

# CITY OF CAYCE

*MAYOR*  
ELISE PARTIN

*MAYOR PRO-TEM*  
JAMES E. JENKINS

*COUNCIL MEMBERS*  
TARA S. ALMOND  
PHIL CARTER  
EVA CORLEY

*CITY MANAGER*  
REBECCA VANCE

*ASSISTANT CITY MANAGER*  
SHAUN M. GREENWOOD

**City of Cayce  
Regular Council Meeting  
Wednesday, November 18, 2015  
5:00 p.m. – Cayce Tennis and Fitness Center – 1120 Fort Congaree Trail  
[www.cityofcayce-sc.gov](http://www.cityofcayce-sc.gov)**

**I. Call to Order**

- A. Invocation and Pledge of Allegiance
- B. Approval of Minutes  
October 6, 2015 Regular Meeting  
October 28, 2015 Special Meeting

**II. Public Comment Regarding Items on the Agenda**

**III. Proclamation**

- A. Approval of Proclamation – Arbor Day

**IV. Ordinances**

- A. Discussion and Approval of Ordinance 2015-13 Amending Article 7 (“Conditional Use and Special Exception Regulations”) of the Zoning Ordinance of the City of Cayce – First Reading
- B. Discussion and Approval of Ordinance 2015-14 Re-Establishing a Temporary Moratorium on Certain Requests for Revenue from the City’s Local Hospitality Tax Account – First Reading

**V. Other**

- A. Discussion and Approval of RFP Award for Charleston Highway/Knox Abbott Drive Intersection Improvements

**VI. City Manager’s Report**

**VII. Committee Matters**

- A. Approval to enter the following approved Committee Minutes into the City’s Official Record

Beautification Board – September 14, 2015

**VIII. Council Comments**

**IX. Executive Session**

- A. Receipt of legal advice relating to claims and potential claims by the City and other matters covered by the attorney-client privilege
- B. Discussion of negotiations concerning proposed contractual arrangements as it relates to potential development
- C. Receipt of legal advice regarding City TIF District
- D. Receipt of legal advice regarding possible Utility debt refinancing
- E. Receipt of legal advice concerning the Joint Water and Sewer Commission's bill for service under the Wastewater Agreement

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

**XI. 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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SHAUN M. GREENWOOD

### CITY OF CAYCE Regular Council Meeting October 6, 2015

The October Regular Council Meeting was held this evening at 6:00 p.m. at the Cayce Tennis and Fitness Center. Those present included Mayor Elise Partin, Council Members Tara Almond, Phil Carter, Eva Corley, and James Jenkins. City Manager Rebecca Vance, Assistant City Manager Shaun Greenwood, Municipal Clerk Mendy Corder, Municipal Treasurer Garry Huddle, City Attorney Danny Crowe, Director of Utilities Blake Bridwell, and Chief Charles McNair were also in attendance.

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. Council Member Almond gave the invocation.

Mayor Partin thanked the City's residents for all their help during the recent rains and floods. She stated that they did a great job in keeping their neighbors up to date on the situation. She thanked everyone for staying indoors which helped keep the City's Public Safety Officers safe and available to help citizens in need. Mayor Partin thanked the City's Pastors for not having services on Sunday so no one would have to be on the roads and possibly be in danger.

Mayor Partin stated that Cayce Public Safety Officers rescued quite a few people that were in their cars in the flood waters and rescued people who were in their homes when they flooded in Riverland Park. She stated that the City's Utility staff worked around the clock as well. She asked everyone that was not affected by the floods to reach out to others that were affected. Mayor Partin stated that the City's Riverwalk was completely underwater and would be closed for quite some time until all repairs can be done.

Mayor Partin stated that repairs were being done on the City Hall buildings therefore the remainder of the 2015 Council Meetings will be held at the Cayce Tennis and Fitness Center.

#### Oath of Office

- A. Oath of Office Administered by Judge Keabii Henderson  
Office of Council Member District 4

Judge Henderson administered the oath of office to Council Member-elect Phil Carter who was recently elected to office. After he took his Oath of Office, he joined the other Council Members at their seats.

### **Approval of Minutes**

Council Member Almond made a motion to approve the September 1, 2015 Regular Council Meeting minutes and the September 16, 2015 Public Hearing and Special Council Meeting minutes as written. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

### **Public Comment Regarding Items on the Agenda**

Ms. Corder advised that Mr. John Banks had signed up to speak regarding Item VII. A. Mr. Banks stated he was speaking on behalf of himself, Mr. Bobby Sellers and the Historic Columbia Speedway. He thanked the City for moving the Congaree Bluegrass Festival to the speedway for 2015. He stated that the Events Committee cared a great deal about the Festival and making it even bigger and better for 2015. Mr. Banks stated that the City's Parks staff did an amazing job preparing the Speedway for the Festival and thanked them for their hard work. He stated they had a wonderful spirit and truly transformed the venue in a small amount of time. He stated he hoped the Congaree Bluegrass Festival would be held at the Speedway for years to come.

### **Presentation**

- A. Presentation by Mr. Tom Walling re City Services

Mr. Walling did not attend the meeting.

### **Resolution and Ordinances**

- A. Consideration and Approval of Resolution Ratifying Emergency Actions of City Manager

Ms. Vance explained that as part of her duties as City Manager she has emergency powers in emergency situations. She stated that on October 4, 2015 officials of the neighboring municipalities of Columbia and West Columbia, as well as Lexington County and Richland County, declared or advised that they would declare curfews (except for emergency workers) during nighttime hours in order to avoid a further strain on law enforcement and to maintain public safety and public order. The weather conditions also resulted in public safety emergencies including voluntary evacuations of the Riverland Park residential subdivision and all areas within one-quarter mile of the Congaree River.

Ms. Vance stated that the weather conditions further resulted in damage to and obstruction and undermining of some roadway surfaces and created dangerous travel conditions. At that point, she determined, after consultation with the Director of the City's Department of Public Safety, the Mayor and other officials in the Midlands, that a nighttime curfew (except for emergency workers), from the hours of 6 p.m. on October 4 to 6 a.m. on October 5, would be necessary and in the public interest.

Council Member Almond made a motion to approve the Resolution. Council Member Corley seconded the motion. Council Member Jenkins asked if this decision should not have been made until after contacting all of Council. Ms. Vance stated that she informed Council either via text or an email containing information regarding what was going on in the City. Council Member Jenkins stated he wanted to make sure that Council was not approving something after the fact. Ms. Vance explained that as part of her emergency powers she does have the authority to take emergency actions and is required to have Council ratify it afterwards. Mayor Partin explained that there are similar Ordinances with each city and each city is doing the same thing in regards to the recent floods. She explained that it is not possible to gather all of Council together during an emergency therefore the ratification is done afterwards. Council Member Almond thanked Ms. Vance and all of staff for putting the curfew in place and keeping the City's residents safe. After discussion, the motion was approved four to one with Council Members Almond, Carter, Corley and Mayor Partin voting yes and Council Member Jenkins voting no.

Mayor Partin thanked Ms. Vance, Chief McNair and Ms. Hunter for working around the clock during the emergency.

- B. Discussion and Approval of Ordinance 2015-09 Amending Section 6.6 Table 2 ("Schedule of Uses and Off-Street Parking Requirements for Commercial, Industrial & Development Districts") of the Zoning Ordinance of the City of Cayce – Second Reading

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

- C. Discussion and Approval of Ordinance 2015-10 Adopting Five Year Plan Update to the City of Cayce Comprehensive Plan – Second Reading

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

- D. Discussion and Approval of Ordinance 2015-11 Annexing Property located at Bluff

Road (Tax Map Number R13602-01-03 (P) into the City Limits Under the Provisions of South Carolina Code Section 5-3-150 (3) – First Reading

Council Member Carter made a motion to approve the Planning Commission's recommendation and the Ordinance on First Reading. Council Member Corley seconded the motion. Ms. Vance explained that the applicant is requesting to annex a portion (1.24 acres) of Richland County Tax Parcel R13602-01-03. The recommended zoning is C-4 (Highway Commercial). The property is currently undeveloped and located on Bluff Road, in unincorporated Richland County. The applicant requests to annex a portion (1.24 acres) of the property in conjunction with a C-4 zoning designation. Upon successful annexation and zoning, the applicant plans to use the property for entrance and exit to the proposed Love's Travel Stop. The property for the Travel Center was previously re-zoned from M-1 to C-4.

Ms. Vance stated that the Planning Commission considered the request for annexation in conjunction with a C-4 zoning designation at its regular meeting on September 21, 2015. The annexation request was opened for public hearing. No one from the public was present to speak in opposition to the annexation request. The Planning Commission voted unanimously to recommend the requested annexation in conjunction with a C-4 zoning designation. She stated the requested zoning is in compliance with the Comprehensive Plan.

Council Member Carter asked if the larger piece of property that the Travel Center will be built on was originally in the City or was it annexed as well. Ms. Vance stated it was annexed into the City eight years ago. Council Member Almond stated she is not usually in favor of annexing property on the other side of the Congaree River into Cayce. However, the small parcel of land in question is already connected to the larger piece of property and is necessary to make the Love's Travel Center viable.

Mayor Partin explained that the piece of property is on Bluff Road and the Travel Center is a great use of the property. She stated it will also produce hospitality tax funds for the City. Ms. Vance explained that Richland County also has a local option sales tax that the City will benefit from as well.

After discussion, the motion to approve the Planning Commission's recommendation and the Ordinance on First Reading was unanimously approved by roll call vote.

**Other**

- A. Discussion and Approval of Rescheduling November Council Meeting Date

Mayor Partin explained that she is attending the Mayor's Institute for City Design to work on a project for the City and will not be able to attend the October 21, 2015 Special Council Meeting. She explained that the November 3, 2015 regular Council Meeting is on Election Day. She stated staff is recommending moving the October 21<sup>st</sup> Council Meeting and the November 3, 2015 Council Meeting to October 28, 2015. The Special Council Meeting is Wednesday, November 18, 2015. Mayor Partin stated that the City would only have one Council Meeting in November.

Council Member Almond made a motion to approve the rescheduled Council Meeting dates. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

### **City Manager's Report**

Ms. Vance stated that the City was very fortunate during the recent rain and floods. She stated that the Water Treatment Plant did fantastic. There was one large water main break near Amazon that was repaired as soon as possible and some minor water main breaks throughout the City. She explained there were a couple of minor sewer leaks that were isolated and repaired as soon as possible. Ms. Vance commended the Utilities staff for working extremely well under pressure.

Ms. Vance explained that that the Wastewater Treatment Plant and the Raw Water Intake Pump were on a generator for two days during the rains. Staff had to be evacuated from the Wastewater Treatment Plant on Sunday due to rising waters. The plant operated on automatic for approximately twenty four hours.

Ms. Vance stated that the Riverland Park subdivision was the only area in Cayce that experienced any substantial damage from the flooding. She stated there were two roads in Riverland Park that were still closed because of standing water. She stated fifteen homes were flooded in Riverland Park and approximately forty that received damage.

Ms. Vance stated that staff had already met with FEMA. She explained that the City's responsibility was to assess all the damage and assist people with getting in contact with the right people at FEMA that can help them. She stated that staff has already assembled an assessment team who will receive training and assess each piece of damage. Staff has to identify that it is damaged from the storm before the resident can receive assistance from FEMA.

Ms. Vance explained that a contact person and/or email address will be established at City Hall over the next few days to assist everyone that needs to have their damage from the storm assessed.

Ms. Vance explained that a portion of 12<sup>th</sup> Street Extension that is outside of the City did experience damage and has been closed since the storm. She stated that anyone going to work at Amazon or Nephron will have to take a detour.

### **Committee Matters**

#### **A. Approval to Enter the Following Approved Committee Minutes into the City's Official Record**

Council Member Corley made a motion to approve entering the following Committee minutes into the City's official record:

Beautification Board – August 11, 2015  
Events Committee – August 13, 2015  
Planning Commission – August 17, 2015

Council Member Almond seconded the motion which was unanimously approved by roll call vote.

#### **B. Appointment of Newly Elected Council Member to City Foundation**

Mayor Partin stated Council needed to discuss which Foundation they would like to serve on since a new Council Member was recently elected. She explained that currently Council Member Almond serves on the Beautification Foundation and Council Member Corley serves on the Public Safety Foundation. After discussion, it was decided Council Member Almond and Council Member Corley would continue to serve on their current Foundation and the matter would be discussed after the 2016 Election.

### **Council Comments**

Council Member Carter thanked Mayor Partin and Council, Ms. Vance, Mr. Greenwood and Ms. Corder for including him since the day he was elected. He stated he was being taken care of by everyone and wanted to publicly thank them.

Council Member Almond thanked staff and Mr. John Banks for all they did in preparation for the Congaree Bluegrass Festival. She stated everyone was sad that it had to be cancelled due to the rains and floods but it was unavoidable. She also thanked Cayce staff for their hard work during the recent floods. She stated you really learn the caliber of staff you have during an emergency event like what the City just experienced.

Ms. Vance thanked Ms. Ashley Hunter for her long hours of work keeping the City's social media updated during the storm.

Mayor Partin thanked Ms. Hunter and said she did an amazing job keeping the City's residents in the know during the storm.

### **Executive Session**

- A. Receipt of legal advice relating to claims and potential claims by the City and other matters covered by the attorney-client privilege
- B. Receipt of legal advice regarding possible Utility debt refinancing
- C. Receipt legal advice regarding City TIF District
- D. Discussion of negotiations incident to proposed contractual arrangements for the 12,000 Year History Park

Council Member Corley made a motion to postpone the Executive Session items to the October 28, 2015 Council Meeting. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

Mayor Partin explained that it was decided to postpone the Executive Session items to a later meeting since staff was exhausted from the recent storm events.

### **Adjourn**

There being no further business, Council Member Carter made a motion to adjourn the meeting. Council Member Corley seconded the motion which was unanimously approved by roll call vote. The meeting adjourned at 6:46 p.m.

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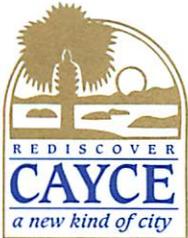
Elise Partin, Mayor

ATTEST:

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Mendy C. Corder, Municipal Clerk





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*ASSISTANT CITY MANAGER*  
SHAUN M. GREENWOOD

### City of Cayce Special Council Meeting October 28, 2015

A Special Council Meeting was held this afternoon at 5:00 p.m. at the Cayce Tennis and Fitness Center. Those present included Mayor Elise Partin, Council Members Tara Almond, Phil Carter, Eva Corley, and James Jenkins. City Manager Rebecca Vance, Assistant City Manager Shaun Greenwood, Municipal Clerk Mendy Corder and City Treasurer Garry Huddle 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.

#### Call to Order

Mayor Partin called the meeting to order and Council Member Corley gave the invocation. Mayor Partin led the assembly in reciting the Pledge of Allegiance.

#### Public Comment Regarding Items in the Agenda

Ms. Corder stated no one had signed up for public comment.

#### Resolutions and Ordinances

- A. Consideration and Approval of Resolution Regarding City Safety Policy Statement

Ms. Vance explained it is a requirement of the City's insurance with the Municipal Association of South Carolina to approve the City's Safety Policy Statement annually. Council Member Jenkins made a motion to approve the Safety Policy Statement. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

- B. Discussion and Approval of Ordinance 2015-12 Amending Zoning Map and Rezoning Property Located at Tax Map Number R11100-01-08 (Portion) and R11100-01-10 (Portion) from D-1 to C-4 – First Reading

Ms. Vance explained that Council approval is needed for the First Reading of an Ordinance to re-zone portions of the properties identified as R11100-01-08 and R11100-01-10 from D-1 (Development) to C-4 (Highway Commercial). The properties are located on S. Beltline Boulevard in Richland County. She explained that the D-1 zoning classification is used as an agricultural holding zone and requires rezoning to an appropriate zoning classification before it may be developed.

Ms. Vance stated that the applicant wishes to rezone portions, totaling 9.94 acres, of the properties to C-4 (Highway Commercial). The C-4 zoning classification

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TEL. (803) 796-9020 • FAX (803) 796-9072

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accommodates commercial development which caters to the needs of the traveling public and highway dependent uses. The applicant proposes to use the properties as a baseball field for a private little league baseball organization. The proposed use, as a spectator sport, is a permitted use in the C-4 zoning district.

Mayor Partin asked why the applicant was requesting commercial highway zoning if the property is not on a highway. Mr. Greenwood explained that the applicant requested the C-4 zoning because it is the only zoning district currently in the City's Zoning Ordinance that allows for baseball fields. He stated staff is working on language to change the Zoning Ordinance to add a Special Exception into the Ordinance. This Special Exception would apply to any zoning district therefore someone does not have to try to rezone a property. He stated the City Attorney should have the language drafted soon and staff will take it before the Planning Commission at their November meeting.

Mr. Greenwood stated that staff's research into other municipalities Zoning Ordinance shows that most cities have some type of special zoning for these type of parks. The City's current Ordinance regulates these types of parks the same way Brookland-Cayce High School's athletic stadium is regulated. These two areas are very different and staff feels that they should not be regulated to the same standard.

Mayor Partin asked if it was possible to wait until the new language is added to the Zoning Ordinance rather than rezoning the property. Mr. Greenwood stated that it would add a month to the process but it was possible. Council Member Carter asked if it was possible to make the zoning change specific to the baseball field. Mr. Greenwood stated that was contract zoning and was not legal. He explained that if it was approved as a C-4 use then regardless of the intended use any things listed in the Zoning Ordinance that can go in a C-4 district are allowable.

Mayor Partin asked if the project would come back before Council if it was decided to wait on the new language to be added to the Zoning Ordinance. Mr. Greenwood stated that if Council approves the language that staff is proposing then the property would not need to be rezoned at all. The applicant would go before the Board of Zoning Appeals to get the special exception. The Board would evaluate the layout of what the applicant plans to do with the property and ensure it meets the criteria that was put into the Ordinance. Mr. Greenwood stated that the only thing Council would need to do is approve the special exception language once it goes before the Planning Commission for their approval and recommendation to Council.

Council Member Jenkins made a motion to postpone the Ordinance until the December 1, 2015 Council meeting. Council Member Carter seconded the motion. Mayor Partin invited Mr. Deas Manning, the developer of the project, to address Council regarding the issue. He explained that the Palmetto Baseball League cannot start their fundraising efforts until the land has been zoned properly for them to close.

He stated that representatives from Heathwood Hall were in the audience to show their support for the project.

Mayor Partin stated that she thinks the proposed baseball field is a great project. She stated that she wants to be sensitive to the fact that the commercial zoning would live with that property forever. After discussion, the motion was unanimously approved by roll call vote.

C. Discussion and Approval of Ordinance 2015-11 Annexing Property Located at Bluff Road (Tax Map Number R13602-01-03 (P) into the City Limits Under the Provisions of South Carolina Code Section 5-3-150 (3) – Second Reading

Ms. Vance explained that Council approval is needed for the Second Reading of an Ordinance to annex a portion (1.24 acres) of Richland County Tax Parcel R13602-01-03 located on Bluff Road. The recommended zoning is C-4 (Highway Commercial). The property is currently undeveloped in unincorporated Richland County. The applicant requests to annex a portion (1.24 acres) of the property in conjunction with a C-4 zoning designation. Upon successful annexation and zoning, the applicant plans to use the property for entrance and exit to the proposed Love's Travel Stop. The property for the Travel Center was previously re-zoned from M-1 to C-4.

Council Member Corley made a motion to approve the Ordinance annexing property on Bluff Road into the City limits. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

**Committee Matters**

A. Appointments and Reappointments

Mayor Partin stated that the Events Committee currently has one open position. The City has received a potential member application from Ms. Amy Roper. Council Member Carter made a motion to appoint Ms. Roper to the Committee. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

**Council Comments**

There were not any comments made by Council.

**Executive Session**

Council Member Jenkins made a motion to move into Executive Session. Council Member Almond seconded the motion which was unanimously approved by roll call vote.

- A. Receipt of legal advice relating to claims and potential claims by the City and other matters covered by the attorney-client privilege
- B. Receipt of legal advice regarding possible Utility debt refinancing
- C. Receipt of legal advice regarding City TIF District
- D. Discussion of negotiations incident to proposed contractual arrangements for the 12,000 Year History Park

**Reconvene**

After the Executive Session was concluded, Council Member Almond made a motion to reconvene the Regular meeting. Council Member Jenkins 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**

VI. B.

Council Member Almond made a motion to authorize the City Manager to continue discussions with Council and the City's Advisor on restructuring of the City's long term debt. Council Member Corley seconded the motion which was unanimously approved by roll call vote.

**Adjourn**

Council Member Corley made a motion to adjourn the meeting. Council Member Almond seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 7:48 p.m.

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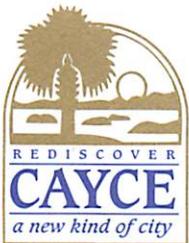
Elise Partin, Mayor

ATTEST:

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Mendy Corder, Municipal Clerk





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ASSISTANT CITY MANAGER  
SHAUN M. GREENWOOD

**PROCLAMATION**

WHEREAS, the State of South Carolina has observed the first Friday in December as Arbor Day, and has done so since 1937; and

WHEREAS, trees are essential to the quality of life in the City of Cayce in that they purify the air, reduce soil erosion, conserve water and energy, improve recreational areas, and provide habitat to wildlife; and

WHEREAS, trees make our communities more livable; fostering economic vitality of business areas, and helping sustain the value of our homes; and

WHEREAS, the City of Cayce calls upon on all residents to support and observe Arbor Day 2014 by planting trees.

NOW, THEREFORE, I, Elise Partin, Mayor of the City of Cayce, South Carolina, along with fellow members of the Cayce City Council, do hereby proclaim December 4, 2015 as **ARBOR DAY** in the City of Cayce, South Carolina and hereby commemorate this day with the planting of a new tree at the City Hall Complex.

In witness thereof, I have hereunto set my hand this 18<sup>th</sup> day of November, 2015.

\_\_\_\_\_  
Elise Partin, Mayor

ATTEST:

\_\_\_\_\_  
Mendy Corder, Municipal Clerk

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# Memorandum

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**To:** Mayor and Council

**From:** Rebecca Vance, City Manager  
Shaun Greenwood, Asst. City Manager  
Layne West, Director of Planning and Development

**Date:** November 17, 2015

**Subject:** First Reading of an Ordinance to amend Article 7 (“Conditional Use and Special Exception Regulations”) of the Zoning Ordinance of the City of Cayce to allow for a Special Exception for the development of parks in any zoning designation.

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## **ISSUE**

Council approval is needed for the First Reading of an Ordinance Amending Article 7 (“Conditional Use and Special Exception Regulations”) of the Zoning Ordinance of the City of Cayce.

## **BACKGROUND/DISCUSSION**

The City received an application to rezone property in Richland County to allow for the construction of privately owned baseball fields. In reviewing the Zoning Ordinance it was discovered that the only two zoning designations that allow for the construction of baseball fields or any other types of parks are C-4 and M-1. Both of these designations allow for a large variety of uses, some of which may be too intensive for surrounding properties. Furthermore, if a developer wanted to develop a neighborhood that included any multiuse fields for the recreation of the residents, it would not be allowed under the current Ordinance. The City certainly does not want to discourage the development of parks.

As the entire Zoning Ordinance is currently being reviewed and rewritten as necessary, the time required to accommodate this applicant would be unreasonably long. As an intermediate measure, staff is proposing that the creation of a Special Exception to allow for the development of parks. The current Zoning Ordinance does set out the criteria for Special Exceptions in Section 7.16.

The Planning Commission will consider the request for the Special Exception at its regular meeting on November 16, 2015.

## **RECOMMENDATION**

Staff recommends Council approve First Reading of an Ordinance Amending Article 7 (“Conditional Use and Special Exception Regulations”) of the Zoning Ordinance of the City of Cayce.

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LEXINGTON )  
 )  
CITY OF CAYCE )

**ORDINANCE 2015-13**  
**Amending Article 7 (“Conditional**  
**Use and Special Exception**  
**Regulations”) of the Zoning**  
**Ordinance of the City of Cayce**

**WHEREAS**, the City Council has determined that it is in the best interest of the City to create a new Section 7.18 (“Parks and Recreational Areas”) of the Zoning Ordinance to include new regulations on the special exception criteria for permitting parks and recreational areas; and

**WHEREAS**, the Planning Commission held a public hearing on this request to receive comments from the public; and

**WHEREAS**, the Planning Commission met on November 16, 2015, to review public comments and vote on recommending the text amendment and unanimously decided that it does recommend this text amendment,

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Cayce, in Council, duly assembled, that Article 7 (“Conditional Use and Special Exception Regulations”) of the Zoning Ordinance of the City of Cayce is hereby amended to add a new Section 7.18 (“Parks and Recreational Areas”) to read as follows:

**Section 7.18 Parks and Recreational Areas**

A park and recreational area or facility is intended to be used for recreation, exercise, sports or similar activities or an area intended to enhance the enjoyment of natural features or natural beauty.

- (1) Parks and recreation land may include land with minimal improvements, such as limited clearing, appropriate grading and the installation of low-impact physical improvements, such as pedestrian trails, grassed areas, multipurpose fields, picnic tables, barbecue grills, public parks, playgrounds and covered open structures and may be a Special Exception Use in any zoning designation within the City of Cayce.
- (2) These areas shall be shown on the plat and marked “reserved for recreation open space”.
- (3) This land shall have appropriate access and parking opportunities.
- (4) The Board of Zoning Appeals may approve the appropriate location, use, and any structures on park and recreational land.
- (5) The Board of Zoning Appeals shall make its determination of acceptability based upon topography, geology, access, location and parking with particular attention to significant physical features of the project area, such as the location of grand trees, scenic vistas, wildlife habitat, proximity to neighborhoods and schools, lighting and proposed structures.

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

**DONE IN MEETING DULY ASSEMBLED**, this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

\_\_\_\_\_  
Elise Partin, Mayor

Attest:

\_\_\_\_\_  
Mendy Corder, Municipal Clerk

First Reading: \_\_\_\_\_

Second Reading and Adoption: \_\_\_\_\_

Approved as to form: \_\_\_\_\_  
Danny C. Crowe, City Attorney



Account are temporarily suspended in order for the City, through its officials and staff and any other agents or contractors, to have adequate time and opportunity to study, analyze, recommend, establish and implement orderly, fair, efficient and effective procedures for grants of revenues from the Local Hospitality Tax Account to outside entities.

2. This temporary suspension or temporary moratorium shall remain in effect for three hundred sixty five (365) days from the effective date of this Ordinance when it shall terminate.

3. The Council, by subsequent ordinance, may extend the temporary suspension and temporary moratorium for a further time period upon appropriate findings.

4. During the temporary moratorium period for outside entities, all requests for revenue from the Local Hospitality Tax Account by entities that are a part of or connected with the City government shall be reviewed and approved by the City Manager (or her designee) prior to submission to the Council for its consideration and approval.

This Ordinance shall be effective from the date of second and final reading.

**DONE IN MEETING DULY ASSEMBLED**, this \_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
Elise Partin, Mayor

ATTEST:

\_\_\_\_\_  
Mendy C. Corder, Municipal Clerk

First reading: \_\_\_\_\_

Second reading and adoption: \_\_\_\_\_

Approved as to form: \_\_\_\_\_  
Danny C. Crowe, City Attorney

**APPROVED MINUTES  
BEAUTIFICATION BOARD  
Tuesday, September 8, 2015 at 5:30 p.m.  
City Hall**

**I. CALL TO ORDER**

Sue Miles called the meeting to order at 5:30pm on Tuesday, September 14, 2015. Members present were Sue Miles, Sue Perry, Jocelyn Locke, Vernetta Blakely, Maryann Dowd, Morgan Hanes, and City liaison Michelle Paulchel.

**II. APPROVAL OF MINUTES**

A motion to approve the meeting minutes from August 2015 was made by Sue Perry. Vernetta Blakely seconded the motion. The decision was unanimous.

**III. OLD BUSINESS**

- a. Plant Exchange canceled due to Flooding.

**IV. NEW BUSINESS**

- a. Update on Council's reaction to changing this year's Christmas Lights Competition to a Door Decoration contest with multiple winners.
- b. Maryann Dowd is going to create a proposal for decorating Guignard Park at Christmas time. Since this is the entrance to our city and will soon be undergoing renovation, the CBB would like to draw more attention to it as part of Decorate Cayce events.
- c. Sue Miles and Sue Perry have resigned now that their terms have expired.

**V. ADJOURNMENT**

A motion to adjourn was made by Jocelyn Locke. Vernetta Blakely seconded the motion. The decision was unanimous.

All open positions will be advertised on the City's website and Facebook page.

**NO COUNCIL ACTION REQUIRED**

The following positions have been postponed by Council until receipt of potential member applications.

**ACCOMMODATIONS TAX COMMITTEE – THREE (3) POSITIONS**

Ms. Cherelle Davis is no longer employed with the Country Inn & Suites. Ms. Sue Wofford is no longer with Knights Inn. These positions must be filled by someone from the motel industry in Cayce. The staff liaison is currently speaking with motel managers regarding this position. Mr. Peter Fikas is no longer employed with Red Lobster. This position must be filled by someone from the restaurant industry in Cayce.

**BEAUTIFICATION BOARD – THREE (3) POSITIONS**

Ms. Sue Perry and Ms. Sue Miles both resigned from the Board in October. Their resignation letters are attached. There is also one additional open position on the Board. The Board has no recommendation at this time.

**CONSOLIDATED BOARD OF APPEALS – ONE (1) POSITION**

Members of the Board are appointed by Council. They reviews citizen appeals to ensure building codes, property maintenance codes and fire codes are properly interpreted and implemented fairly. Members who serve on this Board must be either an Engineer, Contractor, Architect or Design Professional.

**EVENTS COMMITTEE – ONE (1) POSITION**

There is one open position on the Committee since the membership increased from nine members to eleven. There are no recommendations at this time.

**MUSEUM COMMISSION – ONE (1) POSITION**

Ms. Lynn Summer recently resigned from the Commission which leaves one open position. The Commission has received two potential member applications which they plan to discuss at their December 2, 2015 meeting.

**PUBLIC SAFETY FOUNDATION – FIVE (5) POSITIONS**

At the February 3, 2015 Council Meeting Council approved amendments to the Cayce Public Safety Foundation's Bylaws. In order to ensure that Council is able to recruit more directors to the Foundation, the Foundation Bylaws now read that Council may appoint directors from within the City at large and directors need not be from particular Council districts.

Also, the amended Bylaws state a quorum consists of the number of directors attending a meeting; provided, that in no event shall a quorum consist of fewer than two (2) directors. Therefore any action needed can be taken at each meeting.

1001 Indigo Ave.  
Cayce, S.C. 29033  
October 7, 2015

Dear Rebecca Vance,

Please expire my term  
with Cayce's Beautification  
Board.

Thank you.

Sincerely,

Sue Miles

OCT 15

Oct. 10, 2015

Rebecca Vance  
City Manager  
1800 Twelfth Street  
Post Office Box 2004  
Cape, SC 29171-2004

Dear Ms. Vance:

I respectfully submit my request to have my term terminated on the Cape Beautification Board.

Thank you for the opportunity to serve on this Board which serves the Cape Community.

Sincerely,  
Ane Perry