

Mayor
Elise Partin

Mayor Pro-Tem
James E. Jenkins

Council Members
Phil Carter
Ann Bailey-Robinson
Tim James

City Manager
Tracy Hegler

Assistant City Manager
James E. Crosland



**City of Cayce
Regular Council Meeting
Wednesday, March 17, 2021 at 5:00 p.m.**

**Cayce City Council is currently meeting virtually via Zoom.
Please use one of the following methods to attend the Council Meeting:**

**Virtual Attendance, click
<https://us02web.zoom.us/j/86508081969?pwd=TUhZcVdaSEl0ajRLL0hzTTNTRDFUZz09>**

or

Telephone: 1-929-205-6099

Meeting ID: 865 0808 1969

Passcode: 836374

caycesc.gov

I. Call to Order

A. Invocation and Pledge of Allegiance

II. Public Comment Regarding Items on the Agenda

Special Note: Anyone wishing to speak to Council about an item not on the agenda will need to call the City Clerk at 803-550-9557 by 12:00 p.m. the Friday prior to the Council Meeting. Anyone wishing to speak on an item on the Agenda will need to call the City Clerk at 803-550-9557 by 11:00 a.m. the day of the Council Meeting.

III. Ordinances

- A. Discussion and Approval of Emergency Ordinance 2021-09 Amending Emergency Ordinance 2021-03 to Further Extend the Expiration Date on the Suspension of Certain Prohibitions on Temporary Signs
- B. Discussion and Approval of Emergency Ordinance 2021-10 Amending Emergency Ordinance 2021-04 to Extend the Expiration Date on Requiring Individuals to Wear Face Coverings in Certain Circumstances, and Matters Related Thereto
- C. Discussion and Approval of Ordinance 2021-06 Amending the Conditions and Restrictions for the Previous Rezoning to Planned Development District, Mixed Use (PDD-MU) of Certain Property at the Southwest Corner of Saxe Gotha and 12th Street Extension (Tax Map Number 006897-01-070, Formerly 06897-01-042) – Second Reading
- D. Discussion and Approval of Ordinance 2021-08 Amending Section 9.8 of the Zoning Ordinance Concerning Allowable Locations for Trailer Storage and the Allowable Number of Campers or Recreational Vehicles and Boats in a Lot or Parcel in Residential Zoning Districts – Second Reading

IV. Discussion Items

- A. Discussion and Approval to Enter into an Agreement with Two Engineering Firms to Serve for “On Call” Engineering Services for the City

V. Committee Matters

- A. Approval to Enter the following Committee Approved Minutes into the City’s Record
Cayce Housing Authority Annual Meeting – December 15, 2020

VI. City Manager’s Report

VII. Council Comments

VIII. 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 negotiations incident to proposed contractual arrangement concerning affordable housing
- C. Discussion of matter relating to the proposed location of businesses in the area served by the City
- D. Discussion of negotiations incident to proposed contractual arrangement concerning 800 Lexington Avenue
- E. Discussion of possible appointment and employment of Municipal Court Judges

IX. Reconvene

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

- A. Discussion and Approval of Appointment of Municipal Court Judges
- B. Other

XI. Adjourn

SPECIAL NOTE: Upon request, the City of Cayce will provide this document in whatever form necessary for the physically challenged or impaired.

STATE OF SOUTH CAROLINA	)	EMERGENCY ORDINANCE 2021-09
	)	Amending Emergency Ordinance
COUNTY OF LEXINGTON	)	2021-03 to Further Extend the
	)	Expiration Date on the Suspension of
CITY OF CAYCE	)	Certain Prohibitions on Temporary
	)	Signs

WHEREAS, S.C. Code section 5-7-250(d) authorizes Council to adopt emergency ordinances (with certain limitations not applicable to this Ordinance) for a limited period of sixty days; and

WHEREAS, the current coronavirus pandemic has created an emergency for our City and our Nation, such that the Council, in the exercise of its statutory authority and in the public interest, enacted Emergency Ordinance 2020-05, on March 27, 2020, as an emergency ordinance to, among other things, suspend the prohibition on certain temporary signs advertising hours and conditions of operation of businesses; and

WHEREAS, the Council amended that Ordinance, on May 20, 2020, by enactment of Emergency Ordinance 2020-13 to extend the expiration date, and the Council further extended the expiration date of Section 7 of Emergency Ordinance 2020-05 concerning temporary signs by enactment of Emergency Ordinance 2020-18 on July 7, 2020, as well as by enactment of Emergency Ordinance 2020-29 on August 19, 2020, Emergency Ordinance 2020-32 on October 6, 2020, Emergency Ordinance 2020-39 on December 1, 2020, and Emergency Ordinance 2021-03 on January 27, 2021; and

WHEREAS, the Council believes that, due to the continuation of the public health emergency presented by the pandemic, it is in the public interest to extend further the expiration date of Emergency Ordinance 2021-03 previously adopted so that it remains in force and effect for an additional emergency time period,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, as follows:

Emergency Ordinance 2021-03 (which extended the suspension of the prohibition of temporary signs as referenced in Section 8.6 of the Zoning Ordinance for businesses advertising drive-thru, pick up, to go orders, and hours of operation only) is hereby amended, and re-enacted to the extent necessary, to provide that it shall expire automatically on the sixty-first day following the date of this Ordinance, which is the date of May 17, 2021, unless further amended or repealed.

This Ordinance, as an emergency ordinance, shall become effective immediately upon Council approval on one reading.

DONE IN MEETING DULY ASSEMBLED, this _____ day of March 2021.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

Reading and Adoption: _____

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

STATE OF SOUTH CAROLINA	)	EMERGENCY ORDINANCE 2021-10
	)	Amending Emergency Ordinance
COUNTY OF LEXINGTON	)	2021-04 to Extend the Expiration Date
	)	on Requiring Individuals to Wear
CITY OF CAYCE	)	Face Coverings in Certain
	)	Circumstances, and Matters Related
	)	Thereto

WHEREAS, S.C. Code section 5-7-250(d) authorizes Council to adopt emergency ordinances (with certain limitations not applicable to this Ordinance) for a limited period of sixty days; and

WHEREAS, the current coronavirus pandemic has created an emergency for our City and our Nation, such that the Council, in the exercise of its statutory authority and in the public interest, enacted Emergency Ordinance 2020-30, on August 19, 2020, as an emergency ordinance to, among other things, require individuals to wear face coverings in certain circumstances; and

WHEREAS, the Council amended Emergency Ordinance 2020-30 on October 6, 2020, by adoption of Emergency Ordinance 2020-33, and further extended the expiration date of the ordinances by Emergency Ordinance 2020-40 adopted on December 1, 2020, and by Emergency Ordinance 2021-04 adopted on January 27, 2021; and

WHEREAS, the Council believes that, due to the continuation of the public health emergency presented by the pandemic, it is in the public interest to extend the expiration date of Emergency Ordinance 2021-04 previously adopted so that it remains in force and effect for an additional emergency time period,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, as follows:

1. Emergency Ordinance 2021-04 is hereby amended, and re-enacted to the extent necessary, to provide that it shall expire automatically on the date of May 17, 2021, unless further amended or repealed.
2. Except as amended previously or by this amending ordinance, all remaining provisions of Emergency Ordinance 2021-04, and its predecessor Emergency Ordinances 2020-30, 2020-33, and 2020-40, shall continue and remain in full force and effect.
3. In the event of any direct conflict between the requirements of this Ordinance and the requirements of an Executive Order of the Governor in effect, the Executive Order of the Governor shall control.

This Ordinance, as an emergency ordinance, shall become effective immediately upon Council approval on one reading. This emergency ordinance also is subject to repeal or extension or amendment by further ordinance.

DONE IN MEETING DULY ASSEMBLED, this _____ day of March 2021.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

Reading and Adoption: _____

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

Memorandum

To: Mayor and Council

From: Tracy Hegler, City Manager
Monique Ocean, Planning & Zoning Tech

Date: March 11, 2021

Subject: Second Reading of an Ordinance to rezone one property from PDD (Planned Development District) to PDD (Planned Development District), amending the previously approved PDD to remove an access point and amend phasing and certain design provisions. The property is located at the Southwest corner of Saxe Gotha and the 12th Street Extension (Tax Map Number 006897-01-070 (Formerly Tax Map Number 006897-01-042)).

Issue

Council approval is needed for the Second Reading of an Ordinance to amend the previously approved PDD for the property located at the southwest corner of Saxe Gotha Road and 12th Street Extension (TMS#006897-01-070 (formerly known as TMS#006897-01-042)). Any major changes to an approved PDD, must be approved by City Council after being considered by the Planning Commission.

Discussion

The applicant wishes to amend the current PDD's approved regulations. This property is approximately 36 acres and is currently located in the I-77 Gateway Design Overlay District. Properties surrounding this property are all zoned M-1 Light Industrial and are also in the I-77 Gateway Design Overlay District.

The applicant is proposing to remove an access point nearest the intersection of Saxe Gotha and 12th Street Extension. Further, they are proposing to amend phasing and certain design provisions of the previously approved plan. Modifications, including removing an access point, to the previously approved site plan have become necessary because of revisions to the site by FEMA. A phasing outline is included in the request but due to retail market conditions, certain elements of phasing may occur sooner or later than expected.

The requested re-zoning is in compliance with the Zoning Ordinance and is permitted as a compatible zoning district according to the criteria of the Future Land Use Map.

The Planning Commission voted on the requested re-zoning from PDD to PDD and amended regulations at the Planning Commission meeting on February 22, 2021.

Recommendation

The Planning Commission unanimously recommends Council approve Second Reading of an Ordinance to re-zone property located at the southwest corner of Saxe Gotha Road and 12th Street Extension (TMS#006897-01-042) from PDD Planned Development District to PDD Planned Development District.

STATE OF SOUTH CAROLINA	)	ORDINANCE 2021-06
	)	Amending the Conditions and Restrictions
COUNTY OF LEXINGTON	)	for the Previous Rezoning to Planned
	)	Development District, Mixed Use (PDD-MU)
CITY OF CAYCE	)	of Certain Property at the Southwest Corner
	)	of Saxe Gotha and 12th Street Extension (Tax
	)	Map Number 006897-01-070, Formerly
	)	06897-01-042)

WHEREAS, the City Council, by Ordinance 2020-03 adopted on March 18, 2020, approved the rezoning of certain property located at the southwest corner of Saxe Gotha Drive and 12th Street Extension (formerly Tax Map Number 006897-01-042, Plat Book 16753, Page 163, and now Tax Map Number 006897-01-070) to Planned Development District, Mixed Use (PDD-MU), with certain conditions and restrictions as shown on an Exhibit B to the Ordinance; and

WHEREAS, TSO Cayce Development, LLLP, an affiliate of The Simpson Organization ("Developer"), now wishes to modify certain aspects of its site plan for the mixed-use village development and its previously approved Exhibit B (all as shown on the conceptual site plan and descriptive application of ten (10) pages attached hereto) which will necessitate amendment of the PDD-MU rezoning to include new and modified conditions and restrictions; and

WHEREAS, the Planning Commission held a properly scheduled and noticed public hearing on this request to receive comments from the public and adjacent property owners; and

WHEREAS, the Planning Commission met on February 22, 2021, to receive public comments and vote on whether to recommend this amendment of the previously approved rezoning, and has decided, by a unanimous vote, that it does recommend this amendment,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, that the conditions and restrictions for the Planned Development District, Mixed Use (PPD-MU) zoning previously approved by the Council for the property described above, are hereby modified as shown and provided by the attached descriptive application and conceptual site plan attached to this Ordinance.

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

DONE IN MEETING DULY ASSEMBLED, this _____ day of _____ 2021.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

First Reading: _____

Second Reading and Adoption: _____

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

January ~~18, 2021~~^{24, 2020} (~~Revised February 12, 2020; Revised March 16, 2020~~)

Mr. Carroll Williamson
City of Cayce - Planning and Development
1800 12th Street
Cayce, SC 29033

RE: Ordinance 2020-03
Amended and Restated Application for Zoning Map Amendment – A Planned Development District (PDD)
~~**RE: Application for Zoning Map Amendment – A Planned Development District**~~

A proposed development of a mixed-use village, in Cayce, South Carolina, by TSO Cayce Development, LLLP, an affiliate of The Simpson Organization (“Developer”), ~~and as Authorized Agent of Dominion Energy South Carolina.~~

Property

An approximate 35-acre property located in Cayce, South Carolina at the northwest corner of the intersection of Interstate 77 and 12th Street Extension and bounded by Saxe Gotha Drive to the north (the “Property”).

Purpose

~~To avoid confusion, this is an “Amended and Restated” Application for Zoning Map Amendment.~~

The purpose of this application is to amend the approved Planned Development District (PDD) established by Ordinance 2020-03 to incorporate modifications to the previously approved site plan that were necessary due to an eminent revision by FEMA to raise the base floodplain elevation that negatively impacts the site access points and parking. for the establishment of a Planned Development District (PDD) to rezone the subject Property to establish guidelines that will permit for the development of the Property as generally described below. Also, due to dramatic impacts from the COVID-19 pandemic on economic and retail market conditions, and with the myriad unknowns regarding the response to the vaccine distribution and the return of stability to the retail environment, the Developer is also prudently taking the opportunity to cautiously address the Project Phasing and the expected timeline of development. In consideration, please take note of the highlighted original opening sentence in the Project Phasing and Justification section that places emphasis on “market conditions”.

The Developer anticipates the Project will be a mixed-use village development. The Project is expected to contain approximately 165,000 square feet of retail, restaurants and brewpub, an entertainment component, a hotel, a lifestyle-storage building, multi-family apartment units, and limited but integrated educational, service, and office to-be-determined.

The attached Site Plan adheres to the City of Cayce Zoning Ordinance Section 3.7-3 Application Requirements and per Section 8.5-5 Plan Requirements and depicts the following: acreage of each major component including residential (multi-family) and non-residential, dwelling units and density, setback lines, proposed building locations, proposed number of parking spaces ~~and possible structured parking~~, and the proposed “~~Commons~~” area for public gathering and events, “The Commons”.

Homeowners’ Association

There will not be a “homeowners’ association.” The overall project will be subject to a project-specific declaration of easements, covenants, conditions, and restrictions: “Declaration.” The major project components, including the outparcels, the multi-family residential complex, the hotel and the entertainment complex will be subdivided and platted. Per the Declaration, the individual property owners/operating entities will be required to pay an annual assessment to the Declarant as a contribution towards the maintenance of the common project amenities including landscaping and irrigation, all parking lots, sidewalks, internal drives, signage, storm drainage/retention, and The Commons gathering area.

Project Phasing and Justification

The Property will be developed in several phases based on market conditions.

The Developer anticipates further subdividing the Property such that the hotel, apartments, life-style storage building, and the outparcels are all contained on their own tax parcels. Following approval of the original PDD rezoning and subsequent closing on the land purchase contract in June of 2020, the Developer ~~will initiate~~initiated final site design and civil engineering for plan approval. During this time period the Developer was made aware of FEMA revising the base floodplain elevation in the area that includes the Property. Although the FEMA map revisions have not been published, FEMA recommended that the Developer incorporate the expected revised base floodplain elevation in the final site design.

Phase 1

- Site work to include mass grading and infrastructure with the construction of internal roadways, utilities, and the amenity/retention pond.
- The site work will make ready for development the outparcels along Saxe Gotha and the internal parcels for the proposed entertainment, a second hotel, the multi-family apartments, and the lifestyle storage.
- The site work also supports the future development of the retail components.
- Site work will commence within twelve (12) months of final approval of the permitted plans by the City of Cayce.

Phase 2

- Components include (1) all outparcels along Saxe Gotha including the hotel, (2) the multi-family apartments, (3) the life-style storage, and (4) “The Commons”.
- The hotel and multi-family apartment components will be designed, permitted, and constructed by independent, third-party developers.
- The Commons and life-style storage will be designed, permitted, and constructed by the Developer.

Phase 3

- This phase includes development of the Main Street components: the central entertainment complex, proposed second hotel and the retail shops extending from the multi-family courtyard entrance to The Commons.
- The Main Street components will be designed, permitted, and constructed by the Developer.

Please note, the phasing plan outlined above is the intended phasing for the project. With regard to Phases 2 & 3, given the impact of the Pandemic and the lack of certainty in terms of the length of the recovery, especially as it pertains to the retail environment, it may happen that certain elements of the phasing may occur sooner or later depending on their viability. This will be especially true with regard to Mainstreet as the retail & entertainment sector has been significantly impacted and currently many tenants are focusing solely on their existing stores and have put future plans on hold.

Planned Development District (PDD) – Creation and Definition

The proposed mixed-use village concept has been designed in consideration of the I-77 Gateway Design Overlay District (“I-77 DOD”) and significantly adheres to the current zoning of the Property. The following PDD outline follows the I-77 DOD and addresses proposed exceptions to the I-77 DOD, requests confirmations and seeks clarifications as necessary for specific items.

Development requirements and standards established in the I-77 DOD and not specifically addressed in this PDD are accepted as-is and shall apply. The City and Developer also agree that it may be necessary to further revise and/or clarify any discrepancies in this PDD to confirm a clear understanding and agreement of the intended development standards and provide clarity to ensure adherence to the PDD.

Overall layout of the development shall adhere to Exhibits that depict (A) the overall layout of the development, (B) Main Street, and (C) the Commons. Any major changes to the plan for these three (3) exhibits shall require approval by the Planning Commission.

Per Section 6.10-3 Uses of the I-77-DOD

1) I-77 Gateway Design Overlay District

a. Permitted Uses.

The permitted uses are generally per the I-77 Design Overlay District with the following confirmations for items (i) and (ii) and with the additional permitted uses and qualifications per items (iii) through (ix):

- i. Accepted as-is with confirmation that multi-family residential is allowed within the PDD (per Ordinance 2019-24).
- ii. Accepted as-is with confirmation that commercial includes all retail, service and restaurants, except those expressly prohibited in section (b) below.
- iii. “Lifestyle-Storage” will be a permitted use (see item b. xvi below). Lifestyle-Storage is not the traditional mini-warehouse or self-storage. Developer intends to construct the lifestyle storage component with an exterior façade that will be architecturally designed to fit within the multi-family residential area of the mixed-use development and that will comply with related zoning.
- iv. Drive-thru facilities supporting financial institutions.
- v. Drive-thru facilities supporting fast-casual and quick-serve restaurants.
- vi. Entertainment component shall mean any tenant providing any or all of the following: movie theater, bowling, arcade games, sports bar, brewpub, etc., and additionally serving food and beverages.
- vii. A brewpub is primarily an eating and drinking establishment with a small brewery on the premises which produces beer, ale, or other malt beverages and where the majority of the beer produced is consumed on the premises but also allows the brewpub to sell its products at retail for off-site consumption.
- viii. Other boutique wine and craft beer shops that allow for on-site and off-site consumption.
- ix. As a benefit to both the development and to the City, the Developer intends to work with the City to permit and approve an on-site Public Safety substation and to jointly agree on its size and location.

b. Prohibited Uses

The uses prohibited are per the I-77 Design Overlay District, except with the following clarifications/confirmations, exceptions, and additions:

- viii. Billboards
Pylon or monument signs, “Bell Tower” signs and building façade signage are not to be considered “Billboards.”
- xii. Outdoor sales

Temporary sidewalk and/or parking lot special event sales (by tenants, ~~or~~ pop-ups, or food trucks) are not to be considered “Outdoor sales.”

- xvi. Mini warehouses and self-storage units (per Ordinance 2019-23). Not accepted. See Permitted Uses above for “Lifestyle Storage”.
 - Developer agrees to the following additional prohibited uses:
 - Car washes.
 - Outdoor auto repair services.

Per Section 6.10-4 Development Standards of the I-77 DOD

1) I-77 Gateway Design Overlay District

a. Setbacks and Buffers

- i. For all roadways adjacent the project including Saxe Gotha Drive, 12th Street Extension, Interstate 77 (I-77).
 - a) All buildings shall observe a twenty-foot (20’) setback from the applicable road right-of-way.
 - b) The setback area shall be landscaped per Section 1) d. Landscaping below and per the approved landscape plan submitted as part of the application for a building permit.
 - c) Off-street parking shall be permitted in the setback area that is along the I-77 frontage.
- iii. Lifestyle Storage is not to be classified as an “industrial” use and is therefore exempt from the fifty-foot (50’) setback requirement.

b. Parking, Sidewalks, and Circulation

i. Parking Requirements

Accepted as-is with the following revisions, exceptions, and additions.

- c) The setback from the adjacent road right-of-way is twenty feet (20’).
- d) Revised as follows: paragraph (1) is deleted - not applicable.
- e) ~~If structured parking is constructed, it will not exceed two and one-half levels (2.5) with a total height not to exceed thirty feet (30’), and the top level will not be covered with a roof structure.~~
- f) Deleted - not applicable.
- To facilitate pedestrian access across 12th Street Extension and access to the Cayce Riverwalk, Developer intends to construct a sidewalk on the south side of Saxe Gotha extending from the intersection with 12th Street Extension to the stairs accessing the Common Area amenities. ~~first curb cut entrance into the development.~~

c. Building Design

- i. The maximum height of any structure is as follows:
 - Single story buildings including retail and restaurant. Minimum parapet height of twenty ~~four~~ feet (20’4’) and a maximum height of forty feet (40’).
 - Hotel. The maximum height of a hotel shall be five (5) floors or seventy feet (70’).

- Multi-family. The maximum height of any multi-family shall be five (5) floors or seventy feet (70’).
- -Lifestyle-Storage. The maximum height of the lifestyle-storage building shall be four (4) floors or sixty feet (60’).
- All other buildings, including the Entertainment building, will have a maximum height of fifty feet (50’).

iv. Material Selection.

Accepted as-is with the following additional materials permitted:

- Smooth architectural metal panels.
- Stucco or synthetic stucco.

v. Colors. Shall be determined by the developer, but all colors shall be of a natural hue (not neon) and pre-approved by the Planning Director prior to issuing building permit. Exhibit D Color Chart.

vi. Other Structures and Items.

c) Miscellaneous Exterior Structures. The Developer anticipates submitting plans for the “The Commons” that includes a water feature in the amenity/retention pond and additional lighting and a low-profile project marquee that will be integrated within the water feature or retaining wall.

vii. Lifestyle Storage building architecture shall be designed and constructed to be compatible with both the multifamily and overall development.

d. Landscaping

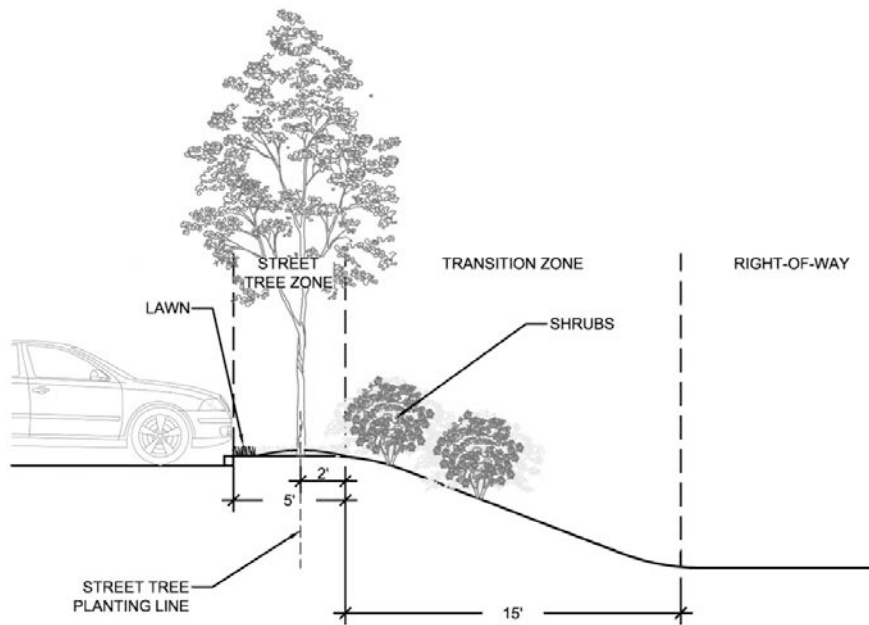
ii. Landscape Plan Requirements

- c) Irrigation plans: Irrigation plans shall be provided by developer for plant materials required as part of the overall development plan. Individually owned lots shall be required to provide irrigation plans under separate permit for plant materials located within their respective lot boundaries.
- d) All plants required as part of each development phase shall be installed by the completion of construction of that phase.
 - Individually owned lots shall be responsible for separate planting plans which shall be issued for review under separate permit(s) and required plants shall be planted at time of development of each lot.

iii. Landscape Planting Standards

- a. The following revisions shall meet the current American Standard for Nursery Stock.
 - (2) Street Trees - minimum of three (3) inch caliper at the time of installation. Must be large-maturing tree species.
 - (3) Accent Trees - minimum of two and a half (2.5) inch caliper and ten (10) feet in height for multi stem trees at the time of installation.

v. Perimeter Landscape Buffers



a) Street Trees as follows.

1. Street trees along Saxe Gotha Road shall be planted at forty (40) feet on center within the street tree zone along the street tree planting line, as shown in the graphic above. These trees shall apply towards the 50' Parking Area Landscape Requirement for shade trees along parcels where the Street Tree Zone abuts parking lots.
2. Street trees along 12th Street shall be located out of the SCDOT right of way, and shall be grouped to open view corridors to the amenity pond. The total tree quantity of grouped trees along 12th Street shall be equal to one (1) tree per forty (40) feet of road frontage.
3. Along the I-77 landscape buffer, a Type 1 Bufferyard shall be installed consisting of 5 trees per 100 linear feet, or 3 trees and 6 shrubs per 100 linear feet. Plant materials shall be allowed in groupings, shall be a mix of evergreen and deciduous trees, and shall be strategically located in order to **best** screen the **service and loading areas while maintaining beneficial** view corridors between the development and I-77. Plant size within the I-77 Bufferyard shall comply with Section 10.1-7, Plant Size & Caliper.
4. Street trees along the signalized main entrance drive shall be 3" minimum caliper large-maturing species and shall be located at forty (40) feet on center along both sides of the drive.
5. Street trees along Main Street shall be 3" minimum caliper large-maturing species and shall be located at forty (40) feet on center along both sides of the street.
6. All trees not located within a planting bed shall be uniformly mulched at a minimum of fifty (50) square feet at the base of each tree. (restated for continuity)

- b) Shrubs as follows.
1. Saxe Gotha Road shall adhere to the shrub requirements in the transition zone as follows. A minimum of fifty (50) shrubs shall be planted for every 100 feet of perimeter landscape buffer. A maximum of three types of shrubs shall be planted for every 100 feet of perimeter landscape buffer. All shrub planting beds shall be mulched.
 2. Shrub requirements along 12th Street shall adhere to quantity requirements per 100 feet of landscape buffer, however they may be grouped to accentuate tree massings and view corridors from 12th Street to the amenity pond.
 3. Along the I-77 Type 1 Bufferyard, shrubs shall be installed as stated above in a) Street Trees, subsection 3. In areas where the developer chooses only to plant trees at a rate of five (5) trees per 100 linear feet, no shrubs shall be required.
- vi. Parking Area Landscape as follows.
- a) Where parking abuts the required Street Tree Zone along Saxe Gotha Road, an uninterrupted and continuous row of parking shall be allowed provided that tree islands are installed at the end of parking bays, and that all spaces adjacent to the street tree zone are within 50' of a shade tree. A maximum of 15 parking spaces are allowed in a continuous row without a required landscape island throughout the remainder of the site, and all other parking spaces shall remain within 50' from a shade tree.
 - Additionally, Parking Screening along Saxe Gotha Road out parcels may be met by Perimeter Landscape Buffer shrubs planted at the top of slope within the Transition Zone, per illustration above. Where this condition is not met due to grade inconsistencies, the individual lot owner(s) shall be responsible for additional parking screening shrubs at the time of development of the lot.
- vii. Building and Site Landscape. (Open Space) Due to the proposed mixed-use village concept for the site, the following requirements for building and site landscape shall apply for areas adjacent and around structures within this PDD.
- a) A minimum of 10% of the total site's impervious area shall be designated as a mix of site landscape areas, amenity pond and surrounding Commons area, and open space turf areas. These areas shall include a mix of shade trees, accent trees, shrubs, and ground cover/perennial planting areas.
 - Open space for multi-family parcels shall be calculated as 25% of the multi-family parcel's total square footage. This open space requirement shall be allowed within the multi-family parcel,

located off-parcel within the overall development, or a combination of both.

- Building entrances & building foundation plantings shall be the responsibility of each individual lot owner(s), and shall be permitted under separate permit.

e. Lighting

Accepted as-is with the following exceptions and confirmations.

- Confirm that item ii.b) does not prevent a programmable digital sign.
- Item iii.e) to be revised to state that light poles in the parking lots will not be located within landscaped islands due to conflicts with utilities and maturing trees.

f. Signage and Graphics

The Developer anticipates submitting a project-specific Signage Plan and expects all signage and graphics to be per the I-77 DOD with the following exceptions and/or additional permitted signage.

- Developer intends to construct three (3) pylon or monument signs as indicated on the site plan and as follows:
 - 1) At the fully signalized main entrance to the development. This pylon or monument sign not to exceed thirty (30) feet in height.
 - 2) At the west entrance (aligned with the entrance to DESC) to the development. This pylon or monument sign not to exceed twenty (20) feet in height.
 - 3) ~~At the east right in/right-out entrance.~~ This pylon or monument sign not to exceed twenty (20) feet in height and to be located to best serve the proposed hotel(s).
- Developer intends to construct two (2) “bell towers” positioned on the side of the development along Interstate 77 as indicated on the site plan. These bell towers will include project identification welcome signage, tenant signage, and will not exceed fifty (50) feet in height.

iv. Identification signs.

As the outparcel users along Saxe Gotha Drive will be accessed from an internal drive lane, monument signs will therefore be located on this internal drive lane and the building façades facing Saxe Gotha Drive will be allowed signage per section c) Building/Wall Signs.

c) Building/Wall Signs.

Items (1) and (4). Blade and/or banner signs will be allowed in addition to store-front signage on the buildings on the Main Street. Blade and/or banner signage will not be subject to the restriction of not extending more than 8 inches beyond the building or the edges of the wall.

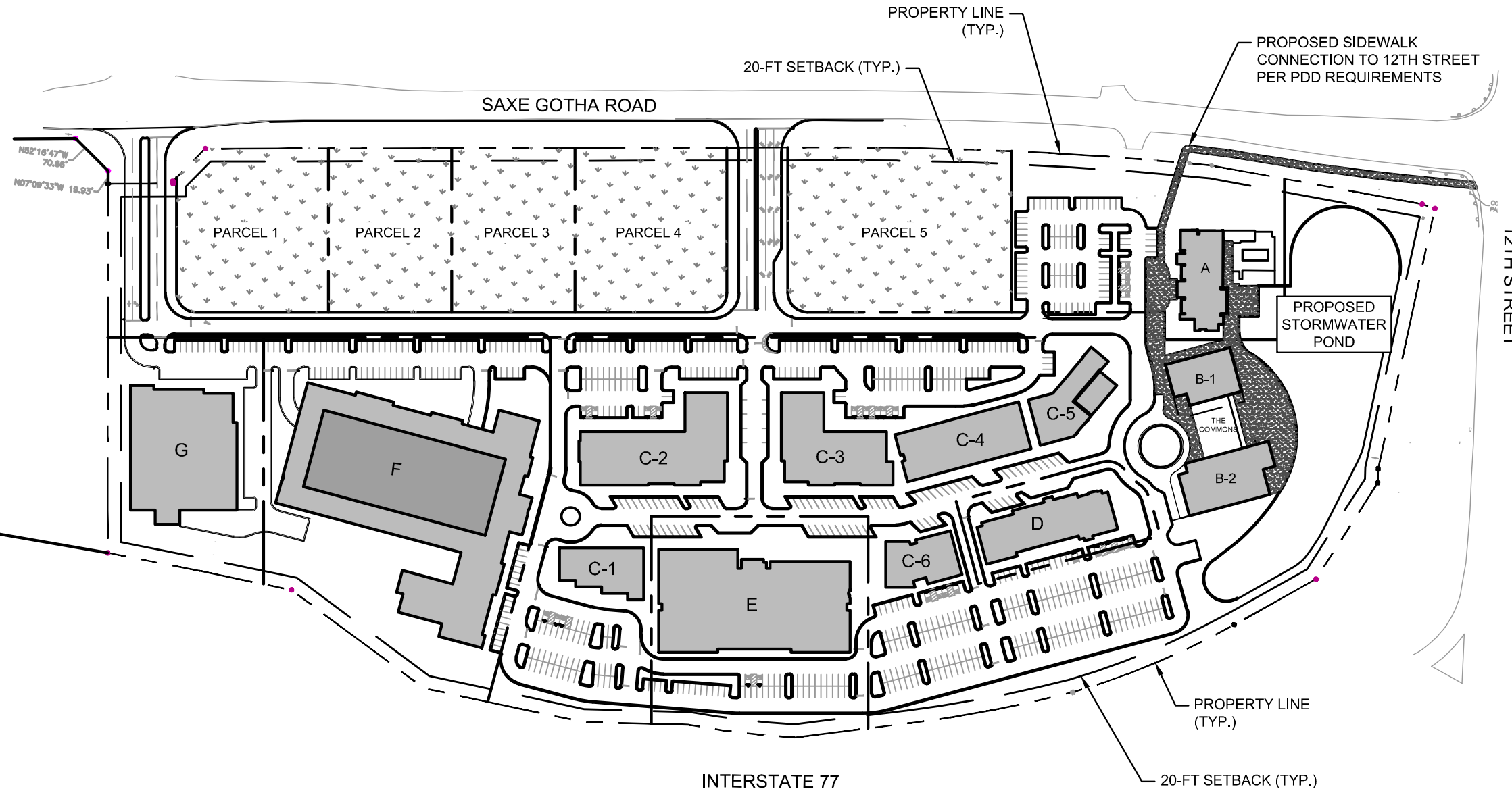
Item (5) Due to the design of the mixed-use village and the Main Street, building signage shall be allowed on both the front and rear and on the sides of the end-cap spaces.

viii. Illumination - to be revised to allow for LED tape lighting.

ix. Prohibited Devices - to be revised to allow for approved digital signage with programmable messaging to be used for marketing, public

announcements and special events. Digital signs will follow City of Cayce Sign Regulation requirements.

ITEM III. C.



DEVELOPMENT SUMMARY:

SITE SUMMARY:

ZONING:	PDD
SITE AREA:	35.70 ACRES
BUILDING SETBACK:	
FRONT:	20 FT
SIDE:	20 FT
BACK:	20 FT

LANDSCAPE BUFFERS:

SAXE GOTHA ROAD:	1 STREET TREE PER 40 FT O.C. 50 SHRUBS PER 100 LF
12TH STREET:	1 TREE PER 40 FT O.C. (GROUPINGS ALLOWED)
INTERSTATE 77:	5 TREES PER 100 LF, OR 3 TREES & 6 SHRUBS PER 100 LF (GROUPINGS ALLOWED)

OPEN SPACE:

MIN. OPEN SPACE (ALL PARCELS)	10% SITE AREA
MIN. OPEN SPACE (MULTI-FAMILY)	25% SITE AREA

OPEN SPACE DEFINED AS LANDSCAPE AREA, AMENITY POND, THE COMMONS, AND OPEN SPACE TURF AREA.

IMPERVIOUS AREA:

MAX. IMPERVIOUS AREA (ALL PARCELS)	90% SITE AREA
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SIGNAGE:

MAX. (3) SIGNS PER PDD DOCUMENT

PROPOSED LAND USES/DENSITY:

RETAIL / RESTAURANTS:	120,564 SF
HOTEL:	122 KEYS
ENTERTAINMENT:	40,000 SF
MULTI-FAMILY:	230 UNITS
HOTEL:	112 KEYS
LIFESTYLE STORAGE:	100,000 SF

PHASING:

PROJECT TO BE CONSTRUCTED IN PHASES PER PDD DOCUMENT.

SITE NOTES:

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY ODA ARCHITECTURE, DATED 01/14/2021 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY SURVEYING AND MAPPING, LLC, DATED 10/02/2020.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, SCDOT, AND SOUTH CAROLINA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.



BUILDING LEGEND

- A. HOTEL:
4 STORIES - 122 KEYS
- B. RESTAURANT/ENTERTAINMENT: 2 STORIES
- C. RETAIL: 1 STORY
- D. HOTEL: 5 STORIES - 112 KEYS
- E. ENTERTAINMENT: 40,000 SF
- F. APARTMENTS: 5 STORIES - 230 UNITS +
PARKING STRUCTURE
- G. LIFESTYLE STORAGE:
4 STORIES - 100,000 SF

RETAIL BUILDING SCHEDULE		PARCEL SCHEDULE	
BUILDING B-1	17,470 SF	PARCEL 1	1.33 acres
BUILDING B-2	21,657 SF	PARCEL 2	1.10 acres
BUILDING C-1	8,918 SF	PARCEL 3	1.11 acres
BUILDING C-2	22,135 SF	PARCEL 4	1.36 acres
BUILDING C-3	17,297 SF	PARCEL 5	2.00 acres
BUILDING C-4	15,081 SF	PARCEL 6	2.43 acres
BUILDING C-5	10,435 SF	PARCEL 7	15.08 acres
BUILDING C-6	7,650 SF	PARCEL 8	2.14 acres
BUILDING E	42,100 SF	PARCEL 9	2.53 acres
GRAND TOTAL	162,744 SF	PARCEL 10	4.65 acres
		PARCEL 11	1.96 acres
		TOTAL SITE AREA	35.68 acres



SOUTHERN COMMONS
CAYCE, SOUTH CAROLINA

ARCHITECTURAL SITE PLAN



18 JANUARY 2021

oda.us.com | ODA ARCHITECTURE



Memorandum

To: Mayor and Council

From: Tracy Hegler, City Manager
Monique Ocean, Planning & Zoning Tech

Date: March 11, 2021

Subject: Second Reading of an Ordinance Amending Zoning Ordinance Article 9 Supplemental Off-Street Parking and Loading Regulations to amend the allowable location for towable trailer storage and the allowable number of campers and recreational vehicles and boats in a residential zoned district.

Issue

Council approval is requested for the Second Reading of an Ordinance amending Zoning Ordinance Article 9 to amend the allowable location for storage of a towable trailer and the allowable number of campers or recreational vehicles and boats in a residential zoned district.

Discussion

The amended Ordinance will require towable trailers in a residential zoned lot to be located in the side or rear yard - the same as recreational vehicles or campers and boats. The amended Ordinance will also reduce the allowable number of recreational vehicles or campers to 1 and boats to 1.

Currently, the Ordinance permits towable trailers of a certain size to be stored anywhere on a lot in a residential zoned district and at least 2 boats and 2 campers or recreational vehicles to be parked or stored in the side or rear yard of a residential zoned lot.

Code Enforcement regularly receives complaints about these issues. Staff believes the amendment will be a good response to the number of complaints they have received.

The Planning Commission voted unanimously on amending the Zoning Ordinance Article 9 Supplemental Off-Street Parking and Loading Regulation on February 22, 2021.

Recommendation

The Planning Commission recommends approval of the Second Reading of an Ordinance Amending the Zoning Ordinance Article 9 Supplemental Off-Street Parking and Loading Regulation to amend the allowable location for towable trailer storage and the allowable number of campers and recreational vehicles in a residential zoned district.

STATE OF SOUTH CAROLINA	)	ORDINANCE 2021-08
	)	Amending Section 9.8 of the
COUNTY OF LEXINGTON	)	Zoning Ordinance Concerning
	)	Allowable Locations for Trailer
CITY OF CAYCE	)	Storage and the Allowable
	)	Number of Campers or Recreational
	)	Vehicles and Boats in a Lot or
	)	Parcel in Residential Zoning Districts

WHEREAS, the City Council, on the recommendation of City Administration, has determined that it is in the interest of the City and its citizens to revise and amend the current language of Section 9.8 of the City Zoning Ordinance concerning the allowable locations for trailer storage and the allowable number of campers or recreational vehicles and boats in a lot or parcel in residential districts; and

WHEREAS, the Planning Commission held a properly scheduled and noticed public hearing on this amendment to receive comments from the public; and

WHEREAS, the Planning Commission met on February 22, 2021, to receive public comments and vote on whether to recommend this amendment of Section 9.8 of the Zoning Ordinance, and has decided, by a unanimous vote, that it does recommend this amendment,

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the City of Cayce, in Council, duly assembled, that Section 9.8 ("Storage and Use of Campers or Recreational Vehicles in Residential Districts") of Article 9 ("Supplemental Off-Street Parking and Loading Regulations") of the Zoning Ordinance provisions of the City Code is hereby amended as shown on the attached document and as follows:

1. The title of Section 9.8 is hereby amended to add the word and comma "Trailers," preceding the word "Campers" and to add a comma and the word ", and Boats" preceding the words "in Residential".
2. The first sentence of Section 9.8 is amended to add the word and comma "permissible trailers," preceding the "campers".
3. The second sentence of Section 9.8 is hereby amended to substitute the word and number "one (1)" for "two (2)" in both locations in the sentence at which they appear.

This Ordinance shall become effective upon Council approval on second reading.

DONE IN MEETING DULY ASSEMBLED, this _____ day of _____ 2021.

Elise Partin, Mayor

Attest:

Mendy Corder, CMC, Municipal Clerk

First Reading: _____

Second Reading and Adoption: _____

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

Section 9.8 Storage and Use of Trailers, Campers or Recreational Vehicles, and Boats in Residential Zones

All permissible trailers, campers, recreational vehicles and boats must be parked or stored in the rear or side yard and shall not be within three (3) feet of any property line in a residential district; however, such use may be parked anywhere on the residential lot for a period not to exceed twenty-four (24) hours during loading and unloading if it complies with the visibility and distance provisions.

No more than ~~two-one~~ (12) campers or recreational vehicles and ~~two-one~~ (21) boats may be parked or stored on a residentially zoned lot or parcel. For the purpose of this section, multiple lots or parcels that function as one shall be considered as one lot or parcel. The overall height of campers or recreational vehicles shall not exceed twelve (12) feet or boats, which shall not exceed ten (10) feet. Measurement shall be taken from ground level immediately adjacent to either the camper, recreational vehicle or in the case of boats measured from the ground level of the trailer/support blocks.

No more than one (1) towable trailer (not carrying a boat or recreational vehicle) may be parked or stored in a residential district with a maximum length of eighteen (18) feet. Trailers containing mounted equipment such as portable generators, welding equipment, mortar or cement mixers or any other equipment that would be considered commercial in nature shall be prohibited in a residential district unless in conjunction with a valid building and or construction permit.

A camper, recreational vehicle, boat or trailer shall not be considered as “parked or stored” in violation of this section if it is located completely within a garage or accessory building that is legally permitted and totally enclosed.

All campers, recreational vehicles and boats, when required shall have either a valid license or tag for operation either on the roadways or waters of the State when parked in a residential district.

A recreational vehicle may be occupied temporarily for a period of up to seven (7) days upon application and approval of a Temporary Use Permit issued by the Planning and Development office. This application may impose reasonable conditions and criteria for such occupation as necessary to maintain the residential character of the neighborhood.

Memorandum

To: Mayor and Council

From: Tracy Hegler, City Manager

Date: March 11, 2021

Subject: Selection of “on-call” Engineer(s)

Issue

Council’s approval is needed to enter into an agreement with two separate engineering firms to serve for “on-call” engineering services. The Evaluation Team has recommended two firms out of five that responded to the RFP posted to perform different utility-related work on behalf of the City: American Engineering Consultants and Hanna Engineering.

Discussion

As part of the City’s efforts to update contracts and ensure best practices for procurement of services, the City issued an engineering RFP to select a firm or firms to serve as the City’s “on-call engineer.” Five firms responded to the RFP: American Engineering Consultants, Foth Infrastructure and Environment, Hanna Engineering, Highfill Infrastructure Engineering, and Rogers and Calcott Environmental. An Evaluation Team was selected from City staff and consisted of five team members.

After review of the proposals and a team discussion, the Evaluation Team recommended to enter into an agreement with two firms. Staff recommends American Engineering Consultants as the most responsible and responsive firm that could address all design needs associated with the Water Treatment Plant, Wastewater Treatment Plant, Septage and Grease Facility and Stormwater-related work. Staff also recommends the City contract with Hanna Engineering for any design needs for the water distribution and wastewater collection systems. It is recommended these agreements offer a two-year term.

Recommendation

Staff recommends that City Council give approval for the City Manager to negotiate and enter into an agreement, separately, with American Engineering Consulting and Hanna Engineering for “on-call” engineering services, per the work distribution previously outlined.



**Minutes for December 15, 2020, Annual Board Meeting
of the Housing Authority of the City of Cayce, SC**

The Board of Commissioners of the Housing Authority of the City of Cayce, SC held its Annual Board Meeting on Tuesday, December 15, 2020, virtually via video conference.

Chairman Jack Sightler called the meeting to order at 5:30 pm. A copy of the agenda was posted on the Housing Authority's website. Roll call was conducted, and the following members of the Board were present:

CH Board Members			Columbia Housing Authority Staff Present
Chairman	Jack Sightler	Present	Ivory Mathews, Chief Executive Officer
Vice-Chairman	Bruce Smith	Present	Yvonda Bean, Chief Operating Officer
Commissioner	Silvia Sullivan	Present	Cindi Herrera, SVP Development
Commissioner	Cheryl Seymour	Present	Tierria Hilton, Regional Property Manager
Commissioner	OPEN		Lee McRoberts, Executive Assistant

ELECTION OF OFFICERS

Mr. Sightler called for nominations for Chairman. Ms. Sullivan motioned to retain Jack Sightler as Chair and Bruce Smith as Vice-Chair for the coming year, seconded by Ms. Seymour, it was unanimously approved.

Mr. Sightler wished everyone Merry Christmas and thanked the Board and Staff for their hard work during the year. Mr. Sightler asked if there had been any progress on filling the open seat, Mrs. Mathews said that she has spoken to several candidates and will make a recommendation to City Council soon.

ADJOURNMENT

There being no further business and upon motion of Ms. Sullivan, seconded by Mr. Sightler, it was unanimously approved to end the meeting at 5:35 pm.

Prepared by:

Ivory N. Mathews
Secretary/Executive Director