

Mayor  
Elise Partin

Mayor Pro-Tem  
Tara S. Almond

Council Members  
Phil Carter  
Eva Corley  
James E. Jenkins

City Manager  
Tracy Hegler

Assistant City Manager  
James E. Crosland



**City of Cayce**  
**Regular Council Meeting**  
**Wednesday, December 18, 2019**  
5:00 p.m. – Cayce City Hall – 1800 12<sup>th</sup> Street  
caycesc.gov

**I. Call to Order**

A. Invocation and Pledge of Allegiance

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

**III. Ordinances**

A. Discussion and Approval of Ordinance 2019-23 Amending Zoning Ordinance Section 6.10 Design Overlay District to Add Language Concerning the City's Design Overlay Districts – Second Reading

B. Discussion and Approval of Ordinance 2019-24 Establishing a Temporary Moratorium on Certain New Residential Developments in the City – Second Reading

**IV. City Manager's Report**

**V. Council Comments**

**VI. Executive Session**

A. Receipt of legal advice relating to claims and potential claims by and against the City and other matters covered by the attorney-client privilege

B. Discussion of possible contractual arrangements concerning Lexington County water rates

C. Discussion of negotiations incident to proposed contractual negotiations for economic development in the City

D. Discussion of negotiations incident to proposed contractual arrangements with Lexington School District Two regarding the old Taylor Elementary School

**VII. Reconvene**

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

**IX. 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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# Memorandum

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**To:** Mayor and Council

**From:** Tracy Hegler, City Manager  
Jim Crosland, Assistant City Manager

**Date:** December 11, 2019

**Subject:** Temporary Moratorium on Certain New Residential Developments

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## Issue

Council's approval is needed for the Second Reading of an Ordinance to establish a Temporary Moratorium on applications, and the administrative processing of such applications, for new large scale single-family residential subdivisions of fifteen or more residences, and new large scale multi-family residential (including rental or owner-occupied apartments or condominiums) complexes of more than four living units in the City.

## Discussion

The City of Cayce finds itself in a time of potential rapid development. It would be beneficial for the operations of the City, and beneficial for the promotion of the public interest in orderly and prudent development of the City, for the City to undertake a study of the consequences and impact of planned and unplanned large scale residential growth in and around the City.

A temporary moratorium of 180 days on the applications of residential developments would be helpful, while the study is being undertaken. Specifically, the moratorium would suspend the acceptance, receive, processing and granting of applications related to the development of construction of:

- single-family residential subdivisions of fifteen (15) residences or more, and
- multi-family residential housing, including rented or owner-occupied apartments or condominium units, of four or more living units (except in a planned development district.)

If approved, staff would solicit the services of a housing expert or related consultant to aid in the preparation of the study.

## Recommendation

Staff recommends that City Council approve the Second Reading of an Ordinance to establish a Temporary Moratorium on applications, and the administrative processing of such applications, for new large scale single-family residential subdivisions of fifteen or more residences, and new large scale multi-family residential (including rental or owner-occupied apartments or condominiums) complexes of more than four living units in the City.

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LEXINGTON )  
 )  
CITY OF CAYCE )  
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 )  
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**ORDINANCE 2019-24**

**Establishing a Temporary Moratorium  
on Applications and Administrative  
Processing for Approval of Certain  
Large Scale Single-Family Residential  
Subdivisions and Multi-Family  
Residential Complexes**

**WHEREAS**, the City Council determines and finds that it would be beneficial for the operations of the City, and beneficial for the promotion of the public interest in orderly and prudent development of the City, for the City to undertake a study of the consequences and impact of planned and unplanned large scale residential growth in and around the City; and

**WHEREAS**, the Council further determines and finds that the benefits and effectiveness of such a study will be aided and facilitated by a temporary moratorium on applications, and the administrative processing of such applications, for new large scale single-family residential subdivisions of fifteen or more residences, and new large scale multi-family residential (including rental or owner-occupied apartments or condominiums) complexes of more than four living units in the City; and

**WHEREAS**, the Council further determines and finds that a period of one hundred eighty (180) days in duration is the minimum reasonable time needed to undertake and complete the study contemplated by the Council; and

**WHEREAS**, the Council believes and finds that it is appropriate to establish, by this Ordinance, a temporary moratorium period of one hundred eighty (180) days on the acceptance, processing, and grant of any approvals, permits or permissions, as described below,

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

1. All activities by the City, including City staff and any of the City's agents or boards or commissions, in connection with the acceptance, review, processing and granting of applications for approvals, permits or permissions related to the development or construction of (a) single-family residential subdivisions of fifteen (15) residences or more, and (b) multi-family residential housing, including rented or owner-occupied apartments or condominium units, of four or more living units (except in a planned development district), 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, and make recommendations to the Council concerning the consequences and impact of planned and unplanned large scale residential growth in and around the City. Applications, of sufficient form and content as

determined by the City, received by the City prior to the date of adoption of this Ordinance, may be reviewed and processed by the City.

2. This temporary suspension or temporary moratorium shall remain in effect for one hundred (180) 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.

This Ordinance shall become effective from its adoption on second and final reading.

**DONE IN MEETING DULY ASSEMBLED**, this \_\_\_\_\_ day of \_\_\_\_\_ 2019.

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

Attest:

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

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

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

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

Mayor  
Elise Partin

Mayor Pro-Tem  
Tara S. Almond

Council Members  
Phil Carter  
Eva Corley  
James E. Jenkins

City Manager  
Tracy Hegler

Assistant City Manager  
James E. Crosland



**City of Cayce  
Special Council Meeting**

**Thursday, June 11, 2020 at 5:00 p.m.**

**Cayce City Hall is currently closed to the public.**

**Please use the following method to attend the Council Meeting:**

**Telephone: 1 929-205-6099**

**Meeting ID: 609 379 1878**

**Password: 847410**

**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 on an item on the Agenda will need to call the City Clerk at 803-550-9557 by 2:00 p.m. Thursday, May 11, 2020. Please leave a voicemail and your call will be returned before the Council Meeting.**

**III. Ordinances**

- A. Discussion and Approval of Emergency Ordinance 2020-15 Amending Emergency Ordinance 2020-08 Concerning Electronic Meetings and Related Measures for City Boards and Commissions to Extend the Ordinance Expiration Date
- B. Discussion and Approval of Emergency Ordinance 2020-16 Amending Emergency Ordinance 2020-09 Concerning Electronic Meetings and Related Measures for Council Meetings to Extend the Ordinance Expiration Date
- C. Discussion and Approval of Ordinance 2020-17 to Extend or Re-enact the Temporary Moratorium Enacted by Ordinance 2019-24 Concerning Large Scale Single-Family Residential Subdivisions and Multi-Family Residential Complexes – First Reading

**IV. Discussion Items**

- A. Discussion and Approval of Projects Submittal to the Lexington County Capital Project Sales Tax Commission
- B. Discussion and Approval of Bid Award for General Contracting Services for the City of Cayce Sewer Line Rehab Project, and Spending Approval

**V. City Manager's Report**

**VI. Committee Matters**

- A. Appointments and Reappointments  
Technical Codes Board of Appeals – One (1) Position

**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 possible contractual arrangements concerning Lexington County water rates
- C. Discussion of request related to proposed location of government agency facility in the City

**IX. Reconvene**

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

- A. Discussion and Approval of Lexington County Intergovernmental Agreement
- B. Possible action on request related to proposed location of government agency facility in the City

**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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# Memorandum

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**To:** Mayor and Council

**From:** Tracy Hegler, City Manager  
Carroll Williamson, Planning and Development Director

**Date:** June 8, 2020

**Subject:** Housing Study Report and Temporary Moratorium

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## Issue

Council approval is requested to determine next steps on the Temporary Moratorium Enacted by Ordinance 2019-24 Concerning Large Scale Single-Family Residential Subdivisions and Multi-Family Residential Complexes.

## Discussion

On December 18, 2019 Council approved a 180-day moratorium on the acceptance, review, processing and granting of applications for approvals, permits or permissions related to the development or construction of (a) single-family residential subdivisions of fifteen (15) residences or more, and (b) multi-family residential housing, including rented or owner-occupied apartments or condominium units, of four or more living units (except in a planned development district) in order to have adequate time and opportunity to study, analyze, and make recommendations to the Council concerning the consequences and impact of planned and unplanned large scale residential growth in and around the City.

On February 25, 2020, the City signed an agreement with RKG Associates Inc. to conduct a housing study to determine the current state of Cayce's housing stock and to determine the City's housing needs. RKG Associates Inc. delivered its report with key findings and recommendations.

Some of the key findings include

- Cayce's population growth is increasing, but the greatest population increase over 5 years was the 25-34 age cohort.
- While houses in the \$100K-\$150K range had the greatest share of home sales in 2019, houses over \$200K made up 13% of home sales in 2019 but houses having this value only made up 7% of Cayce's housing stock.
- The purchasing power of the top 30% of households is \$100,000 greater than the bottom 60% of households. These households can afford purchase prices starting at \$294,000, which is much higher than what most homes in Cayce sell for. As a result, they are purchasing homes far below what they can afford.

- Rents in Cayce are rising, but renters are twice as likely to be cost burdened compared to owners.

RKG's recommendations include

- Use of zoning to guide housing design, investments and diversity
- Implement a strong annexation policy that ensures quality development that complements the City is being annexed.
- Create a Housing Task Force to provide recommendations to City leadership on housing affordability, diversity of housing options, and design.
- Facilitate neighborhood clean-ups
- Create a short-term rental policy
- Comprehensively enforce the 2018 International Property Maintenance Code to address property issues that are driving down home value of surrounding residential properties.

### **Recommendation**

Council may choose to consider keeping the moratorium in place for a short additional period, possibly 45 days, to allow staff to implement design standards for certain residential uses and to ensure zoning is consistent with the recommendations of the study. If so, Council would need to give first reading to attached Ordinance 2020-17 to Extend or Re-enact the Temporary Moratorium Enacted by Ordinance 2019-24 Concerning Large Scale Single-Family Residential Subdivisions and Multi-Family Residential Complexes.

<p><b>STATE OF SOUTH CAROLINA</b></p> <p><b>COUNTY OF LEXINGTON</b></p> <p><b>CITY OF CAYCE</b></p>	<p>)</p> <p>)</p> <p>)</p> <p>)</p> <p>)</p>	<p><b>ORDINANCE 2020-17</b></p> <p>Extending or Re-enacting the Temporary Moratorium Established by Ordinance 2019-24 on Applications and Administrative Processing for Approval of Certain Large Scale Single-Family Residential Subdivisions and Multi-Family Residential Complexes</p>
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**WHEREAS**, the City Council, by its Ordinance 2019-24, enacted on December 18, 2019, previously found and determined that it would be beneficial for the operations of the City, and beneficial for the promotion of the public interest in orderly and prudent development of the City, for the City to undertake a study of the consequences and impact of planned and unplanned large scale residential growth in and around the City; and

**WHEREAS**, the Council, by that Ordinance, further found and determined that the benefits and effectiveness of such a study will be aided and facilitated by a temporary moratorium on applications, and the administrative processing of such applications, for new large scale single-family residential subdivisions of fifteen or more residences, and new large scale multi-family residential (including rental or owner-occupied apartments or condominiums) complexes of more than four living units in the City; and

**WHEREAS**, the Council, by that Ordinance, further found and determined that a period of one hundred eighty (180) days in duration was the minimum reasonable time needed to undertake and complete the study contemplated by the Council; and

**WHEREAS**, the Council, by that Ordinance, expressed its belief and found that it was appropriate to establish a temporary moratorium period of one hundred eighty (180) days on the acceptance, processing, and grant of any approvals, permits or permissions; and

**WHEREAS**, Ordinance 2019-24 contemplated, by its express provisions that "[t]he Council, by subsequent ordinance, may extend the temporary suspension and temporary moratorium for a further time period upon appropriate findings"; and

**WHEREAS**, the City, following its request for proposals for such a study, selected and retained RKG Associates Inc. to undertake a housing study of the City, and RKG Associates Inc. now has provided its draft study with findings and recommendations, among which recommendations are an extension of the moratorium to consider, among other things, implementation of design and performance standards for housing development and zoning changes within the City; and

**WHEREAS**, the Council finds and determines that forty-five days (45) days from the date of adoption of this Ordinance is the minimum reasonable time needed to consider and implement such changes; and

**WHEREAS**, the Council further finds and determines that extension of the moratorium established by Ordinance 2019-24, or reenactment of the moratorium, for the additional period described in this Ordinance would be beneficial for the operations of the City, and beneficial for the promotion of the public interest in orderly and prudent development of the City; and

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

1. The temporary suspension and temporary moratorium established by Ordinance 2019-24 is hereby extended or reenacted for a period of forty-five (45) from the date of adoption of this Ordinance.

2. All activities by the City, including City staff and any of the City's agents or boards or commissions, in connection with the acceptance, review, processing and granting of applications for approvals, permits or permissions related to the development or construction of (a) single-family residential subdivisions of fifteen (15) residences or more, and (b) multi-family residential housing, including rented or owner-occupied apartments or condominium units, of four or more living units (except in a planned development district), 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 analyze and consider the implementation of recommendations to the Council from the commissioned outside housing study concerning the consequences and impact of planned and unplanned large scale residential growth in and around the City.

3. The temporary suspension or temporary moratorium shall remain in effect until forty-five (45) days from the effective date of this Ordinance.

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

This Ordinance is intended to extend the effective dates of previous Ordinance 2019-24 from its adoption until forty-five (45) days after adoption of this Ordinance.

**DONE IN MEETING DULY ASSEMBLED**, this \_\_\_\_\_ day of \_\_\_\_\_ 2020.

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

Attest:

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

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

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

Approved as to form:

\_\_\_\_\_  
Danny C. Crowe, City Attorney