

Mayor Elise Partin	Mayor Pro-Tem Phil Carter	Council Members Tiffany Aull Byron Thomas Alice Rose	City Manager Mike Conley	Assistant City Manager Wesley Crosby
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**City of Cayce  
Regular Council Meeting  
Wednesday, January 21, 2026  
5:00 p.m. – Cayce City Hall – 1800 12<sup>th</sup> Street  
[www.caycesc.gov](http://www.caycesc.gov)**

**To Access Council Meeting Livestream, click  
<https://www.youtube.com/@cityofcayce1137/streams>**

## **REGULAR COUNCIL MEETING**

### **I. Call to Order**

- A. Invocation and Pledge of Allegiance
- B. Approval of Minutes  
December 2, 2025, Regular Council Meeting
- C. Chief A. G. Dantzler Celebration of Life

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

### **III. Ordinances**

- A. Discussion and Approval of Ordinance 2026-01 Amending the Zoning Map and Rezoning Property Located at 1109 F Avenue (Tax Map Number 004634-07-004) from C-1 to RS-3 – Second Reading
- B. Discussion and Approval of Ordinance 2026-02 Amending the Zoning Map and Rezoning Property Located Near the Intersection of Dunbar Road and Millen Street, Abutting 1401 Dunbar Road (Tax Map Number 005766-03-008) from M-1 to RG-2 – Second Reading

### **IV. Committee Matters**

- A. Appointments  
Cayce Museum and Historical Commission – One (1) Position
- B. Discussion and Approval of Waiver of Attendance Policy for Museum and Historical Commissioner

### **V. City Manager's Report**

### **VI. Council Comments**

**VII. Executive Session**

- A. Receipt of legal advice regarding intergovernmental relations and Council's participation and representation in the Lexington County Municipal Association
- B. Discussion of potential economic development project

**VIII. Reconvene**

**IX. Adjourn**

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

Mayor Elise Partin	Mayor Pro-Tem Phil Carter	Council Members Tiffany Aull Byron Thomas Alice Rose	City Manager Mike Conley	Assistant City Manager Wesley Crosby
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**City of Cayce  
Regular Council Meeting  
Tuesday, December 2, 2025**

The December 2, 2025, Regular Council Meeting was held this evening at 6:00 p.m. in Council Chambers. Those present included Mayor Elise Partin, Mayor Pro Tem Phil Carter and Council Members Byron Thomas, Tiffany Aull and Alice Rose. City Manager Michael Conley, Assistant City Manager Wesley Crosby, Municipal Clerk Mendy Corder, Finance Director Allison Barrs, Human Resources Director Keisha Brunson, IT Director Jamie Beckham, Utilities Director Betsy Catchings and City Attorney Will Dillard 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 Regular Council meeting to order and Council Member Aull gave the invocation. Mayor Partin led the assembly in the Pledge of Allegiance.

**Approval of Minutes**

Council Member Thomas made a motion to approve the November 10, 2025, Special Council Meeting and the November 13, Special Council Meeting minutes as written. Council Member Rose seconded the motion which was unanimously approved by roll call vote.

**Public Comment Regarding Items on the Agenda**

Mr. Danny Creamer – Item IX. A. Mr. Creamer voiced his opinion on the possible appointment of a new City Attorney.

Mr. Chip Salak – Items IX. A. and XI. A. Mr. Salak voiced his opinion on the possible appointment of a new City Attorney.

**Presentations**

**A. Presentation of Cayce Calendar Contest Winners**

Mayor Partin stated that every year the City had a photo contest for the Cayce Calendar that was given to all residents. She stated that Ms. Lindsey McDade's photo of Muffin, the City's miniature therapy horse, was chosen as the 2026 winner and was featured on

the cover of the calendar. She stated that the grand prize winner was awarded \$200 and the other winners were awarded \$50. She thanked everyone for their participation and advised that calendars were available to be picked up at City Hall

### **Items for Discussion and Possible Approval**

#### **A. Discussion and Approval of 2026 Council Meeting Dates**

City Manager Conley stated that there were two (2) sets of proposed Council Meeting dates in the agenda packet. The first was the traditional first Tuesday of the month and third Wednesday of the month without any amendments. He stated that after talking with some of Council, there was an opportunity to move more towards one meeting a month as the primary business meeting as stated in the City's Ordinance. He stated that the current Ordinance stated that Council meets the first Tuesday and the third Wednesday of the month, unless changed by majority of vote by Council. He stated that staff proposed still having both meetings listed on the calendars and staff could put a line item on the agenda for the first meeting of the month, so Council could vote on whether a second meeting would be necessary. City Manager Conley stated this would allow the City to possibly transition into one meeting a month, if that was the will of Council and the Ordinance could be amended in the future if that was Council's will. He stated that Council could always have that second meeting of the month if there was something on the agenda that was pressing or they could possibly do a workshop. He stated that Council should put the second meeting of the month on their calendars but staff would notify them plenty of time in advance, if a meeting was not necessary.

Council Member Thomas made a motion to approve the second set of Council Meeting dates. Council Member Rose seconded the motion.

City Attorney Dillard stated that another difference on the second meeting dates was the sentence that stated the second meeting of the month was optional, which was not stated on the first set of dates. He stated that he recommended not including that language and Council make the motion to strike that so it would not cause confusion about whether the second meetings of the month were formally set on the calendar, because he thought the intent was that those meetings were being scheduled, but the informal plan was to have a standing item on the agenda of the first Council Meeting of the month where Council could decide if they wanted to keep the second meeting and he felt that saying it was optional, could cause confusion about the intent. City Manager Conley stated that staff would remove that language.

Mayor Partin called the question which was unanimously approved by roll call vote.

#### **B. Discussion and Approval of Updated Contract with Samsara**

Mayor Pro Tem Carter made a motion to give approval for the City Manager to enter into an agreement with Samsara to provide vehicle trackers and software for the City's fleet. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

**C. Discussion and Approval of Proposal Award for the 12,000 Year History Park Visitors Center Site and Construction Request for Proposals (RFQ)**

Council Member Thomas made a motion to award the construction bid to Boyer Commercial Construction and the base bid amount of \$4,353,834.02 and authorize the City Manager to execute the construction contract with the funding coming from the previously allocated funds dedicated to the 12,000 Year History Park project. Council Member Rose seconded the motion which was unanimously approved by roll call vote.

**D. Discussion and Approval of Contract Award for Water Treatment Plant Advanced Treatment Study**

Council Member Aull made a motion to approve the proposal from American Engineering and authorize the City Manager to negotiate and execute the contract with the project being funded through the SRF principal forgiveness fund. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

**E. Discussion and Approval to Ratify an Agreement Approved by the City Manager, Under the Emergency Powers of Sec. 2-146, with G.H. Smith Construction, Inc. and Carolina Paving & Grading, LLC, for the Emergency Repair of a Sewer Main Failure**

Mayor Pro Tem Carter made a motion to ratify an agreement approved by the City Manager under the emergency powers of Section 2-146, with G. H. Smith Construction, Incorporated for \$51,890 for the repair work and Carolina Paving and Grading, LLC, for \$32,513 for the asphalt repair for the emergency repair of a sewer main failure. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

**Ordinances**

**A. Discussion and Approval of Ordinance 2025-09 Annexing Portion (1.86 acres) of Property Located at or near Charleston Highway and 2121 Old Dunbar Road (Tax Map Number 006896-01-002) into the City Limits Under the Provisions of South Carolina Code Section 5-3-150 (3) – Second Reading**

Mayor Pro Tem Carter made a motion to approve on Second Reading an Ordinance to annex property near 2490 Charleston Highway and 2121 Old Dunbar

Road to assign a C-4 Highway Commercial Zoning Designation. Council Member Rose seconded the motion which was unanimously approved by roll call vote.

### **Committee Matters**

- A. Appointments and Reappointments
  - Events Committee – One (1) Position
  - Planning Commission – One (1) Position

Mayor Pro Tem Carter made a motion to appoint Ms. Diane Arthur to the Events Committee. Council Member Thomas seconded the motion which was unanimously approved by roll call vote.

Council Member Thomas made a motion to reappoint Mr. Michael Mahoney to the Planning Commission. Council Member Rose seconded the motion which was unanimously approved by roll call vote.

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

City Manager Conley stated that Utilities Director, Betsy Catchings, had been promoted to an Assistant City Manager. He stated that she did an amazing job for the City and was a wonderful representation of the City of Cayce. He congratulated Mayor Partin on the Women in Municipal Government Leadership Award from the National League of Cities she was recently awarded. He stated that staff was working on building a better Cayce project website and hoped to have it completed in the near future. He stated that Luke Godbold, the City's Development Services Director, had created an economic development website called [choosecayce.com](http://choosecayce.com). He stated that it had a lot of really cool features and Mr. Godbold had done a wonderful job.

### **Council Comments**

Council Member Thomas stated that a survey of historic African American cemeteries was done in the past and it concluded that most of the cemeteries would benefit from additional vegetation removal or GPR testing. He stated that the City was looking at options for the City to be able to maintain the property at the Earl Cemetery. He congratulated Mayor Partin on her award and stated that while they were at the National League of Cities Conference many people commented on what a great Mayor she was. He stated that the Trump administration was working on sending money to the states to handle issues that the Federal government typically handled and it was stressed at the Conference that it was important that cities continue to work to have good relationships with their State and County partners, and, more importantly, their citizens as well. He stated that cities across America faced the same challenge of how to increase attendance at Council Meetings and stated that he wanted Council to continue to work together to increase their output at Council Meetings to educate

citizens so local government was transparent. Council Member Thomas stated that at the National League of Cities Conference it was also stressed regarding development, whether one was pro development or against development, but once it happened, everyone that sits on a dais should find a way to be supportive so not to discourage anyone new that wanted to locate in the City. He stated that the resurfacing of Lee Street had officially passed the Lexington County Public Works Committee, bringing it one step closer to being repaved. He stated that in September, the Cayce Planning Commission approved the renaming of Lee Street. He stated that it was going to be renamed after former Mayor Pro Tem Skip Jenkins and Eddie Brown.

Mayor Partin stated she got an attorney who worked pro bono to try to find out who owned Earl Cemetery because it was not a piece of property that the City owned. She stated that they would continue to try to figure out something with that property. She stated that some of Council and staff had the opportunity to hear former Governor David Beasley speak when he was given an award recently, and it was humbling and awe inspiring. She stated that he spoke about the work that he had been doing with the World Food Program around the world. She stated that he did a great job of putting things into perspective, of talking about petty squabbles and personality issues, not being where people should spend their time, and that everyone should focus on working together to take care of those most in need.

### **Executive Session**

- A. Discussion incident to proposed contractual matters regarding possible employment of City Attorney
- B. Receipt of legal advice relating to claims and potential claims by and against the City and other matters covered by the attorney-client privilege
  - i. Claim for Improvements to Taylor Street at New State Road
- C. Discussion of Lexington County Economic Development projects relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses within the City

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

### **Reconvene**

After the Executive Session was concluded, Council Member Aull made a motion to reconvene the Regular meeting. Council Member Thomas 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 in follow up to Executive Session**

#### **A. Appointment of City Attorney**

Council Member Rose made a motion to appoint James Smith as the City Attorney. Council Member Aull seconded the motion. Council Member Thomas stated that Mr. Smith had such a high reputation across the State and thanked him for wanting to handle the City Attorney position. He stated that Mr. James had served his country and was still serving his country. He stated that they had an amazing meeting and he got to tell Mr. Smith all the things he would love to do. Council Member Thomas stated that Mr. Smith had the votes, but he was voting no, not because of Mr. Smith because he had so much respect for him but he just wished the optics were different. He stated that he would be voting no because of how he felt about transparency and some things. He stated that he respected the process and could not wait to work with Mr. Smith. Mayor Pro Tem Carter and Council Member Thomas voted no. Mayor Partin voted yes.

#### **B. Action regarding improvements to Taylor Street**

There was no action on this item.

### **Adjourn**

Council Member Rose made a motion to adjourn the meeting. Council Member Aull seconded the motion which was unanimously approved by roll call vote. There being no further business, the meeting adjourned at 8:28pm.

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Elise Partin, Mayor

ATTEST:

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Mendy Corder, CMC, Municipal Clerk



**\*Appearance of citizens at Council meetings - City of Cayce Code of Ordinances, Sec. 2-71.** Any citizen of the municipality may speak at a regular meeting of the council on a matter pertaining to municipal services and operation, with the exception of personnel matters, by notifying the office of the city manager at least five working days prior to the meeting and stating the subject and purpose for speaking. Additionally, during the **public comment period** as specified on the agenda of a regular meeting of the council, a member of the public may speak on a matter appearing on the meeting agenda, with the exception of personnel matters by signing a speakers list maintained by the city clerk prior to the start of the public comment period. The number of speakers at a council meeting may be limited in the discretion of the mayor or presiding officer, the length of time for any speaker's presentation is limited to a maximum of five minutes, and a presentation may be curtailed if determined to be uncivil, contentious, or disruptive in the discretion of the mayor or presiding officer or by majority of vote of council.

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# Memorandum

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**To:** Mayor and Council

**From:** Michael Conley, City Manager

**Date:** January 21, 2026

**Subject:** Second Reading of an Ordinance to rezone property at 1109 F Avenue (Tax Map Number 004634-07-004) from C-1 to RS-3

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## Issue

Council approval is needed for the Second Reading of an Ordinance to rezone the property located at 1109 F Avenue (Tax Map Number 004634-07-004) from C-1 (Office and Institutional Commercial District) to RS-3 (Single-Family Residential District).

## Discussion

The property owner has requested rezoning of 1109 F Avenue from C-1 to RS-3 so that the property's existing single family residential structure aligns with the proper zoning designation for the property.

The subject property is located within an area characterized by a mix of RS-3 and C-1 zoning districts. The C-1 zoning is more appropriate for properties along 12th Street, but its application along F Avenue does not reflect the residential character of the surrounding neighborhood.

The property is designated as RC (Residential/Conservation Infill) on the Future Land Use Map (FLUM). The RC land use category is intended to protect existing single-family residential and encourage residential infill development.

The FLUM serves as a long-range planning guide for evaluating zoning, development, and public investment decisions. The FLUM illustrates general land use patterns and should be utilized along with the Comprehensive Plan's goals, policies, and objectives.

The proposed RS-3 zoning district aligns with the goals of the Comprehensive Plan. Based on these considerations, staff finds the rezoning request to comply with the Comprehensive Plan.

## Recommendation

The Planning Commission unanimously recommends that City Council approve the rezoning of 1109 F Avenue from C-1 to RS-3. The Commission noted its support for updating C-1 zoning designations in the area where such zoning does not reflect existing or intended uses.

STATE OF SOUTH CAROLINA	)	<b>ORDINANCE 2026-01</b>
	)	<b>Amending the Zoning Map and</b>
COUNTY OF LEXINGTON	)	<b>Rezoning Property Located at 1109 F</b>
	)	<b>Avenue (Tax Map Number 004634-07-</b>
CITY OF CAYCE	)	<b>004) from C-1 to RS-3</b>

**WHEREAS**, the Owner/Applicant requested that the City of Cayce amend the Zoning Map to re-designate the property comprising and shown at 1109 F Avenue, with Tax Map Number 004634-07-004, from C-1 (Office and Institutional) to RS-3 (Single-Family Residential), and

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

**WHEREAS**, the Planning Commission met on December 15, 2025, to receive public comments and vote on whether to recommend the rezoning request, and has decided by a unanimous vote that it does recommend this change to the existing zoning,

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Cayce, in Council, duly assembled, that the property hereinafter listed, and as shown on the attached sketch, is hereby rezoned and reclassified on the Zoning Map of the City of Cayce as RS-3:

Tax Map Number 004634-07-004  
1109 F Avenue

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

**DONE IN MEETING DULY ASSEMBLED**, this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

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

Attest:

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

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

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

Approved as to form: \_\_\_\_\_  
James Smith, City Attorney

City of Cayce  
South Carolina  
Planning Commission Zoning Map Amendment

Date Filed: 10-14-25Request No: MA005-25Fee: \$221.00Receipt No: 12218537

A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator, or City Council. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent section.

THE APPLICANT HEREBY REQUESTS that the property described as above be considered for rezoning from Commercial C-1 to Residential (RSS)

The justification for this change is as follows:

My wife and I live in this home, so it's residential. We also plan to re-survey the plot to create space for another home to be built.

APPLICANT(S) [print]: Corbin and Haley NewtonAddress: 1109 F Ave Cayce, SC 29033Telephone: \_\_\_\_\_ [Business] 803-608-766 [Residence]Interest: Owner(s): ☒ Agent of owner(s): ☐ Other: ☐

OWNER(S) [if other than Applicant(s)]: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ [Business] \_\_\_\_\_ [Residence]

PROPERTY ADDRESS: 1109 F Ave

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Tax Map No. 004634-07-004 Plat Book \_\_\_\_\_ Page \_\_\_\_\_

Lot Dimensions: \_\_\_\_\_ Area: [sq. ft. or acreage] \_\_\_\_\_

Deed restrictions/limitations on property: \_\_\_\_\_

DESIGNATION OF AGENT [complete only if owner is not applicant]

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request.

Date: \_\_\_\_\_

  
Owner signature(s)

I (we) certify that to the best of my (our) knowledge that the information contained herein is accurate and correct.

Date: 10/14/25

  
Applicant signature(s)

Official Use Only:

Property posted: 12-1-25 By: MO

Published in Newspaper on: 11-27-25 Lexington Chronicle

PLANNING COMMISSION: 12-15-25

RECOMMENDATION: Approval

CITY COUNCIL [1<sup>st</sup> Reading] \_\_\_\_\_

ACTION: \_\_\_\_\_

CITY COUNCIL [Final Reading] \_\_\_\_\_

ACTION: \_\_\_\_\_

Notice to applicant sent on \_\_\_\_\_ advising of Councils action. If approved a statement to the effect that our zoning maps and records now reflect the new zoning of the property. If disapproved, the reasons for disapproval, a statement that any other request for rezoning on the same piece of property will not be accepted for a period of one (1) year from Councils action.



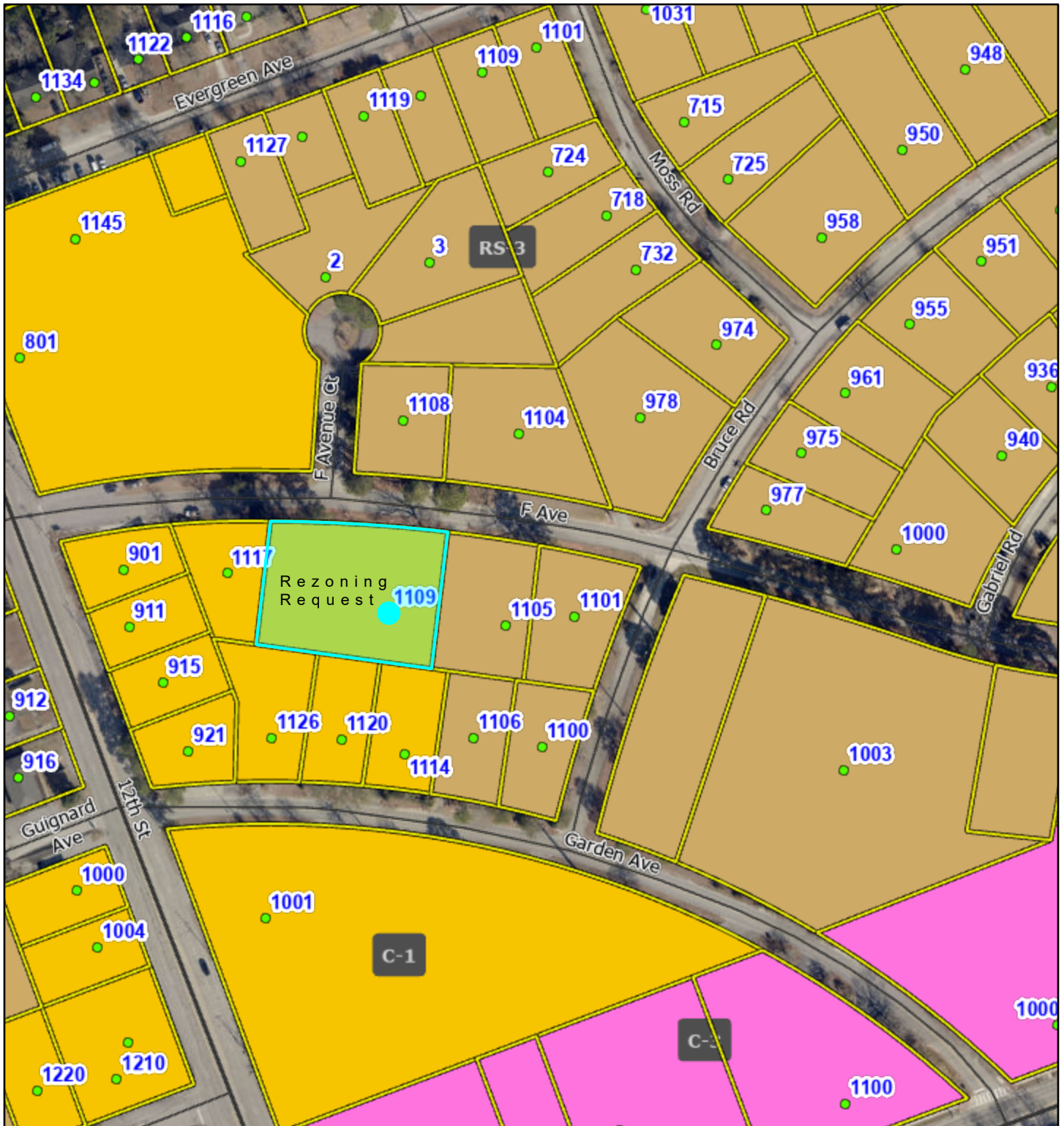
## TMS Information

Last Updated: 12/10/2025

Note: Residential and commercial building data is limited to the first improvement only.

Property Information				
TMS	<a href="#">00463407004</a>		Show Map	Print
Tax Year:	2026			
Owner:	NEWTON, HALEY A & CORBIN			
Address:	1109 F AVE CAYCE SC 29033			
Property Address:	1109 F AVENUE			
Legal Description:	GUIGNARD LOTS 18, 19, 20 & PT 17 & 21 BL			
Deed Book Page:	<a href="#">21183-5120</a>			
Plat:	9580-343			
Land Use Code:	1001:RESIDENTIAL - IMPROVED			
Tax District:	2C			
Assessment Information		Resid. Building Information		
Lots:	1	Above Grade SFLA	2388	
Acreage:	0.000	Unfinished Area	0	
Taxable Land:		Year Built	1962	
Taxable Building:		Bedrooms	3	
Assessment Land:		Full Baths	2	
Assessment Building:		Half Baths	1	
Total Taxable Value		Heating/Cooling	HT AND AIR	
Homestead Exempt:	No			
Legal Resident:	No			
Commercial Building Information				
Square Footage				
Year Built				
Sale Information				
Sale Date	Seller	Buyer	Price	BK-PG
09/30/2025	DYLAN	NEWTON, HALEY A & CORBIN	320000	<a href="#">21183-5120</a>
06/22/2018	HOLLAND AVENUE BAPTIST CHURCH	DYLAN	157000	<a href="#">20111-309</a>
05/17/2005	CALLISON, ANN L MRS	HOLLAND AVENUE BAPTIST CHURCH	210000	<a href="#">10138-194</a>

# Rezoning Request 1109 F Avenue



12/7/2025, 11:22:40 PM

1:2,000

Address Points Parcels

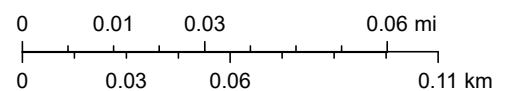
Existing Cayce Zoning

Roads Arterial Local

RS-3 Single Family, Small Lots

C-1 Office / Institutional

C-3 Central Commercial





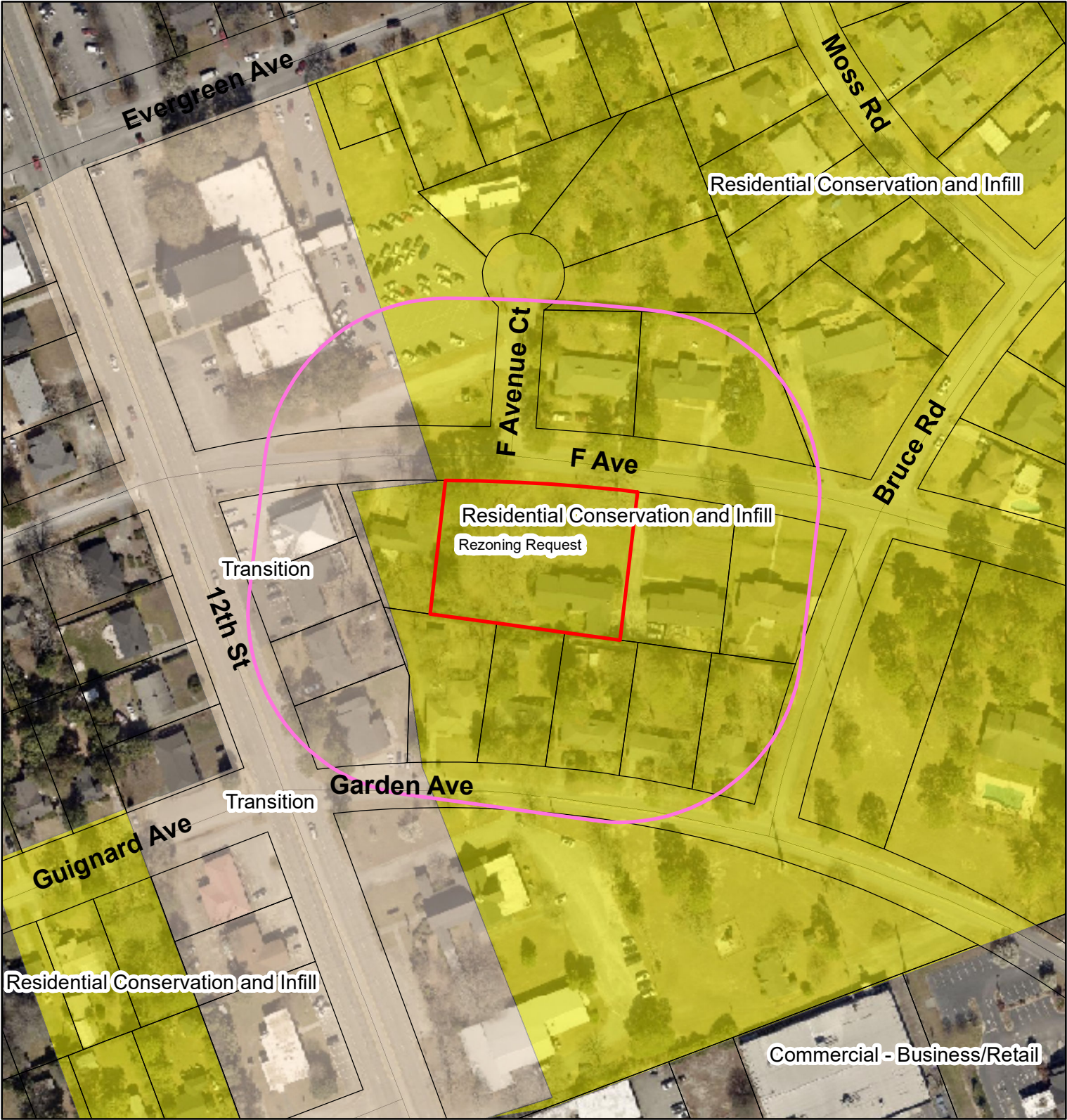
# Legend

## Land Use Categories

- RESIDENTIAL CONSERVATION AND INFILL
- TRANSITION AREA

MA005-25  
1109 F Ave  
Re-Zoning Request  
Future Land Use Map

ITEM III. A.



200 100 0 200 Feet





## City of Cayce: Single-Family Residential Zoning Districts

The City of Cayce has five types of Single-Family Residential zoned districts: RS-1, RS-2, RS-3, RS-4, and RS-4A.

### **RS-1: Single-Family, Large Lots**

Minimum lot size: 12,000 square feet

Required street frontage: 80 feet

Single-Family detached houses are permitted outright

Duplex not permitted

Townhouses are not permitted

Patio Homes may be approved by Special Exception

Triplex, Quadraplex, or Multi-Family dwellings are not permitted

### **RS-2: Single-Family, Medium Lots**

Minimum lot size: 9,450 square feet

Required street frontage: 70 feet

Single-Family detached houses are permitted outright

Duplex not permitted

Townhouses are not permitted

Patio Homes may be approved by Special Exception

Triplex, Quadraplex, or Multi-Family dwellings are not permitted

### **RS-3: Single-Family, Small Lots**

RS-3 makes up the majority of residential parcels in the city

Minimum lot size: 7,200 square feet

Required street frontage: 60 feet

Single-Family detached houses are permitted outright

Duplex not permitted

Townhouses are not permitted

Patio Homes may be approved by Special Exception

Triplex, Quadraplex, or Multi-Family dwellings are not permitted

### **RS-4 and RS-4A: Single-Family Small Lots and Urban Single-Family Small Lots**

Minimum lot size is based on type of use;

- Single-family Detached: 5,000 Sq. Ft.
- Duplex Units: 7,500 Sq. Ft.

Required street frontage: 50 feet for single-family detached home or duplex

Single-Family detached houses are permitted outright

Accessory apartments may be permitted with conditions in RS-4A

Duplex is permitted outright

Townhouses are permitted with conditions

Patio Homes are permitted with conditions

Triplex, Quadraplex, or Multi-Family dwellings are not permitted

### **General Notes:**

Only one single-family dwelling, duplex, or patio home is allowed on a legal lot-of-record.

**Patio Home:** A single-family detached unit that is placed against at least one of the side lot lines, rather than centered on the lot. It is synonymous with zero lot-line housing.

**Special Exceptions:** Special Exception requests are heard at a public hearing by the Board of Zoning Appeals. The Board of Zoning Appeals will vote on standards and conditions for special exceptions that may relate to access, noise, screening, lighting, compatibility with adjoining uses and traffic generation. **Conditional Uses:** These are approved by city staff, based on the conditions outlined in the zoning ordinance.

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# Memorandum

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**To:** Mayor and Council

**From:** Michael Conley, City Manager

**Date:** January 21, 2026

**Subject:** Second Reading of an Ordinance to rezone property near the corner of Millen Street and Dunbar Road, abutting 1401 Dunbar Road (Tax Map Number 5766-03-008) from M-1 to RG-2

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## Issue

Council approval is needed for the Second Reading of an Ordinance to rezone the property located near the corner of Millen Street and Dunbar Road, abutting 1401 Dunbar Road (Tax Map Number 5766-03-008), from M-1 (Light Industrial) to RG-2 (General Residential).

## Discussion

The property owner has requested rezoning to RG-2 to allow for residential use. The subject property is located in an area with a mix of M-1, RG-2, and C-1 zoning districts, reflecting industrial, residential, and commercial uses.

The property is designated as Commercial Business and Industrial Areas (CBI) on the Future Land Use Map (FLUM). The FLUM is a long-term planning guide that shows general land use patterns and helps evaluate zoning, development, and public investments. It should be utilized in conjunction with the Comprehensive Plan.

The RG-2 zoning designation is not fully aligned with the Commercial Business and Industrial (CBI) land use category, but the property is near the boundary of the Residential Density Flex (RD) classification, which lists RG-2 as a compatible zoning district. Future land use boundaries are intended to show transition areas. They may change over time in response to infrastructure projects, development pressures, economic trends, or population shifts.

Staff finds the requested RG-2 zoning to be consistent with the intent of the Comprehensive Plan, given the property's location near the RD boundary and the surrounding mix of uses.

## Recommendation

The Planning Commission unanimously recommends that City Council approve the rezoning of the property from M-1 to RG-2.

STATE OF SOUTH CAROLINA	)	ORDINANCE 2026-02
	)	Amending the Zoning Map and
COUNTY OF LEXINGTON	)	Rezoning Property Located Near the
	)	Intersection of Dunbar Road and
CITY OF CAYCE	)	Millen Street, Abutting 1401 Dunbar
		Road (Tax Map Number 005766-03-
		008) from M-1 to RG-2

**WHEREAS**, the Owner/Applicant requested that the City of Cayce amend the Zoning Map to re-designate the subject property located near the intersection of Dunbar Road and Millen Street, abutting 1401 Dunbar Road and. (Tax Map Number 005766-03-008), from M-1 (Light Industrial) to RG-2 (General Residential), and

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

**WHEREAS**, the Planning Commission met on December 15, 2025, to receive public comments and vote on whether to recommend the rezoning request, and has decided by a unanimous vote that it does recommend this change to the existing zoning,

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Cayce, in Council, duly assembled, that the property hereinafter listed, and as shown on the attached sketch, is hereby rezoned and reclassified on the Zoning Map of the City of Cayce as RG-2:

Tax Map Number 005766-03-008  
Intersection of Dunbar Road and Millen Street, Abutting 1401 Dunbar Road

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

**DONE IN MEETING DULY ASSEMBLED**, this \_\_\_\_\_ day of \_\_\_\_\_ 2026.

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

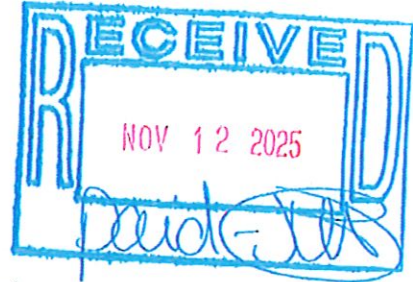
Attest:

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

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

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

Approved as to form: \_\_\_\_\_  
James Smith, City Attorney



City of Cayce  
South Carolina

Planning Commission Zoning Map Amendment

Date Filed: 11/11/25

Request No: I2218514

Fee: \$221.00

Receipt No: MA006-25

A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator, or City Council. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent section.

THE APPLICANT HEREBY REQUESTS that the property described as above be considered for rezoning from Industrial to Residential.

The justification for this change is as follows:

I would like to build my house on this property

APPLICANT(S) [print]: Christian Hernandez  
Address: 1401 Dunbar Rd Cayce, SC 29033  
Telephone: (803) 586-1418 [Business] \_\_\_\_\_ [Residence]  
Interest: Owner(s): ☒ Agent of owner(s): ☐ Other: ☐

OWNER(S) [if other than Applicant(s)]: X  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ [Business] \_\_\_\_\_ [Residence]

PROPERTY ADDRESS: 1401 Dunbar Rd Cayce, SC 29033  
Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_  
Tax Map No. 5766-03-008 Plat Book \_\_\_\_\_ Page \_\_\_\_\_  
Lot Dimensions: \_\_\_\_\_ Area: [sq. ft. or acreage] \_\_\_\_\_  
Deed restrictions/limitations on property: \_\_\_\_\_

DESIGNATION OF AGENT [complete only if owner is not applicant]

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this request.

Date: 11/11/25

Christian Hernandez



Chiff  
Owner signature(s)

I (we) certify that to the best of my (our) knowledge that the information contained herein is accurate and correct.

Date: 11/11/25

Christian Hernandez  
Chiff  
Applicant signature(s)

Official Use Only:

Property posted: 12-1-25 By: MD, KW

Published in Newspaper on: 11-27-25

PLANNING COMMISSION: 12-15-25 Lexington Chronicle

RECOMMENDATION: Approval

CITY COUNCIL [1<sup>st</sup> Reading] \_\_\_\_\_

ACTION: \_\_\_\_\_

CITY COUNCIL [Final Reading] \_\_\_\_\_

ACTION: \_\_\_\_\_

Notice to applicant sent on \_\_\_\_\_ advising of Councils action. If approved a statement to the effect that our zoning maps and records now reflect the new zoning of the property. If disapproved, the reasons for disapproval, a statement that any other request for rezoning on the same piece of property will not be accepted for a period of one (1) year from Councils action.



## TMS Information

Last Updated: 12/10/2025

Note: Residential and commercial building data is limited to the first improvement only.

Property Information				
TMS	00576603008	<a href="#">Show Map</a>	<a href="#">Print</a>	
Tax Year:	2026			
Owner:	HERNANDEZ, CHRISTIAN M			
Address:	819 HOPE FERRY RD LEXINGTON SC 29072			
Property Address:	0 DUNBAR ROAD			
Legal Description:	94X212X101X239			
Deed Book Page:	<a href="#">21033-3750*</a>			
Plat:	36G-39			
Land Use Code:	0003:GENERAL COMMERCIAL - UNIMPROVED			
Tax District:	2C			
Assessment Information		Resid. Building Information		
Lots:	0	Above Grade SFLA		0
Acreage:	0.515	Unfinished Area		0
Taxable Land:		Year Built		0
Taxable Building:		Bedrooms		0
Assessment Land:		Full Baths		0
Assessment Building:		Half Baths		0
Total Taxable Value		Heating/Cooling		
Homestead Exempt:	No			
Legal Resident:	No			
Commercial Building Information				
Square Footage				
Year Built				
Sale Information				
Sale Date	Seller	Buyer	Price	BK-PG
11/04/2022	CAYCE GIRLS LLC	HERNANDEZ, CHRISTIAN M	280000	<a href="#">21033-3750*</a>
10/15/2019	JORDAN, HAROLD F & CLARENCE ANN	CAYCE GIRLS LLC	5	<a href="#">20839-5646*</a>
07/21/2004	SCHOOL MINISTRIES, INC	JORDAN, HAROLD F & CLARENCE ANN	25000	<a href="#">9478-239</a>
10/23/2001	CHRISTIAN LEARNING CENTER	SCHOOL MINISTRIES, INC	40446	<a href="#">6759-114</a>
03/09/1999	DAVIS WILLIAM	CHRISTIAN LEARNING CENTER	18200	<a href="#">5142-45</a>

Rezoning - Dunbar Rd and Millen St    ITEM III. B.



12/31/2025, 3:15:19 PM

- Address Points

Existing

To Be Placed

Roads

Arterial

Local

Parcels

Cayce Zoning

RS-4 Single Family, Small Lots

RG-2 General Residential, High Rise

C-1 Office / Institutional

M-1 Light Industrial
- 1:1,000
- Printed from Lexington County One Map. Lexington County makes no warranty, representation or guaranty... View the full data disclaimer at <https://lex-co.sc.gov/departments/planning-gis/gis->



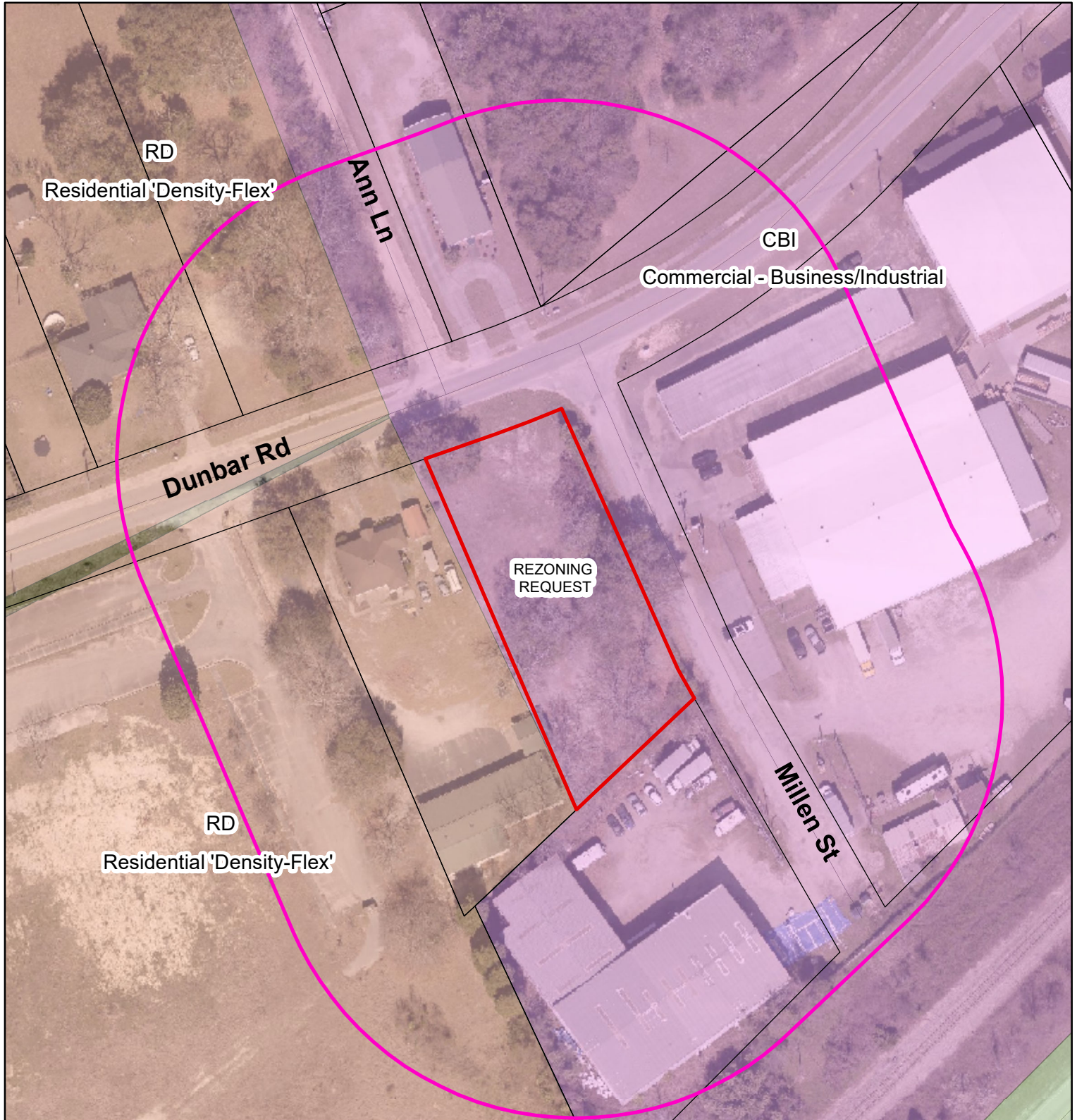
# Legend

## Land Use Categories

- CBI
- RD
- TA

### MA006-25 Dunbar Road Re-Zoning Request Future Land Use Map

### ITEM III. B.



100 50 0 100 Feet





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**COUNCIL ACTION REQUIRED**

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

Mr. Campbell Mims recently resigned from the Museum Commission and the City has received a potential member application from Ms. Kasey Lawson. Her application is attached for Council's review.

**NO COUNCIL ACTION REQUIRED**

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

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

One of these positions must work in the lodging community within the City. The other two (2) positions can be filled by anyone. This committee advises City Council on the expenditure of local accommodations tax funds for the purpose of promoting tourism, the arts and cultural affairs in the community.

**EVENTS COMMITTEE – FOUR (4) POSITIONS**

This committee is actively involved in working with City staff to plan and coordinate City events and works the events with staff.

**STANDARD TECHNICAL CODES BOARD OF APPEALS – TWO (2) POSITIONS**

This Board rarely meets but is required by State law. The Board reviews citizen appeals to ensure building ordinances are properly interpreted and implemented fairly. Members who serve on this Board must be either an Engineer, Contractor, Architect or Design Professional.

**APPOINTMENT PROCESS**

Cayce citizens have an opportunity to actively participate in the City through their services on a number of advisory boards, commissions, foundations and committees. These groups help shape and carry out policy.

Applications are accepted at any time for all City of Cayce boards, commissions, foundations and committees. Cayce citizens wishing to apply for appointment may submit a potential member application to the Municipal Clerk, P. O. Box 2004, Cayce, SC 29171. More information and a copy of the application can be found on our website at [caycesc.gov](http://caycesc.gov) or by calling City Hall at 803-796-9020.

City Council considers received applications at a meeting immediately following an opening.



## City of Cayce Potential Member Application

Application for committees, boards and commissions within the City of Cayce

**Date**

1/9/2026

**Name**

Kasey Lawson

**Home Address**

██████████ WELLINGTON RD, Cayce 29033

**Phone**

██████████

**Email**

████████████████████

**Are you a resident of Cayce?**

Yes

**Number of Years**

1

**Do you have a business in Cayce?**

No

**Number of Years**

**On which Board, Commission or Foundation are you interested in serving\*? Information on each can be found at [caycesc.boards](http://caycesc.boards).**

Museum Commission

**Have you ever been convicted of a felony or misdemeanor other than a minor traffic violation?**

No

**If yes, specify below:**

**The applicant acknowledges that he or she is aware that a City of Cayce records check will be performed by the Cayce Police Department and that information could be public.**

Yes

**Work Address**

██████████ WELLINGTON RD, Cayce 29033

**Phone**

██████████

**Email**

████████████████████

**Work Experience**

Currently freelance/independent contractor as well as provide childcare, I also have experience working in a local bookshop and years of restaurant experience

**Educational Background**

BA psychology from Clemson University

**Membership Information (Professional, Neighborhood and/or Civic Organizations) Volunteer Work and/or Hobbies:**

Neighborhood representative for Churchill heights neighborhood, hobbies: reading, creating art, gardening, gathering community together. Creator of Columbia skillshare group

Please answer the following questions as thoroughly as possible for the indicated committee:

**Why do you want to serve on a City of Cayce Board, Commission or Foundation?**

We bought a home in Cayce in May of last year but have lived local to the Columbia area for decades. It is important to me to not only participate in community but to work hard to bring community together and history has always been an interest and passion of mine. I would love to contribute to our local community by serving on the Museum commission.

**What specific contributions do you hope to make?**

I hope to bring the insight of a homeschool parent to the commission as well as to form connections and help build community and help with community events.

**What community topics concern you that relate to this Board, Commission or Foundation?**

I think that learning about and preserving our unique history is incredibly important and that community members can and should be an integral part of this. When we care about something, we want to protect it.

**What experience/training do you have for this particular Board?**

I have always been passionate about history and learning and enjoy historical hands on activities. Wandering a museum is one of my favorite past times. I have a deep interest in helping to preserve the history of our area.

**For additional information please contact Mendy Corder at 803-550-9557 or email [mcorder@caycesc.gov](mailto:mcorder@caycesc.gov)**

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# Memorandum

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**To:** Mayor and Council

**From:** Michael Conley, City Manager

**Date:** January 21, 2026

**Subject:** Discussion and Approval of Waiver of the Attendance Policy for Museum and Historical Commission

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## **Issue**

Council approval is needed to authorize a waiver of the boards and commission attendance policy for a Museum and Historical Commission member.

## **Discussion**

The City has a policy on attendance requirements for board and commission members appointed by Council to boards, commissions and foundations. It reads that "Council may, in its discretion, waive enforcement of the attendance requirements in the case of illness, death of a family member, court appearance, or other similar circumstances beyond the control of the member."

Ms. Charlita Earle, a member of the Cayce Museum and Historical Commission since 2021 and a member of the African American Sub-Committee, asked Council to consider a waiver of the policy from September through December 2025 so she could complete her coursework for her graduate degree. Council did approve the waiver but Ms. Earle did not enroll that semester so the leave of absence was not necessary. She did attend the Museum Commission meetings regularly during that time.

Ms. Earle has successfully enrolled for the 2026 Fall semester and is asking Council to consider a waiver of the policy from September through December 2026. She is proactively seeking this approval to avoid any policy violations while she is away. She remains committed to her role and does not wish to resign, intending to resume her full participation once her studies are complete.

## **Recommendation**

Staff recommends City Council waive the attendance policy for four (4) months for Ms. Earle as requested.