprehensive plan goals listed below. Relevant objectives and strategies corresponding with these goals are summarized in Table 9.4.

Goal # 1: Support Cayce's Diverse and Dynamic Population

Goal # 2: Meet the Future Housing Needs of the Community

Goal # 6: Plan for Future Growth and Development

## Performance Metrics

To assist with monitoring progress towards achieving relevant goals and objectives, the City should collect and analyze the following data:

- Site plan reviews - Number, time to review
- Re-zoning Requests - Number, type, location
- Annexation Requests - Location, cost/benefit data

**Zoning and Land Development Regulations.** The City should be continuously reviewing and assessing consistency of the existing zoning and land development regulations with the goals and strategies of the comprehensive plan. Areas of particular importance for review include potential impediments to affordable housing, promotion of infill and mixed-use development, and protection of natural and cultural resources. As the City evaluates and updates the existing zoning ordinance, staff should also explore the feasibility of a comprehensive code re-write to include consideration of a developing a form based or hybrid code which may be more compatible with the comprehensive plan goals and strategies.

**Table 9.4: Goals, Objectives, and Strategies**

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|---|--|
| <p>Goal # 6: Plan for Future Growth and Development</p>         | <p>Strengthen annexation policies</p> <ul style="list-style-type: none"> <li>• Develop an annexation policy in accordance with the City’s strategic plan to include the identification of priority areas and development of a fiscal impact analysis process for assessing annexation feasibility</li> <li>• Assess feasibility of annexing donut hole areas as a priority</li> <li>• Require annexation agreement form for all new commercial utility customers</li> </ul> <hr/> <p>Promote infill and redevelopment opportunities</p> <ul style="list-style-type: none"> <li>• Work with the City of Columbia and Richland County to examine different land use scenarios for the East Congaree area</li> <li>• Ensure the zoning ordinance supports and encourages infill and mixed use development projects in appropriate area</li> <li>• Review infill development ordinance use and effectiveness</li> <li>• Consider establishing a redevelopment corporation</li> </ul> |
| <p>Goal # 1: Support Cayce’s Diverse and Dynamic Population</p> | <p>Prepare for an aging and younger population through support for housing diversity, multi-modal transportation, and accessibility standards</p> <ul style="list-style-type: none"> <li>• Review and update the zoning ordinance as needed to support and strengthen accessibility standards</li> <li>• Ensure Zoning Ordinance does not prohibit housing near commercial corridors and transit routes.</li> </ul>  |
| <p>Goal # 2: Meet the Future Housing Needs of the Community</p> | <p>Allow zoning that provides for mixed use and housing diversity</p> <ul style="list-style-type: none"> <li>• Create zoning options for small planned development districts or cluster developments</li> <li>• Research best practices for residential design guidelines and incentives for encouraging preferred designs</li> <li>• Identify opportunities for providing a diversity of housing types in different zoning districts as recommended by the 2019 Housing Study</li> </ul>  |