

Mayor  
Elise Partin

Mayor Pro-Tem  
James E. Jenkins

Council Members  
Phil Carter  
Tim James  
Hunter Sox

City Manager  
Tracy Hegler

Assistant City Manager  
James E. Crosland



**Face coverings must be worn to enter City Hall  
and attend this meeting. There are no exceptions.**

City of Cayce  
Public Hearing and Regular Council Meeting  
Wednesday, December 22, 2021  
5:00 p.m. – Cayce City Hall – 1800 12<sup>th</sup> Street  
[www.caycesc.gov](http://www.caycesc.gov)

**PUBLIC HEARING ON UPDATES AND REVISIONS TO THE CITY OF CAYCE  
COMPREHENSIVE PLAN**

- I. Opening Statement
- II. Public Testimony
- III. Close Hearing

**REGULAR COUNCIL MEETING**

- I. Call to Order
  - A. Invocation and Pledge of Allegiance
- II. Public Comment Regarding Items on the Agenda
- III. Presentations
  - A. Presentation of Whole Sole Award
  - B. Presentation of Life Saving Awards to Sgt. Brent Baker, MPSO Sean Sinnott and PSO Brandy Threeth by the Veterans of Foreign Wars (VFW)
- IV. Resolutions and Ordinances
  - A. Consideration and Approval of Resolution Honoring Steve Brown
  - B. Discussion and Approval of Ordinance 2021-25 Adopting the City of Cayce Comprehensive Plan 2020 – 2030 – Second Reading
- V. Items for Discussion and Possible Approval
  - A. Discussion and Approval of Hospitality Tax Application from the Cayce Arts Guild for the Holiday Market
  - B. Discussion and Approval to Change Monthly Wednesday Council Meeting Time from 5 p.m. to 6 p.m.

- C. Discussion and Approval Authorizing City Manager to Enter into an Agreement with the LandPlan Group South for the 12,000 Year History Park Visitor's Center

**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

**IX. Reconvene**

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

**XI. Adjourn**

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

## **NOTICE OF PUBLIC HEARING ON UPDATES AND REVISIONS TO THE CITY OF CAYCE COMPREHENSIVE PLAN**

Notice is hereby given that members of Council of the City of Cayce will hold a Public Hearing for the purpose of the adoption of the City of Cayce Comprehensive Plan 2020 - 2030.

Date: December 22, 2021  
Time: 5:00PM  
Location: Cayce City Hall  
1800 12<sup>th</sup> Street Extension  
Cayce, SC 29033

Copies of the document to be considered are available for public inspection at Cayce City Hall and on the City website at <https://caycesc.gov/comprehensiveplan.php>.

The general public and other interested parties are encouraged to attend this public hearing. Questions regarding this matter and/or review of documents relating to this matter are available for public inspection in the Planning & Development Office, City of Cayce.

**WHOLE SOLE AWARD NOMINATION**

The City awards the Whole Sole Award for one of the following criteria:

- a) Special act(s), not directly related to job duties, which relate to dedication or a special service act to the public.
- b) A consistent, outstanding act(s), directly related to job, which relate dedication or service to the public.
- c) An extra measure of safety compliance, which resulted in dedication or special service to the public.
- d) Special act(s) directly related to employee relations and operations within City operations.
- e) Special effort in training and development, which results in dedication to the City, or a City-related organization.

Please see the attached nomination.



**Chris Cowan**  
**Chief of Police**

## **Cayce Department of Public Safety**

*Two Lavern Jumper Rd. Cayce, SC 29033*  
*Post Office Box 2004 Cayce, SC 29171*  
*Phone (803) 794-0456 Fax (803) 794-2393*

*#Cayce#1*

Chief Cowan,

I would like to nominate Daniel Green for the Whole Sole Award. He went beyond the call of duty and the scope of his job description by designing a website that showcases the Cayce Police Department.

SRO Green took it upon himself to create a website for the department in his spare time. SRO Green sacrificed time away from his family to research all areas of putting together a new website to include future costs if approved, virus protections, etc.

SRO Green took our current website, that is outdated and hard to navigate, and made it more modern and publically accessible. SRO Green took pride in showcasing each area of the department's divisions, their capabilities, and future events.

SRO Green works hard in all areas. In this circumstance he showed his pride in making our city stand out in a positive light. SRO Green never asked for anything in return for creating this website. He showed true commitment to the Cayce Police Department and the great city we serve.

We are very proud of SRO Green and the work that he has done. We hope you will consider him for this award.

Respectfully,

Danielle McCord



Mayor  
Elise Partin

Mayor Pro-Tem  
James E. Jenkins

Council Members  
Phil Carter  
Tim James  
Hunter Sox

City Manager  
Tracy Hegler

Assistant City Manager  
James E. Crosland

## Resolution Honoring Steve Brown

**Whereas**, Steve Brown came to the City of Cayce in 2010 and again in 2018 to serve as the interim City Manager bringing a wealth of knowledge and experience in local government with him; and

**Whereas**, Mr. Brown was a strong, forward-thinking leader and generous and knowledgeable mentor. He inspired many people that worked with him and prepared them to become effective leaders; and

**Whereas**, Mr. Brown led by example and treated all City staff members equally and with respect. He often ate his lunch in the breakroom with the Parks staff and that meant so much to each of them; and

**Whereas**, Mr. Brown had the best sayings and said them often. He loved to say “I’ll fight you tooth to toenail” when he was fighting for something he believed in. He would also say “I’ll walk all the way back to Greenwood before I do that”. City staff’s favorite saying of Mr. Brown’s was “They must think I’m a jack donkey!” and

**Whereas**, Mr. Brown’s sense of humor, kindness, energy and graciousness made everyone better for having known him and the City a better place for his time in it; and

**Whereas**, many people would say Mr. Brown’s true legacy lies in the effect he had on so many men and women he mentored and taught throughout his career. However those who knew him well knew his faith and family were the most important and joyous facets of his life, with rabbit hunting running a close second; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Cayce City Council, in Council Session duly assembled, joins in recognizing Steve Brown for his leadership in times of need, his life of service and most importantly his friendship.

**ADOPTED** this 22<sup>nd</sup> day of December, 2021.

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

**ATTEST:**

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

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# Memorandum

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**To:** Mayor and Council

**From:** Tracy Hegler, City Manager  
Monique Ocean, Zoning Technician

**Date:** December 17, 2021

**Subject:** Second Reading of an Ordinance adopting the Cayce Comprehensive Plan 2020 – 2030.

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## Issue

Council's approval is needed for the Second Reading of an Ordinance adopting the Cayce Comprehensive Plan 2020 – 2030.

## Discussion

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 requires that the Cayce Comprehensive Plan (the Plan) and all of its elements be updated every ten years. The purpose of the update is to prepare for growth of the City over the next ten years. The Comprehensive Plan addresses ten elements that are fundamental to growth in a city, establish 10-year goals for each of these elements and specifies actions we will take to achieve these goals.

The elements include:

- Population
- Housing
- Natural Resources
- Cultural Resources
- Economy
- Transportation
- Community Facilities
- Land Use
- Resilience
- Priority Investment

Citizens and other interested parties were invited to two different public input sessions to assist with the completion of the updated Plan, as well as to speak at any Planning Commission meeting whereby they were discussing the Plan, including at its consideration of the Resolution on November 15, 2021. The Plan affects the Cayce community, so staff felt it was essential to engage citizens. Each session was held in a location in the city and attendees were given the opportunity to express their input. During the first session, attendees were asked to write down what they wished to preserve, what they wished to change, and what they wished to create in the city. The second session summarized the valuable input

received from the first session and provided an interactive opportunity for attendees to provide further input. Both sessions were successful and brought many people along with essential feedback.

The City of Cayce uses this Plan to guide growth, measure accomplishments, address citizen needs and more. Using the feedback and comments from involved parties and assistance from the Central Midlands Council of Governments, a final draft (Cayce Comprehensive Plan 2020 – 2030) has been completed.

The Planning Commission met on November 15, 2021, to hear public comment. One member from the public spoke for the final draft (Comprehensive Plan 2020 – 2030). The Planning Commission voted unanimously to recommend the Cayce Comprehensive Plan 2020 - 2030 to Council for approval and approved the attached resolution.

### **Recommendation**

The Planning Commission unanimously resolved that City Council approve Second Reading of an Ordinance adopting the final draft of the Cayce Comprehensive Plan 2020 – 2030.

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

**ORDINANCE 2021-25**

**AN ORDINANCE TO ADOPT THE CITY OF  
CAYCE COMPREHENSIVE PLAN 2020-2030**

**WHEREAS**, State law, as contained in the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (S.C. Code Section 6-29-510 et seq.), requires, among other things, that the Comprehensive Plan and all of its elements be updated every ten years; and

**WHEREAS**, the entire membership of the Planning Commission, at its meeting on November 15, 2021 has voted affirmatively to recommend to the Council adoption of the updated Comprehensive Plan created and attached hereto, with all of its planning elements and maps,

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and City Council of the City of Cayce, in Council, duly assembled, that the updated Comprehensive Plan document attached hereto, including all of its planning elements and maps, is hereby adopted as the City of Cayce Comprehensive Plan 2020-2030.

This Ordinance shall become effective upon approval on second and final 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



# 2020-2030

## COMPREHENSIVE PLAN: PRESERVE, CHANGE, CREATE

ADOPTED [DATE]

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**RESOLUTION OF  
THE CITY OF CAYCE PLANNING COMMISSION  
RECOMMENDATION OF ADOPTION OF THE COMPREHENSIVE PLAN**

WHEREAS, pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, the City of Cayce Planning Commission has revised the Comprehensive Plan, which contains all elements required by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 as amended in 2007; and

WHEREAS, the Planning Commission, pursuant to SC Code Sections 6-29-520(B), desires to recommend to the Cayce City Council the adoption by ordinance of the plan;

NOW, THEREFORE BE IT RESOLVED by the City of Cayce Planning Commission that the revised comprehensive plan, including the text and maps, are recommended to the City of Cayce Council for adoption by ordinance, after public hearing, in accordance with SC Code Section 6-29-530.

Adopted by the affirmative votes of at least a majority of the entire membership of the Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Chairman

ATTEST: \_\_\_\_\_  
Secretary

# Acknowledgements

## City Council

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Elise Partin, Mayor  
Tim James, District 1  
James “Skip” Jenkins, District 2  
Hunter Sox, District 3 Phil  
Carter, District 4

## Planning Commission

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Ed Fuson, Chair  
Michael Mahoney  
Chris Jordan  
Chris Kueny  
Joe Long  
Robert Power  
E. Stockton Wells

## Staff

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Tracy Hegler, AICP, City Manager  
Monique Ocean, Planning and Zoning Technician

## Central Midlands Council of Governments

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Gregory Sprouse, AICP  
John M. Newman Planning, AICP  
Guillermo Espinosa, AICP  
Jason Kent



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The comprehensive plan serves as a general policy guide for City officials, staff, and citizens to use in planning for future growth and development. The plan relates existing conditions to a corresponding list of goals and strategies that reflect a vision for future growth and development. The plan provides a framework for making informed decisions about land development, economic growth, infrastructure improvements, housing, transportation, and protecting natural and cultural resources.

# Introduction

## Plan Requirements

In addition to serving as a valuable short- and long- range planning tool, the comprehensive plan also satisfies the requirements of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the Planning Act), which establishes the comprehensive plan as an essential first step in the local government planning process. The law tasks the local planning commission with establishing and maintaining this planning process. Once adopted, the plan will become the blueprint for future growth and development as well as for the preparation and adoption of tools for implementation of the plan to include a zoning ordinance and land development regulations. The framework for organizing the comprehensive plan as outlined in the Planning Act requires an examination of ten (10) planning elements, which are explained in Table 1.1 on the following page.

## Plan Organization

The comprehensive plan is organized so an individual chapter is devoted to one of these ten elements. In accordance with the Planning Act, the elements include a discussion of existing conditions; an analysis of trends and their potential impacts; and the rationale behind the associated goals and implementation strategies. Each element also includes relevant maps, tables, and figures.

## Adoption Process

Once the comprehensive plan is complete, it must be adopted by the local government through the following process:

1. A resolution by the local planning commission recommending the plan to the local governing body. The resolution must be recorded in the planning commission's official minutes, and the recommended plan must be forwarded to the local governing body.
2. A public hearing must be held at least 30 days after publishing a notice or advertisement in a general circulation newspaper in the community.
3. An ordinance is then adopted by the governing body, which cannot be approved until the planning commission has officially recommended the plan as described above.

## Monitoring and Maintenance

The Planning Act considers the comprehensive plan to be the plan for Cayce at the point in time in which it is written. It states: "The local planning commission shall review the comprehensive plan or elements of it as often as necessary, but not less than once every five years, to determine whether changes in the amount, kind, or direction of development of the area or other reasons make it desirable to make additions or amendments to the plan. The comprehensive plan, including all elements of it, must be updated at least every ten years." Because this plan was drafted in the midst of the COVID-19 pandemic and prior to the full release of the 2020 Decennial Census data, the City should prioritize the five-year review to evaluate any potential changes to demographic and economic trends. The plan should also be reviewed annually to ensure consistency with changing needs and conditions in the community.

**Table 1.1: Required Comprehensive Plan Elements**

<b>ELEMENT</b>	<b>TYPICAL CONTENTS</b>
Population	Growth and development trends; detailed demographic characteristics such as age, race, sex, income, poverty, educational attainment
Housing	Location, type, age, condition, and affordability of housing as well as occupancy and ownership characteristics
Natural	Environmental characteristics that reflect conservation and mitigation priorities as well as physical limitations to future development
Cultural	Historic and cultural sites and districts; unique commercial, residential, natural, or scenic resources, and other cultural facilities
Economy	Labor force characteristics, employment distributions by place of work, analysis of consumer expenditures and sales characteristics
Transportation	Transportation infrastructure, traffic characteristics, transit options, and bike and pedestrian facilities
Land Use	Existing and future land use, development capacity, neighborhood and town center development plans, annexation priorities, and zoning and land development ordinances
Community Facilities	Water and sewer infrastructure, solid waste collection and disposal, fire and police protection, emergency medical services, government and educational facilities, and parks and recreational resources
Resilience	Impacts of flooding, high water, and other natural hazards on individuals, communities, institutions, businesses, infrastructure, and public health, safety, and welfare
Priority Investment	This element is intended to help prioritize and allocate funding for projects identified elsewhere in the plan

## Public Involvement

The City of Cayce hosted a series of three public participation events between the summer of 2019 and the summer of 2021 to solicit input on community needs and priorities. The first event was held on August 13, 2019, at Steel Hands Brewing, a local craft brewery located on Foreman Street in Cayce. At this event, staff asked the public to provide input on what they would like to “Preserve,” “Change,” or “Create” in the community. A wide range of responses was received, but many responses fell within a number of broad-based themes. Some of the highest priorities for the community related to protecting and expanding park and recreation facilities, stabilizing and revitalizing neighborhoods and commercial corridors, and supporting local arts and cultural events. The full range of public comments received at this event is summarized in Table 1.2. The input received supported much of the findings from the existing conditions inventory and was used to help draft the goals and objectives of the plan.

A second public input session was held on February 25, 2020, at the Lexington Two Innovation Center located on Bulldog Boulevard. At this event, staff presented the draft goals and objectives. In an interactive session, staff used group voting technology to have participants prioritize and provide direct feedback on each of the draft goals. Staff also provided display boards with the goals and asked participants to use sticky notes to provide ideas on individual action strategies. Public feedback was positive and helped prioritize the action strategies identified throughout the plan and in the implementation section.

Cayce solicited comments on the final draft of the Comprehensive Plan by posting it on the City’s website in October 2021 and holding a public hearing in November 2021.

## Strategic Vision

In 2017 the Cayce City Council developed a five-year strategic plan that established a vision for the City, defined a set of overarching strategic priorities, and outlined a series of measurable objectives and action strategies.

### **Vision for the City (Cayce Strategic Plan 2017–2018)**

“In the City of Cayce, we strive to collaborate with our citizens, business leaders and community groups to deliver excellent services, and plan for our future generations, all while preserving, protecting and enhancing the quality of life.”

### **Strategic Priorities**

- Economy
- Neighborhood Vitality
- Public Safety
- Culture and Entertainment
- Community Relations

### **Key Objectives and Strategies**

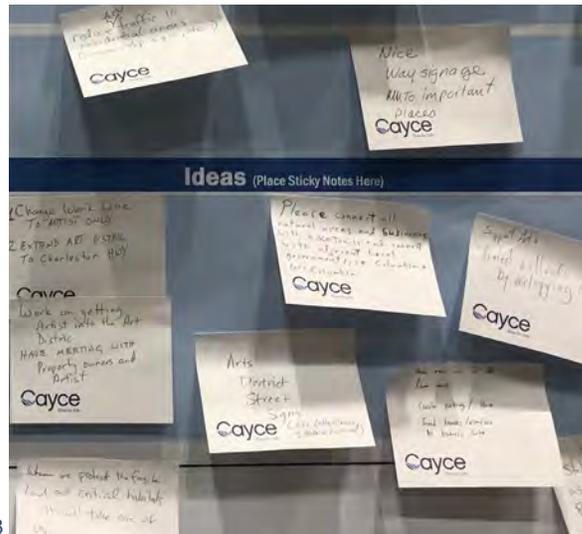
- State Street Corridor
- Neighborhood Commercial Development
- Diversify and Expand Revenue Opportunities
- Annexation Strategy
- Neighborhood Branding
- Code Enforcement
- Cultural Events
- Wayfinding and Signage
- Recreation Improvements and Coordination
- Multimodal Transportation
- Community Outreach and Awareness



1



2



3

1. Public participants using group voting technology to prioritize draft comprehensive plan goals. Second public meeting held on February 25, 2020.

2. Public participant sticky notes representing characteristics of the City that should be preserved. First public meeting held on August 13, 2019.

3. Public participant sticky notes representing ideas for goal-based action strategies. Second public meeting held on February 25, 2020.

**Table 1.2: Summary of Public Input**

PRESERVE	CHANGE	CREATE
<ul style="list-style-type: none"> <li>• Affordable housing</li> <li>• Arts</li> <li>• Bike and pedestrian facilities</li> <li>• Strong leadership/governance</li> <li>• Historic buildings</li> <li>• Lack of congestion</li> <li>• Riverwalk and park system</li> <li>• Regional accessibility</li> <li>• Safe environment</li> <li>• Small/local businesses</li> <li>• Small town feel</li> <li>• Unique/distinct neighborhoods</li> <li>• Community festivals and events</li> <li>• Community stability</li> <li>• Natural resources</li> <li>• Commitment to sustainability</li> </ul>	<ul style="list-style-type: none"> <li>• Need for more hospitality accommodations (e.g., hotels)</li> <li>• Expansion of arts district and public art installations</li> <li>• More beautification efforts (abandoned houses, overgrown lots, streetscaping, facades, etc.)</li> <li>• More bike and pedestrian facilities</li> <li>• Better code enforcement (vacant/dilapidated buildings, garbage, grass, noise, etc.)</li> <li>• Increased density in targeted areas</li> <li>• More housing options</li> <li>• Increased funding for programs and services</li> <li>• Plan for/manage growth</li> <li>• Increased lighting</li> <li>• Investment in parks and recreation (12k Year History Park, neighborhood parks, greenways, etc.)</li> <li>• More local retail/small businesses</li> <li>• Better road maintenance</li> <li>• Traffic calming and speed enforcement</li> <li>• More commitment to sustainability</li> </ul>	<ul style="list-style-type: none"> <li>• ADA accessibility</li> <li>• Multicultural/collaborative arts center</li> <li>• Adaptive reuse of vacant buildings/sites (e.g., Taylor Elementary School)</li> <li>• Expansion/support for arts (Arts overlay district, public art, etc.)</li> <li>• Beautification</li> <li>• Clean streets</li> <li>• Demolish dilapidated structures</li> <li>• More sidewalks (e.g., connectivity to destinations such as Steel Hands Brewery)</li> <li>• More bike lanes</li> <li>• Better bike and pedestrian connectivity to Cayce Riverwalk</li> <li>• Code enforcement</li> <li>• Local/neighborhood retail</li> <li>• Dog park</li> <li>• Splash pad</li> <li>• Fitness trails</li> <li>• Community-oriented public safety classes</li> <li>• More restaurants and hotels</li> <li>• Wayfinding/Signage System</li> </ul>



**Table 1.3: Comprehensive Plan Goals and Objectives**

<p><b>Goal 1: Support Cayce’s Diverse and Dynamic Population</b></p> <ul style="list-style-type: none"><li>• Prepare for an aging and younger population through support for housing diversity, multimodal transportation, and universal design standards</li><li>• Promote racial, ethnic, and gender equity in all City policies, programs, services, and practice</li></ul>	<p><b>Goal 2: Meet the Future Housing Needs of the Community</b></p> <ul style="list-style-type: none"><li>• Allow zoning that provides for mixed-use and housing diversity</li><li>• Promote affordable, middle-income, and market rate housing</li><li>• Preserve neighborhood character and vitality and meet future housing demand through infill development and redevelopment within existing residential areas</li></ul>
<p><b>Goal 3: Promote Healthy Eating and Active Living</b></p> <ul style="list-style-type: none"><li>• Ensure access to healthy food</li><li>• Promote active lifestyles and create active recreation opportunities for residents and visitors</li></ul>	<p><b>Goal 4: Strengthen and Grow the Economy</b></p> <ul style="list-style-type: none"><li>• Support commercial corridor revitalization</li><li>• Support/incentivize local business development</li><li>• Promote Cayce as a regional tourism destination</li></ul>
<p><b>Goal 5: Preserve, Protect, and Promote Natural and Cultural Resources</b></p> <ul style="list-style-type: none"><li>• Protect fragile land, critical habitat, and water resources</li><li>• Preserve Cayce’s cultural heritage</li><li>• Support the growing arts community</li><li>• Ensure natural and cultural resources contribute to the tourism economy</li></ul>	<p><b>Goal 6: Plan for Future Growth and Development</b></p> <ul style="list-style-type: none"><li>• Strengthen annexation policies</li><li>• Promote infill and redevelopment opportunities</li><li>• Encourage local government and partner agency/organization coordination</li><li>• Provide quality public facilities and services</li><li>• Utilize zoning that reflects growth and development trends and the desires of the community</li></ul>
<p><b>Goal 7: Promote and Prioritize Resilience in City Plans, Policies, and Regulations</b></p> <ul style="list-style-type: none"><li>• Develop and adopt an updated hazard mitigation plan</li><li>• Coordinate resilience efforts with neighboring jurisdictions and partner agencies/organizations</li><li>• Identify funding opportunities for implementing mitigation and resilience strategies</li></ul>	



The population element of the comprehensive plan describes the population and demographic characteristics of the City. Information presented is based on a combination of Decennial Census data and census estimates from the American Community Survey (ACS). Key areas of analysis include growth and development trends; demographic characteristics; income, poverty, and education; and public health and wellness.

# Population



New multi-family housing along the Congaree River on Knox Abbot Drive.

2020 Census  
City of Cayce  
Population

**13,781**

## Growth and Development

The City of Cayce is part of the Columbia Metropolitan Statistical Area (MSA) and is located in the east-central portion of Lexington County, one of the fastest growing counties in the state. Based on population projections developed by Central Midlands Council of Governments, Lexington County is expected to grow by 82.4% over the next thirty years. During that same time period, the Cayce/West Columbia area is only expected to increase by 6.9%. Between 2010 and 2020, the City of Cayce grew by 10.02%.

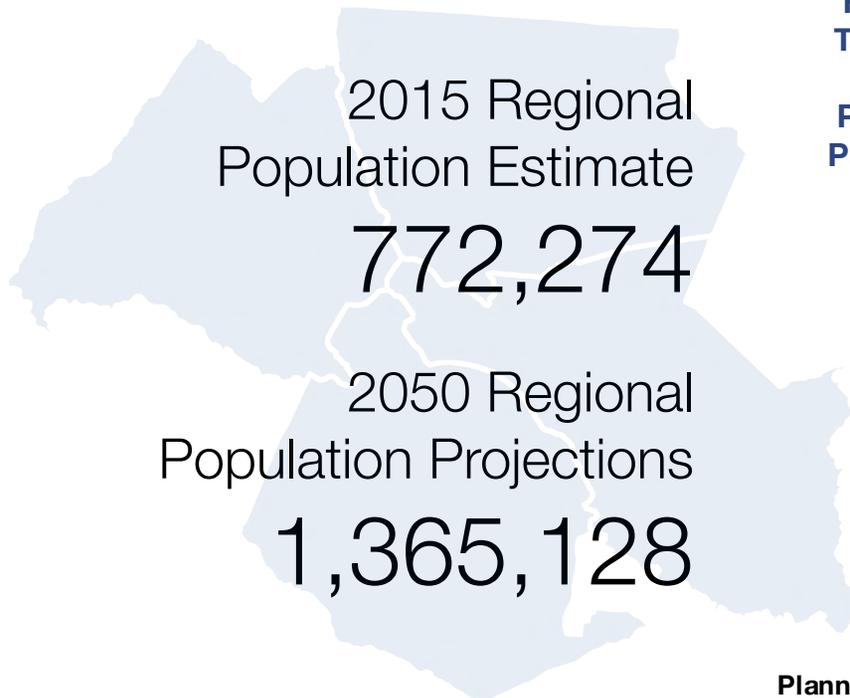
A primary reason for these lower growth rates is that the Cayce/West Columbia area is far more “built out” than other previously undeveloped areas of the county. Also, natural development constraints such as wetlands and floodplains exist in the southern and eastern portions of the City, limiting the amount of land available for new development. Because of these constraints, most of the future population growth in Cayce will likely be through infill development and strategic annexations.

Most of the future population growth in Cayce will likely be through infill development and strategic annexations.

**Table 2.1: Population Change, Cayce and Lexington County**

	1980	1990	2000	2010	2020	Percent Change 2010-2020	Percent Change 1980-2020
Cayce	11,701	11,163	12,150	12,526	13,781	10.02%	17.78%
Lexington County	140,035	167,611	216,014	262,391	293,991	12.04%	109.94%

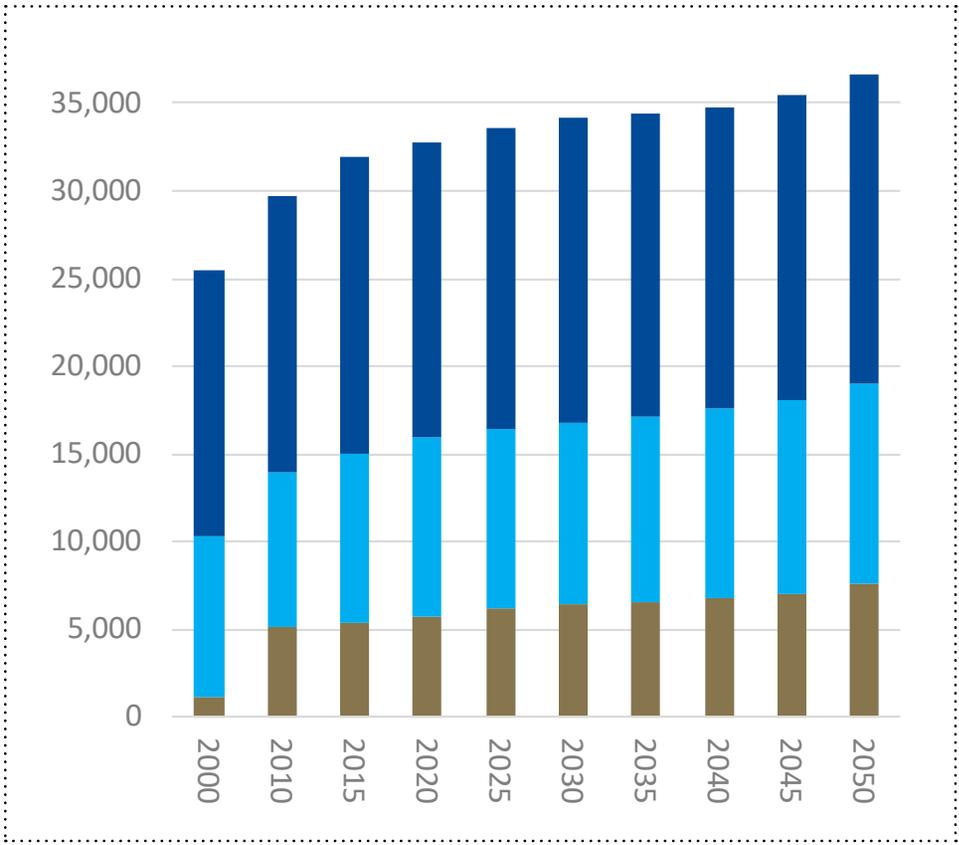
Source: US Decennial Census



**Figure 2.1:  
Thirty-Year  
Regional  
Population  
Projections**

**Regional  
Planning Sector**

- SE Richland
- Springdale
- Cayce/West Cola



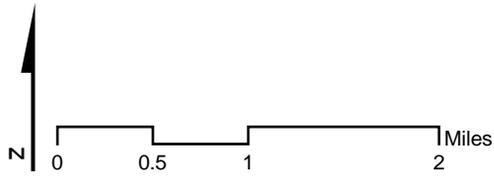
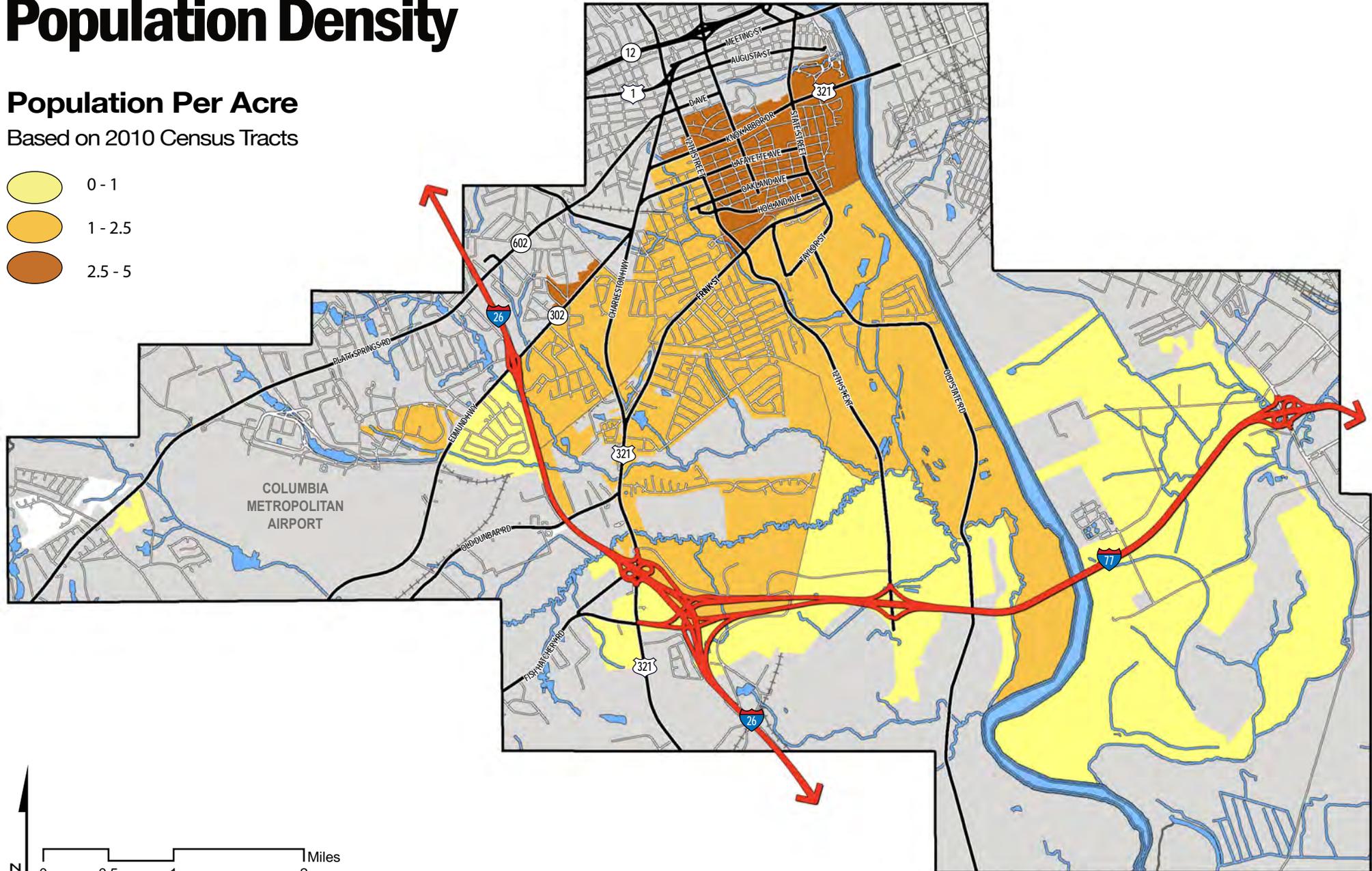
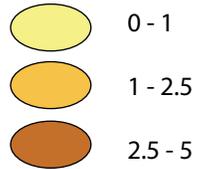
Source: Central Midlands Council of Governments 30-Year Regional Population Projections

Map 2.1: Population Density by Census Tract

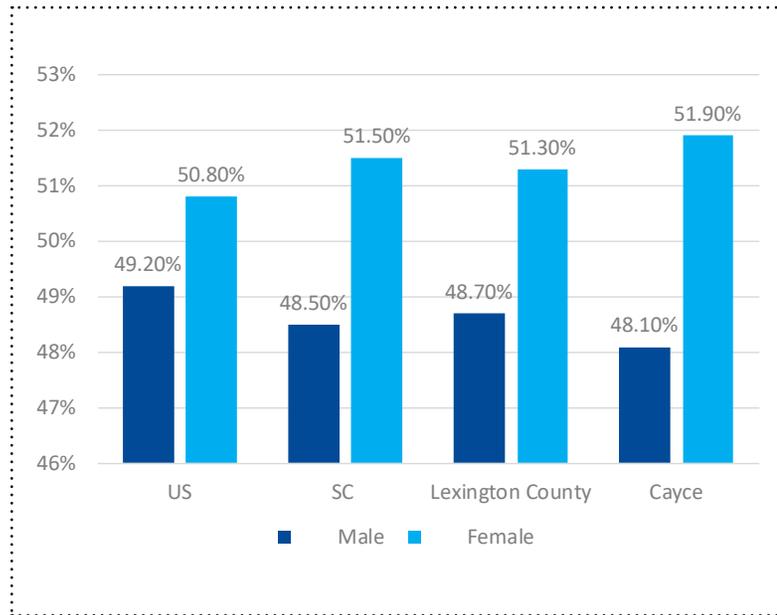
# Population Density

## Population Per Acre

Based on 2010 Census Tracts



**Figure 2.2: Population Percentage by Sex**



Source: 2019 American Community Survey 5-Year Estimates

## Demographic Characteristics

The population of Cayce is predominantly white and African American with a trend of increasing racial and ethnic diversity. Since 1980, residents identifying as a race other than white or African American have increased from 0.6% to 8.5% of the population. Hispanic or Latino residents (of any race) make up 4.3% of the population.

The Environmental Sciences Research Institute (ESRI) calculates a diversity index which shows the likelihood that two persons chosen at random from the same area will belong to different racial or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity). The diversity score for the entire United States in 2010 was 60, while Cayce had a score of 51.7. The diversity index of Cayce is expected to reach 54 by 2023, a 4.45 percent increase from 2010.

**Table 2.2: Percent Population by Race and Ethnicity**

	2000	2010	2019 Estimate
White	74.60%	68%	71.20%
Black or African American	22.50%	25.10%	20.50%
American Indian and Alaska Native	0.27%	0.40%	0.30%
Asian	1.16%	1.90%	5.40%
Native Hawaiian and Other Pacific Islander	0.15%	0.10%	0%
Some Other Race	0.68%	2.30%	0.40%
Two or More Races	0.82%	2.10%	2.40%
Hispanic or Latino (of any race)	1.33%	4.30%	2.20%

Source: US Decennial Census (except 2019 = American Community Survey Estimate); Diversity Index, ESRI Community Analyst

	2010	2020
Diversity Index	51.7	53.5

**Table 2.3: Cayce Age Group Trends**

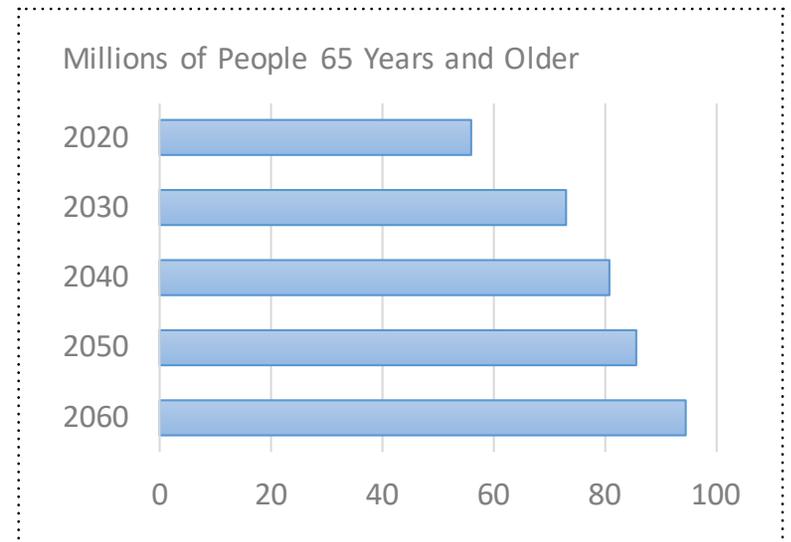
	1980	1990	2000	2010	2019	Percentage Increase/Decrease
18 and under						
Number	3,182	2,503	2,516	2,328	2,238	
Percentage	26.9%	23.0%	20.7%	18.58%	16.5%	-29.7%
18 - 64						
Number	7524	7097	7843	8443	9,488	
Percentage	64.3%	63.0%	64.6%	67.39%	69.8%	+26.1%
65 and older						
Number	995	1,564	1,791	1,757	1,874	
Percentage	8.8%	14.0%	14.7%	14.03%	13.8%	+88.3%
Median age	29.8	34.2	36.1	34.9	32.4	

Source: US Decennial Census (except 2019 = American Community Survey Estimate)

In the United States, and in South Carolina, females outnumber males. In Cayce, the ratio of females to males is slightly higher than in the United States, South Carolina, and Lexington County. Because the average life expectancy for women is longer than men, this can have physical planning implications, especially when taking into account generations of gender pay inequality. According to an AARP 2008 study, 70 percent of American adults 65 and older living in poverty were women (AARP, Older Americans in Poverty: Snapshot, April 2010).

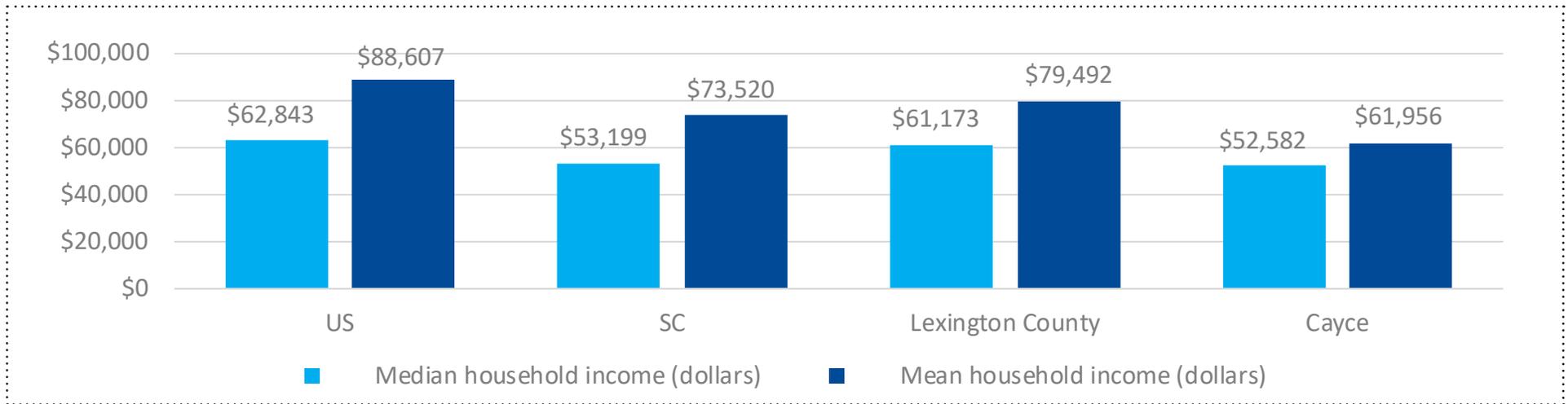
The aging of the population is a national trend. According to the Census Bureau, by 2030, all baby boomers will be over age sixty-five, and one in five Americans will be of retirement age. In addition, the Census Bureau notes that birth rates are declining.

**Figure 2.3: US Projections For Older Adults**



Source: US Census Bureau, 2017 National Population Projections

**Figure 2.3: 2019 Median and Mean Household**



Source: 2019 American Community Survey 5-Year Estimates

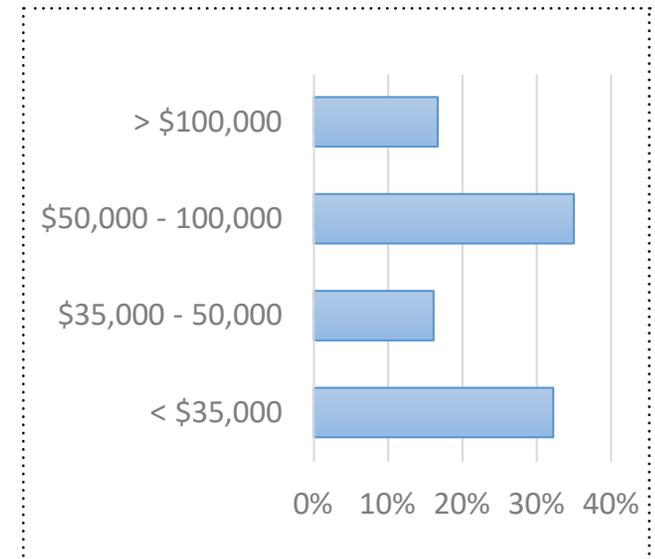
From 1980 to 2019, the percentage of children 18 and younger declined by 29.7 percent, while the percentage of the Cayce population 65 and older rose by 88.3 percent. Nationally by 2060, 23 percent of the population is projected to be age 65 and older. These trends have long-term implications for the planning that include:

- Declining school enrollment
- Changing recreational needs
- Changing housing requirements including assisted living facilities
- Changing transportation and mobility needs

### Income and Poverty

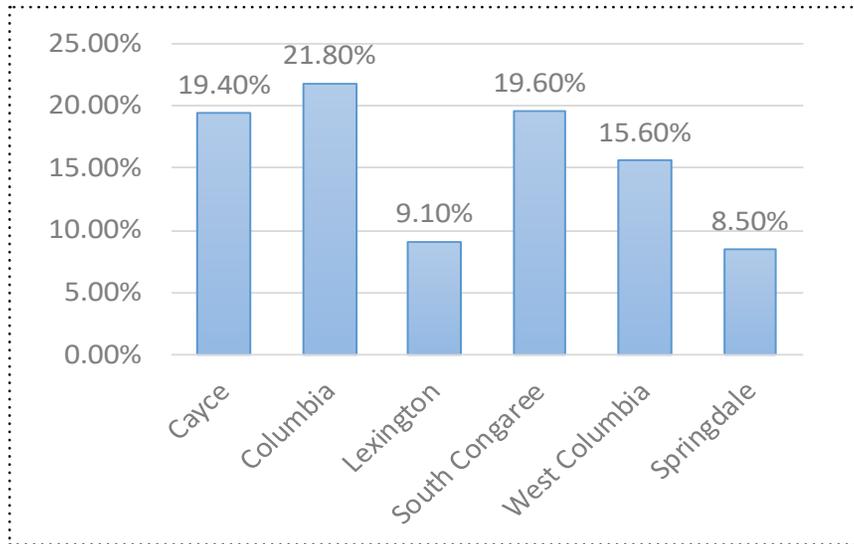
The 2019 mean household income of Cayce was \$52,585, which is almost \$20,000 less than the average household income of Lexington County. The 2019 median household income of Cayce was \$52,582 per year. This means that half of Cayce households have incomes less than that amount, and half of the households have incomes that are more. Thirty two percent of households make less than \$35,000 per year while 16.7 percent make more than \$100,000 per year.

**Figure 2.4: 2019 Household Income**



Source: 2019 American Community Survey 5-Year Estimates

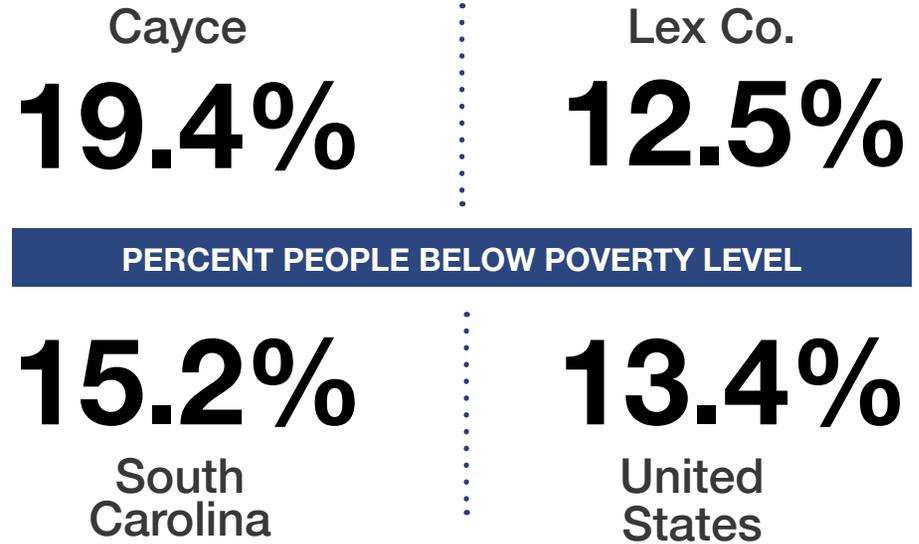
**Figure 2.5: 2019 Percentage of People Below the Poverty Level (Past 12 Months)**



Source: 2019 American Community Survey 5-Year Estimates

The US Census Bureau determines poverty status by comparing pre-tax cash income against a threshold that is set at three times the cost of a minimum food diet. This cost is updated annually for inflation using the Consumer Price Index (CPI) and adjusted for family size, composition, and age of householder.

The 2019 ACS estimate for the percentage of people below the poverty level for Cayce was 19.4%, which is 6.9% higher than Lexington County and 4.2% higher than South Carolina. When compared with neighboring jurisdictions, the percentage for Cayce is slightly lower than Columbia, but higher than West Columbia, Lexington, and Springdale. The 2019 ACS estimate for the percentage of families below the poverty level in Cayce is 9.6%. Which is only slightly higher than West Columbia (9.4%) and Lexington County (9.4%). Poverty rates in Cayce disproportionately impact minority populations.

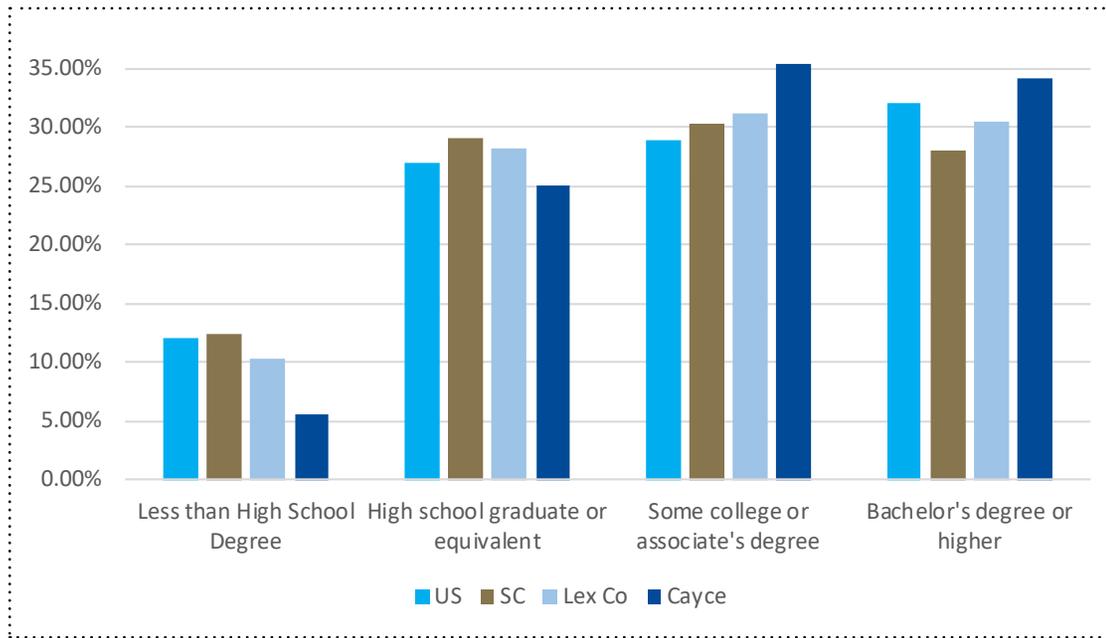


**Table 2.4: Race and Poverty in Cayce**

	Total	Below Poverty Level	Percent Below Poverty Level
White	9,679	1,595	16.5
Black or African American	2,756	791	28.7
American Indian and Alaska Native	34	0	0
Asian	731	122	16.7
Some Other Race	52	42	80.8
Two or More Races	321	85	26.5
Hispanic or Latino Origin (of any race)	295	116	39.3

Source: 2019 American Community Survey 5-Year Estimates

**Figure 2.6: Educational Attainment by Percent of Population Age 25+**



Source: 2019 American Community Survey 5-Year Estimates

**Table 2.5: Cayce Median Earnings by Gender and Educational Level**

	Average	Male	Female
Population 25 years and over with earnings	\$40,484	\$44,843	\$34,570
Less than high school graduate	\$35,994	\$36,278	-
High school graduate (includes equivalency)	\$30,488	\$40,570	\$20,950
Some college or associate's degree	\$38,986	\$46,193	\$32,391
Bachelor's degree	\$48,667	\$54,828	\$39,453
Graduate or professional degree	\$47,024	\$43,672	\$52,134

Source: 2019 American Community Survey 5-Year Estimates

## Educational Attainment

Cayce is aligned with the county, state, and country when comparing educational attainment levels of people age 25 and older: each has smaller percentages of those without high school diplomas and higher percentages of those with high school diplomas, some college, bachelor’s degrees, and higher degrees. The average Cayce high school graduate earns nearly twice as much as the average resident without a high school education. The average Cayce resident with a bachelor’s degree earns 1.37 times more than the average resident with a high school education.

There are income inequities between men and women. Although this wage gap has been closing in recent years, it still remains. Nationally, women are paid 80 cents for every dollar paid to men (2018 US Census Current Population Survey). In Cayce, there is a 22.9 percent difference between the median male income and the median female income for the population 25 years and over. The gender wage gap exists in all levels of educational attainment in Cayce, apart from the graduate level where women earn 16.2 percent more than men.

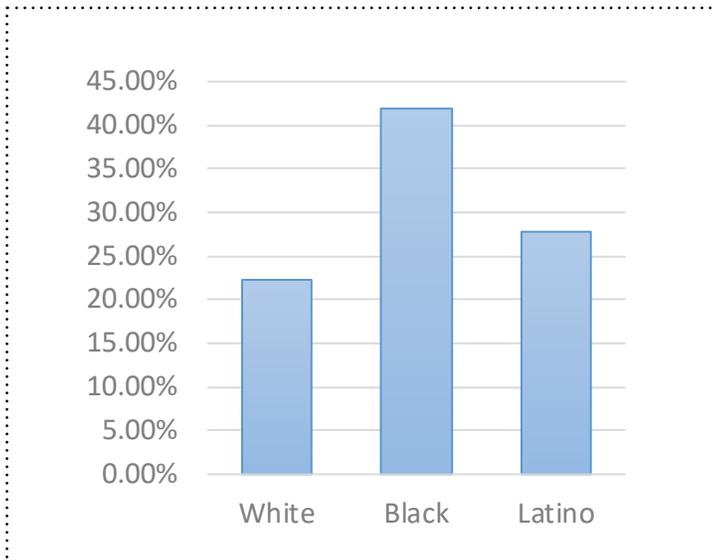
Gender  
Wage Gap  
**22.9%**

**Table 2.6: 2012 SC Childhood Overweight/Obesity Rate**

AGE GROUPS	PERCENT OVERWEIGHT	PERCENT OBESE
2 - 4	8.2	21.0
5 - 10	17.4	23.1
11 - 13	18.4	20.7
14 - 17	15.4	15.1

Source: SC Department of Health and Environmental Control

**Figure 2.7: SC Obesity Rate by Race**



Source: The State of Obesity 2018

## Population Health

Over the last several decades, obesity and associated chronic diseases have become a major public health crisis facing many cities. In 2017 South Carolina ranked tenth in the nation in adult obesity. The 2018 adult obesity rate for Lexington County was 34 percent, up from 30 percent in 2014 (Robert Wood Johnson Foundation). Nearly 1 in 3 Lexington County adults and 16.6% of children are obese. There is little data available on the municipal level, but the percentages for Lexington County indicate that nearly one in three adult citizens in Cayce is obese. The following statistics represent the most recent data on the likely impact of obesity-related chronic diseases on Cayce citizens.

- **Heart Disease:** In 2013 the number one cause of death in Lexington County was heart disease. In 2016 4.9 percent of the population reported having heart disease.
- **Stroke:** In 2011 South Carolina was the eighth highest state in the prevalence of stroke, and stroke was the fourth leading cause of death in South Carolina. In 2012, 111 Lexington County residents died of stroke. In 2016 4.1 percent of the population reported suffering a stroke.
- **Cerebrovascular Disease:** In 2013 cerebrovascular disease (which includes stroke) was the sixth highest cause of death in Lexington County and in 2016 caused 35.6 percent of deaths in the county.
- **Diabetes:** In 2017 South Carolina was ranked the fifth highest state in the country.

Obesity is a major contributor to health risks in Cayce. Statistics indicate that there is a higher incidence of obesity among the African Americans and Hispanic population. Statistics for preschool and grade school children show a wide occurrence of children being overweight/obese and show that, even at an early age, childhood obesity may be a precursor to a lifetime of poor health.

## Summary of Key Findings

- Cayce’s population increased 16.23% between 1980 and 2019
- Cayce represents 4.8% of Lexington County’s total population
- Lexington County is projected to grow by 82.4% over the next 30 years
- The West Metro area is projected to grow by 11.8%
- Changing consumer demand in housing type could impact these trends
- Cayce is becoming more diverse
- Cayce has a high female-to-male ratio and an 22.9% wage gap
- Percent of population 65 and older is increasing
- Cayce has a higher poverty rate than Lexington County and SC
- Nearly 1 in 3 Lexington County adults and 16.6% of children are obese

## Issues and Opportunities

**Growth Potential.** Despite development constraints, Cayce has the potential to absorb a much larger share of Lexington County’s projected population growth because of changing consumer demand for more established, higher density neighborhoods that have quality of life amenities and are in proximity to activity and employment centers. To capture this growth, Cayce can leverage its existing assets such as the Cayce Riverwalk, the growing arts community, and the City’s historic neighborhoods, and use these assets as a marketing tool to strengthen its position as a place to call home and as a regional tourism destination.

**Aging in Place.** Demographic trends indicate that the population of Cayce is aging. The current built environment is not conducive to “aging in place.” The City can prepare for this demographic change through supportive policies and programs that promote housing diversity, multi-modal transportation, and the adoption of accessibility standards.

## Related Goals and Strategies

The key issues and opportunities identified below relate to the comprehensive plan goals listed below. Relevant objectives and strategies corresponding with these goals are summarized in Table 2.7.

- Goal # 1: Support Cayce’s Diverse and Dynamic Population
- Goal # 3: Promote Healthy Eating and Active Living
- Goal # 4: Strengthen and Grow the Economy
- Goal # 6: Plan for Future Growth and Development

**Diversity and Equity.** Cayce should celebrate its growing racial and ethnic diversity through inclusionary festivals and public events planning, and in promoting equal opportunity employment and access to City programs and services. Communities across the country are also making commitments to ensuring equity, diversity, and inclusion by establishing citizen advisory panels, developing equity-based strategic plans, and strengthening disadvantaged business enterprise (DBE) programs.

**Public Health.** Obesity and related chronic diseases are a significant public health threat to the City of Cayce. The City can help to address this epidemic by supporting policies and programs that promote healthy eating and active lifestyles. A West Columbia/Cayce Food Policy Coalition was recently established to identify and address food access and equity issues in the West Columbia/Cayce area. Cayce should continue to support and participate in this initiative.

**Table 2.7: Goals, Objectives, and Strategies**

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

Prepare for an aging and younger population through support for housing diversity, multi-modal transportation, and accessibility standards

- Review and update the zoning ordinance as needed to support and strengthen accessibility standards
- Ensure zoning ordinance does not prohibit senior housing and live-work units near commercial corridors and transit routes
- Ensure City staff are adequately equipped to refer public inquiries for senior services to the appropriate agencies (e.g., Central Midlands Area Agency on Aging)

Promote racial, ethnic, and gender equity in all City policies, programs, services, and practice.

- Review and update procurement policy to consider the use of disadvantaged business enterprises for City contracts
- Research and identify best practices for addressing possible social equity issues and concerns from local, state, and national initiatives (e.g., National League of Cities – Race, Equity, and Leadership Initiative)
- Develop a public outreach plan, including a database of multi-cultural agencies advocacy organizations, to expand community engagement and outreach, especially in underserved areas and communities with limited English proficiency
- Identify neighborhoods for targeted planning and revitalization efforts
- Develop process to ensure all new City ordinances do not create racial, age, or gender inequality

Goal #3: Promote Healthy Eating and Active Living

Ensure access to healthy food

- Review and update zoning ordinance as needed to ensure community gardens, urban farms, healthy food retail, and mobile food vendors are permitted uses in appropriate locations, especially in food desert areas
- Support and participate in the West Columbia/Cayce Food Policy Coalition
- Encourage healthy food options at City sponsored festivals and events

Promote Active Lifestyles and create active recreation opportunities for residents and visitors

- Examine feasibility of working with Lexington County Recreation and Aging Commission and Lexington School District Two to ensure adequate facilities and programming are available to promote active lifestyles
- Continue developing active recreation opportunities for residents and visitors

Goal # 6: Plan for Future Growth and Development

Promote infill and redevelopment opportunities

- Ensure the zoning ordinance supports and encourages infill and mixed-use development projects in appropriate areas
- Review infill development ordinance use and effectiveness
- Consider establishing a redevelopment corporation



When the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the Planning Act) was first passed, housing topics and issues were mainly addressed within the population and land use elements of the comprehensive plan. In 2007, the SC Legislature passed the Priority Investment Act, which amended the Planning Act to require a separate housing element to include an analysis of housing location, type, age, condition, occupancy, and affordability.

# Housing

# CAYCE HOUSING STUDY

June 2020



Prepared by  
RKG Associates, Inc.



RECOMMENDATIONS	ISSUE AREA			
	FINANCIAL RESOURCES OF HOMEOWNERS AND RENTERS	SINGLE-FAMILY RENTAL MARKET	VACANT RESIDUAL UNITS	HOUSING PROGRAMS & FINANCING
<b>UPWARD MOBILITY TO EXPAND HOUSING CHOICE:</b>				
Use City Housing Incentives & Incentives/Investment policies	-	+	+	+
Track impact of taxes for any area impacted	-			+
Pursue zoning/development agreements	+			+
<b>HOUSING AND HOUSING RECOMMENDATIONS:</b>				
Develop housing choice funds	+	+	+	+
Work with organizations or neighborhood organizations		+	+	+
Work with organizations or neighborhood organizations		+	+	+
Help residents migrate to higher-rent areas	+			+
Regulate food establishments and food-related projects	+		+	+
Encourage residential projects			+	+
Establish fees for housing production	-		+	+
<b>LOOKING TO GROW HOUSING MIXTURES:</b>				
Develop a mobile home development policy	-	+		+
Develop and utilize building forms as of right in some neighborhoods	+			+
Encourage development				+
Encourage multi-family housing				+
Encourage development of multi-family housing		+	+	+
<b>ADVANCE PROGRAMS, POLICIES AND FINANCING FOR HOUSING:</b>				
Offer renter subsidies		+		+
Expand rental program			+	+
Expand of rental services & property care			+	+
Make it easier for new housing and investment				+

The state of Cayce’s housing stock is a major indicator of lifestyle and the social environment. Housing is also a major land use, which greatly influences the character and degree of prosperity of the City. Housing affordability, design, and diversity in type are important considerations as Cayce strives to increase the livability and overall quality of life for all residents regardless of age and socioeconomic status.

In 2019, City Council determined there was a need to identify community-specific housing priorities and policy recommendations, including housing related land use and zoning decisions. To address this need the City commissioned a housing study which was prepared by RKG Associates Inc. in June 2020. Much of the data and recommendations from this housing study are incorporated here. In accordance with SC Code of Law Section 6-29-520 (C), the RKG Housing Study is adopted by reference into the comprehensive plan.

Cover and pages from the Cayce Housing Study prepared by RKG Associates Inc. in June 2020.

Housing affordability, design, and diversity in type are important considerations for increasing livability and quality of life

**Table 3.1: Cayce Average Household Size, 1970 – 2019**

	1970	1980	1990	2000	2010	2019 Estimate
Persons per family	3.34	3.19	2.98	2.89	2.91	2.98
Persons per household	3.30	2.74	2.49	2.36	2.34	2.26
	1970–1980	1980–1990	1990–2000	2000–2010	1970–2010	1970–2019
Decrease in avg. HH size	-17%	-9%	-5.2%	-8.5%	-22%	-31.5

Source: US Census Bureau, Decennial Census 1970-2010; 2019 American Community Survey 5-Year Estimates

## Household Characteristics

**Household Size.** Since the 1970s there has been a steady decrease in average household size across the United States. Cayce is in step with this national trend. The average Cayce household size decreased 22 percent between 1970 and 2010. The 2019 ACS estimate of 2.26 persons per household illustrates a continuation of this trend.

**Household Types.** With the steady decrease in household size, it is not surprising that 45 percent of Cayce households are non-family households. Over 31 percent of Cayce households are individuals living alone and 24.6 percent of non-family households are female as opposed to 20.5 percent male. Nearly 15 percent of Cayce households are headed by single mothers. This diversity in household type indicates a need for the City to develop and maintain a diversified housing portfolio to include smaller housing units and smaller lots (or no lots) with minimal associated yard maintenance.

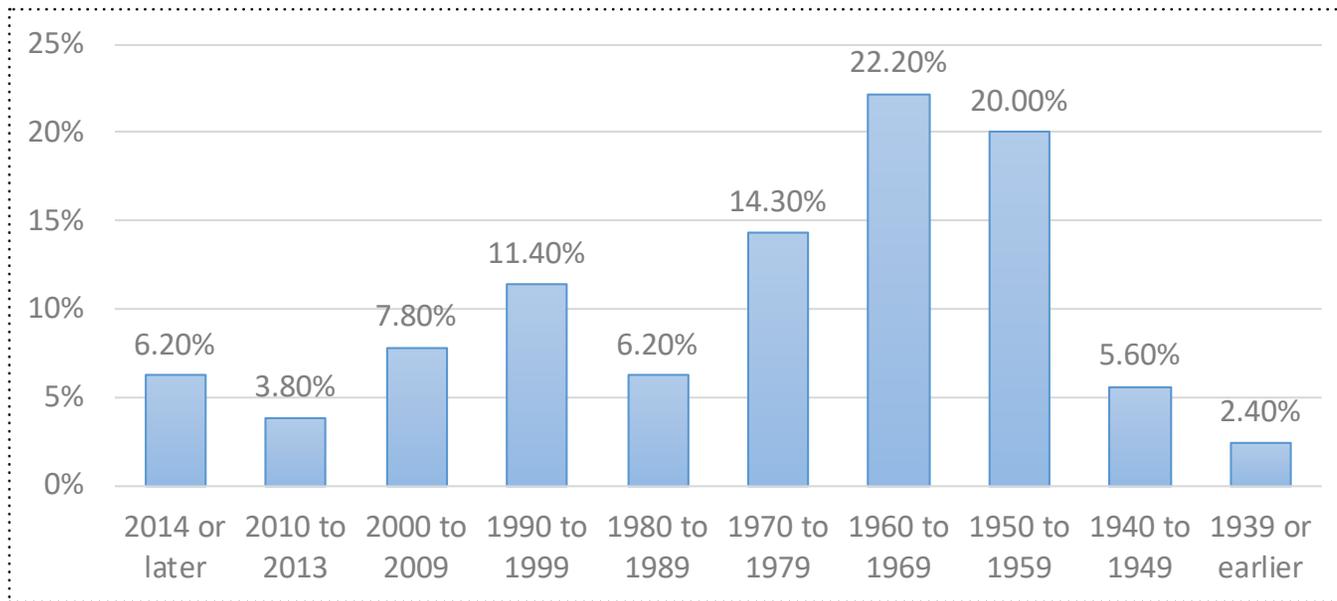
**22%**

Decrease in  
Average household  
size between  
1970 and 2010

**2.26**

2019 ACS Average  
Household Size

**Figure 3.1: Percentage of Housing Stock by Years Constructed**



Source: 2019 American Community Survey 5-Year Estimates

**Table 3.2: Housing Unit Types, 29033 Zip Code**

	Number	Percent
<b>Total Housing Units</b>	<b>6,370</b>	<b>6,370</b>
1-unit, detached	4,402	69.10%
1-unit, attached	100	1.60%
2 units	264	4.10%
3 or 4 units	324	5.10%
5 to 9 units	372	5.80%
10 to 19 units	316	5.00%
20 or more units	436	6.80%
Mobile home	156	2.40%

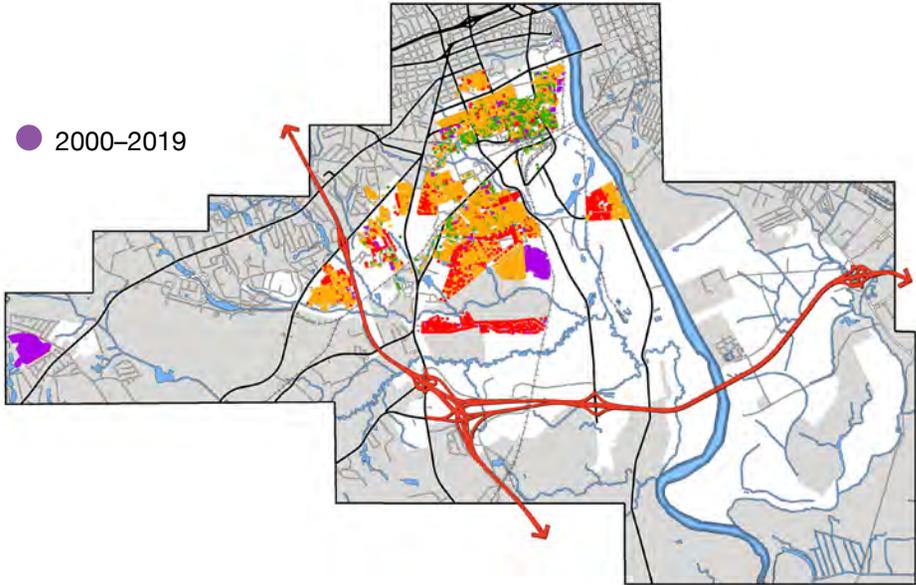
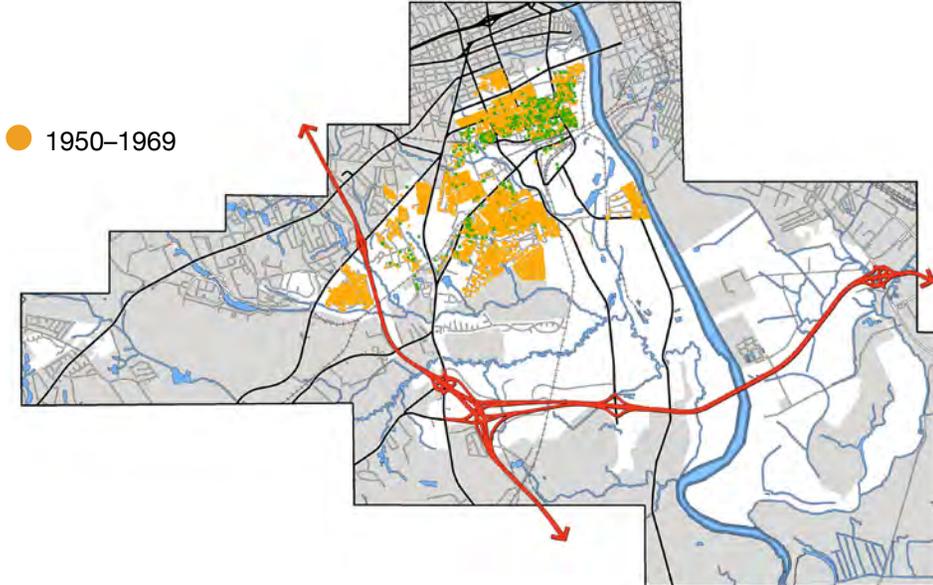
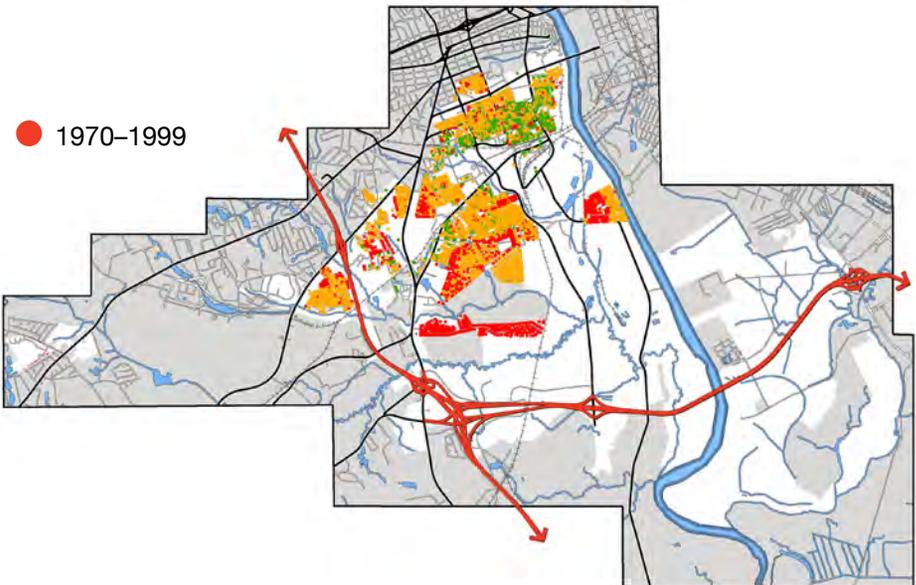
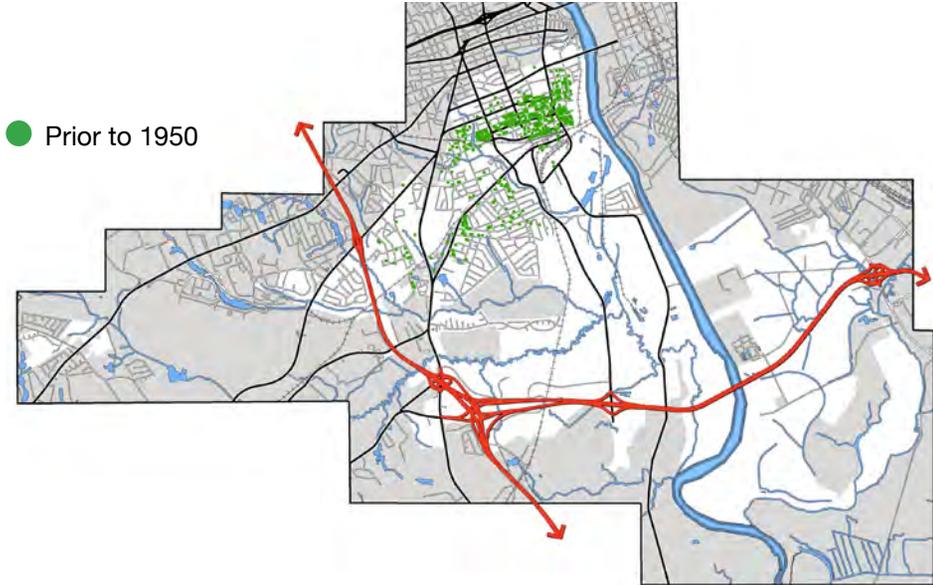
Source: 2019 American Community Survey 5-Year Estimates

## Housing Stock Characteristics

**Housing Age.** Over 50 percent of the Cayce housing stock was built between 1950 and 1979, a period including the “building boom” years of the 1950s and 1960s when the Avenues were developed. The median year of construction is 1964. Compared to surrounding jurisdictions, Cayce has relatively few houses remaining that were built prior to 1940, and relatively fewer houses built after 2014.

**Housing Type.** The housing stock in Cayce is predominantly made up of single family detached units (69.1%). Approximately 73.5 percent of all units are 2-3 bedrooms indicating a trend towards smaller to mid-sized housing. One bedroom units represent 8.9 percent of the total and 4 or more bedrooms represent 15 percent.

# Map 3.1: Year Houses Built



**Table 3.3: Residential Building Permit Activity 2005 – 2020**

Year	Single-Family Units	Single-Family Value	Multi-Family Units	Multi-Family Value	Repairs Additions	Repairs Additions Value	Demolitions
2005	5	\$475,972	0	0	69	\$3,044,906	4
2006	16	\$1,684,623	0	0	35	\$1,080,030	4
2007	11	\$1,088,577	0	0	30	\$768,889	5
2008	2	\$240,000	0	0	38	\$754,749	2
2009	3	\$369,750	0	0	27	\$510,392	11
2010	4	\$509,860	0	0	34	\$914,274	10
2011	5	\$627,900	0	0	25	\$522,637	4
2012	44	\$5,542,602	2	\$1,354,057	30	\$601,695	5
2013	32	\$4,827,568	0	0	21	\$499,805	2
2014	55	\$9,759,715	0	0	18	\$302,457	1
2015	46	\$8,991,437	29	\$20,313,141	42	\$865,974	2
2016	51	\$8,618,907	4	\$15,377,081	28	\$535,143	4
2017	16	\$2,158,830	0	0	45	\$980,758	10
2018	3	\$133,216	189	\$3,209,148	29	\$668,037	2
2019	3	\$389,060	0	0	12	\$148,221	2
2020	6	\$648,365	0	0	65	\$3,497,536	4
<b>Total</b>	<b>302</b>	<b>\$45,933,166</b>	<b>224</b>	<b>\$40,253,427</b>	<b>548</b>	<b>\$15,695,503</b>	<b>72</b>

Source: Central Midlands Council of Governments

## Housing Demand

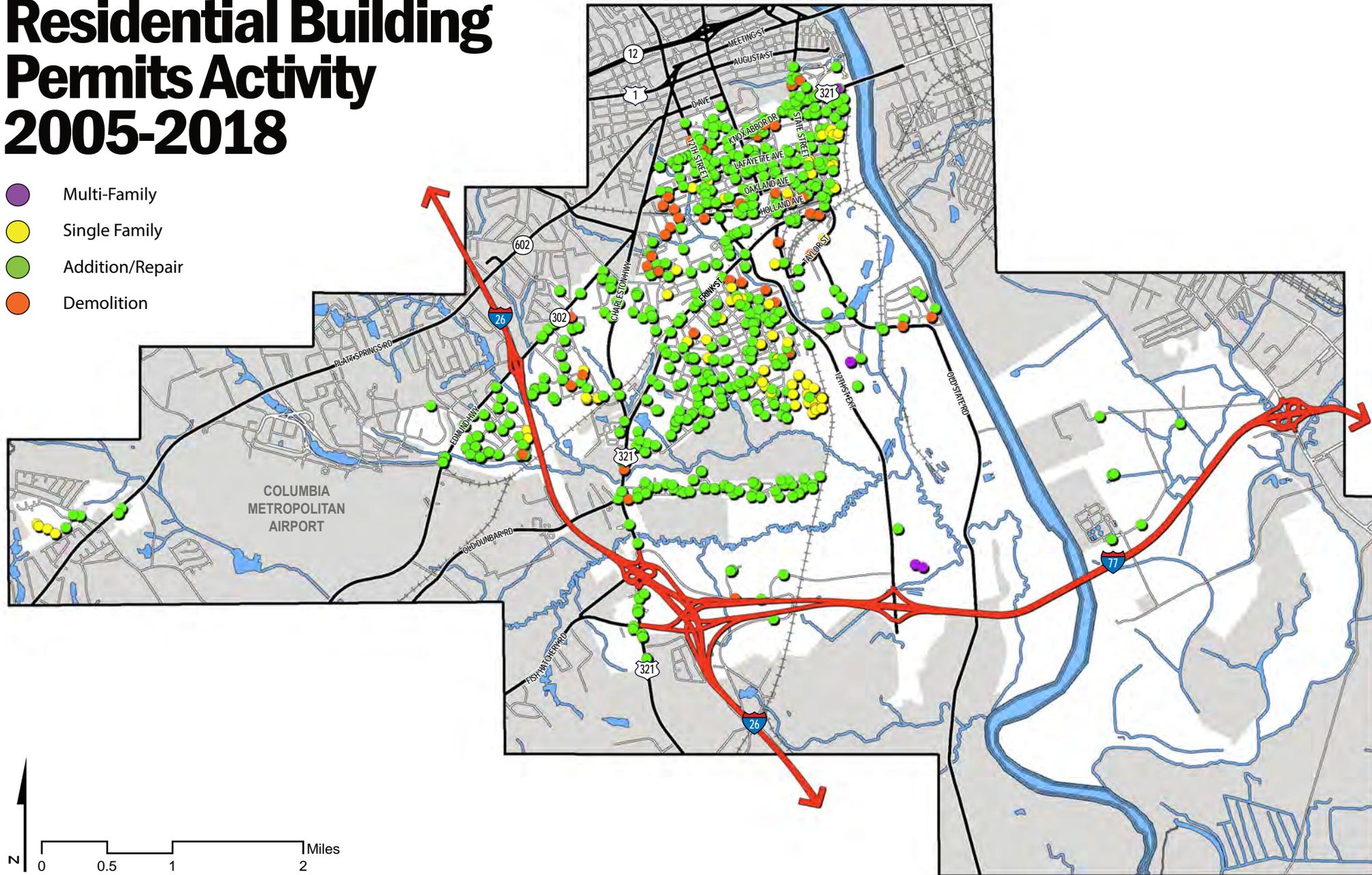
Based on the 2019 ACS, the number of housing units in Cayce was 6,370 and the vacancy rate was 5.5%. With an estimated population of 13,600 and an average household size of 2.26, the supply of existing housing has been keeping pace with demand. Since 2010, the City has added approximately 265 new single family residential units and 224 multi-family units. In addition to new residential construction, the City has also seen significant investment in additions and repairs with 2020 being a record breaking year in terms of permit value.

As shown on Map 3.2, the majority of permits, including new single family permits, are issued in established residential areas signifying reinvestment and infill development within existing neighborhoods. Multi-family construction is scattered throughout the City with the new large developments occurring along Knox Abbot Drive close to the river and the Blossom Street Bridge. Market trends in 2020 and 2021 are showing exponential increases in residential sales demand and property values. These dramatic increases are due, in part, to pandemic related supply shortages, but will likely have long term impacts on the residential real estate market and should be monitored closely.

Map 3.2: Residential Building Permit Activity

# Residential Building Permits Activity 2005-2018

- Multi-Family
- Single Family
- Addition/Repair
- Demolition



## Occupancy and Tenure

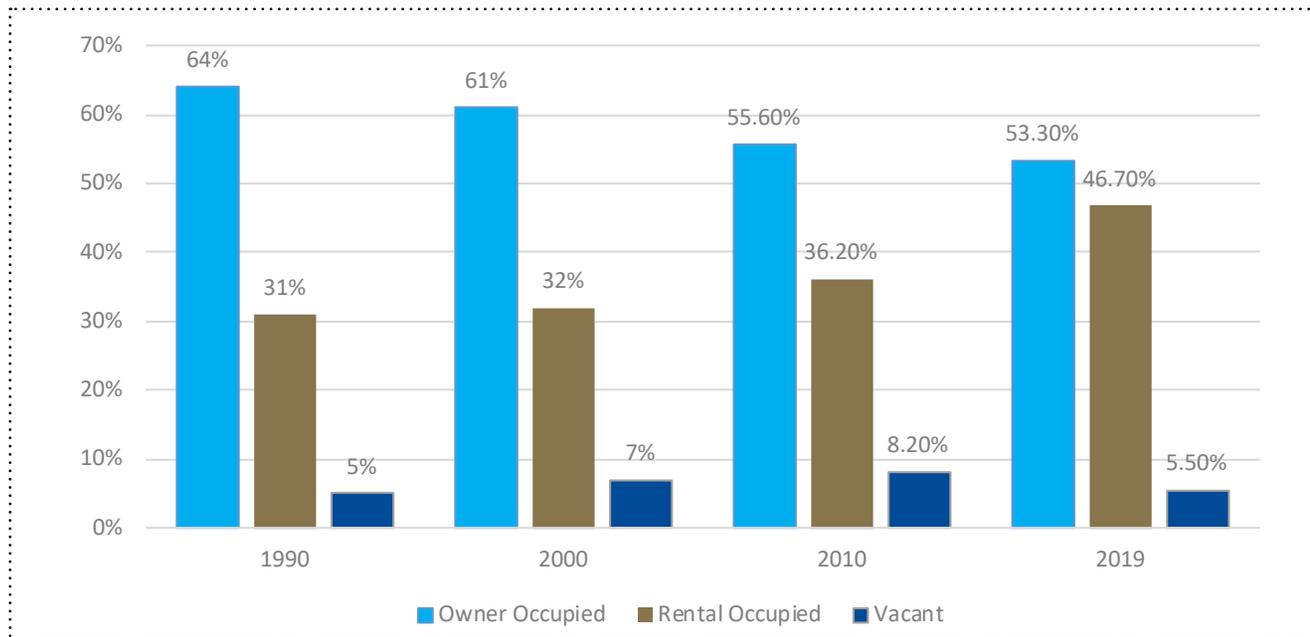
Since 1990, Cayce has seen a steady decline in the number of owner-occupied units and a steady increase in rental units. This trend is expected to continue for the next five years. While the actual number of vacant units is low, the percentage of increase in vacant units since 1990 has been high.

Owner occupancy has traditionally been viewed as a sign of investing in the community and of lending to the stability of neighborhoods. It is a goal of the Cayce Strategic Plan 2017–2018 to increase home ownership. While the steady decrease in owner-occupied housing in Cayce may be of concern, it is reflective of national trends.

**Housing Registration Program.** In 2016 the City of Cayce implemented a housing registration program for all non-owner-occupied housing. This program is designed to help ensure the proper maintenance of rental properties. The problem with absentee landlords who are difficult to contact and/or unresponsive to code enforcement is mitigated by the requirement that there must be a registered person in charge who either resides or has an office within a seventy-five-mile radius of the City.

As of 2019, Cayce has 1,386 non-owner-occupied properties. Eighty-six percent of the owners of these properties have complied by registering their properties with the program. However, the RKG Housing Study finds that landlord compliance to housing codes is problematic. The report recommends periodic inspections of registered properties.

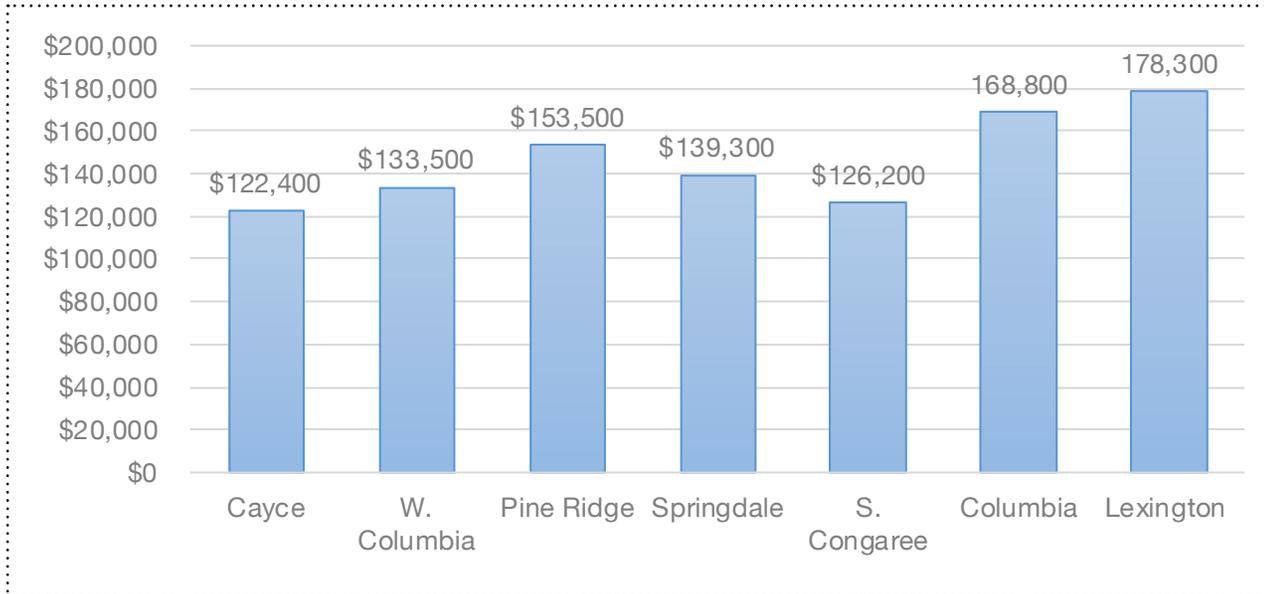
**Figure 3.2: Owner-Occupied Housing Trends**



Source: 2019 American Community Survey 5-Year Estimates

Recent decades have seen a decrease in owner occupancy and an increase in rental properties

**Figure 3.3: 2018 Median Home Value Comparisons**



**MEDIAN HOME VALUE**

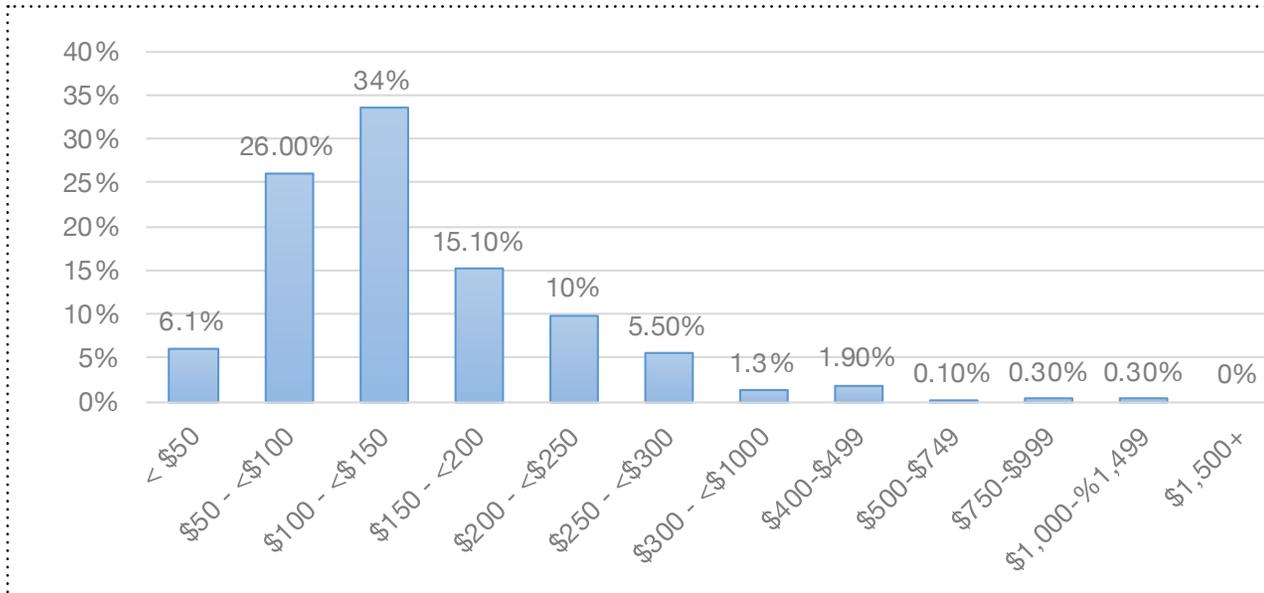
**Cayce**  
**\$122,400**

**Lexington County**  
**\$148,400**

**South Carolina**  
**\$148,600**

**United States**  
**\$193,500**

**Figure 3.4: 2018 Range of Values for Owner-Occupied Housing**



**House Value**

The Cayce median owner-occupied home value is the lowest among surrounding jurisdictions. This is consistent with the fact that the Cayce average household income is the lowest in the same comparison group. Sixty percent of Cayce owner-occupied housing units are valued between \$50,000 and \$149,000. Over 30 percent of Cayce owner-occupied homes are valued between \$150,000 and \$999,000.

Source: 2018 American Community Survey Estimates

## Affordability

Affordability is a key factor in the housing market. The cost of housing must be in sync with household incomes to meet future housing needs. Under HUD criteria, a housing unit is considered affordable if its gross cost does not exceed 30 percent of the occupants' income. Conversely, a household is considered cost burdened if its occupants are paying more than 30 percent of their income for housing costs.

**Rental Affordability.** Over 48 percent of Cayce's renting households are cost burdened by their rent. The highest percentage of households (22.7%) pay 50 percent or more of their gross income on rent.

**Ownership Affordability.** For households owning their homes, 19 percent are cost burdened—two and a half times less than the percentage of cost burdened renters.

**Potential Impediments to Affordable Housing.** Zoning and land development regulations can be an impediment to affordable housing depending on how they are written, interpreted and implemented. Exclusionary zoning practices can limit the type, size, density, and design of residential neighborhoods which can discourage the development of more affordable housing types. The separation of land uses, typical of most zoning ordinances, can also exacerbate affordability issues for residents with limited access to transportation.

The City should continuously review its zoning and land development regulations to ensure it adequately allows for mixed-use development and a diversity of housing types. The City should also continue to work with community partners, such as Habitat for Humanity and the Cayce Housing Authority to increase the supply of affordable housing opportunities.

**Table 3.4: Gross Rent as a Percentage of Income**

Percent of Income Bracket	Number	Percentage
<10% of Income	53	2.3%
10-14.9% of income	197	8.6%
15-19.9% of income	229	9.9%
20-24.9% of income	289	12.6%
25-29.9% of income	247	10.7%
30-34.9% of income	160	7.0%
35-39.9% of income	114	5.0%
40-49.9% of income	211	13.5%
50+% of income	523	22.7%
Gross rent % not computed	179	7.8%

Source: 2018 American Community Survey Estimates

**Middle-Income and Market Rate Housing.** Traditional affordable housing typically targets lower income residents who earn 50% or less of the area median income (AMI). There is also increasing demand for housing that supports middle-income residents who make between 80-120% of AMI. Middle-income housing is often referred to as "workforce" housing because it targets teachers, public safety officers, and healthcare workers who often cannot afford to live within the communities in which they work. Market rate housing, which reflects the current market value for comparable properties of the area, is also in demand. This increasing demand for all types of housing at different price points underscores the importance of ensuring the availability of a diverse housing portfolio in the City.

1



1. New multi-family housing being built in Cayce near the Congaree River. The development includes sidewalks and connectivity to commercial areas and the Three Rivers Greenway.

2



2. Newer single-family housing located adjacent to Cayce Riverwalk Access.

3



3. Older single family residential neighborhood typical of the Avenues area of the City.

## Summary of Key Findings

- Average household size decreased by 22% between 1970 and 2010
- Over 31% of households are individuals living alone
- Housing is predominantly characterized by single-family detached units
- Increasing demand for a more diverse housing portfolio
- Almost 40% of the housing stock was built between 1950 and 1979
- Median year of construction was 1964
- Construction of new units has recovered to pre-recession levels
- Significant investment in repairs and renovations of older housing stock
- Decreasing owner-occupancy and increasing renter-occupancy
- Over 48% of renting households are cost burdened
- 19% of homeowners are cost burdened

## Issues and Opportunities

**Zoning Regulations.** Zoning and land development regulations can impact growth and development opportunities and affordable housing. The City should ensure the existing and future ordinances allow for zoning that provides for a mix of uses, promotes housing diversity in type and price point, and strengthens residential design guidelines.

**Affordable Housing.** A significant number of residents in the City are cost burdened when it comes to housing. The City should continue to promote affordable housing through zoning revisions, coordinating with affordable housing providers and other community partners, and addressing long and short-term rental issues. The City should also continue to work with the development community to ensure an adequate supply of middle-income and market rate housing options.

**Cayce Housing Study.** The City should continue to review, evaluate, and implement the recommendations from the 2020 Cayce Housing Study. This plan provides a good framework from which to develop a number of housing programs and supportive policies.

## Related Goals and Strategies

The key issues and opportunities identified below relate to the comprehensive plan goals listed below. Relevant objectives and strategies corresponding with these goals are summarized in Table 3.5.

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

## Performance Metrics

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

- Building Permits - Number and value of permits
- Code Enforcement - Number of citations
- Property Registration - Number registered
- Housing Units - New units created

### **Neighborhood Preservation and Infill Development.**

Cayce has many established neighborhoods with historic character and community vitality. The City should continue to support neighborhood revitalization initiatives through rehabilitation and demolition assistance, code enforcement, and neighborhood and sub-area planning.

**Market Cayce as a Regional Tourism Destination.** As housing demand changes, Cayce should continue to position itself as a regional tourism destination and market its unique natural and cultural resources to attract new residents.

**Table 3.5: Goals, Objectives, and Strategies**

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

Allow zoning that provides for mixed use and housing diversity

- Create zoning options for small, planned development districts or cluster developments.
- Research best practices for residential design guidelines and incentives for encouraging preferred designs
- Identify opportunities for providing a diversity of housing types in different zoning districts as recommended by the 2019 Housing Study

Promote affordable, middle-income, and market rate housing opportunities

- Review and update zoning ordinance, as needed, to ensure availability of diverse housing types
- Coordinate with and support as applicable affordable housing providers through various programs (e.g., CDBG, HOME, State Housing Authority)
- Create a short-term rental policy

Preserve neighborhood character and vitality and meet future housing demand through infill development and redevelopment within existing residential areas

- Research merit of creating a housing task force to identify areas in need of rehabilitation and demolition assistance, including organizational structure; create if appropriate
- Develop a GIS based housing stock inventory
- Continue to financially support and strengthen the City's dilapidated structure program
- Continue to work with Habitat for Humanity to sustain and expand the partnership in other areas in the City
- Collaborate with neighborhoods and other local organizations to support revitalization and beautification efforts
- Identify funding opportunities for residential housing rehabilitation
- Strengthen the City's property registration ordinance to include tying it directly to the building inspection program
- Identify neighborhoods for targeted planning and revitalization efforts
- Consider establishing a redevelopment corporation



The natural resources element of the comprehensive plan provides an inventory of significant physical and biological features of the landscape including consideration of the physical setting, climate, water resources, and environmentally sensitive areas. The purpose is to provide a base from which to guide policy decisions that are related to the use and management of these natural resources, especially as they pertain to the need for protection, restoration, and/or impact the intensity and types of permissible land uses.

# Natural Resources

### The Sandhills Ecoregion

encompasses the majority of the western portion of the city limits. Sandhills is noted for its rolling hills composed of Cretaceous age marine sands (some places are covered with these sands) and clays. Elevation in this region varies from 100 to 720 feet above sea level, with a local relief profile of 100 to 300 feet.

### The Atlantic Southern Loam Plains Ecoregion

covers a portion of the northern city limits. This region is noted for its flat and gentle rolling plains, which are irregularly dissected by numerous low-to-moderate gradient sandy-bottomed streams. Elevation in this region tends to be lower than in Sandhills, from 50 to 660 feet, and it has a gentler relief of 100 to 200 feet.

### The Southeastern Floodplains and Low Terraces Ecoregion

encompasses the majority of the southeastern portion of the city limits. This region predominantly contains floodplains and other low-elevation areas with sedimentary deposits of gravel, sand, silt, and clay. Significant ecological resources such as wetlands, ponds, and oxbow lakes are found in this region. Elevation varies from 15 to 200 feet, with a low relief of 5 to 35 feet.

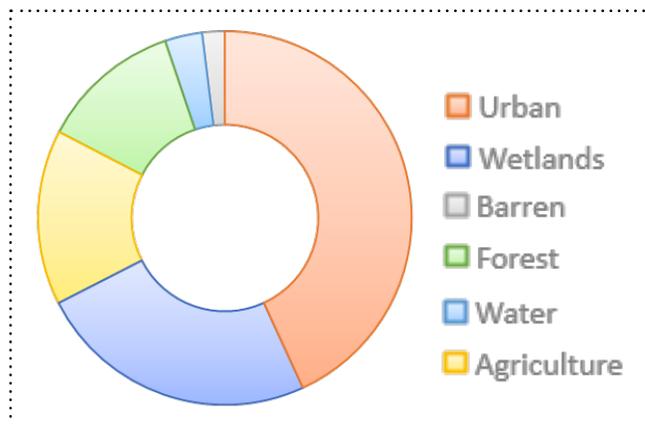
## Physical Setting

Ecoregions, as defined by the Environmental Protection Agency (EPA), are areas of relative similarity in the type, quality, and quantity of environments and ecosystems. This classification system provides a convenient way to describe the physical setting of a community. General characteristics include the following:

- The Cayce municipal limits fall across three distinct ecoregions: Sandhills, Atlantic Southern Loam Plains, and Southeastern Floodplains and Low Terraces.
- Within these ecoregions, there is considerable diversity in soil composition, elevation, and vegetation throughout the City.
- Elevation within the City slopes toward the Congaree River with minor topographic relief throughout and an average elevation of ~200 feet.
- Soils associated with the vast floodplains and riparian areas across the City are not suitable for development but contain prime farmland and farmland of statewide importance.

According to the 2016 National Land Cover Database (NLCD) around 4,100 acres or 36 percent of available land is forest and wetland. The majority of land, around 4,847 acres or 43 percent, is categorized as low- to medium-intensity urban development.

Figure 4.1: Land Cover Distribution



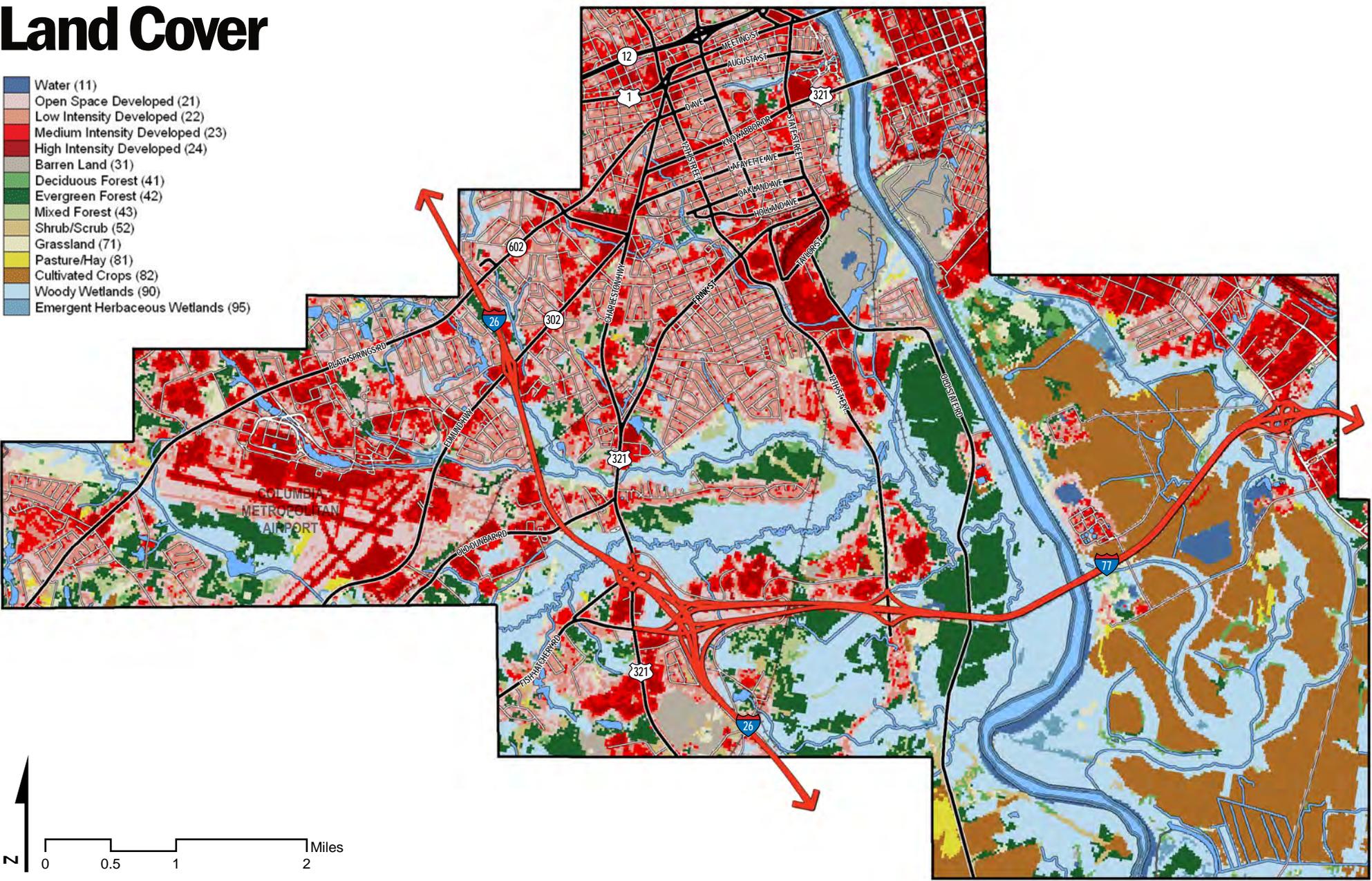
Source: 2016 National Land Cover Dataset

43% Urban  
24% Wetlands  
15% Agriculture  
12% Forest  
3% Water  
1% Barren

Map 4.1: 2016 National Land Cover Database

# Land Cover

- Water (11)
- Open Space Developed (21)
- Low Intensity Developed (22)
- Medium Intensity Developed (23)
- High Intensity Developed (24)
- Barren Land (31)
- Deciduous Forest (41)
- Evergreen Forest (42)
- Mixed Forest (43)
- Shrub/Scrub (52)
- Grassland (71)
- Pasture/Hay (81)
- Cultivated Crops (82)
- Woody Wetlands (90)
- Emergent Herbaceous Wetlands (95)



1



2



- 1. Congaree River below the Blossom Street Bridge.
- 2. Wetland area at Congaree Creek Heritage Preserve.

## Water Resources

The City of Cayce is located completely within the Saluda River drainage basin which includes the Congaree River, the City’s largest water resource and defining natural feature. Congaree Creek, Gills Creek, Six Mile Creek, and 25 miles of unnamed tributaries, flow through the City and drain into the Congaree River. There are no major lakes within the municipal boundaries, but access to Lake Murray is conveniently located within 10 miles of the City’s western limits.

Because of its proximity to the Congaree River, Cayce contains vast areas of floodplains and wetlands that create significant development constraints and vulnerability to flooding for properties located within or near these areas. Most of the wetland areas are situated along Congaree Creek, Savannah Branch, and Gills Creek (on the eastern side of the Congaree River). These undeveloped wetlands and bottomland hardwood forests provide critical habitat for wildlife and help to sustain threatened and endangered species.

**Table 4.1: Impaired Streams**

Station	Location	Impairment
C-005	Six Mile Creek on US-21, South of Cayce	Dissolved Oxygen
C-070	Congaree Creek at S-32-66	E. coli
CSB-001L	Congaree River at Blossom Street	E. Coli

Source: SC DHEC, 303(d) List

**Table 4.2: Total Maximum Daily Loads for Fecal Coliform (TMDLs)**

Station	Location	Total Permitted Volume	Sampled Fecal Coliform Volume (count/day)	Fecal Coliform TMDL Volume (count/day)	Percent Reduction
C-005	Six Mile Creek on US-21, South of Cayce	5.30x10 <sup>8</sup>	1.47x10 <sup>11</sup>	1.07x10 <sup>11</sup>	27%
C-008	Congaree Creek at US-21, at Cayce Water Intake	2.06x10 <sup>10</sup>	1.84x10 <sup>12</sup>	1.11x10 <sup>12</sup>	40%

Source: SC DHEC, Total Maximum Daily Load (TMDL)

### Water Quality

The Department of Health and Environmental Control (DHEC) maintains a list of impaired water bodies under section 303(d) of the Clean Water Act. Currently three water bodies in Cayce are impaired, 2 for E. Coli and 1 for Dissolved Oxygen. TMDLs have already been developed for two of these water bodies and one is anticipated in the near future for the Lower Congaree River. Non-point source pollution from stormwater runoff is a primary contributor to these impairments. The City of Cayce is currently participating in the development of a Watershed Based Plan for the Three Rivers Watershed to help identify strategies for addressing the bacteria impairments.

**Table 4.3: Threatened and Endangered Species**

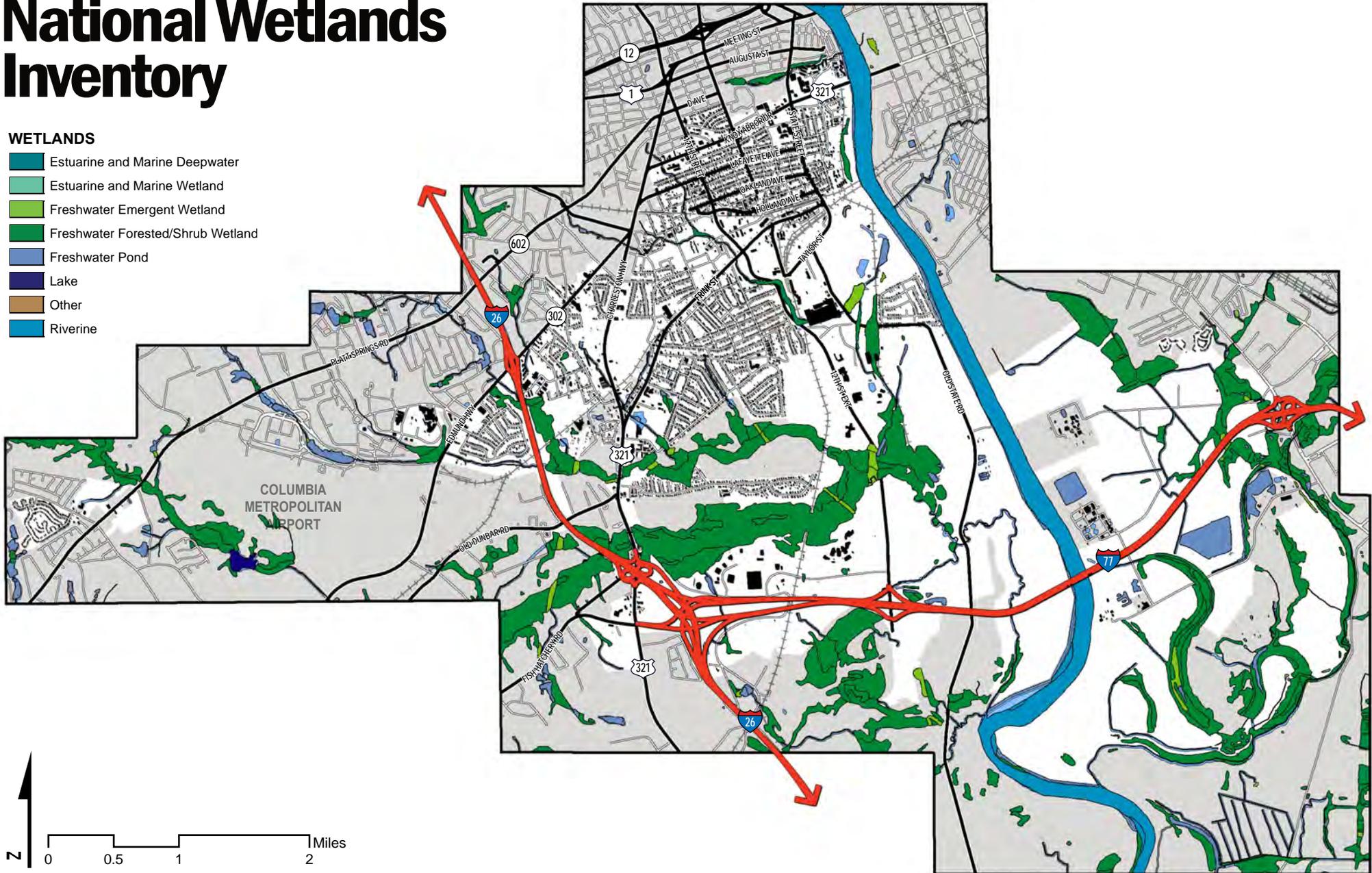
Species	Status
Red-cockaded Woodpecker	Endangered
Wood Stork	Threatened
Carolina Heelsplitter	Endangered
Canby's Dropwort	Endangered
Rough-leaved Loosestrife	Endangered
Smooth Coneflower	Endangered

Source: United States Department of Agriculture, US Fish and Wildlife Service

# National Wetlands Inventory

**WETLANDS**

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

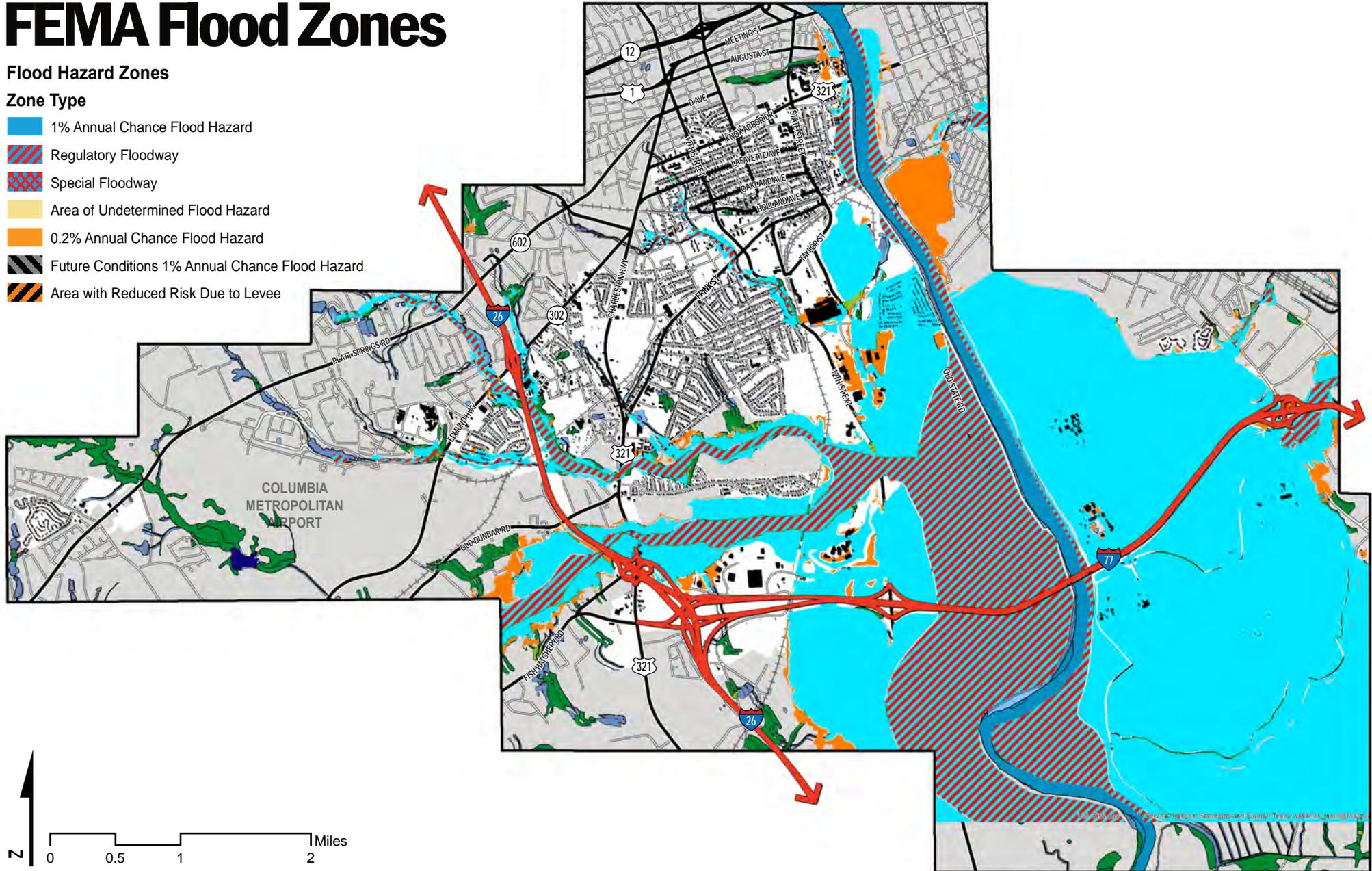


# FEMA Flood Zones

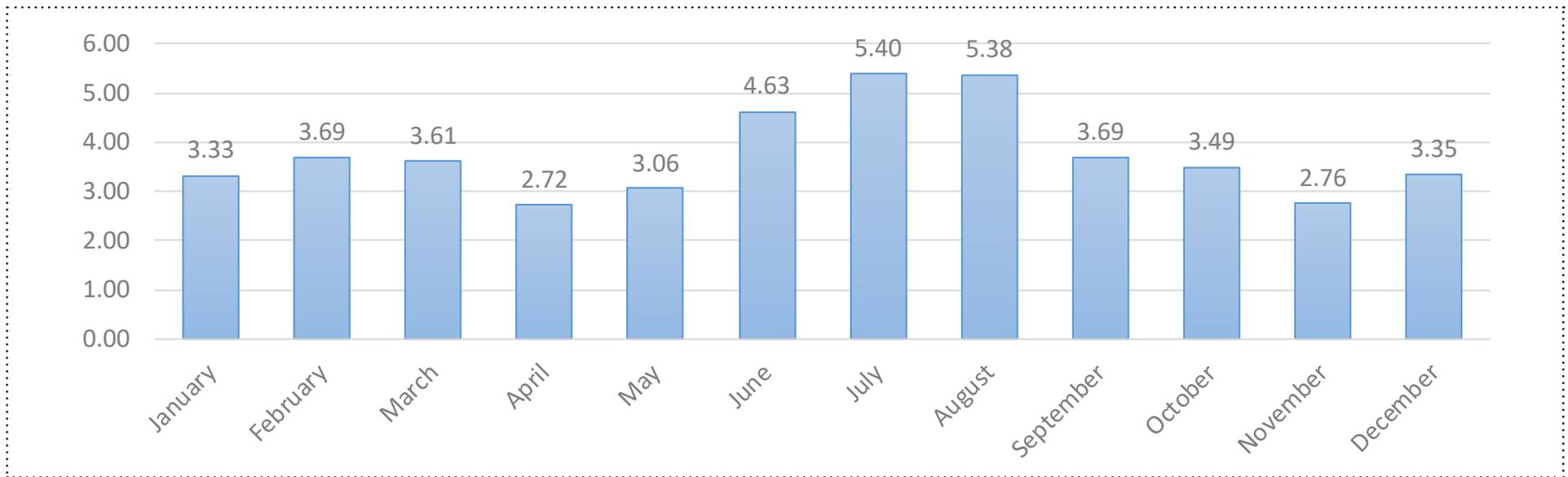
## Flood Hazard Zones

### Zone Type

-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard
-  Area with Reduced Risk Due to Levee



**Figure 4.2: Average Annual Precipitation 1981 - 2016**



Source: NOAA National Centers for Environmental Information

## Vegetation

The presence of wetlands and the Congaree River significantly impact vegetation types within the City of Cayce. Bald cypress and water tupelo swamp forests dominate wetland areas, while oak bottom-land hardwood forests are present in less flood-prone locations. The sandy, well-drained soil and groundwater capacity provide fertile agricultural land in higher elevation areas.

Longleaf pine forests tended to dominate areas beyond the Congaree River floodplains, but logging, fire suppression, and community development activities have favored a mix of shortleaf and loblolly pines and oak tree varieties. Red maples, poplars, and a variety of evergreen shrubs are present in smaller quantities in undisturbed portions of this region.

## Climate

Climate is the long-term weather trends of an area. Weather may change daily and may go through extreme events over a given year, but climate is usually measured in 30-year cycles based on prevailing temperature and precipitation patterns. The information in this section presents weather trends over long periods of time.

Annual precipitation in Cayce ranges from a low average of 45 inches to a high of 50 inches. Precipitation is evenly distributed throughout the year. Mean annual temperature for the City varies seasonally. During winter months, it ranges from a low of 31°F to a high of 55°F. In the summer the temperature ranges from a low of 68°F to a high of 90°F. The mean annual temperature is important in determining the growing season; these weather ranges allow between 200 and 240 frost-free days in a year.

## Summary of Key Findings

- Natural resources are an important asset to the community
- Natural resources present significant development constraints
- Congaree River and its tributaries are a defining characteristic
- Undeveloped wetland areas and bottomland hardwood forests provide critical habitat for endangered species
- 43% of the land area within the city limits is classified as low to medium intensity urban development
- Water quality impairments exist in the Congaree River and its tributaries
- Urban stormwater runoff and other causes of non-point source pollution are contributing to the water quality impairments

## Issues and Opportunities

**Water Quality.** Water quality is an emerging issue for Cayce, especially in regard to compliance with the City’s Municipal Separate Stormwater Sewer System (MS4) permit requirements. In order to mitigate non-point source pollution issues, staff should continue to participate in regional water quality initiatives, support the development of watershed based plans, and encourage the use of low impact development (LID) techniques in new developments. The City should also identify opportunities for preserving and protecting riparian corridors (including along the Cayce Riverwalk), and work to reduce the number of private septic systems in areas that can be reasonably served with sewer.

**Natural Resources as a Community Asset.** Cayce has an abundance of unique natural resources. The City should continue to expand access to these amenities where appropriate, while also working with community partners to protect, conserve, and restore them. These assets should be marketed as a unique and defining characteristic of the City to promote growth and strengthen its position as a regional tourism destination.

## Related Goals and Strategies

The key issues and opportunities identified below relate to the comprehensive plan goals listed below. Relevant objectives and strategies corresponding with these goals are summarized in Table 4.4.

- Goal # 5: Preserve, Protect and Promote Natural and Cultural Resources
- Goal # 4: Strengthen and Grow the Economy

## Performance Metrics

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

- Stormwater Outfall E. Coli Monitoring Data
- Water Quality Stakeholders - Number of partners engaged
- Low Impact Development - Number of new projects
- Sewer/Septic - Number of new sewer connections

**Table 4.4: Goals, Objectives, and Strategies**

Goal # 5: Preserve, Protect, and Promote Natural and Cultural Resources

Protect fragile land, critical habitat, and water resources

- Continue to actively participate in regional water quality initiatives to include the Lexington County Stormwater Consortium, Midlands Rivers Coalition, and the Three Rivers Watershed Stakeholder Group
- Support the collaborative development of watershed-based plans in impaired watersheds
- Support the use of low impact development (LID) and green infrastructure techniques for stormwater management through policy
- Review and update as needed the use of cluster/conservation development guidelines
- Identify riparian corridors for preservation, protection, and stream bank stabilization
- Reduce number of residents relying on private septic systems in close proximity to existing or planned sewer service
- Develop a street tree planting/canopy program and strengthen tree protection measures in land development ordinance

Ensure natural and cultural resources contribute to the tourism economy

- Continue to work with the River Alliance and other partners to develop and promote opportunities along the Cayce Riverwalk

Goal # 4: Strengthen and Grow the Economy

Promote Cayce as a regional tourism destination

- Develop a hospitality and tourism development master plan to identify growth opportunities, priority projects, and hospitality tax investment opportunities



# 5

## Cultural Resources

Cayce’s cultural resources add to the quality of life for its citizens and visitors. Cayce’s cultural resources define what is unique to the City and give the community a sense of place and a connection with its past. This element of the comprehensive plan explores the City’s historic resources, arts and cultural events, and cultural, religious, and civic organizations.



## Historic Sites

The City of Cayce has a rich, expansive, and well documented history spanning thousands of years from the Paleoindian Period to the present day. What sets Cayce apart from other communities is the range of historical resources that have been documented, preserved, and made accessible to the public. A few of these key historic sites and structures profiled in this chapter include:

- William J. Cayce House
- Guignard Brick Works
- 12,000 Year History Park
- Congaree Creek Heritage Preserve
- Cayce Historical Museum
- Ida A. Bull Elementary School

**William J. Cayce House.** One of the few remaining residential structures from the early twentieth century, the William J. Cayce house was built in 1917 by merchant William J. Cayce, founder of the town. The house represents a design typical of the lifestyle of an emerging prosperous merchant of the period and provides an identifying and recognized landmark for the community.

**Ida A. Bull Elementary School.** This former elementary school, located on Wilkinson Street, was operated by the Lexington School District 2 for many years during the educational era of segregation. Children from Cayce, Dixiana and Pelion attended grades 1-6 there. After completion of grade 6, all students were transferred to the Lakeview School, now the site of the Brookland Lakeview Empowerment Center in West Columbia. The school was closed in 1970 and is now the site of the Mt. Zion Missionary Baptist Church which has preserved and adaptively reused portions of this important historic landmark.

1. Ida A. Bull Elementary School located at 1908 Wilkinson Street.

2. William J. Cayce House located at 517 Holland Avenue.

3. Cayce Riverwalk ranger station designed to look like a historic structure typical of the area.



**Guignard Brick Works.** The Guignard Brick Works is significant as an example of an early-twentieth century industrial site which produced bricks for many buildings constructed in Columbia and throughout South Carolina from the early 1900s through the mid-twentieth century. The site is also significant as an excellent surviving example of a beehive or circular downdraft brick kiln, an important method of construction in brick making facilities from the nineteenth century well into the twentieth century. The site includes four brick beehive kilns, a historic brick office, and remnants of other industrial features of the brick works. The site was listed in the National Register on February 13, 1995 with additional documentation approved October 31, 2012.

The Guignard Brickworks located off Knox Abbott Drive near the Congaree River and new multifamily housing developments.

1



**12,000 Year History Park.** The 12,000 Year History Park is located along the Fort Congaree Trail and is adjacent to the Cayce Tennis and Fitness Center located at 1120 Fort Congaree Trail in Cayce. The park can also be accessed by the Timmerman Trail. The park was established through a 2014 memorandum of understanding among the City of Cayce, the River Alliance, and the National Park Service. The park contains archaeological sites dating as far back as 12,000 years. Guided history walks are offered throughout the year and focus on such subjects as archaeology, Native American lifeways, nature, the Battle of Congaree Creek, and the Fort Congaree trading post.

**Congaree Creek HP.** The 627-acre preserve, owned and managed by the SC Department of Natural Resources, borders the Congaree River and Cayce, SC. Guignard Brickworks excavated clay from the property from 1911 to 1944. The remains of the pits where clay was quarried can be found along the preserve's 2.5-mile Guignard Brickworks Trail. The old trenches are now ponds where you can view duckweed and water lilies.

2



1. Congaree Creek Heritage Preserve, which is owned and managed by the South Carolina Department of Natural Resources.

2. The Timmerman Trail in Cayce leads visitors through the 12,000 Year History Park.

2



3



1

1. Cayce Historical Museum located next to City Hall.

2. Smokehouse located next to the Cayce Historical Museum.

3. Interpretive sign detailing the history and significance of the smokehouse.

**Cayce Historical Museum.** Cayce established the historical museum in 1991 on the City Hall campus. It was built by a group of local citizens and donated to the City. The Cayce Historical Museum showcases Cayce’s rich cultural and historical heritage. The museum’s exhibits span 12,000 years and explore periods of Native American settlement, eighteenth century colonial trade, the American Revolution, the Civil War, WWII, and modern-industrial history. Featured exhibits include one of the largest collections of Native American artifacts in the South East, with nearly 7,000 pieces on display, a c. 1740 homestead cabin, and an exhibit highlighting the Columbia Army Air Base and the Doolittle Raiders. Visitors can also explore the museum’s historic grounds, featuring various outdoor exhibits, picnic tables, and a beautiful hiking trail that leads to the Granby Pavilion and the Granby Gardens Playground.



## Religious Organizations

Cayce is overwhelmingly Protestant Christian with at least 35 protestant churches including Baptist, Episcopalian, Lutheran, Methodist, Church of the Nazarene, African Methodist Episcopal (AME), Church of God, and Pentecostal. Cayce has one Islamic mosque, Al Markaz-ul-Murtazawi.

## Civic Organizations in Cayce

Cayce has a large number of civic organizations and institutions that contribute to the unique cultural landscape of the City. These organizations include:

- Greater Cayce–West Columbia Chamber of Commerce
- Cayce Arts Guild
- The Cayce–West Columbia Jaycees
- Sistercare Inc.
- Julius Felder Coalition for Change
- Growing Home
- The Arc of South Carolina
- Cayce Masonic Lodge
- Cayce Moose Lodge
- God’s Helping Hands
- Aiken/Barnwell Counties Community Action Agency
- The Women’s Club of Cayce



1. Sign advertising Soiree on State, an annual cultural and arts festival held within the Arts Design Overlay District.

2. Sign showcasing nature based sculptures located along the Cayce Riverwalk.

## Cultural Events

Cayce has a number of established cultural events that contribute to the local economy bring members of the community together. These include:

- Soiree on State (Annual, April)
- Cayce Fall Fest (Annual, October)
- Carols on the Riverwalk (Annual, December)
- Holiday Parade of Lights (Annual, December)

## Arts Design Overlay District

The Cayce Arts Design Overlay District was adopted in September 2019. This district runs along State Street from Poplar Street south to Frink Street, and west on Frink to Foreman Avenue. The intent of the Arts Overlay District is to encourage the arts within the district by allowing residential uses in the commercial zones. Artists can live and work in the same area so that a true artist community can evolve in this section of the City. Overlay regulations also relax some sign requirements for commercial buildings—for example, the size restrictions for mounted or painted wall signs so that artists are freer to have creative signage.

The Arts Design Overlay District will not prohibit or restrict any current businesses from operating as currently allowed; however, for new construction it will permit building closer to the road right-of-way, have no minimum parking requirement, and require all new parking be located at the rear or side of the building. These allowances are intended to create a more pedestrian friendly community. Live-work opportunities are being explored for the district to promote studio space for artists.

## The Cayce Art Lot

The Art Lot is an outdoor public space for the public display of works of art. The Cayce Art Lot is located at 1908 State Street and features a gathering space, locations for permanent art installations, an art garden, a Cayce K-9 Memorial, mural walls, parking spaces, and landscaping.



Mural painted on the side of a commercial buildings in the Cayce Arts District.

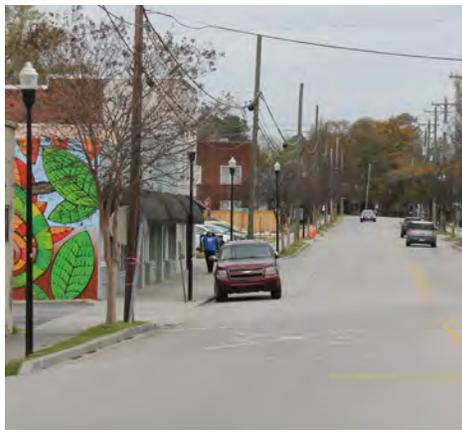
1



2



3



- 1. Mural painted on the side of a commercial building in the Cayce Arts District.
- 2. Wayfinding signage directing visitors to the Cayce Arts District and Riverwalk.
- 3. The Arts District is centered around Cayce's historic central business district.

# Art Overlay District



## Summary of Key Findings

- Cayce has an abundance of historical and cultural resources
- The 12,000 Year History Park and Three Rivers Greenway are regional destinations and tourism attractions
- Cayce has a large number of active institutional and civic organizations that contribute to the City’s civic and community culture
- Cayce has a demonstrated commitment to supporting the arts through the Arts Overlay District and Art Lot

## Issues and Opportunities

**Historic Preservation.** Cayce has an abundance of historical resources and an established commitment to ensuring the documentation, preservation, interpretation, and public accessibility of these resources. Cayce should continue this commitment by working with the SC State Historic Preservation Office and community partners to develop a citywide historic/cultural resource survey. Such efforts should prioritize documentation, preservation, and interpretation of the City’s African American history and landmarks, such as the former Ida A. Bull Elementary School. Surveys might also include documentation of the City’s mid-century neighborhoods, many of which are now over fifty years old and therefore eligible for nomination to the national register of historic places. Cayce should also continue to support the Cayce Historical Museum, and the 12,000 Year History Park as it grows with the new visitor’s center planned for construction over the next several years.

**Support for the Arts.** Cayce has demonstrated support for the arts by establishing the Arts and Design Overlay District and supporting the development of public murals and arts related events. The City should continue this support and explore opportunities for strengthening and growing the district. One opportunity would be to develop a sub-area master plan for the Cayce Arts District to identify priority projects and hospitality tax investment opportunities. Another would be to pursue the South Carolina cultural district designation for the Cayce Arts and Design District which could be an important marketing and business development tool.

## Related Goals and Strategies

The key issues and opportunities relate to the comprehensive plan goals listed below. Relevant objectives and strategies corresponding with these goals are summarized in Table 5.1.

- Goal # 5: Preserve, Protect and Promote Natural and Cultural Resources
- Goal # 4: Strengthen and Grow the Economy

## Performance Metrics

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

- Attendance records - Trails, museums, events
- National register nominations - New nominations
- Arts District business licenses - Number issued

**Cultural Resources as a Community Asset.** Cayce has an abundance of unique cultural resources. The City should continue to expand access to these amenities where appropriate, while also working with community partners to protect, conserve, and restore them. These assets should be marketed as a unique and defining characteristic of the City to promote growth and strengthen its position as a regional tourism destination. The City should continue efforts to establish a visitor’s center for the 12,000 Year History Park, and implement a wayfinding signage system.

## Table 5.1: Goals, Objectives, and Strategies

<p>Goal # 5: Preserve, Protect, and Promote Natural and Cultural Resources</p>	<p>Preserve Cayce’s cultural heritage</p> <ul style="list-style-type: none"> <li>• Coordinate with SHPO and other partners to develop a citywide historic/cultural resource survey to include documenting African American history and landmarks, assessing preservation priorities for mid-century neighborhoods, and pursuing national register nominations for eligible sites and districts</li> <li>• Continue to support the Cayce Historical Museum and the development and promotion of the 12,000 Year History Park</li> <li>• Increase awareness and encourage the use of historic preservation tax credits</li> </ul> <hr/> <p>Support the growing arts community</p> <ul style="list-style-type: none"> <li>• Continue to strengthen and support the Cayce River Arts District, art lot, public art installations, and community, cultural events and festivals</li> <li>• Consider expanding the boundaries of the Cayce Arts Design Overlay District</li> <li>• Develop a sub-area master plan for the Cayce Arts District to promote growth and development opportunities within the district and identify priority projects and investment opportunities</li> <li>• Pursue South Carolina cultural district designation for the Cayce River Arts District</li> </ul> <hr/> <p>Ensure natural and cultural resources contribute to the tourism economy</p> <ul style="list-style-type: none"> <li>• Continue to work with historic, cultural, and civic organizations to promote cultural assets and opportunities</li> </ul>
<p>Goal # 4: Strengthen and Grow the Economy</p>	<p>Promote Cayce as a regional tourism destination</p> <ul style="list-style-type: none"> <li>• Develop a hospitality and tourism development master plan to identify growth opportunities, priority projects, and hospitality tax investment opportunities</li> </ul>



The economic development element of the comprehensive plan inventories labor force characteristics and provides an analysis of the City's economic base by inventorying employment trends by place of residence, place of work, and industry type. Economic data is derived from the US Census Bureau data unless otherwise noted. Some of this data is based on forecasts from the 2010 Decennial Census and will not necessarily reflect actual and more recent numbers. Furthermore, this comprehensive plan (including the economic development element) was drafted prior to the COVID-19 pandemic. While Cayce has experienced profound economic impacts during the midst of the crisis, the long-term impacts are yet to be determined.

## Economy

**Table 6.1: Labor Force Characteristics**

	Cayce	Lex Co	SC
Labor Force Participation Rate and Size (civilian population 16 years and over)	67.8%	64.9%	60.2%
Prime-Age Labor Force Participation Rate and Size (civilian population 25-54)	86.3%	83.6%	80.6%
Armed Forces Labor Force	0.1%	0.2%	0.8%
Veterans, Age 18-64	5.6%	6.8%	6.5%
Veterans Labor Force Participation Rate and Size, Age 18-64	86.0%	78.3%	75.1%
Median Household Income	\$50,545	\$59,593	\$51,015
Per Capita Income	\$27,812	\$30,316	\$27,986
Mean Commute Time (minutes)	18.0	25.7	24.6
Commute via Public Transportation	0.4%	0.2%	0.5%

Source: 2019 American Community Survey 5-Year Estimates

## Labor Force Characteristics

Cayce has a civilian labor force of approximately 7,701 people with a participation rate of 67.8 percent, which is higher than the rates of both Lexington County and SC. The City has a prime age (civilians ages 25–54) labor force participation rate of 86.3 percent.

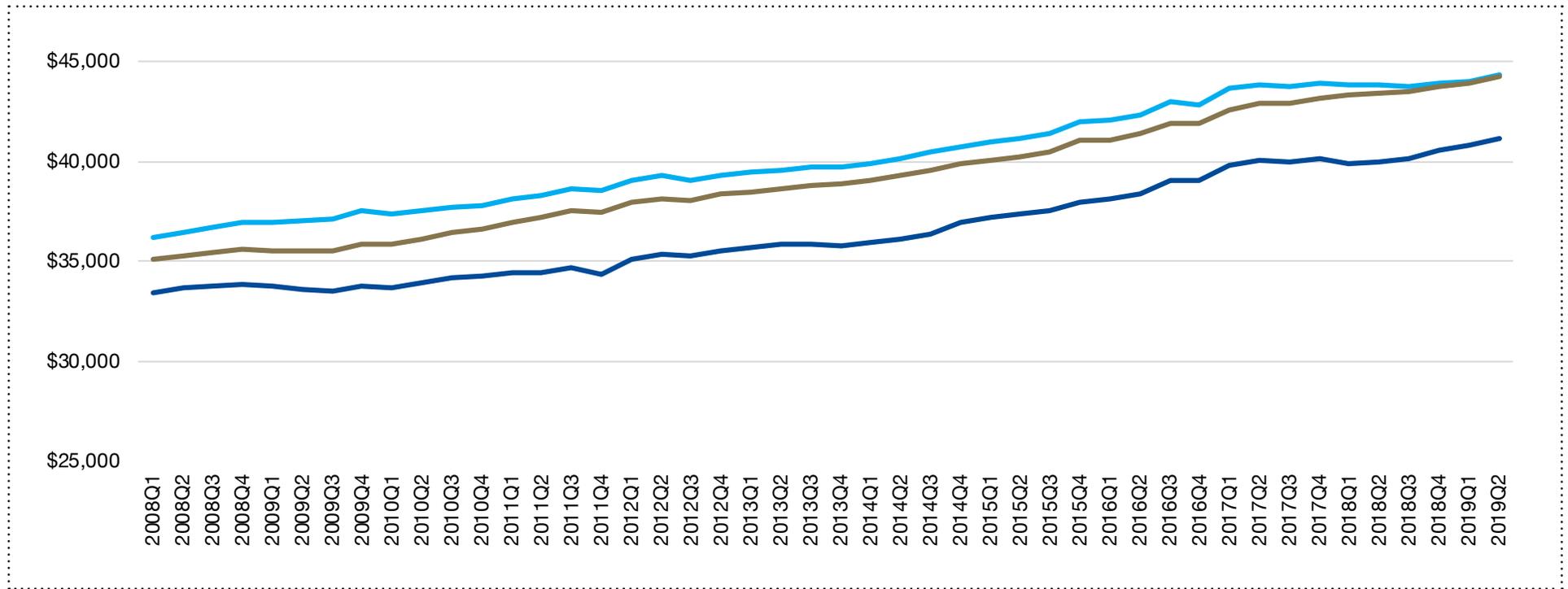
Cayce’s 2018 median household income estimate was \$44,088—lower than Lexington County’s 2018 median household income of \$58,558. As shown on Table 6.2, Cayce has a slightly higher cost of living than the Columbia Metropolitan Statistical Area (MSA) and SC while having a lower annual average salary. Between 2008 and 2019, Cayce saw a steady increase in average annual wages, a trend consistent with the 2008–2019 trends in the Columbia MSA and SC (Figure 6.1).

**Table 6.2: Average Annual Salary and Cost of Living**

	Average Annual Salary	Cost of Living Index (Base US)
City of Cayce	\$41,145	96.3
Columbia MSA	\$44,319	95.5
South Carolina	\$44,249	93.7
USA	\$57,025	100

Source: 2019 American Community Survey 5-Year Estimates

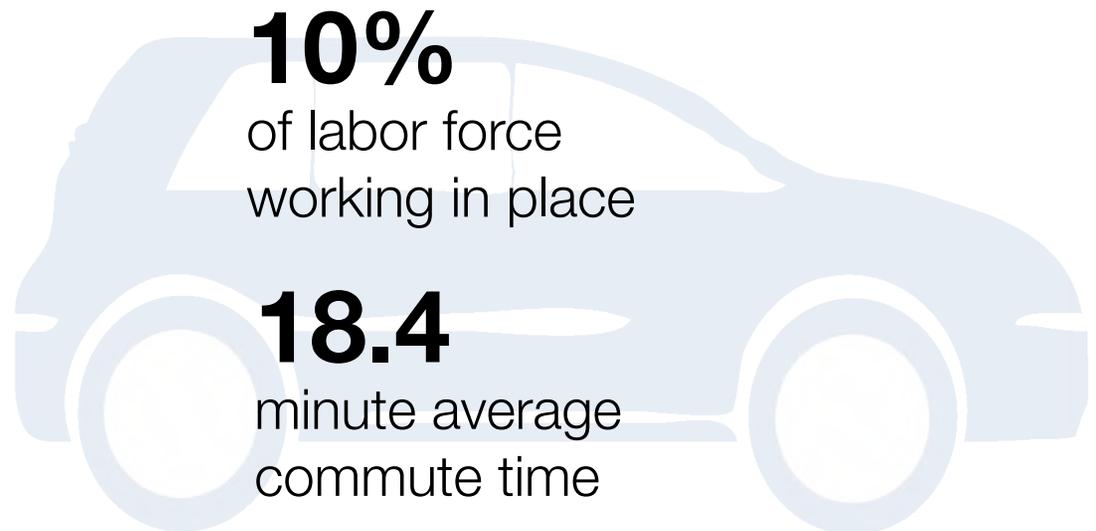
**Figure 6.1: Cayce Average Annual Wages 2008 – 2019**



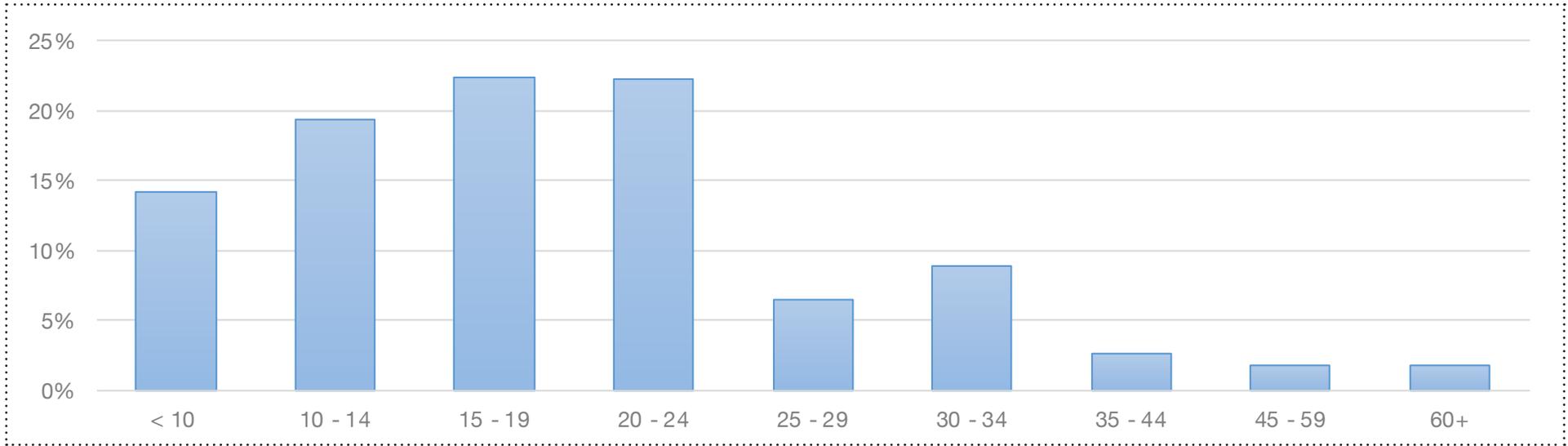
Source: JobsEQ, 2019

## Workforce Commute Patterns

Because of Cayce’s location next to the major regional employment hub of Columbia, it is to be expected that many Cayce residents do not work within the City. According to ACS data, 10.1 percent of the Cayce labor force works in Cayce while the rest commute to other employment centers. The Cayce workforce has an average commute time of 18.4 minutes, and over 83 percent of the Cayce workforce drives a car, truck, or van alone to work each day. Even with the proximity of Columbia, 44 percent of the Cayce workforce commutes 20 minutes or longer to work.

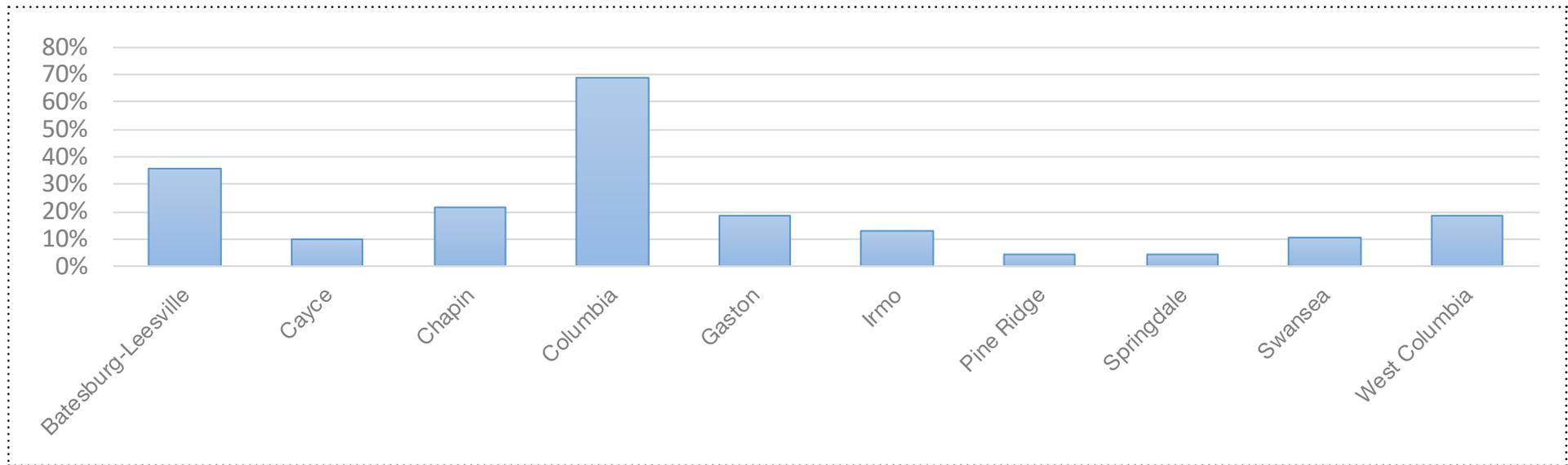


**Figure 6.2: Cayce Workforce Commute Times in Minutes**



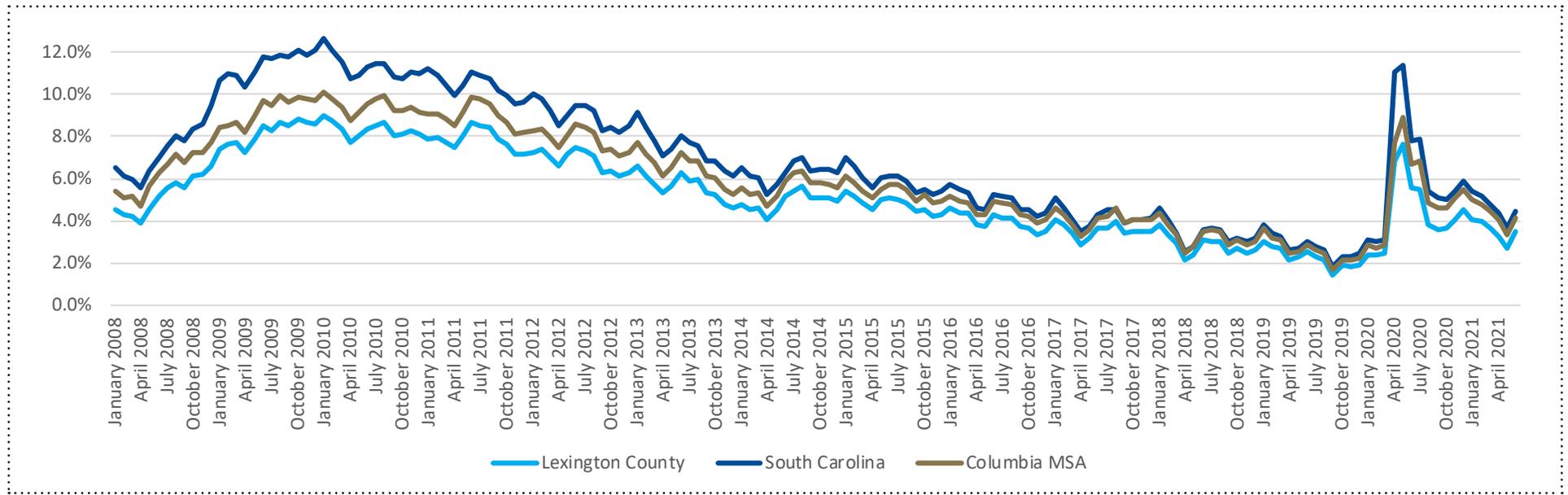
Source: 2018 American Community Survey

**Figure 6.3: Percent of Workers Working in Place**



Source: 2018 American Community Survey

**Figure 6.4: Regional Quarterly Unemployment Trends (January 2008 - April 2021)**



Source: JobsEQ, 2021

## Employment Trends

Prior to the COVID-19 pandemic, the employment record for Cayce was excellent; unemployment was at the lowest point since 2000. The 2019 ACS civilian labor force unemployment rate estimate for Cayce was 4.5 percent, which is lower than the 5.2 percent estimate for Lexington County and the 5.8 percent estimate for South Carolina. The COVID-19 pandemic has significantly increased unemployment rates. Quarterly unemployment rates went from an all time low in July 2019 to levels comparable to the great recession by April 2020. Since then, the unemployment rate has dropped, indicating progress towards economic recovery.

## Unemployment and Poverty

The 2019 Cayce poverty rate was 21.7 percent, representing a 0.5 percent increase from the 2017 rate. Cayce-specific data shows a direct correlation between poverty and employment status. The percentage of those living in poverty increases with the unemployment rate, demonstrating the economic vulnerability of living from paycheck to paycheck. Economic downturns, such as the one resulting from the COVID-19 pandemic, exacerbate economic vulnerabilities and inequities.

**2019 ACS**  
**PRE-COVID UNEMPLOYMENT**

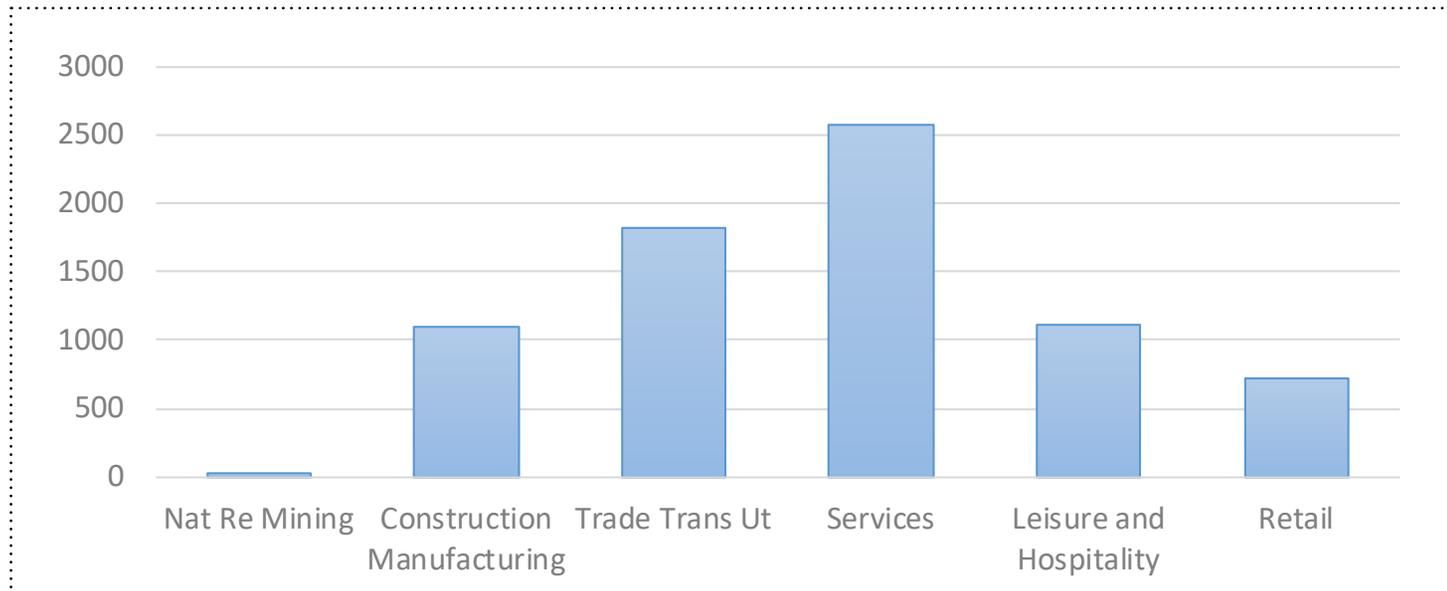
City of Cayce  
**4.5%**

South Carolina  
**5.8%**

United States  
**5.3%**

Source: 2019 ACS 5-Year Estimates

**Figure 6.5: Number of Cayce Employees by Employment Type**



41.8% of industries are in the service sector

Source: 2018 American Community Survey

## Employment by Occupation

Today, 80 percent of private sector US jobs are service industries. In Cayce, 41.8 percent of all industries are classified as service sector industries—the largest of all industry types—employing 22.4 percent of the workforce. While information technology and professional services jobs may be well paying, many service industry jobs (such as food and lodging service jobs) pay workers at or near minimum wage. Retail trade is the second highest classification of Cayce industries and employs 18.5 percent of the Cayce workforce. Retail jobs are also often low paying. The high degree of employment in these low-paying industries accounts for the comparatively low Cayce income levels cited in the population element.

In the decade from 2008 to 2018, Cayce manufacturing jobs declined from 8.9 to 7.9 percent. However, manufacturing is still a major employer. Two of the top ten Cayce employers are manufacturers: Dominion Energy and CMC Steel. Dominion and CMC are also the two largest industries by sales volume.

**Table 6.3: 2018 Employment by Occupation**

TOTAL 16+ WORKFORCE	7,240
White Collar	59.4%
Management/Business/Financial	13.5%
Professional	21.5%
Sales	9.9%
Administrative Support	14.5%
Services	18.9%
Blue Collar	21.7%
Farming/Forestry/Fishing	0.6%
Construction/Extraction	5.6%
Installation/Maintenance/Repair	4.0%
Production	4.9%
Transportation/Material Moving	6.6%

Source: 2018 American Community Survey

**Table 6.5: Top Employers by Employees**

NAME	EMPLOYEES
Dominion Energy	3,066
CMC Steel South Carolina	400
SC Farm Bureau Insurance	200
Cayce City Manager	160
Food Lion	150
Disability Determination Services	140
Red Lobster	140
Brookland Cayce High School	125
Airport High School	125
South Carolina Elec & Gas Co	125

Source: ESRI Community Analyst, 2019

**Table 6.6: Top Employers by Sales Volume**

NAME	SALES VOLUME
Dominion Energy	\$870,269,000
CMC Steel South Carolina	\$127,473,000
OEC Petroleum Systems Inc.	\$96,848,000
Pilot Travel Center	\$46,601,000
Tube City IMS	\$46,466,000
Bi-Lo	\$28,357,000
Shealy Electrical Wholesalers	\$27,507,000
SC Farm Bureau Insurance	\$24,861,000
Love Chevrolet Columbia	\$22,835,000
Columbia Wilbert Vault Company	\$21,987,000

Source: ESRI Community Analyst, 2019

**Table 6.4: Cayce Manufacturing Industries**

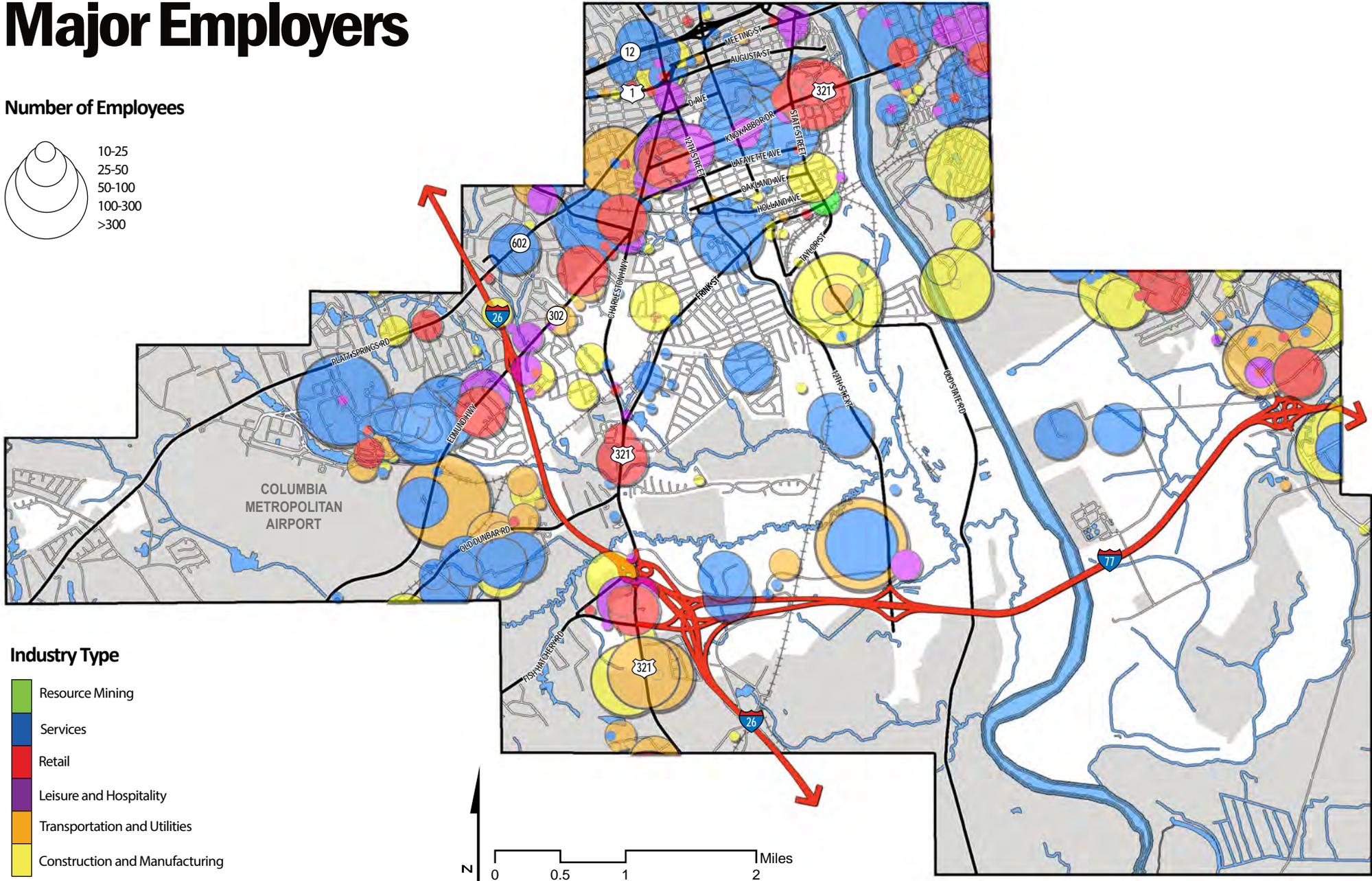
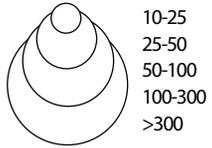
NAME	INDUSTRY	EMPLOYEES	PARENT COMPANY ORIGIN
American Investors (RECO) USA	Plate Work Manufacturing	51-100	USA
CMC Steel SC	Electrometallurgical ferroalloy product mfg.	251-500	USA
CoMar Products	Cut stone and stone product mfg.	11-50	
SCANA/Dominion Energy	Hydroelectric power generation	501-1000	
Aqua Seal Manufacturing and Roofing	Asphalt shingle and coating materials mfg.	51-100	
Columbia Wilbert Vault Co.	Concrete mfg.	11-50	
Rose Talbert Paints	Paint and coating mfg.	11-50	USA
W.C. Manufacturing & Specialty Co.	Travel trailer and camper mfg.	11-50	
Southeastern Concrete Products	Ready-mix concrete mfg. Concrete block and brick mfg.	11-50	

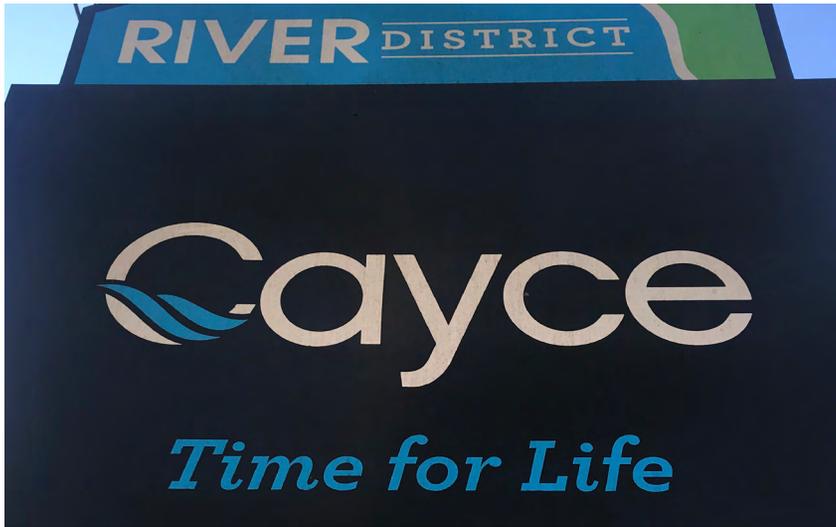
Source: ESRI Community Analyst, 2019

Map 6.1: Major Employers by Number of Employees and Industry Type

# Major Employers

## Number of Employees





Wayfinding signage implemented along Knox Abbott Drive, State Street, and other key corridors throughout the City.

The signs have a common appearance and direct visitors to popular destinations and activity centers, such as City Hall, the Cayce Riverwalk, and the Arts District.

## Community Revitalization

### Knox Abbott Drive

Cayce has invested in a multi-year revitalization of Knox Abbott Drive, the City's major commercial corridor. In January 2017 Cayce extended a Tax Increment Financing (TIF) redevelopment district for another twenty years to pay for new projects. The TIF plan, originally created to build the Cayce Riverwalk and related projects, produced over \$41 million in private investments for areas outside of the TIF district. These investments include Otarre Apartments, a Courtyard Marriott located on 12th Street Extension, the Congaree Bluff neighborhood on Axtell Drive, and a Neighborhood Walmart grocery store on Knox Abbott Drive. The extended plan includes a \$5.2 million streetscape of Knox Abbott Drive for several blocks near Parkland Plaza. The plan includes sidewalks and major pedestrian safety improvements. Currently, the plan is approximately 80 percent complete.

### State Street

TIF funds will also help pay for the State Street streetscaping projects through matching funds with South Carolina Department of Transportation's Transportation Alternative Program (TAP). West Columbia and Cayce are also in the process of implementing a branding/wayfinding and marketing plan for the State Street corridor. The redevelopment of the north end of State Street in West Columbia has resulted in a widely successful dining and entertainment district that anchors the West Columbia Riverwalk Park and Amphitheater, the Brookland mixed-use apartment complex, and the new West Columbia Interactive Art Park. Cayce can anticipate further economic growth on State Street's south end with the new Arts Design Overlay District and the planned Cayce Art Lot. This area serves as the anchor for development and revitalization efforts to support the growth of the local business and tourism sectors of the economy.

## The Facade Improvement Program

The City's Facade Improvement Program is available to owners and tenants of buildings used for commercial purposes along the Knox Abbott, State Street and Frink Street (from State to 12th) commercial corridors. Properties are eligible to receive grants up to \$4,000. This is a reimbursement program and is administered on a first-come-first-serve basis, until available funding for the program is expended. As a means of providing incentives to new businesses and industries, it is recommended that the Facade Improvement Program grants be continued, made more robust, and expanded geographically to other areas of the City.

## Community Support for Local Businesses

While implementing revitalization programs, the City should consider the community's support for small, locally owned retail shops, restaurants, and other types of local businesses. Comments received during the public input meetings held for the development of this plan expressed a desire for more locally owned businesses as well as chain, big-box retail stores. Thriving local businesses provide more local jobs and keep more dollars in the local economy. Small local shops reflect the traditional character of the City that many wish to preserve as the City grows. Many communities across the country are developing "buy local" campaigns that can include unique marketing and branding materials for locally produced goods. There is potential to support local business recovery from the pandemic with American Rescue Plan (ARP) funds.

## Hospitality and Tourism

Cayce is a growing regional destination for the arts, entertainment, and outdoor recreation industries. Some residents refer to Cayce as "The Cool Side of the River," a take on Columbia's slogan of "Famously Hot." Cayce should continue to cultivate these industries and further develop tourism as a key sector of the local economy. The Cayce Riverwalk, the Tennis Center, the Arts District, and the 12,000 Year History Park are all important tourism assets that can be further developed and marketed as regional and national tourist destinations. The City should consider developing a hospitality and tourism development plan to further support and grow this sector of the economy, and to help prioritize hospitality tax and maximize returns on these investments. Public input supports the need and desire for more hotel, food and drink, and entertainment establishments. Strengthening the City's role as a regional tourism destination can also help the City to attract new residents and capture a larger share of the projected growth for Lexington County.



1. Aerial view of Knox Abbott Drive, one of Cayce's key commercial corridors.

2. Businesses along Knox Abbott Drive can benefit from the City's facade improvement program.

## Summary of Key Findings

- The civilian labor force participation rate is strong
- Average annual wages have increased steadily over the last 10 years
- Cayce workers have an 18.4-minute average commute time
- Pre-COVID unemployment rate was below pre-2008 recession levels
- Service jobs make up the largest employment sector at 35%
- Utility workers have the highest average wages per hour
- Corridor revitalization efforts have a positive economic impact
- The Cayce Riverwalk, the Arts District, and parks and recreation facilities are economic assets to the community
- Opportunities exist for growing the tourism and hospitality sectors

## Issues and Opportunities

**Corridor Revitalization.** Cayce has made substantial investments in improving the City’s primary commercial corridors. The City should continue these revitalization efforts by strengthening and growing the TIF and overlay districts, supporting facade improvement projects, and implementing streetscaping projects in key areas such as along Airport Boulevard.

**Local Business Development.** Cayce has a vibrant local business community. The City should work with community economic and development partners to identify opportunities to support and incentivize the growth of the local business and the entrepreneurial ecosystem. Some potential tools include a “buy local” program, an incentive ordinance, marketing of available commercial properties, support for workforce development programs, and the capitalization of a redevelopment corporation.

## Related Goals and Strategies

The key issues and opportunities identified below relate to the comprehensive plan goals listed below. Relevant objectives and strategies corresponding with these goals are summarized in Table 6.1.

Goal # 4: Strengthen and Grow the Economy

Goal # 5: Preserve, Protect and Promote Natural and Cultural Resources

Goal # 6: Plan for Future Growth and Development

## Performance Metrics

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

- Business licensing - Value and location
- Hospitality tax - Value, location, monthly trends
- Commercial sites - location, cost, availability
- Special events - Attendance numbers

**Hospitality and Tourism Planning.** Cayce is a growing regional destination for arts, entertainment, and outdoor recreational amenities. Cayce should continue to cultivate these industries and strengthen its position as a regional tourism destination. The city should consider developing a hospitality and tourism development master plan to support and grow this sector of the economy and to help prioritize hospitality tax expenditures and maximize returns on these investments.

## Table 6.5: Goals, Objectives, and Strategies

Goal # 4: Strengthen and Grow the Economy	<p>Support commercial corridor revitalization</p> <ul style="list-style-type: none"> <li>• Continue revitalization of the City’s commercial districts through the tax increment financing programs and overlay districts</li> <li>• Continue to market the arts as an economic and cultural resource for the City</li> <li>• Continue to improve the appearance and attractiveness of commercial districts through streetscaping and an ongoing examination of signage and digital sign regulations</li> <li>• Work with the airport commission, neighboring jurisdictions, and other partners to plan for and implement corridor revitalization strategies along Airport Boulevard</li> <li>• Continue efforts to develop State Street into a main street corridor to include holding annual events along the corridor, and developing business recruitment and retention strategies</li> <li>• Participate in Municipal Association of South Carolina’s Main Street Program</li> </ul>
	<p>Support/incentivize local business development</p> <ul style="list-style-type: none"> <li>• Research ways to develop a local business development support program</li> <li>• Work with the Greater Cayce-West Columbia Chamber of Commerce to develop a local business development support program</li> <li>• Work with the school district, Midlands Technical College (MTC), the Midlands Workforce Development Board (MWDB) and other organizations to identify workforce development needs and opportunities, and to support local businesses and local government disadvantaged business enterprise (DBE) programs</li> <li>• Support and incentivize growth in neighborhood retail and hospitality industries</li> <li>• Consider expanding the boundaries of the Cayce Arts Design Overlay District</li> <li>• Develop an inventory of available commercial sites ripe for redevelopment in targeted areas</li> <li>• Work with the Greater Cayce-West Columbia Chamber of Commerce and other organizations to ensure businesses and developers are aware of all available commercial sites</li> <li>• Consider development of an incentive ordinance to recruit new businesses</li> <li>• Consider establishing a redevelopment corporation</li> </ul>
	<p>Encourage growth of the tourism economy</p> <ul style="list-style-type: none"> <li>• Develop a hospitality and tourism development master plan to identify growth opportunities, priority projects, and hospitality tax investment opportunities</li> </ul>
Goal # 6: Plan for Future Growth and Development	<p>Promote infill and redevelopment opportunities</p> <ul style="list-style-type: none"> <li>• Ensure the zoning ordinance supports and encourages infill and mixed-use development projects in appropriate areas</li> </ul>



When the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the Planning Act) was first passed, transportation issues were addressed within the community facilities element of the comprehensive plan. In 2007, the SC Legislature passed the Priority Investment Act (PIA), which amended the Planning Act to require a separate multi-modal transportation element to inventory and analyze issues impacting the local transportation network. The PIA stipulates that this analysis must assess the needs for major road improvements, bicycle and pedestrian facilities, rail, and transit; and be developed in accordance with the land use element to ensure compatibility and coordination between transportation priorities and existing and future land use policies.

# Transportation



## Road Network

The City of Cayce has an extensive regional and local transportation network consisting of interstates, US highways, state highways, and local roads. The City is conveniently located near the intersection of I-26 and I-77, and is also served by a network of primary arterial roads which include: US 321, SC 302, SC 35 and SC 2. Knox Abbott Drive (US 321) is the City's main thoroughfare and has two lanes of traffic in each direction with a center turn lane providing access to the extensive commercial development that lines both sides of the road. State Street and 12th Street are the City's other primary corridors. Twelfth Street is also a four-lane road with a center turn lane, while State Street has one lane of traffic in each direction with a center turn lane to provide access to the surrounding residential areas. The rest of the road network is made up of two-lane residential collector streets. Approximately 27 centerline miles of roads within the City are locally owned, 26 miles are interstate, 6 are US highways, 11 are state highways, and 64 are state secondary roads.

1. Top left. Knox Abbott Drive represents a typical 5-lane cross section (i.e., 2 lanes in each direction with a middle turn lane). This type of road allows for multiple curb cuts to access adjacent commercial properties.

2. Bottom left. Residential street near the State Street. This road is typical of residential collector streets throughout the City of Cayce.

3. Right. US 321 near Airport Boulevard represents a typical 4-lane divided highway cross section with limited access to adjacent commercial properties.

**Table 7.1: CMCOG/COATS Transportation Projects 1987 - 2016**

PROJECT NAME	FROM	TO	IMPROVEMENT	LENGTH (MILES)	YEAR COMPLETED
I-26	I-126	I-77	widen 4 to 6 lane	7.5	1989
12th Street (SC 35)	Frink St (SC 2)	Knox Abbott Dr (US 176)	widen 2 to 5 lane	1.4	2000
Platt Springs Rd (SC 602)	Charleston Hwy (US 21)	Emmanuel Church Rd (S-16)	widen 2 to 5 lane	5.5	2005
12th Street (SC 35)	I-77	Frink St (SC 2)	new 4 lane	3.7	2004
I-26	I-77	Old Sandy Run Rd S-31	widen 4 to 6 lane	10.0	2016
Edmund Hwy (SC 302)/Airport Blvd	Airport Expressway	Ramblin Rd (S-103)	widen 2 to 5 lane	4.0	2004
Southeast Beltway (I 326/I 77)	I-26	Bluff Rd (SC 48)	new 6 lane	5.2	1987

Source: Central Midlands Council of Governments

Because of the high capital costs, most local governments must depend on federal and state government programs for funding transportation projects. The primary sources of transportation funding for Cayce consist of federal funds that pass through the Central Midlands Council of Governments (CMCOG) which serves as the federally designated metropolitan planning organization; and Lexington County, which administers SCDOT country transportation funds (C-Funds). Investments made in past years for these two programs are shown in tables 7.1 and 7.2. Lexington County is considering a local option sales tax dedicated for transportation projects. If passed by the voters this will create a new local revenue stream for funding transportation improvements.

Average Annual Daily Traffic (AADT) counts are collected by SCDOT. As shown on Table 7.3, the Cayce roads with the highest AADT counts and the worst level of service rating include Fish Hatchery Road (LOS F1), Emanuel Church Road (LOS F2), and Old Dunbar Road (LOS F1). Map 7.1 illustrates the 2018 AADT in relationship to the SCDOT-designated functional classification of the roadways.

**Table 7.2: Lexington County C-Fund Projects 2014 - 2017**

Year	Project Name	Award
FY 2014	Julius Felder Sidewalk	\$44,297
FY 2016	Avenues Subdivision	\$30,000
FY 2016	Knox Abbott Dr. Intersection Improvement	\$300,000
FY 2017	US 321 / Sandhills Pkwy Intersection Improvement (outside municipal limits)	\$618,277

Source: Lexington County

**Table 7.3: Average Annual Daily Traffic (AADT)**

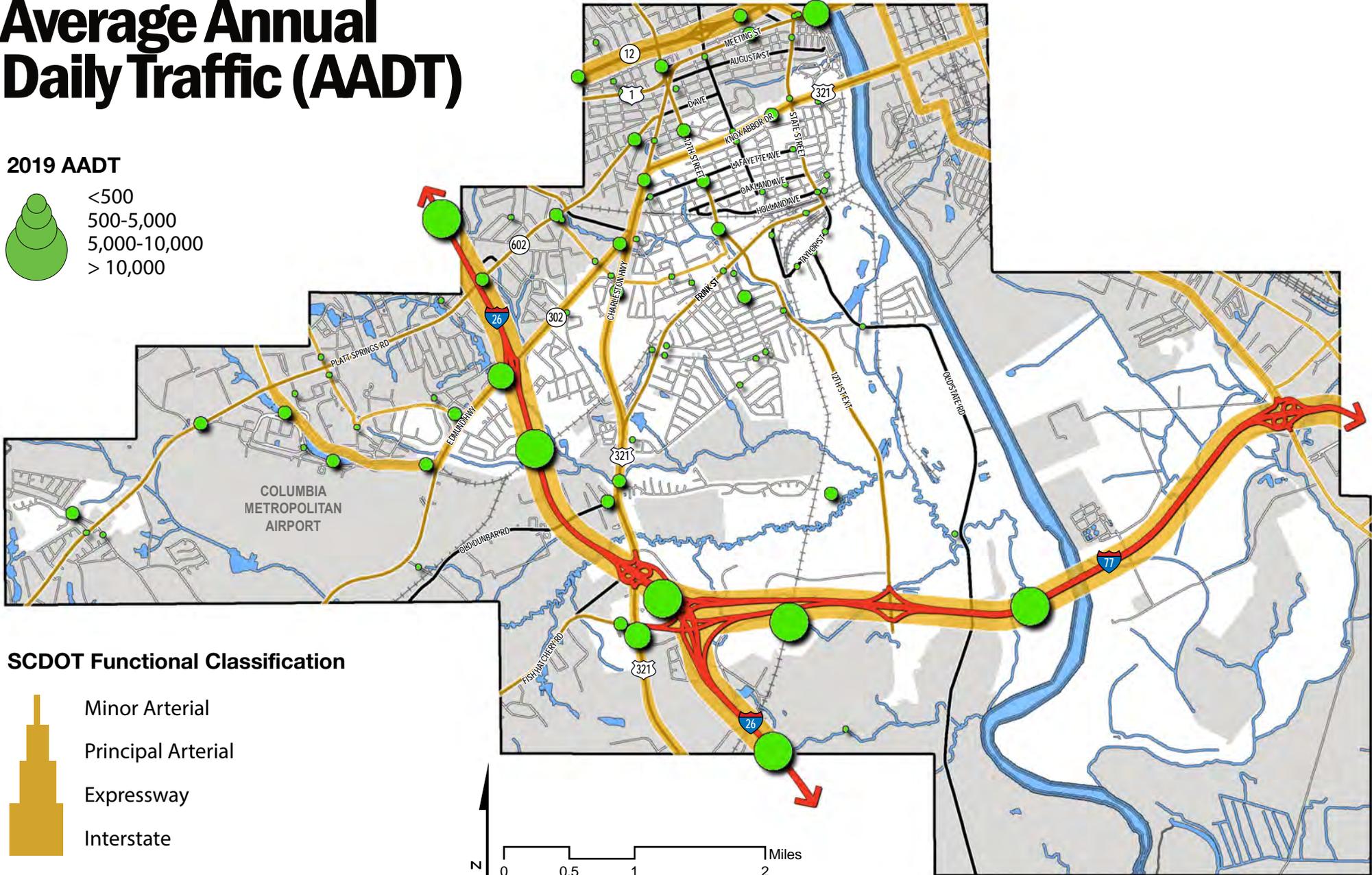
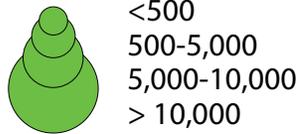
ROAD NAME	SEGMENT COUNTED	LANES	SPEED	2016	2017	2018	AADT 2030*	LOS
EDMUND HWY	S- 378 (JOHN N HARDEE EXPRESSWAY) TO I- 26 (26 E)	5	45	31,100	31,800	33,000	41,829	E
CHARLESTON HWY	S- 129 (DIXIANA RD) TO I- 26 (26 E)	5	45	32,200	31,200	32,400	41,909	E
KNOX ABBOTT DR	US 21 CON (CHARLESTON HWY) TO County Line - RICHLAND	5	35	21,800	22,300	23,200	19,900	B
CHARLESTON HWY	I- 26 (26 E) TO SC 2 (FRINK ST)	5	45	21,200	20,800	21,600	24,640	B
PLATT SPRINGS RD	S- 168 (EMANUEL CHURCH RD) TO S- 1807 (CREST DR)	5	40	20,000	20,500	21,300	21,727	C
12TH ST	US 21 (KNOX ABBOTT DR) TO US 1 (AUGUSTA RD)	5	35	11,700	13,100	13,700	9,945	A
12TH ST	S- 186 (NAPLES AVE) TO US 21 (KNOX ABBOTT DR)	5	35	11,600	13,600	13,300	12,849	B
EMMANUEL CHURCH RD	SC 602 (PLATT SPRINGS RD) TO S- 70 (TWO NOTCH RD)	2	45	12,600	12,200	13,200	16,510	F2**
FISH HATCHERY RD	S- 103 (PINE RIDGE DR) TO US 21 (CHARLESTON HWY)	2	35	12,200	11,600	12,800	15,222	F1**
12TH ST EXTENSION	L- 35 TO L- 472 (OLD TAYLOR RD)	4	45	11,600	12,400	12,000	16,176	C
EDMUND HWY	I- 26 (26 E) TO US 21 (CHARLESTON HWY), US 21, S- 804	5	45	11,500	10,900	11,900	11,630	A
OLD DUNBAR RD	US 21 (CHARLESTON HWY) TO SC 302 (EDMUND HWY)	2	45	9,800	11,000	11,900	13,140	F1
12TH ST	L- 472 (OLD TAYLOR RD) TO SC 2 (FRINK ST)	4	45	9,800	11,400	11,800	12,327	B
BOSTON AVE	S- 299 (LEXINGTON DR) TO SC 302 (AIRPORT BLVD)	2	35	10,200	11,200	11,600	14,177	E
12TH ST	SC 2 (FRINK ST) TO S- 186 (NAPLES AVE)	5	35	9,800	11,600	11,400	12,320	A
CHARLESTON HWY	SC 2 (FRINK ST) TO SC 302	5	45	9,900	10,100	10,500	10,854	A

Source: SCDOT; Central Midlands Council of Governments

Map 7.1: 2018 Average Annual Daily Traffic (AADT)

# Average Annual Daily Traffic (AADT)

## 2019 AADT





1



2



3

## Bicycle and Pedestrian Facilities

Many of Cayce’s primary transportation corridors, such as Knox Abbott Drive and Twelfth Street, have sidewalks on one or both sides of the road. Knox Abbott Drive also has a bike lane for most of its distance through the city. Many of the older residential neighborhoods do not have sidewalks, but have low traffic volumes and posted speed limits, which make these roads some of the safest and most comfortable for walking and biking. The Cayce Riverwalk is a major regional destination for recreation-based walking and biking and provides connectivity to destinations within the City, as well as to Columbia and West Columbia.

1. Cayce Riverwalk provides bike and pedestrian connectivity to destinations within Cayce, as well as to destinations in neighboring Columbia and West Columbia.

2. Bicyclists using a bike lane on Platt Springs Road.

3. Pedestrian walking toward the Blossom Street Bridge on Knox Abbott Drive.



# WEST METRO BIKE AND PEDESTRIAN MASTER PLAN

In December 2017, the Central Midlands Council of Governments released the West Metro Bike and Pedestrian Master Plan for the City of Cayce, City of West Columbia, and the Town of Springdale. The plan promotes strategies for near- and long-term bicycle and pedestrian West Metro projects that provide a safe network of infrastructure connecting key destinations. The plan recommends a complete, low-stress network with a range of facility types that have community-wide access.

In accordance with SC Code of Law Section 6-29-520 (C), the West Metro Bike and Pedestrian Master Plan is adopted by reference as part of this comprehensive plan.

Cover of the West Metro Bike and Pedestrian Master Plan completed in 2017.

**Table 7.4: West Metro Bike Ped Plan Early Action Project Recommendations**

Type	Priority	Location	Recommendation	Low Cost	High Cost
Bike	1	State Street	Buffered Bike Lane	\$229,000	\$3,065,000
Bike	2	Knox Abbott Drive	Physically Separated Facility	\$237,000	\$1,340,000
Pedestrian	1	State Street	Incidental Intersection Improvements Along Pedestrian Route	\$172,000	\$343,000
Pedestrian	2	Knox Abbott Drive	Incidental Intersection Improvements Along Pedestrian Route	\$64,000	\$127,000
Intersection	1	12th Street at Frink Street	High Visibility Cross Walks, Curb Ramps	\$26,000	\$26,000
<b>Total</b>				<b>\$728,000</b>	<b>\$4,901,000</b>

Source: West Metro Bike and Pedestrian Plan, 2017

**CAYCE – EARLY ACTION PROJECT**  
12<sup>th</sup> Street at Knox Abbott Drive



**RECOMMENDED IMPROVEMENTS:**

- Install enhanced crosswalks on all four sides of intersection.

**KEY CONSIDERATIONS:**

- It is possible that SCDOT might make these improvements at no cost to the City of Cayce, if requested.

**OPINION OF PROBABLE COST:**

ITEM	UNITS	NO. UNITS	UNIT COST	TOTAL
Enhanced Crosswalk	Each	4	\$2,600	\$10,400
			<b>TOTAL</b>	<b>\$10,400</b>

*Recommendations and opinion of probable cost are conceptual in nature, based on limited field review. No survey, design, or subsurface investigations were performed.*

**Table 7.5: Transportation Alternatives Projects**

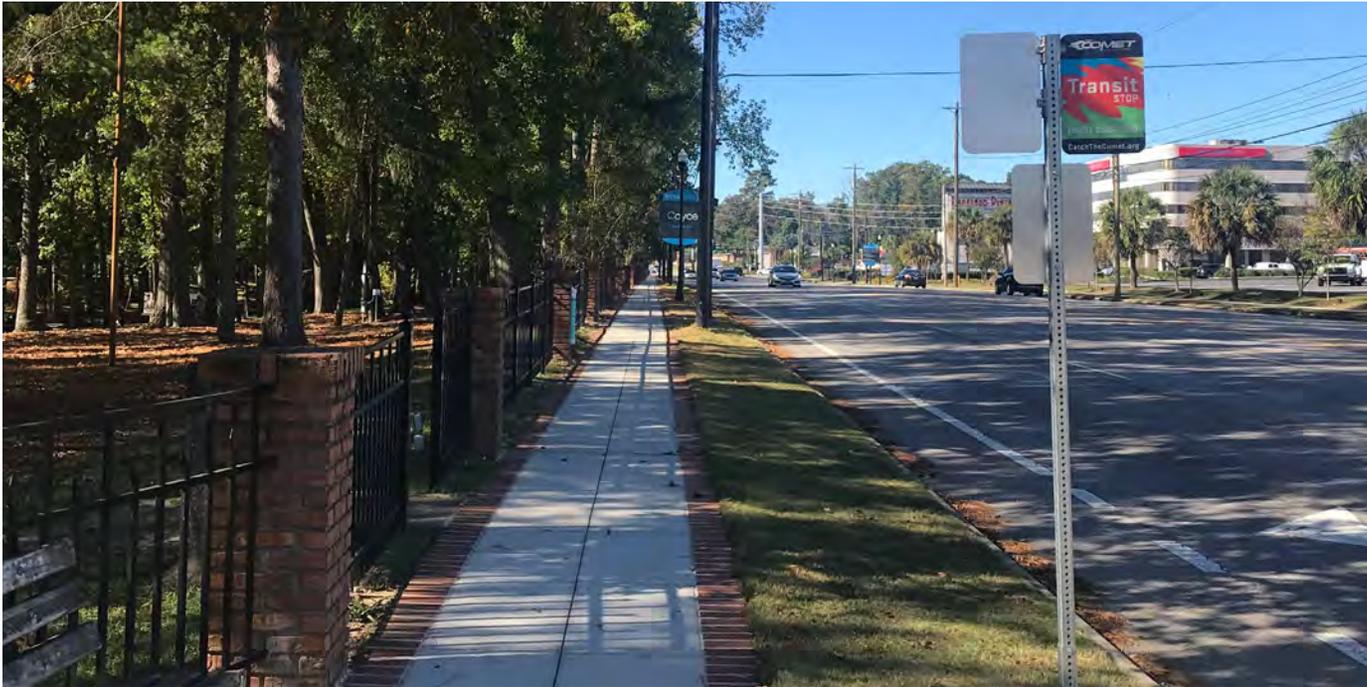
YEAR	NAME	Federal	Local	Total
2010	Airport Blvd PH I	\$145,000	\$35,600	\$180,600
2012	State St Ph V	\$145,000	\$46,000	\$191,000
2013	Julies Felder St S-609	\$145,000	\$44,300	\$189,300
2013	Riverland Dr	\$145,000	\$74,350	\$219,350
2014	Riverland Dr	\$80,395	\$20,100	\$100,495
2015	Blossom St Lighting	\$17,640	\$4,410	\$22,050
2015	Julius Felder Ph 2	\$178,589	\$44,647	\$223,236
2016	Julius Felder Ph 3	\$145,000	\$39,235	\$184,235
2017	Frink St	\$180,000	\$86,408	\$266,408
2018	Julius Felder Ph III	\$156,941	\$39,235	\$196,176

Source: Central Midlands Council of Governments

The federal Transportation Alternatives Program (TAP) is a common source of funding for sidewalk, bike, and streetscaping projects. Since 1994, Cayce has invested over 4.5 million dollars in funding from this program on local bike and pedestrian projects, including multiple phases of the Cayce Riverwalk.

Early Action Project tear sheet from the West Metro Bike and Pedestrian Plan.

1



2



1. COMET bus stop next to Guignard Park on Knox Abbott Drive.
2. COMET bus running along Knox Abbott Drive.

## Transit Facilities

The Central Midlands Regional Transit Authority (CMRTA, or the COMET) operates three fixed routes in Cayce.

**Route 91 – Springdale/Cayce.** Route 91 runs down Knox Abbott Drive/ Airport Boulevard to the airport, then loops back on Platt Springs Road to Williams Street.

**Route 96L – West Columbia / Cayce Local.** Route 96L is a loop originating at Williams Street that runs along 12th Street, Augusta Road (US 1) to Lexington Medical Center, Sunset Blvd (US 378) to State Street, Frink Street, and Julius Felder Street.

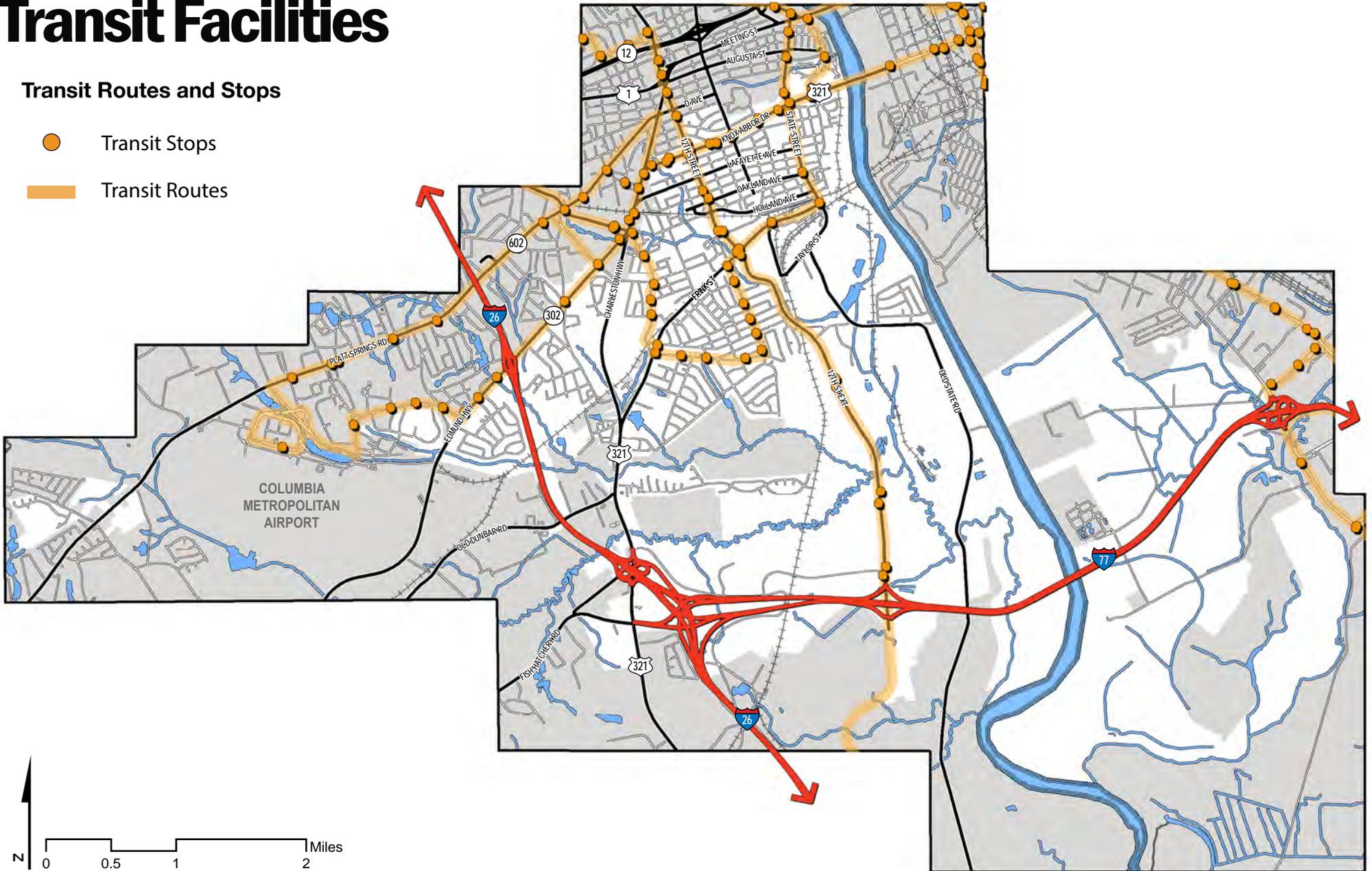
**Route 92X – 12th Street Extension Express.** Route 92X runs down Knox Abbott to 12th Street to Nephron Pharmaceuticals.

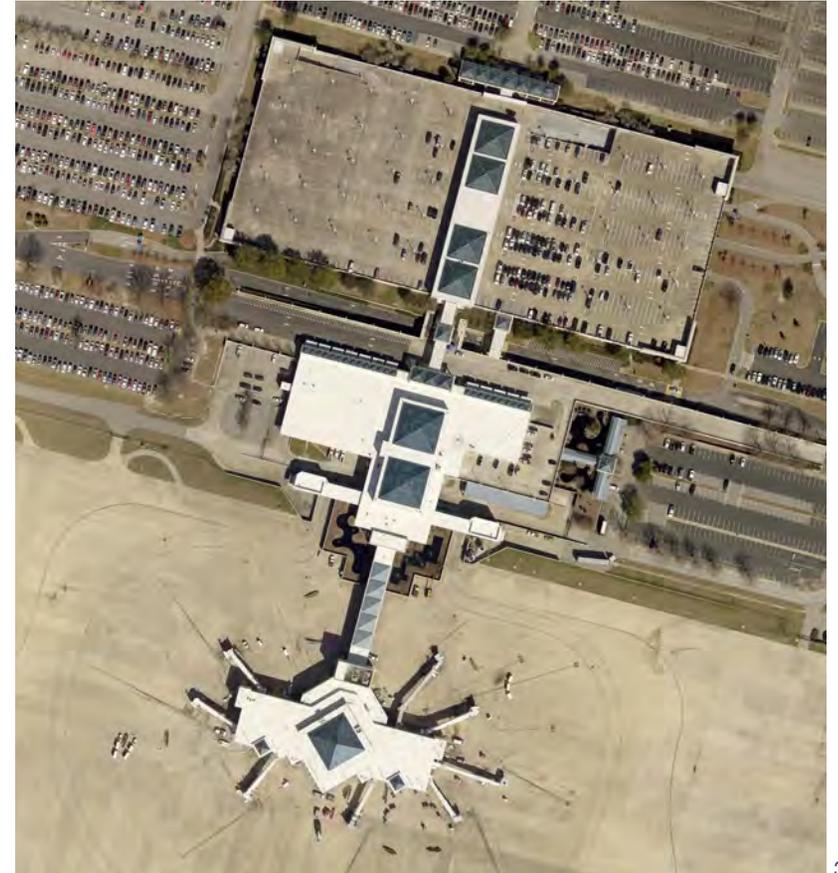
In addition to the fixed route service, the COMET also operates DART, or Dial-A-Ride Transit. This service is available to those who have disabilities preventing them from using the COMET fixed-route system. DART services are free to those who have qualified through in-person functional assessments. Otherwise, a one-way trip is \$4.00, and a ten-ride pass can be purchased. The DART operates on the same days and hours as the fixed routes and within three-quarters of a mile of all Cayce fixed routes.

# Transit Facilities

## Transit Routes and Stops

- Transit Stops
- Transit Routes





## Rail and Air Transportation

Rail service in the metropolitan area includes both passenger and freight. Amtrak has a station just across the river from Cayce in downtown Columbia, with daily stops between New York and Florida. A CSX rail line runs through Cayce carrying a variety of commodities, including containerized consumer products, automobiles, food and agriculture products, coal, textile chemicals, plastics, and aggregates.

The Columbia Metropolitan Airport (CAE) shares boundaries with the City of Cayce. It occupies a 2,600-acre site and contains more than 50 agencies and businesses. Annually, the airport serves more than 1.2 million passengers and processes more than 168,000 tons of air cargo. A major terminal renovation was completed in 1997.

1. Railroad tracks running across State Street near the historic central business district.

2. Freight train sitting on the tracks at the intersection of State and Frink Streets.

3. Passenger terminal at the Columbia Metropolitan Airport.

## Summary of Key Findings

- Over 37 miles of federally funded road widening improvements have been implemented in the Cayce area since 1987
- Over \$900,000 of County Transportation Committee (CTC) funds have been invested in the Cayce area since 2014
- Traffic volumes have remained steady over the last several years
- All major roadways are currently operating at an acceptable level of service
- Emanuel Church Road, Fish Hatchery Road, and Old Dunbar Road have the potential for congestion problems in the future
- Cayce has a good network of bike and pedestrian facilities with many opportunities for increased multimodal connectivity
- Transit service is limited and should be considered for expansion

## Issues and Opportunities

**Corridor Revitalization.** Cayce has made substantial investments in improving the City’s primary commercial corridors. Because these corridors are also major transportation thoroughfares, the City should integrate transportation projects into revitalization plans. Consideration should be given to bike and pedestrian connectivity, intersection improvements, transit access, and streetscaping/beautification. While congestion is not a primary concern now, the City should continue working with the COATS MPO to monitor and address existing and future congestion issues.

**Bike and Pedestrian Planning.** Cayce has a strong existing bike and pedestrian network. The City should continue to grow this network and strengthen it’s connectivity by reviewing, updating, and implementing priority projects identified in the West Metro Bike and Pedestrian Plan. The City should also work closely with CMCOG, SCDOT, and Lexington County to identify opportunities to integrate bike/ped projects into planned and committed road and intersection improvement projects (e.g., Blossom Street Bridge).

## Related Goals and Strategies

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

Goal # 6: Plan for Future Growth and Development

Goal # 3: Promote Healthy Eating and Active Living

Goal # 4: Strengthen and Grow the Economy

## Performance Metrics

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

- Average Annual Daily Traffic (AADT)
- Transportation Projects - Type, Cost, Status

**Hospitality and Tourism Planning.** Transportation infrastructure is an integral part of the City’s role as a growing regional and local tourism destination. Transportation connectivity and improvements in and around major tourism assets such as the Cayce Riverwalk, the 12,000 Year History Park, the Arts District, and the Cayce Tennis Center should be a priority and should be a significant consideration in the hospitality and tourism master plan as it is developed. Such planning should evaluate the potential for using hospitality tax revenues to help fund needed tourism-related transportation projects.

**Table 7.5: Goals, Objectives, and Strategies**

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Goal # 3: Promote Healthy Eating and Active Living	Promote active lifestyles <ul style="list-style-type: none"><li>• Work with adjacent jurisdictions and partner agencies to prioritize and implement recommendations from the West Metro Bike and Pedestrian Plan</li><li>• Continue to prioritize support for the Three Rivers Greenway and the expansion of the trail network to include bike and pedestrian connectivity to neighborhoods and activity centers</li></ul>
Goal # 6: Plan for Future Growth and Development	Provide quality public facilities and services <ul style="list-style-type: none"><li>• Implement recommendations from wayfinding/signage plan</li><li>• Work with the COMET and neighboring jurisdictions to expand transit service (routes and stops) to Cayce</li><li>• Continue to participate in and support local and regional transportation planning initiatives such as the Lexington County CTC program and CMCOG/COATS MPO Activities</li><li>• Continue to identify alternative funding opportunities for infrastructure and public service improvements</li><li>• Require the use of traffic impact assessments as part of the development review process for high impact commercial and residential development proposals</li></ul>
Goal # 4: Strengthen and Grow the Economy	Support commercial corridor revitalization <ul style="list-style-type: none"><li>• Continue revitalization of the City’s commercial districts through the tax increment financing programs and overlay districts</li><li>• Continue to market the arts as an economic and cultural resource for the City</li><li>• Continue to improve the appearance and attractiveness of commercial districts through streetscaping and an ongoing examination of signage and digital sign regulations</li><li>• Work with the airport commission, neighboring jurisdictions, and other partners to plan for and implement corridor revitalization strategies along Airport Boulevard</li><li>• Consider establishing a redevelopment corporation</li></ul> Promote Cayce as a regional tourism destination <ul style="list-style-type: none"><li>• Develop a hospitality and tourism development master plan to identify growth opportunities, priority projects, and hospitality tax investment opportunities</li></ul>

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The community facilities element inventories and accesses the infrastructure necessary to provide services to the public over the ten-year planning horizon of the comprehensive plan. The Planning Act requires the community facilities element to consider the following: water and sewer systems, solid waste collection and disposal, public safety, park and recreational facilities, educational facilities, libraries, and other governmental services.

# Community Facilities



Auditorium entrance at Brookland Cayce High School.

## Schools

Lexington School District Two provides the public educational facilities for incorporated Cayce. School enrollment has held steady over the past ten years and this trend is expected to continue into the ten-year planning horizon. The elementary schools were built with extra classroom capacity for each grade level that would accommodate an additional 100–125 students per school.

With approximately 300–350 high school students now attending the Innovation Center, both high schools have additional space—about 150 seats per school. The district’s schools should have the capacity to accommodate up to 600 additional students. Claude A. Taylor Elementary was demolished in July 2020. The Granby Education Center has also been demolished.

**Table 8.1: Annual School Enrollment**

Enrollment - Annual 135 Day Report 2008/09 to 2018/19 School Years														
School	Grades	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	AVG	DIFF
Airport HS	9-12	1,438	1,408	1,353	1,329	1,312	1,328	1,347	1,332	1,363	1,358	1,338	1,355	-100
BC HS	9-12	1,183	1,165	1,130	1,071	1,013	1,036	1,002	998	1,029	1,001	949	1,052	-234
Innovation Center	9-12	Student Enrollment Counted at Home School												
Busbee CAA	6-8	351	324	337	341	319	307	337	330	387	392	420	350	69
R H Fulmer MS	6-8	553	569	592	591	643	666	624	608	610	602	680	613	127
Cayce ES	K-5	743	728	675	856	893	882	925	917	880	968	993	860	250
New Bridge Academy	1-12	Student Enrollment Counted at Home School												

Source: Lexington County School District Two



1

## Parks and Recreation

The Cayce Parks Department is responsible for maintaining the City's parks and public buildings grounds, mowing street rights-of-way, and maintaining the City's buildings that do not have a dedicated janitorial staff. Special attention is given to the City's gateways, such as the Knox Abbott Drive streetscaping. All the City's parks are for passive recreation with no regular activity programs, but there are events that take place in them throughout the year. For these events, the Parks Department sets up the vendors, provides staffing, stores event equipment and materials, and does the cleanup.

1. Cayce Riverwalk as it passes underneath the Blossom Street Bridge.

2. Foot bridge over a creek at Guignard Park.

3. Thomas A. Newman Boat Landing.

4. Granby Gardens playground next to Cayce City Hall.



2



3



4



**City of Cayce Parks.** Park and recreation facilities owned and operated by the City of Cayce include:

- Cayce Riverwalk/Three Rivers Greenway
- Guignard Park—200 block of Knox Abbott
- Granby Gardens and Granby Pavilion—City Hall complex
- Burnette Park—2300 block of Lee Street
- Churchill Garden—2200 block of Windsor Drive
- Thomas A. Newman Boat Landing
- H. Kelly Jones Park

**Lexington County Recreation and Aging Commission.**

In addition to the City owned parks, the Lexington County Recreation and Aging Commission also operates the following park and recreation facilities in Cayce:

- The Spires Recreation Center / Henry C. Moore Park
- Sunnyside Park
- M Avenue Park
- The Cayce Tennis and Fitness Center
- William J. Cayce Memorial Park

Entrance sign for Guignard Park. The sign is visible from Knox Abbott Drive and provides a recognizable gateway into the City of Cayce.



1. William J. Cayce Memorial Park. Amenities include ball fields and a playground.

2. Trail at Granby Gardens overlooking a creek and wetland area adjacent to the park and City Hall.

**Open Use Policies and Joint Use Agreements.** One means of providing for needed park facilities is joint use and open use agreements. Joint use agreements are formal agreements between two agencies or organizations for shared use of facilities. Open use policies are an organization’s guidelines for the use of their facilities by the public. Cayce should explore entering into agreements with Lexington School District Two for open use and/or joint use of the district’s sports, playground, and recreational facilities.

**Future Plans.** Park projects identified for implementation over the next 10 years include:

- Visitor’s center at the 12,000-year history park
- A dog park—location to be determined
- Extension of Granby Gardens

**Public Input.** The citizens of Cayce have shown great support for the City’s parks, the Cayce River Walk, and the trails system. Public input for park expansions and improvement include the desire for the planned dog park and the visitor’s center at the 12,000 Year History Park. Other park improvement suggestions from the public input sessions include:

- Splash pads for children
- Adult outdoor exercise equipment
- More neighborhood parks
- Future use of the quarry for parks and recreation

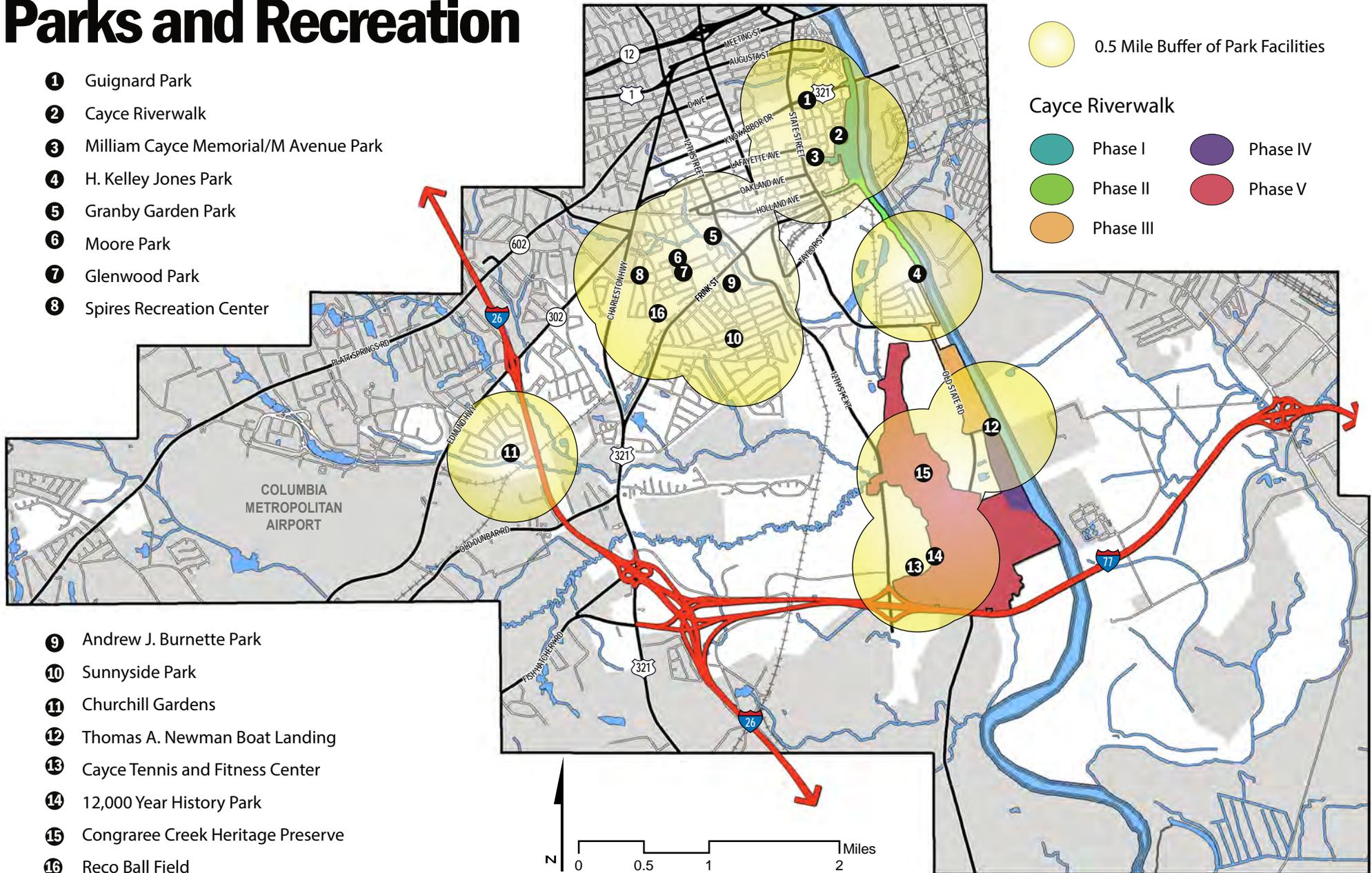
**Comprehensive Park Planning.** While drafting the Cayce Comprehensive Plan, a separate City of Cayce Comprehensive Parks Plan was developed by Jaron King and presented to the City on May 1, 2020. The data, information, and recommendations in the City of Cayce Comprehensive Parks Plan are consistent with and reinforce the findings of this plan. In accordance with SC Code of Law Section 6-29-520 (C), the City of Cayce Comprehensive Parks Plan is adopted by reference as part of this comprehensive plan.

Map 8.1: Parks and Recreation Facilities

# Parks and Recreation

- 1 Guignard Park
- 2 Cayce Riverwalk
- 3 Milliam Cayce Memorial/M Avenue Park
- 4 H. Kelley Jones Park
- 5 Granby Garden Park
- 6 Moore Park
- 7 Glenwood Park
- 8 Spires Recreation Center

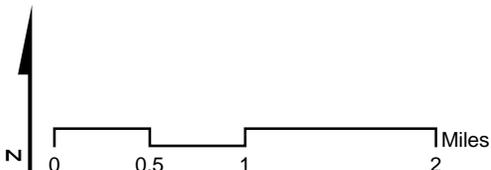
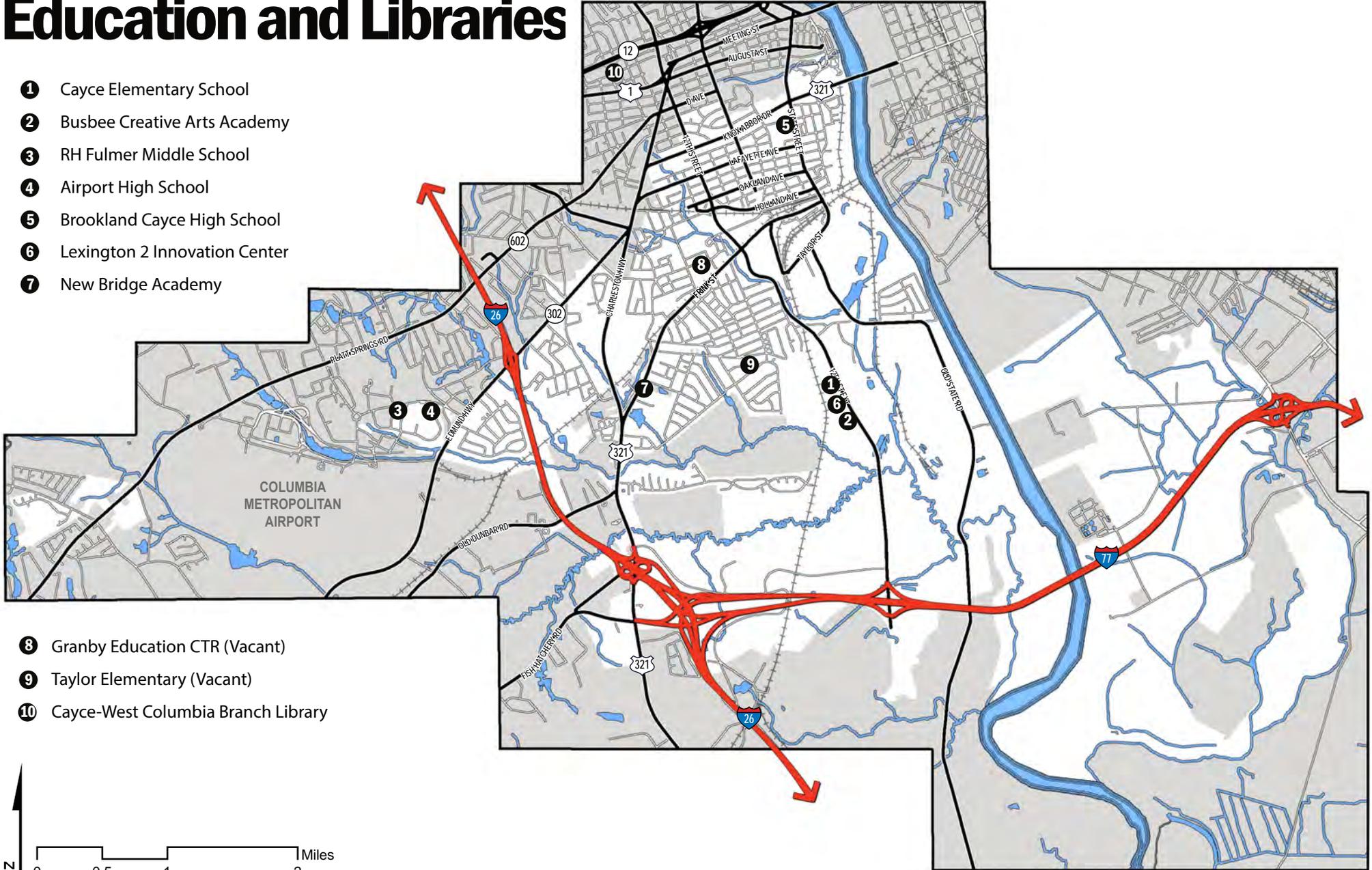
- 9 Andrew J. Burnette Park
- 10 Sunnyside Park
- 11 Churchill Gardens
- 12 Thomas A. Newman Boat Landing
- 13 Cayce Tennis and Fitness Center
- 14 12,000 Year History Park
- 15 Congraree Creek Heritage Preserve
- 16 Reco Ball Field



Map 8.2: Schools and Libraries

# Education and Libraries

- ❶ Cayce Elementary School
- ❷ Busbee Creative Arts Academy
- ❸ RH Fulmer Middle School
- ❹ Airport High School
- ❺ Brookland Cayce High School
- ❻ Lexington 2 Innovation Center
- ❼ New Bridge Academy
  
- ❽ Granby Education CTR (Vacant)
- ❾ Taylor Elementary (Vacant)
- ❿ Cayce-West Columbia Branch Library



## Library

The Cayce–West Columbia branch of the Lexington County Public Library is located at 1500 Augusta Road. The branch was established in September 1994 in the former Compton’s department store building. The 20,000 square foot library circulates approximately 70,000 books, e-books, audiobooks, and videos per year. There are no current plans for expansion.

## Public Safety

The Cayce Public Safety Department provides police, fire, and first responder services. Currently, there are 22 employees assigned to the Fire Department and 70 employees assigned to the Police Department. The Fire Department has three shifts of firefighters, an assistant chief and a fire chief. For medical conditions, Cayce first responders are usually on the scene before Lexington County EMS (Emergency Medical Services) because of quicker response times. The police department operates within the municipal boundaries and coordinates law enforcement with the Lexington County Sheriff’s Department, which operates within both the municipalities and unincorporated areas of the county. Both law enforcement and fire services can operate outside of the City limits through mutual and automatic aid agreements.

**Mutual Aid Agreements.** Law enforcement has mutual aid agreements with all neighboring jurisdictions and beyond. Cayce has fire service mutual and automatic aid agreements with West Columbia, Lexington County, Irmo Fire District, and the City of Columbia. Mutual aid is triggered when any of the participating jurisdictions place a call for help.



Cayce-West Columbia Branch of the Lexington County Library.

**Automatic Aid Agreements.** Automatic aid for fire services is triggered through communication among the participating jurisdictions’ dispatchers. The dispatcher will assess the type of fire and what firefighting equipment is needed and will call whatever fire division (regardless of jurisdiction) that is best equipped and closest to the fire. For a major fire, all close by units are called; whichever unit that gets there first assesses whether the other units should keep coming or go back.



Cayce Department of Public Safety building located next to City Hall.

**ISO Rating.** The Insurance Service Office (ISO) rates the quality of a community's fire service from 1 (best) to 10 (worst). ISO does not consider the Cayce automatic agreement truly automatic because communication among the jurisdictions' dispatchers is needed. ISO requires a central dispatch that directly sends out the call to all units. Therefore, the ISO rating is 3 for the core Cayce area, but 9 for the outliers of Hunters Mill, west of the airport, and the areas east of the Congaree River in Richland County. Lacking a resolution to the dispatching issues, locating substations closer to the outlier areas would improve the ISO rating.

**Public Safety Headquarters.** The Fire and Police Departments are located at the City government complex at 1800 12th Street. These departments utilize all available spaces and have converted unused jail cells for administrative use. The departments' recommendation is not to build a new headquarters or expand at the current location, but rather to build new substations that can house both police and fire and administration and would free up space at the headquarters and shorten response time.

### **Future Public Safety Needs and Issues**

- Additional investigators are needed in response to an increase in crimes requiring investigations.
- Two new fire trucks will be needed within the next few years.
- Donut holes (unincorporated areas surrounded by the City) complicate the ability to quickly identify the responsible jurisdiction, which creates difficulties for public safety response. Renewed attempts should be made with the property owners within the donut holes to encourage annexation into the City.
- Annexation decisions should consider that a police and fire substation will be needed within five miles of the newly annexed property for response to fires in areas without automatic aid agreements.



Cayce's state-of-the-art wastewater treatment facility. The Cayce plant is the regional wastewater treatment provider for much of the developed areas in eastern Lexington County.

## Water System

The Stanley Goodwin Water Treatment Facility is located on Spring Water Court off of Moss Creek Drive. It was constructed in 1990 with the capability of producing six million gallons of potable water daily. An upgrade to the facility was needed in 2000, and production capacity was increased to 9.6 million gallons per day. The facility is a twenty-four-hour continuous operation, with a staff of ten state certified operators.

A new raw water pump station was constructed on the Congaree River. The City water service area is concentrated within the Cayce city limits. However, water is also provided to nearby areas such as the Columbia Metropolitan Airport, the Lexington Industrial Park, the Saxe Gotha Industrial Park, and other portions of Lexington County. The system is permitted to treat 10 million gallons per day, which can be increased if needed. Currently, the system produces an average of 3.4 million gallons per day. It is not anticipated that the plant will reach capacity within the ten-year planning horizon. The existing trunk line network should be adequate for the next 10 years, barring the arrival of a mega industry with heavy water usage.

## Sewer System

The City of Cayce Regional Wastewater Treatment Plant is located at 539 Old State Road and began operation in October 2012 to replace the existing plant built in the early 1970s. The facility has a 25 million gallon-per-day capacity and can treat up to 80,000 homes and businesses and half a million people. The Treatment Plant serves the City of Cayce and portions of Lexington County.

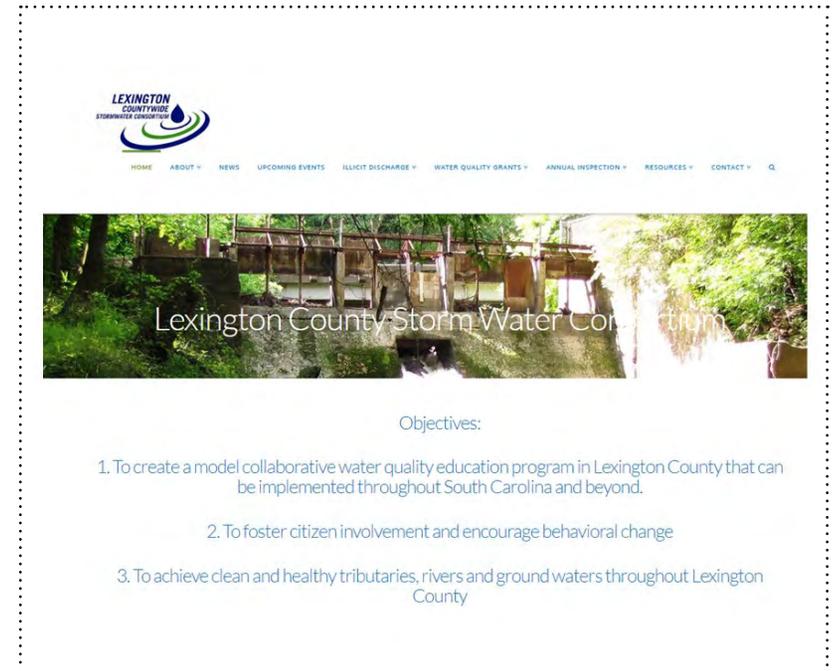
The facility uses an advanced biological treatment process and can remove pollutants such as nitrogen and phosphorous from treated wastewater, making it one of the most advanced treatment facilities in the Midlands.

The plant is permitted to treat 25 million gallons per day and is averaging 10 million gallons per day. When the plant is approaching treatment of eighty percent capacity (20 million gallons per day), the City will begin to seek an increase in the permitted capacity and begin exploring funding for expansion. Barring an arrival of a mega industry with high wastewater treatment demands, it is not anticipated that the plant will reach eighty percent capacity within the ten-year planning horizon.

The city also operates a grease and septage treatment facility which is collocated with the Wastewater Treatment Plant. The system is permitted for 100,000 gallons per day (gpd) and has 300,000-gallon storage tanks each for septage and grease. Many jurisdictions have septage treatment facilities, but very few can process restaurant grease. The Cayce Restaurant Grease and Septage Treatment System accepts restaurant grease from all over the State of SC. A \$3.5 million State Revolving Loan Fund (SRF) has been approved for upgrades at the facility and Council is working on the agreement with the SRF. The funds will be largely used to build in redundancy, such as a second belt press.

## Stormwater Management

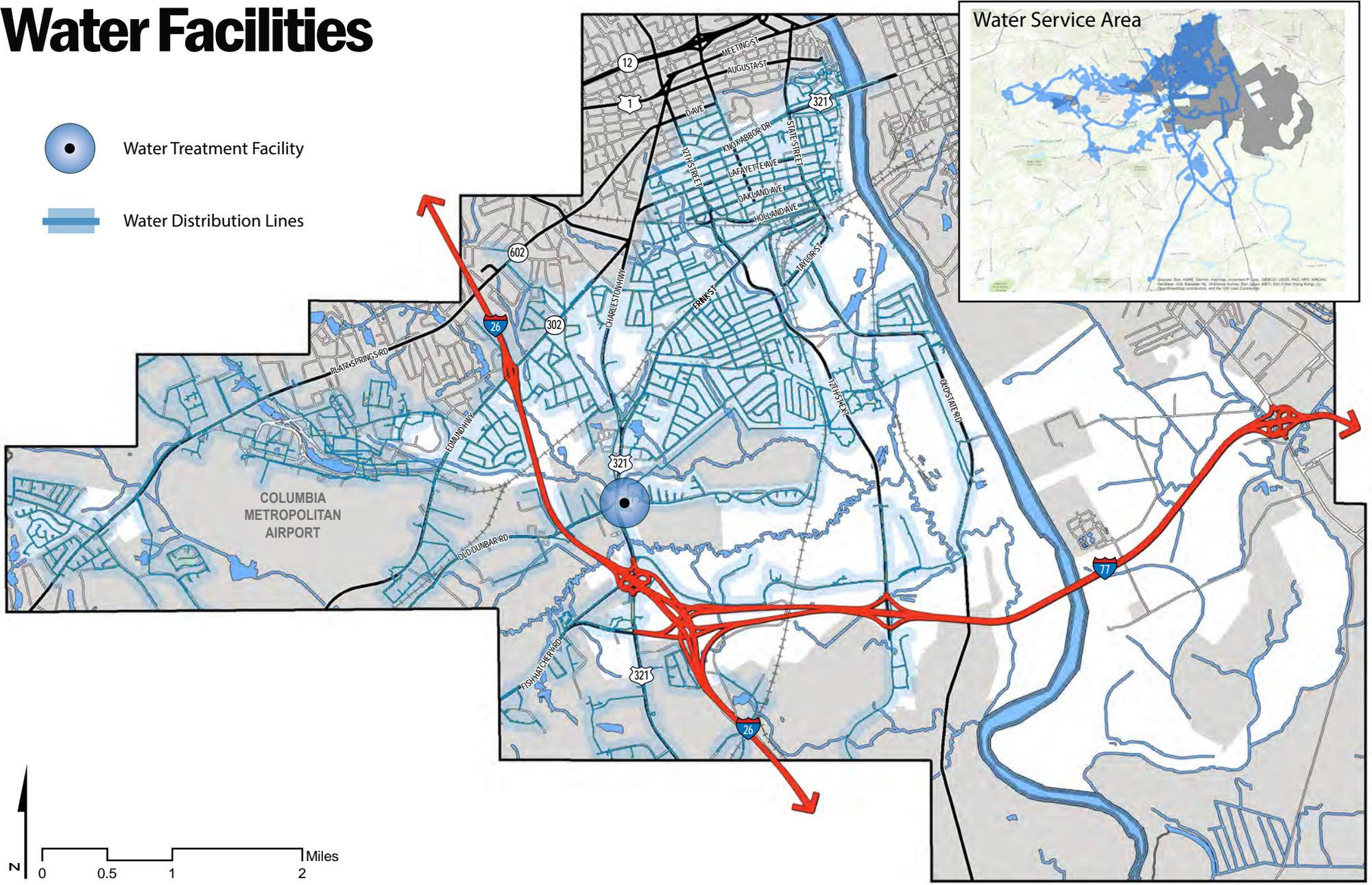
The City of Cayce is classified as a regulated small municipal separate stormwater sewer system (MS4), which means it must obtain National Pollutant Discharge Elimination System (NPDES) permit coverage and comply with state and federal regulatory requirements for operating and maintaining a municipal stormwater systems. Cayce participates in the Lexington Countywide Stormwater Consortium to help meet these regulatory requirements, which include outfall monitoring and education and outreach initiatives. Cayce has also entered into an agreement with Lexington County to administer the Lexington County Land Development Manual and Subdivision Ordinance within incorporated Cayce. Cayce currently uses a third party reviewer to provide similar stormwater management and engineering services for Cayce land development projects located in Richland County.



Lexington County  
Stormwater  
Consortium website:  
[www.lcswc.com](http://www.lcswc.com).

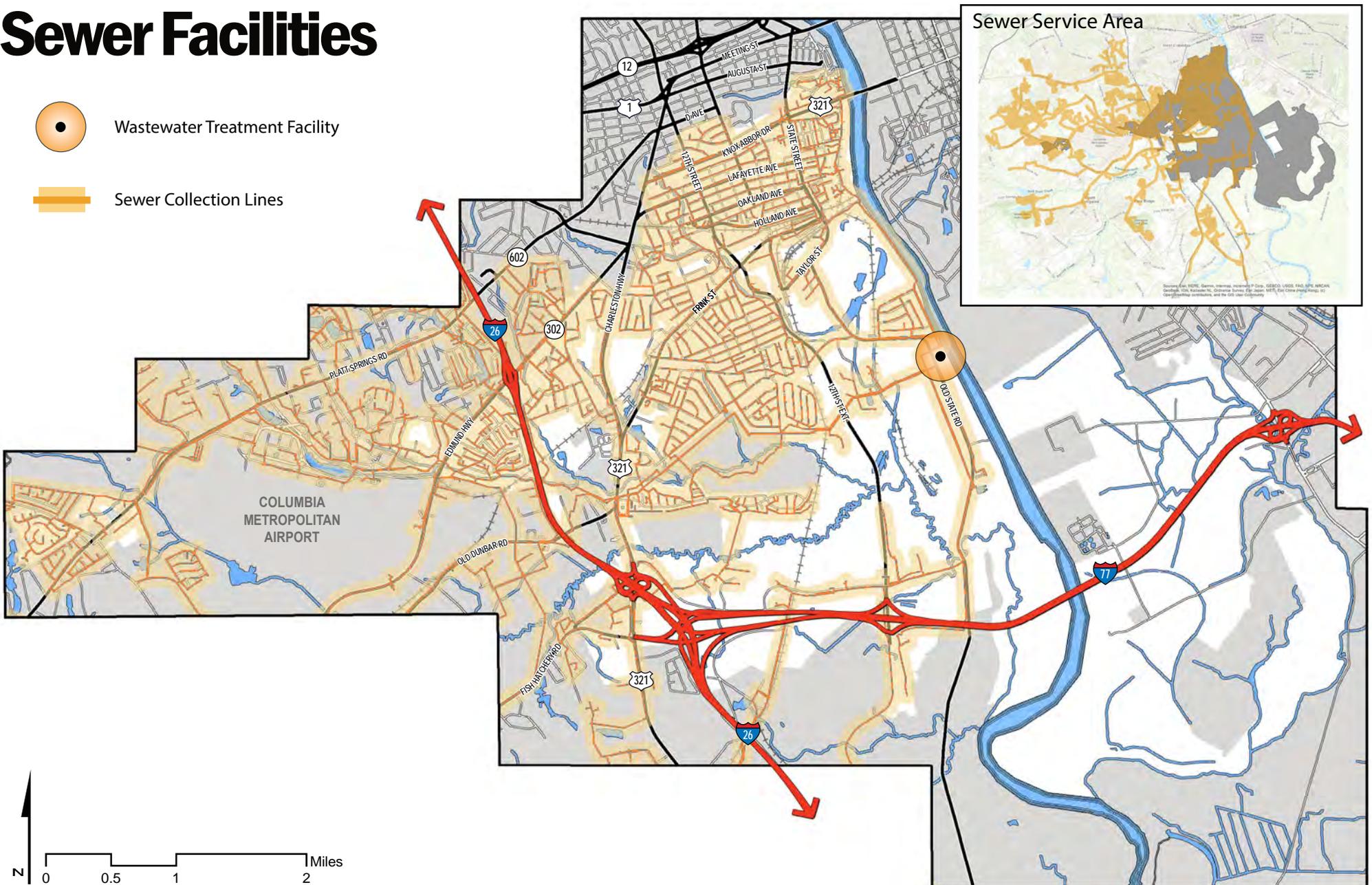
# Water Facilities

-  Water Treatment Facility
-  Water Distribution Lines



# Sewer Facilities

-  Wastewater Treatment Facility
-  Sewer Collection Lines



## Human Resources

Cayce Human Resources (HR) is a two-person department handling the payroll record keeping and benefits for 225 Cayce employees. In addition, the HR handles new employee orientation and the E-911 addressing for the City. Currently, the staffing needs for the City are largely filled. With the steady growth of the City comes increased demands on Cayce government personnel, and the number of City employees has been growing by about one percent per year. This one percent per annum personnel growth can be expected to continue over the ten-year planning horizon. With the continual growth in Cayce personnel, a full-time risk manager will be needed to handle appraisals, cost-benefit analysis, employee safety programming and training, and insurance coverage.

## Garage - Fleet Maintenance

The City's fleet maintenance cares for approximately 300 pieces of mechanical equipment. Eighty percent of the maintenance and repairs on this equipment are done in-house with a staff of four. Of the work done in-house, ninety percent of the work is done in the City garage and is primarily preventative maintenance focused. Automobiles and light trucks are serviced every five thousand miles and fully synthetic oil is used. Heavy equipment with diesel engines is serviced every 250 hours. Police vehicles are used for mostly stop and go in-city driving with frequent quick starts and stops. Because of this use police vehicles are on a five year or one hundred-thousand-mile replacement schedule. Heavy equipment is kept maintained and in good running order for as long as possible. Whenever a piece of equipment is reaching the end of its useful life or needs repairs in excess

of fifty percent of its value, the department writes up a report and a budget request for replacing that equipment and all attempts are made to find a less demanding use elsewhere within the city government.

## Sanitation

The City of Cayce Sanitation Department's key functions are: garbage collection, recycling collection, and limbs and yard debris collection. The Sanitation Department has a total of 18 personnel and six garbage/recycling collection trucks. The city plans to buy more side loaders in the future, as these trucks do not require personnel to manually load the garbage bin for dumping.

Garbage is collected once weekly, year-round. The City has been receiving SC Department of Health and Environmental Control solid waste recycling grants to purchase 96-gallon recycling bins that are the same size as the garbage bins (Herby Curby bins). Currently, there are about 800 of these large recycling bins located in high-use residential areas throughout the City. Residences with the 96-gallon containers have their recycling picked up every other week.

The City utilizes two roll-off trucks with six roll-off containers for limb and yard debris collection. Traveling with the trucks are "grappler" loaders that pick up the limbs and debris off the street and load it into the roll-off containers. The department has three of these loaders. The Cayce "We Collect" smartphone app tells users when their garbage, recycling, and yard debris will be picked up. It also tells them what items can and cannot be recycled. Future department needs include: a street sweeper for stormwater runoff pollution control and for keeping bike lanes and shoulders clear; purchase additional 96-gallon recycling containers; purchase one new side loader (as replacement or addition) every 2–3 years.

## Summary of Key Findings

- School enrollment has remained steady over the last 10 years
- Cayce has an extensive and well used passive parks and recreation system
- Open use policies and joint use agreements are a good way to expand active recreation programming and facilities
- Water and sewer infrastructure is currently adequate to meet existing and projected growth needs
- Intergovernmental and stakeholder partnerships are important for meeting public safety and stormwater management needs
- Public safety sub-stations are needed to alleviate space needs and service gaps

## Issues and Opportunities

**Government and Stakeholder Coordination.** Because the City has many adjacent jurisdictions and a number of regionally significant assets, good intergovernmental and stakeholder coordination and collaboration is imperative. The City should continue to build and strengthen relationships with neighboring jurisdictions and organizational partners, and collaborate with them on capital improvement projects as a means for leveraging resources and achieving common goals and priorities.

**Quality Public Facilities and Services.** Cayce is responsible for providing a wide range of public services. The City should continue to engage in annual capital improvement planning and budgeting to ensure the availability of adequate funding and resources to sustain and improve public facilities and services.

**Stormwater Management.** Because of the regulatory requirements as an MS4, the City should identify opportunities for taking a targeted approach to achieving permit compliance such as coordinating with responsible entities, conducting water quality monitoring and hot spot mapping, and identifying and implementing priority projects and mitigation strategies.

## Related Goals and Strategies

The key issues and opportunities identified below relate to the comprehensive plan goals listed below. Relevant objectives and strategies corresponding with these goals are summarized in Table 8.2.

Goal # 6: Plan for Future Growth and Development

## Performance Metrics

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

- Site plan review time - Number days to complete
- Code enforcement - Number citations issued, location, case closure rate
- Stormwater Outfall E. Coli Monitoring
- Water and Sewer - New customers, projects

**Planning and Development.** The City should continue to enhance its planning and development services by identifying opportunities for improving the site plan review process, code enforcement procedures, and long range planning initiatives to include development of strategic sub-area and sector specific plans. Such plans should include an Arts Overlay District Plan, Hospitality and Tourism Development Plan, and neighborhood and corridor master plans. There may also be a need to add additional staffing to the planning and development department to meet the performance goals of the plan.

**Table 8.2: Goals, Objectives, and Strategies**

Goal # 6: Plan for Future Growth and Development

Encourage local government and partner agency/organization coordination

- Coordinate with adjacent jurisdictions and relevant organizations to meet public infrastructure and service needs, to include joint funding opportunities, shared use, maintenance and operations agreements, and mutual aid/automatic aid agreements

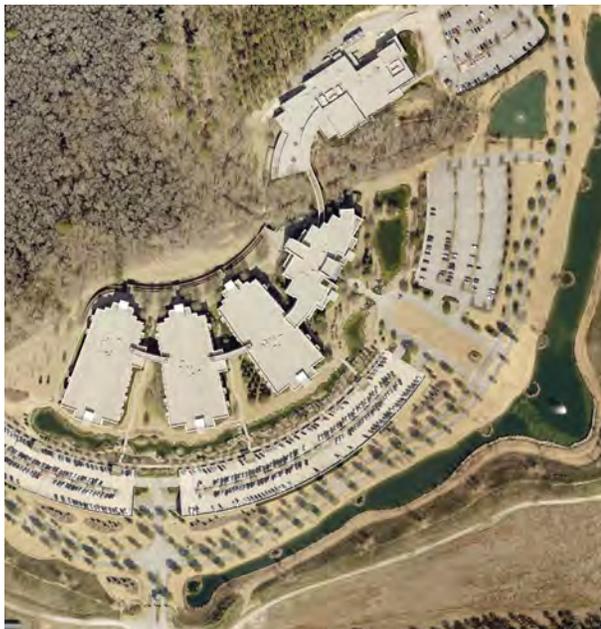
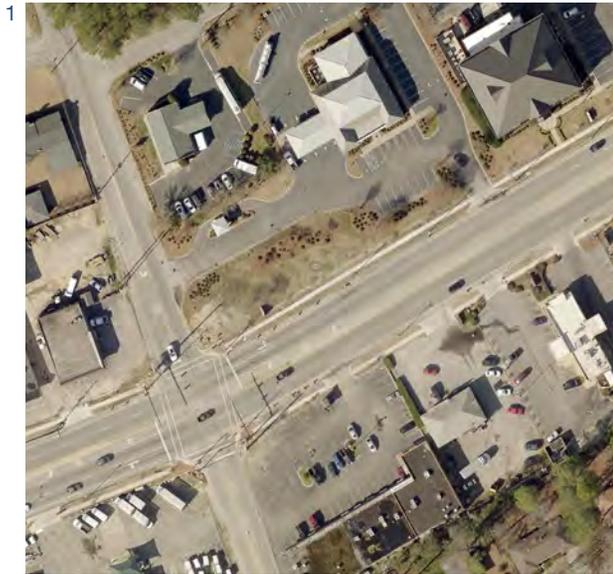
Provide quality public facilities and services

- Continue to identify alternative funding opportunities for infrastructure and public service improvements such as the Community Development Block Grant Program and the rural infrastructure authority
- Continue to implement water and sewer line replacement/upgrades in areas with highest need
- Work with community partners to implement public safety recommendations from the City’s strategic plan
- Maintain and improve ISO rating
- Maintain mutual/automatic aid agreements and work with participating jurisdictions to implement a single point of contact dispatcher
- Identify priority areas and funding opportunities for developing new public safety sub-stations
- Implement capital improvement plan (CIP) recommendations and continue annual CIP planning process
- Require the use of traffic impact assessments as part of the development review process for high impact commercial and residential development proposals
- Prioritize stormwater needs in the City and identify funding opportunities and partners for implementing improvements



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

# Land Use



## Existing Land Use

Today's land use patterns are essentially the same as recorded in the 1999 and 2010 comprehensive plans and typify auto-oriented suburban development with strip commercial development along the major traffic arteries. Residential development, while scattered throughout the City, is concentrated in the north and central portions of town. Commercial development is concentrated along Knox Abbott Drive, Airport Blvd, Frink Street, and Charleston Highway. Much of the City south of the major residential areas and east of the Congaree River have environmental development constraints. The existing land use data show on Figure 9.1 and Map 9.1 were constructed utilizing county assessors' land use data supplemented with orthographic map studies.

1. Commercial uses along Knox Abbott Drive. These uses are characterized by strip malls and stand alone retail and office establishments.

2. Residential uses typical of the older neighborhoods in the avenues.

3. Quarry located next to the Congaree River. This quarry represents the most intense industrial use in the City and is located adjacent to residential, commercial, and recreational areas (e.g., Cayce River Walk).

4. Dominion Energy offices. Dominion owns a number of large tracts of land within and just outside of the city limits.

Figure 9.1: Existing Land Use Distribution

6.1%

**Dominion**

These are properties owned by Dominion Energy along the 12th Street Extension, Old State Road, and I-77. They include the corporate offices and facilities as well as the undeveloped lands owned by Dominion.

5.2%

**General Commercial**

The commercial classification encompasses all types of commercial uses - including wholesale, retail, office, food, and services as well as neighborhood-oriented and rural-oriented commercial establishments.

3.4%

**Industrial**

Industrial land use includes manufacturing facilities, warehousing, and other facilities classified as industrial by the Lexington and Richland County Assessor's office.

9.4%

**Single-Family Residential**

The single-family residential classification is single-family detached homes each located on a residential lot.

0.4%

**Mobile Homes**

Mobile home single-family units are built off-site on wheeled frames to be transported and set up on residential properties which include mobile home parks. Mobile homes also include units classified as manufactured housing which are built after June 15, 1976 under federal construction and safety standards.

Percent Total Land Area

1.1%

**Multi-Family**

The multifamily classification is a residential classification that includes all dwelling of two or more units and are not classified as single-family and includes duplexes, triplexes, quadplexes, and apartment buildings.

36%

**Public / Institutional**

Public / Institutional uses include government facilities such as city hall, the post office, schools, recreational facilities, and libraries; utilities, and private institutions such as civic organizations and churches, hospitals, and private golf courses and recreational uses.

34%

**Rural**

This Classification includes large, mainly undeveloped lots generally of fifty acres or greater in size that are located outside of the urbanized area of the city. They may contain a residence or other buildings such as agriculture structures. They may be utilized as timber or agriculture or they may be fallow land.

4.2%

**Vacant**

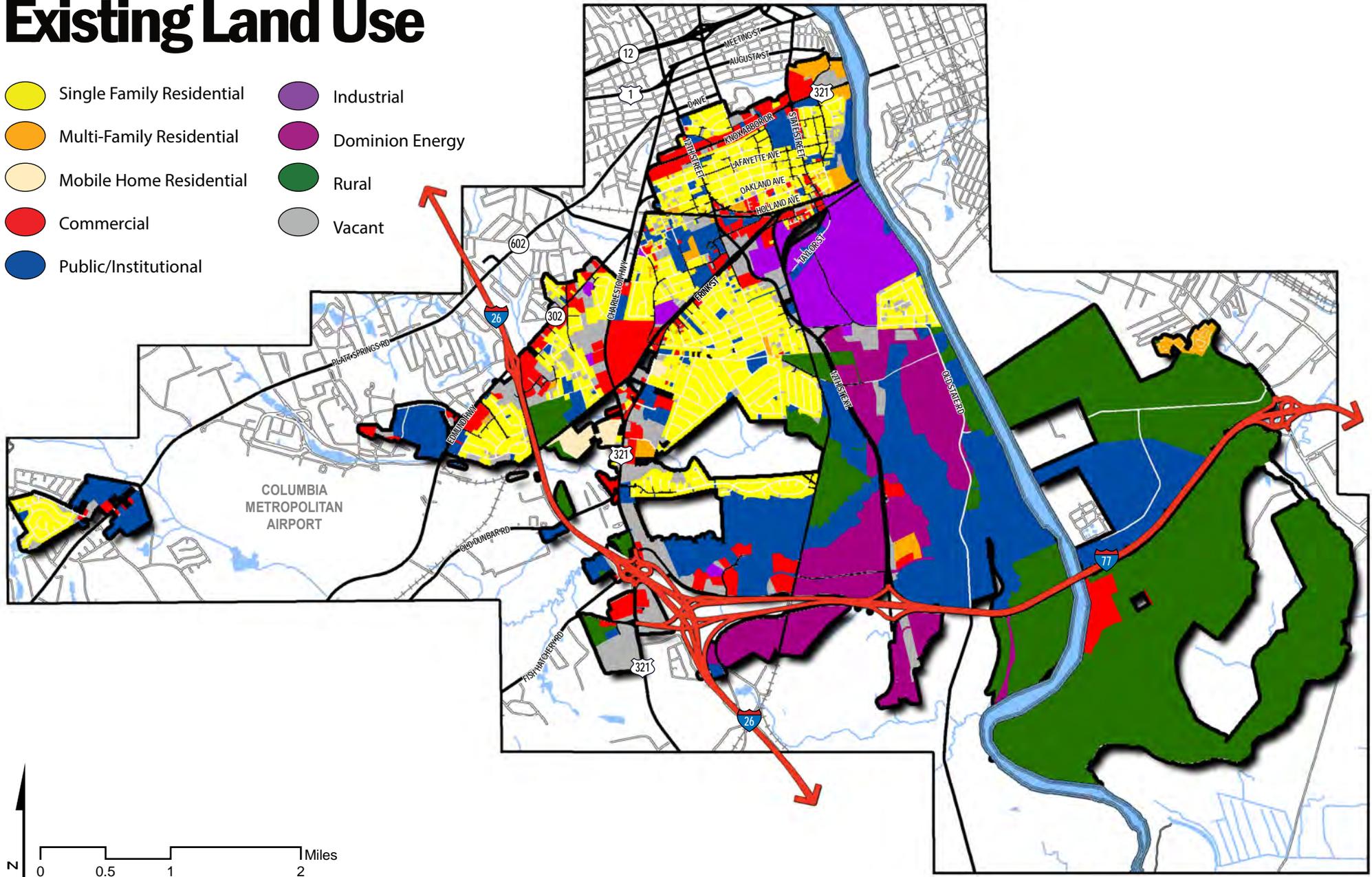
This classification includes smaller undeveloped lots located in the urban residential or commercial areas that may be available for infill development.

Percent Total Land Area

Map 9.1: Existing Land Use

# Existing Land Use

- Single Family Residential
- Multi-Family Residential
- Mobile Home Residential
- Commercial
- Public/Institutional
- Industrial
- Dominion Energy
- Rural
- Vacant



## Future Land Use

Future land use designations are the primary instrument for defining how the City of Cayce wishes to grow and develop over the life of this plan. Table 9.1 defines the purpose of each future land use designation, and Map 9.2 shows how they are distributed within the City. Some areas immediately outside the municipal limits are also included with future land use designations to assist with future annexation considerations.

**Table 9.1: Future Land Use Designations**

Symbol	Name	Purpose
RC	Residential Conservation and In-fill Areas	To conserve and protect the character and present use of existing single-family neighborhoods and subdivisions and to prohibit any use or development which would compromise or infringe on the prevailing character of such areas. Residential in-fill and redevelopment of like kind are also encouraged.
RD	Residential Density-Flex Areas	To provide flexibility to meet future housing demands and preferences by allowing a range of housing types.
TA	Transition Areas	To allow for the transition to a variety of uses where development is mixed and market conditions are changing. Here, the objective is to monitor and guide development in an orderly manner while allowing for flexibility and change to suitable uses.
GBR	Commercial-Business and Retail Areas	To accommodate general and area-wide economic activity in areas best suited for such purposes and to minimize the impact on neighboring properties, the local transportation network, and environmental resources. These areas will encourage and promote the economic vitality of the city by concentrating business-retail activity in easily accessible, strategically located areas and strengthening its pull through “cumulative attraction.” They will principally contain business, commercial, and service uses and are projected to accommodate the bulk of such development in the future. They are located principally along the community’s arterial corridors.
CBI	Commercial-Business and Industrial Areas	To safeguard existing industry from encroachment by incompatible development and to identify and protect future use sites with industrial potential. One of a community’s greatest assets is its industry, but without careful planning, it can be boxed in and prevented from expansion, and potential undeveloped sites are preempted by other uses.
LD	Limited Development Areas	To protect undeveloped and environmentally fragile areas that have significant development constraints. Careful planning to account for these conditions should precede all development proposals. With careful planning and community oversight as a prerequisite, development constraints can be balanced with the preservation of functional ecological characteristics. LD areas serve as natural drainage and storage areas for flood waters, general habitat and sanctuaries for aquatic and land species, and as open areas with natural qualities unique to the community and region.
RA	Resource Areas	To protect rich in natural, historical, educational, and cultural resources for future generations. These resources should be enhanced rather than compromised by the development process. Historic, educational, and cultural resources include existing public parks, historical, cultural, and educational sites. Natural resources include but are not limited to land under private conservation easements, jurisdictional wetlands, flood plains, riparian buffer zones, endangered species habitat, and lands that are unsuitable for development

## Commercial Focal Point Initiatives

The four circular areas on the future land use map (FLUM) are gateways into the City that are positioned to become hubs of commercial activity. With the right initiatives, these hubs can become local focal points of commercial, social, dining, and entertainment activities. Initiatives for these areas should include:

- Preparing the focal points to attract commercial tenants
- Utility upgrades
- Gateway landscaping and streetscaping utilizing complete street design
- Craft form-based zoning regulations specific to each hub
- Consideration of tax increment financing for the development and redevelopment of these areas

## Design Overlay Districts

The purpose of the design overlay district(s) is to create and present an aesthetically pleasing physical environment along the City's principal gateways. Design Overlay Districts serve as gateways to the City. To visually harmonize these gateways with existing development, additional restrictions and development standards are required to create an aesthetically pleasing and uniform appearance. The overlay districts are classified on the FLUM as TA, transitional areas and are shown on Map 9.3.

## Current Overlay Districts

### **Knox Abbott Drive Overlay District**

Parallel Knox Abbott Drive and extends from the street right-of-way the depth of each contiguous lot or 200', whichever is less.

### **12th Street Extension Design Overlay District**

Parallels 12th Street Extension from Poplar Street south to Taylor Road/Old Taylor Road, and extends from the street right-of-way the depth of each contiguous lot or parcel or 500', whichever is less.

### **I-77 Gateway Design overlay District**

Includes all properties between the CSX railroad right-of-way to the west, Congaree River to the East, Taylor Road/Old Taylor Road to the north, and City of Cayce city limits south of Interstate 77.

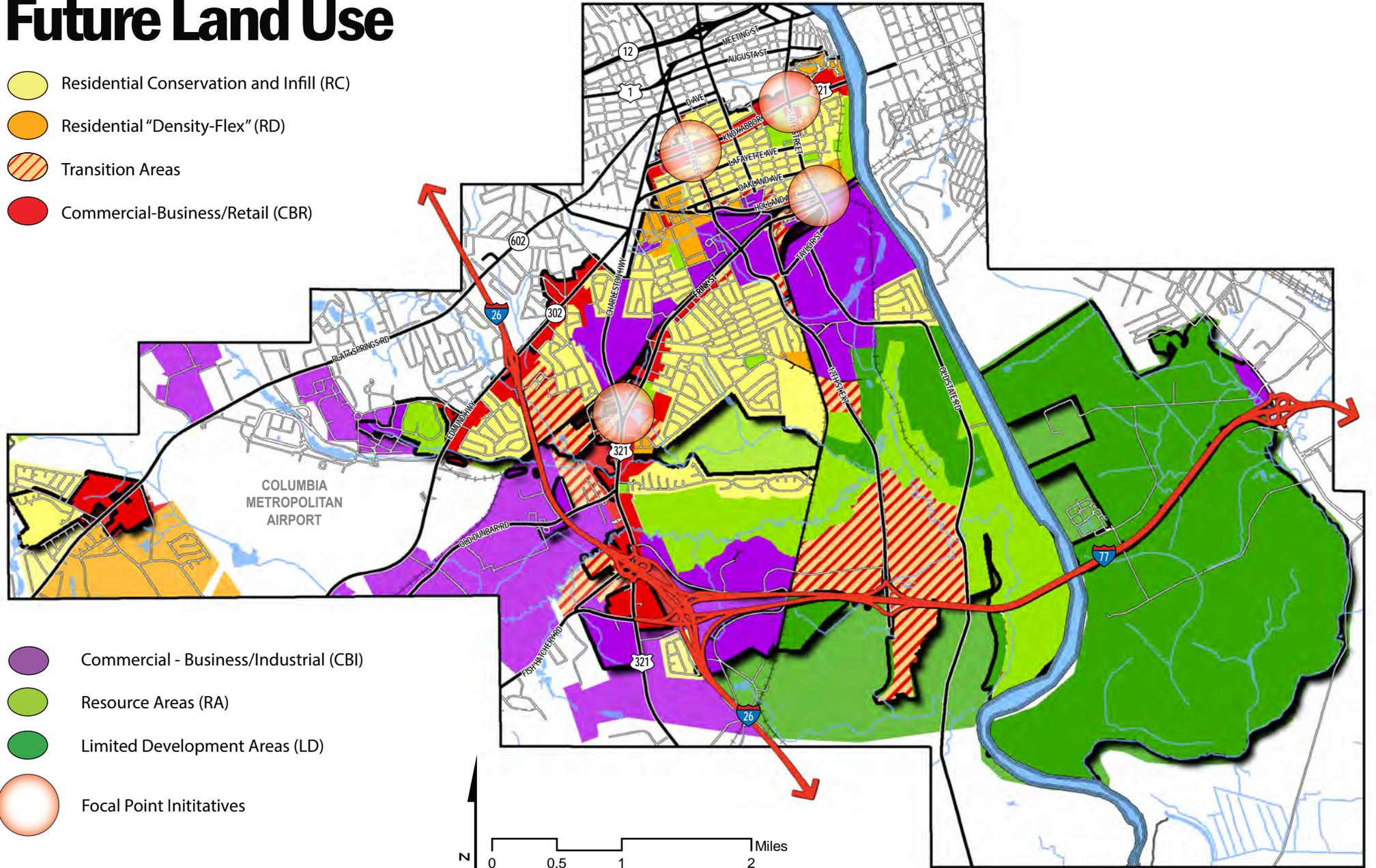
### **Arts Design Overlay District**

The district runs along State Street from Popular Street south to Frink Street and west on Frink to Foreman Avenue. The intent of the district is to encourage the arts within the district by allowing residential uses in the commercial zones. Artist can live and work in the same area so that a true artist community can evolve in this section of the City.

Map 9.2: Future Land Use

# Future Land Use

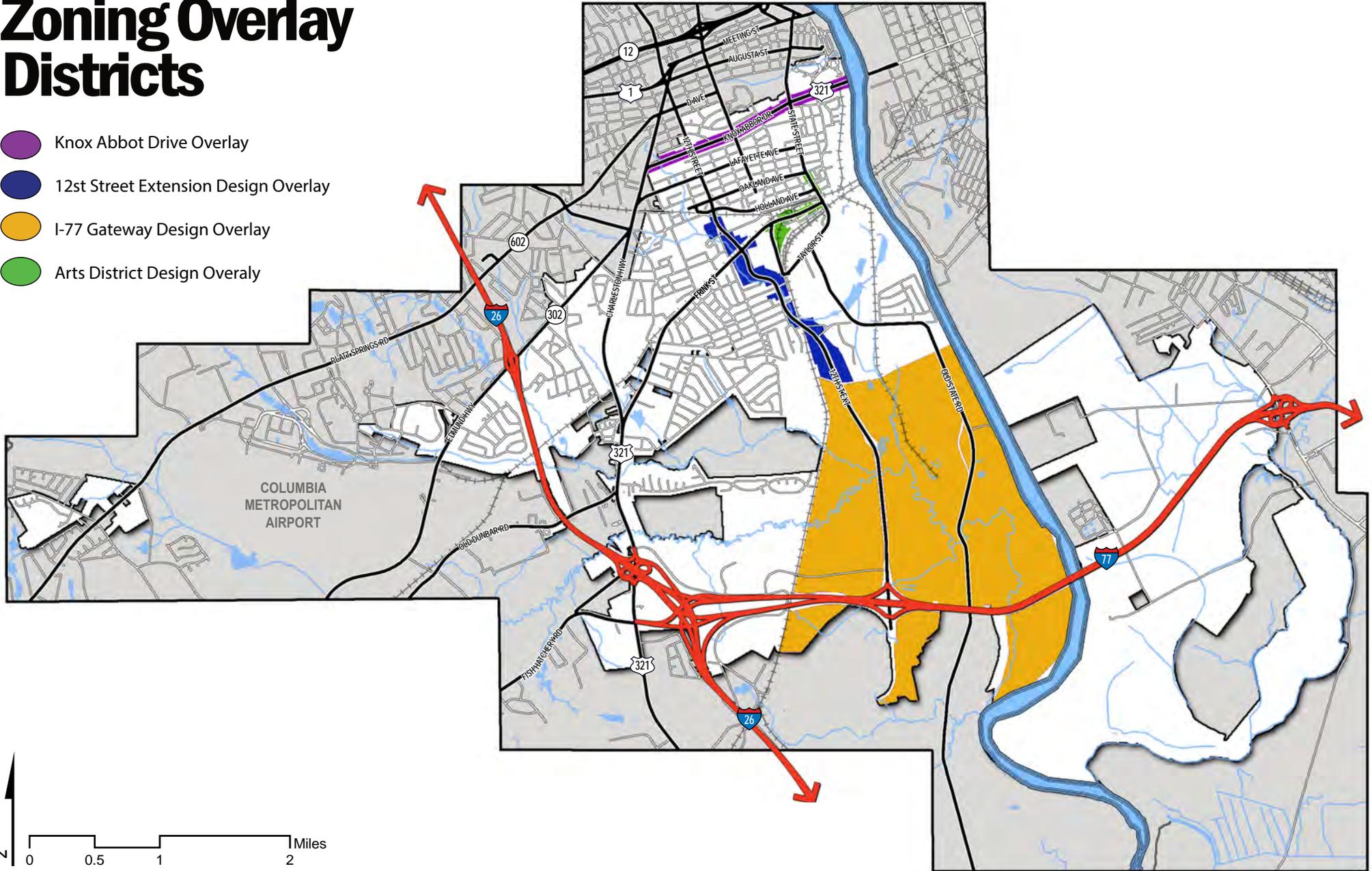
- Residential Conservation and Infill (RC)
- Residential "Density-Flex" (RD)
- Transition Areas
- Commercial-Business/Retail (CBR)



- Commercial - Business/Industrial (CBI)
- Resource Areas (RA)
- Limited Development Areas (LD)
- Focal Point Initiatives

# Zoning Overlay Districts

- Knox Abbot Drive Overlay
- 12st Street Extension Design Overlay
- I-77 Gateway Design Overlay
- Arts District Design Overlay



## Future Land Use Policies and Compliance

The Future Land Use Map (FLUM) is designed as a guideline for developing capital improvement plans, drawing zoning district boundaries, reviewing and adjudicating zoning map amendment (re-zoning) applications, and reviewing and deciding on the approval of land development applications. Decisions on the conformity of future proposed projects to the Comprehensive Plan should not be made solely on consulting the FLUM; rather, the map should be used in conjunction with Comprehensive Plan policies, goals, and objectives as a whole.

Unlike zoning district mapping, there are no quantitative definitions for each classification that will delineate hard and fast land use lines on the map. Lines between land use classifications should be viewed as transition zones between land uses. Furthermore, land use classification boundaries are subject to revision, as future land use designations will be tied to knowledge of planned state and federally funded infrastructure (i.e., transportation) projects. There will be inevitable adjustments in long-range planning made in response to development pressures, economic trends and developments, and national, regional, and local socio-economic and demographic forces, all of which will also require adjustments to the FLUM.

**Policy Considerations.** Table 9.2 provides general policy considerations to help further clarify the purpose of each future land use designation and to provide some general context from which to make land use and zoning policy decisions for development proposals.

**Compliance Index Table.** Table 9.3 provides guidance for the conformity of proposed rezoning or land development request with the future land use plan and its policies. The table lists the future land use categories as shown on the FLUM, summarizes the respective land use policies, and identifies principal uses intended for each mapped area. The table provides a range of zoning district classifications that are consistent with each future land use classification. A request for a rezoning into a district not listed will require careful scrutiny. Questions to consider when reviewing rezoning requests include:

- Is the subject parcel(s) located in proximity to the transition from one land use classification to another or is it well within the subject land use classification?
- Does the proposed rezoning further other policies, goals, objectives, and of the other comprehensive plan elements?
- Has there been significant development pressures, economic trends and developments, and national, regional, and local socio-economic and demographic forces since the comprehensive plan was last revised or updated?
- Is the subject parcel located within a Design Overlay District which may require special consideration?

If a request is approved for a rezoning to a zoning district not listed in the table's compatible zoning district or alternative zoning district columns, a FLUM and/or a zoning district use regulations revision may be required along with the rezoning approval. Compliance with the land use plan and the compliance index does not entitle an applicant to a rezoning request approval. Other factors such as the potential impact on traffic, natural resources, historical places, etc. could be a factor. Changes to the city's zoning or land development regulations that may impact the compatible zoning districts or alternate zoning districts for any land use listed on the Compliance Index table will require a revision of the table.

**Table 9.2: Future Land Use Policy Considerations**

Symbol	Policy Considerations
RC	<p>This designation effectively “locks out” development and zoning changes in conflict with prevailing single-family uses. It is a policy of “no change” until such time as the plan objectives are reevaluated and restated by plan amendment. This designation is applied principally to existing stable, single-family residential areas. However, this policy should not lock out the neighborhood-oriented office and commercial establishments in proximity to residential conservation areas. The size of these districts should relate to surrounding residential markets; furthermore, the locations should be at or near major intersections and in proximity to residential areas (or on the periphery of residential areas), moderating transition between residential and potentially incompatible commercial uses. These intentions shall be considered in decisions on requests for office and commercial zoning.</p>
TA	<p>The purpose is to enhance environmental conditions and improve property values. Some areas may be deteriorating and changing for the worse, while others may be under economic pressure for higher use and intensity development. Proposed zoning changes should be carefully evaluated to determine the causes and impacts of the transitional process, and to grant change only where substantial improvement or strengthening of the area would result. Future development patterns within these areas may transition into established residential, commercial, or industrial land use categories that will trigger a reexamination and amendment of the FLUM.</p>
CBR	<p>Most CBR areas currently contain business and commercial establishments and are zoned accordingly. Commercial district zoning regulations should be reexamined to consider allowing residential uses in commercially zoned areas. This allowance maximizes opportunities to live/work/shop and for recreation in the same area. Allowing residential uses in the more urbanized commercial districts can provide the critical density necessary for new businesses to be established and provides stability for existing businesses.</p>
CBI	<p>All proposals should be evaluated to ensure the accommodation and protection of existing industry and potential industrial sites to the extent practical and feasible.</p>
LD	<p>Development should be allowed within this district, but should be limited in scope. The purpose is to let the market drive the type and intensity of future development, but all identified unique natural areas should be protected and integrated into the design of the proposed development. Planned mixed-use developments and/or developments incorporating conservation easements are encouraged.</p>
RA	<p>RA areas with historic, cultural, or educational resources shall be designed to restore or enhance them. Adaptive reuse of historic buildings is acceptable as long as the historical architecture, landscaping, and other building and site features are not compromised. RA areas with natural and environmental resources should not be developed unless these resources are protected through conservation easements and/or specific protection in approved development plans.</p>

**Table 9.3: Future Land Compliance Index**

Symbol	Land Use Classification	Summary Objectives	Principal Permitted Uses	Compatible Zoning Districts	Alternative Zoning Districts
RC	Residential Conservation/ Infill	To protect existing residential areas for single-family use, and promote “infill” of single-family housing.	Single-family, detached, site-built dwellings	RS-1, RS-2, RS-3, and RS-4	N/A
RD	Residential Density Flex	To meet the varied housing needs of changing residential market.	Single-family, townhouses, patio homes, multi-family and manufactured homes	RS-1, RS-2, RS-3, RS-4, RG-1 and RG-2	C-3 and C-4
TA	Transition	To monitor and guide the transition of existing mixed use areas to ensure highest and best use of property incompatible surroundings.	Residential, commercial, business, and light industrial uses	RG-1, RG-2, C-1, C-2, C-4, and PDD	C-3 and M-1 All DO-1 overlays
CBR	Commercial-Business/ Retail	To concentrate business and retail establishments for cumulative draw in areas central and accessible to the community at large.	Office, Retail and Service establishments	C-1.C-2.C-3, C-4, and PDD (Business Park)	RG-2 and M-1
CBI	Commercial-Business/ Industrial	To promote the development of Business and Industrial Parks and protect existing industry and areas with industrial potential for future industrial development.	Office ,Wholesale, Service, Manufacturing, and Warehousing uses.	C-3, M-1, M-2	D-1
LD	Limited Development	To ensure the proper planning in environmental fragile areas and development of large undeveloped tracts.	Market driven uses in planned settings	Existing zoning, D-1, PDD	To be reviewed for compatibility
RA	Resource Areas	To ensure protection of city-designated historical, educational, and cultural resources and natural and environmental resources.	Open area recreational uses and natural resources, city-designated buildings and sites	Existing zoning, D-1, PDD	To be reviewed for compatibility

## Annexation

The Future Land Use Map (FLUM) includes areas currently outside of the city limits. This includes some large “donut holes” or unincorporated county regulated parcels surrounded by and contiguous to land within the City limits. While Lexington and Richland Counties County regulate development in these areas, they are included on the FLUM as the City’s desired land use for these areas should they be annexed into the City at a future date and as a means of informing Lexington and Richland Counties of the City’s development preferences for these areas.

**Annexation Policy.** Cayce City Council should establish a comprehensive annexation policy and procedures manual. Input from the Planning Commission and other stakeholders could be gained through establishing an ad hoc annexation policy task force with representation from the business community, Lexington and Richland Counties, and the school district. The first step in developing an annexation policy is to establish clearly defined growth and development objectives that should be met as a reason for any annexation. Such objectives could include expanding the tax base, and extending regulatory authority. The annexation policy should include a decision-making matrix that will include the following elements:

- Analysis of growth trends and data, demographics, and current land use;
- Planned, proposed, or the potential for future development within the proposed annexation boundaries;
- Cost/benefit analysis of services and infrastructure needs and potential revenue;
- Political implications (resident concerns of impact on identity and character of the community; increased taxes; business and license fees; change in level of services; political representation; and impact on schools); and
- Planned, proposed, or potential for future development.

**Donut Holes.** The future land use of the donut holes is of particular importance as a county-permitted land development that is incompatible with the surrounding City properties will negatively impact those City properties. Another difficulty with donut holes is the fracturing of services that must be provided by the counties within the donut holes while the City provides services everywhere else inside the city limits. Differences in levels of services and/or service schedules between county and City can be confusing to the residents and businesses in these areas.

**De-annexation.** The annexation policy can also be used in decisions to de-annex City properties. Jurisdiction of de-annexed properties will revert to the respective county. The annexation decision-making matrix can be applied to the parcels in question to help decide if de-annexation of these properties is in Cayce’s best interest. One example of an area for consideration of potential de-annexation is the land east of the Congaree River in Richland County.

## Summary of Key Findings

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

## Issues and Opportunities

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

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

## Related Goals and Strategies

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

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

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

Goal # 6: Plan for Future Growth and Development

## Performance Metrics

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

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

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

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

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



# 10

## Resilience

The Disaster Relief and Resilience Act of 2020 amended Section 6-29-510 (D) of the SC Local Government Comprehensive Planning Enabling Act to require the development of a separate resiliency element for the Comprehensive Plan. Per the requirements of the act, the element should consider the impacts of flooding, high water, and natural hazards on individuals, communities, institutions, businesses, economic development, public infrastructure and facilities, and public health, safety and welfare. The element should also promote resilient planning, design and development; be coordinated with adjacent jurisdictions and agencies; and be coordinated with the other elements and the comprehensive plan goals and strategies.

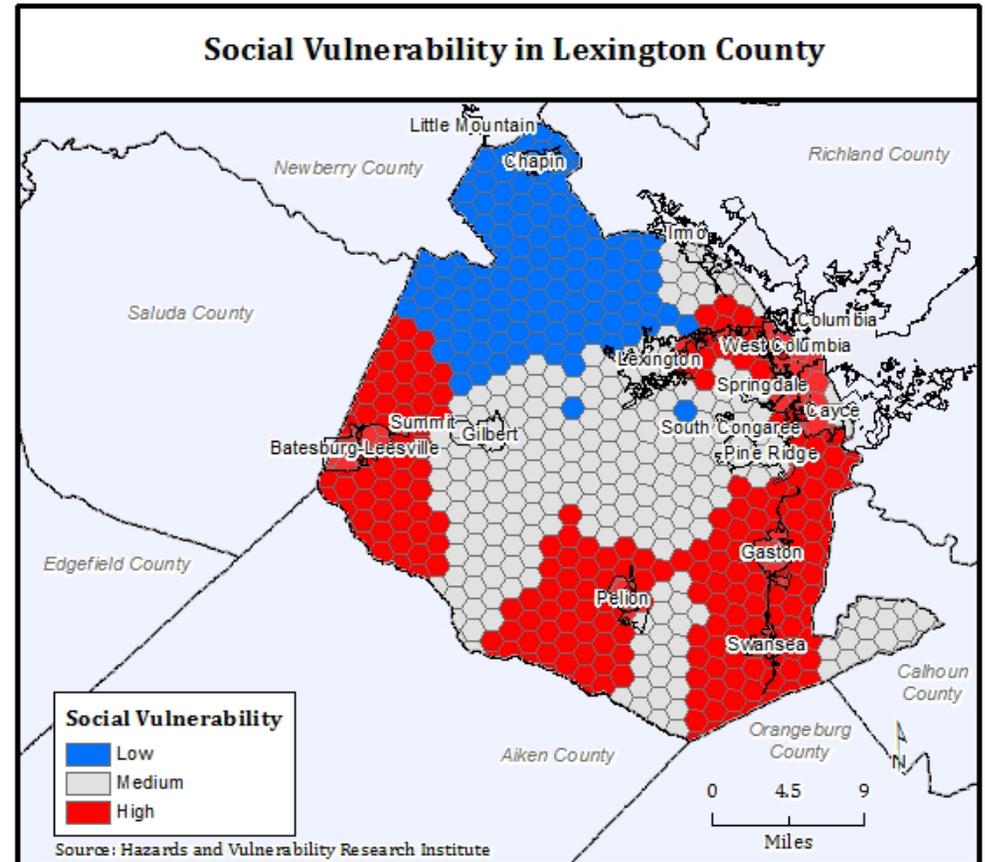
## Natural Hazard Risk and Vulnerability

The City of Cayce is vulnerable to a number of natural hazards. This vulnerability is not just a result of physical and environmental characteristics but is also a result of social vulnerability, which refers to the characteristics of a population in terms of the ability to anticipate, cope with, and recover from the impact of natural hazard events. Social vulnerability can be calculated with a composite index based on wealth, sex, age, employment, poverty, race, ethnicity, and transportation access. As shown on Map 10.1, the West Metro area has medium to high social vulnerability rating. The Cayce/West Columbia area is most at risk from the following types of natural hazards:

- Tornadoes
- Flooding
- Hurricanes
- Extreme Heat/Drought
- Winter Weather

Prior to the 2015 flash flood event, heat, drought, and winter storms posed the highest risk in terms of direct monetary loss. Heat and drought pose serious threats but are difficult to capture in terms of loss since their impacts tend to be under reported and are the result of sustained periods of exposure rather than a single catastrophic event. While thunderstorm, lightning, wind, and hail damages are non-catastrophic, their cumulative impact and high frequency still create a significant threat to property and infrastructure.

### Map 10.1: Social Vulnerability



Source: 2016 Central Midlands Regional Hazard Mitigation Plan

**Table 10.1: Natural Hazard Events and Loss**

	Years of Record for Data	Number of Events	Number of Loss-Causing Events	Direct Losses (Property and Crop)	Direct Injuries and Fatalities	Recurrence Interval (in years)
Flooding	2011-2016	47*	3*	\$2,750,075*	8*	1.2*
Hurricane	1988-2014	8	8	\$1,187,041	4	6.9
Tornado	1950-2015	24	11	\$5,726,975	56	2.3
Thunderstorm	2008-2015	41	38	\$685,465	0	1.3
Lightning	1986-2012	149,258	39	\$2,178,330	10	0.0002
Wind	1986-2015	490	170	\$2,312,724	15	0.1
Hail	1986-2015	283	68	\$1,665,131	0	0.2
Fog	1986-2015	n/av	n/av	n/av	n/av	<0.04
Winter Storm	1986-2015	32	32	\$9,409,622**	0	1.7
Cold	1986-2015	31	31	\$7,732,324	1	1.8
Heat	1986-2015	7	7	\$21,263,066	0	7.9
Drought	2000-2015	17	17	\$24,345,640	0	3.2
Wildfire	1988-2015	4,703	3	\$366,633	0	0.006
Earthquake	1900-2015	0	0	0	0	>50
<b>TOTAL</b>				<b>\$79,623,026</b>	<b>94</b>	

\* Excludes 2015 flood losses

\*\* Excludes 2004 ice storms

Source: 2016 Central Midlands Regional Hazard Mitigation Plan

**Table 10.2: Natural Hazard Risk and Vulnerability Assessment**

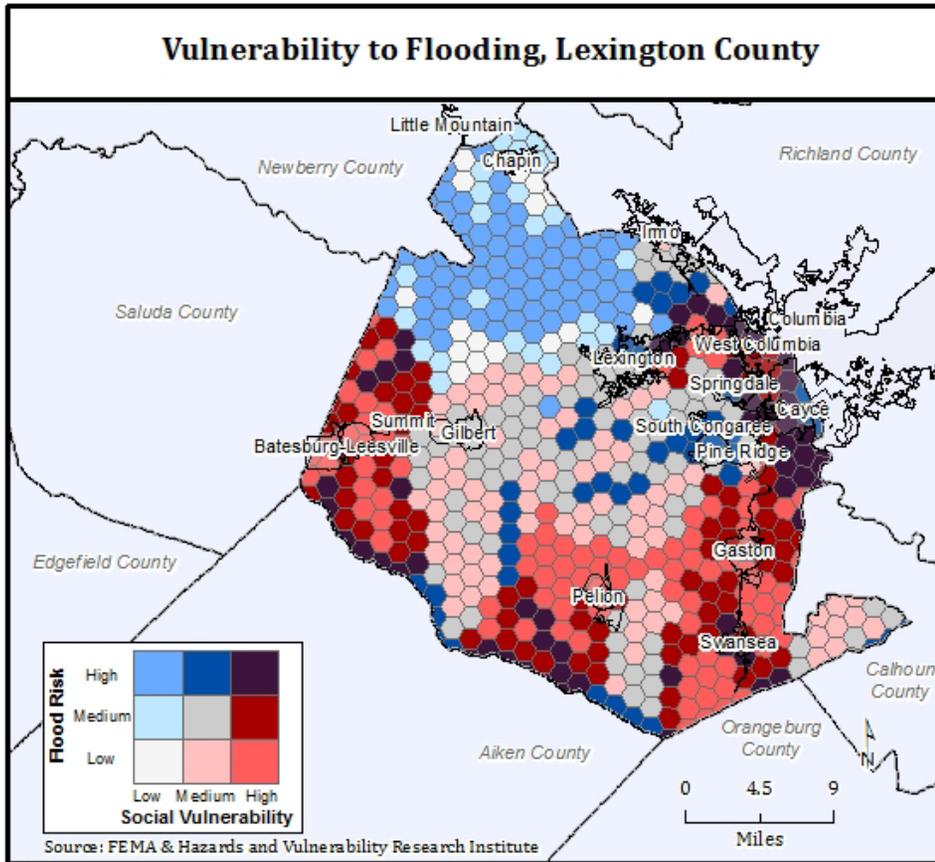
Perceived Risk	Hazard	Geographic Extent	Probability of Future Occurrence	Vulnerability Assessment	Magnitude and Severity	Overall Risk
Most Important	Winter Weather	Widespread	Likely	Extensive	High	High (3)
Somewhat Important	Extreme Heat	Widespread	Occasional	Extensive	High	High (2.75)
Somewhat Important	Droughts	Widespread	Occasional	Extensive	High	High (2.75)
Very Important	Tornadoes	Isolated	Likely	Extensive	High	High (2.5)
Most Important	Tropical Storms	Widespread	Occasional	Moderate	Medium	Medium (2.25)
Most Important	Wind	Limited	Likely	Moderate	Medium	Medium (2.25)
Somewhat Important	Extreme Cold	Widespread	Likely	Limited	Medium	Medium (2.25)
Least Important	Earthquakes	Widespread	Infrequent	Moderate	Medium	Medium (2)
Very Important	Flash Floods	Isolated	Occasional	Moderate	Medium	Medium (1.75)
Very Important	Riverine Floods	Limited	Occasional	Moderate	Low	Medium (1.75)
Very Important	Lightning	Isolated	Likely	Moderate	Low	Medium (1.75)
N/A	Hail	Isolated	Occasional	Moderate	Medium	Medium (1.75)
Most Important	Thunderstorms	Isolated	Likely	Limited	Low	Medium (1.5)
Least Important	Fog	Isolated	Likely	Limited	Low	Medium (1.5)
Least Important	Wildfires	Isolated	Occasional	Limited	Low	Low (1.25)

Source: 2016 Central Midlands Regional Hazard Mitigation Plan

## Flooding

Flood damage in Cayce typically results from localized heavy precipitation and flash flooding due to poor drainage. Older neighborhoods, such as those in Avenues area, were largely built out prior to the implementation of modern stormwater regulations and development standards. There is some development within the Congaree and Congaree Creek floodplains. These areas are especially vulnerable to flooding and have the potential for significant damage during major rain events. Significant rain events like the one experienced in 2015 are expected to increase in frequency and intensity in future years as a result of climate change.

**Map 10.2: Flood Vulnerability**

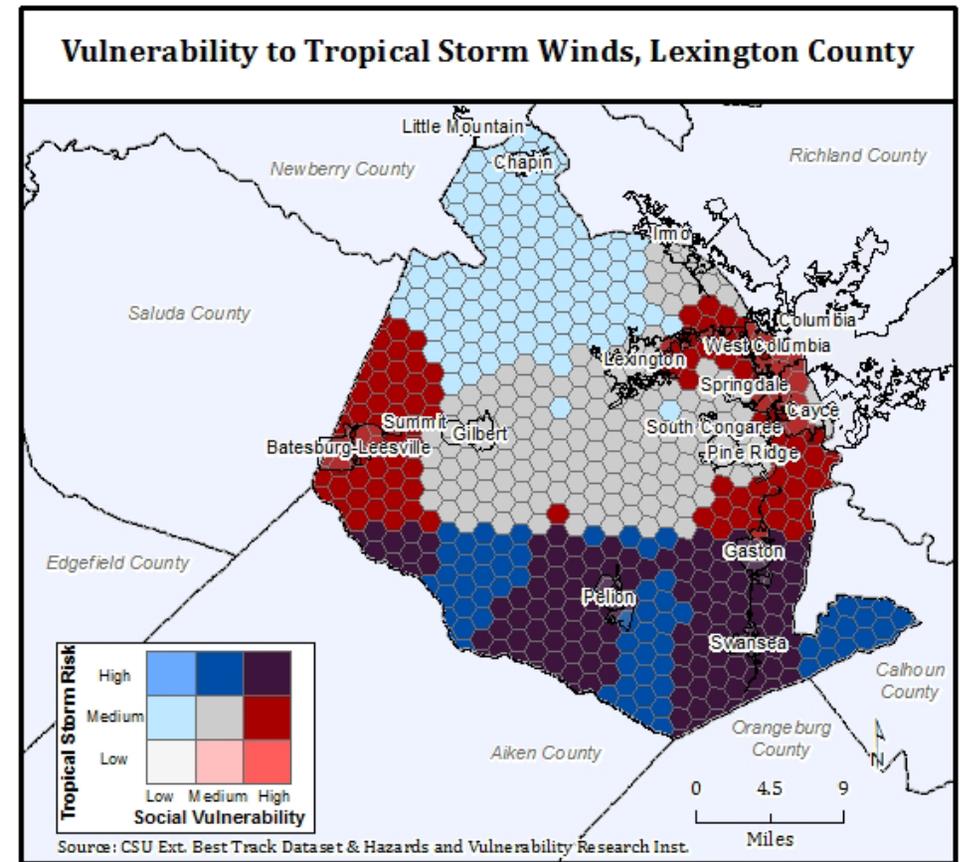


Source: 2016 Central Midlands Regional Hazard Mitigation Plan

## Hurricanes and Tropical Storms

All of Lexington County is at risk from hurricane force winds and associated heavy precipitation. Significant events impact the county approximately every 7 years. The Cayce area also serves as a host for coastal area evacuees. Recent events include Dorian (2019), Michael (2018), Florence (2018), Irma (2017), Mathew (2016). Tropical storms and hurricanes are also expected to increase in frequency and intensity in future years as a result of climate change.

**Map 10.3: Tropical Storm Vulnerability**



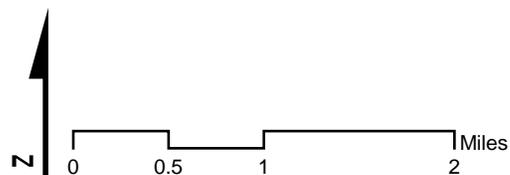
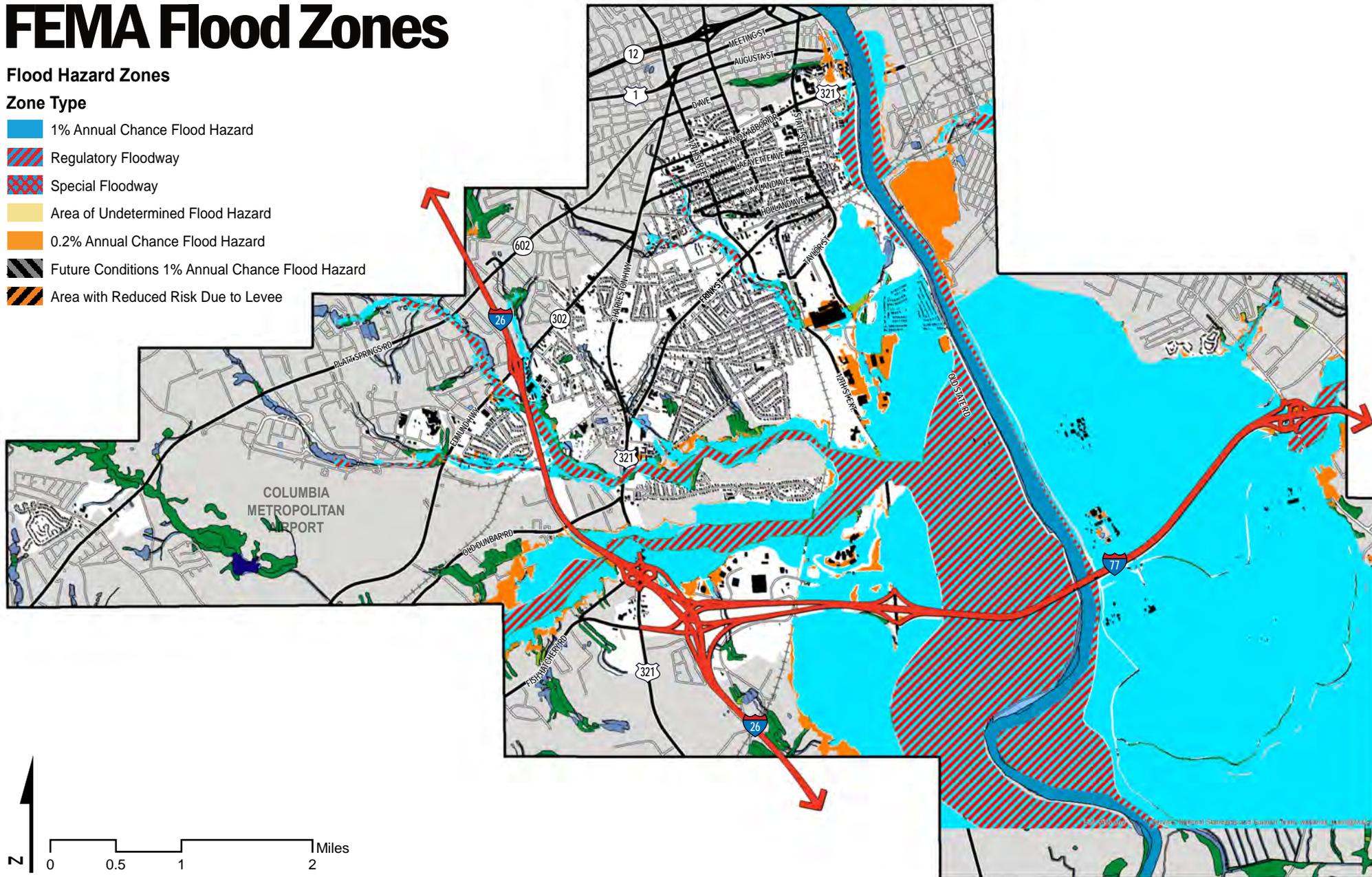
## Map 10.4: FEMA Flood Zones

# FEMA Flood Zones

### Flood Hazard Zones

#### Zone Type

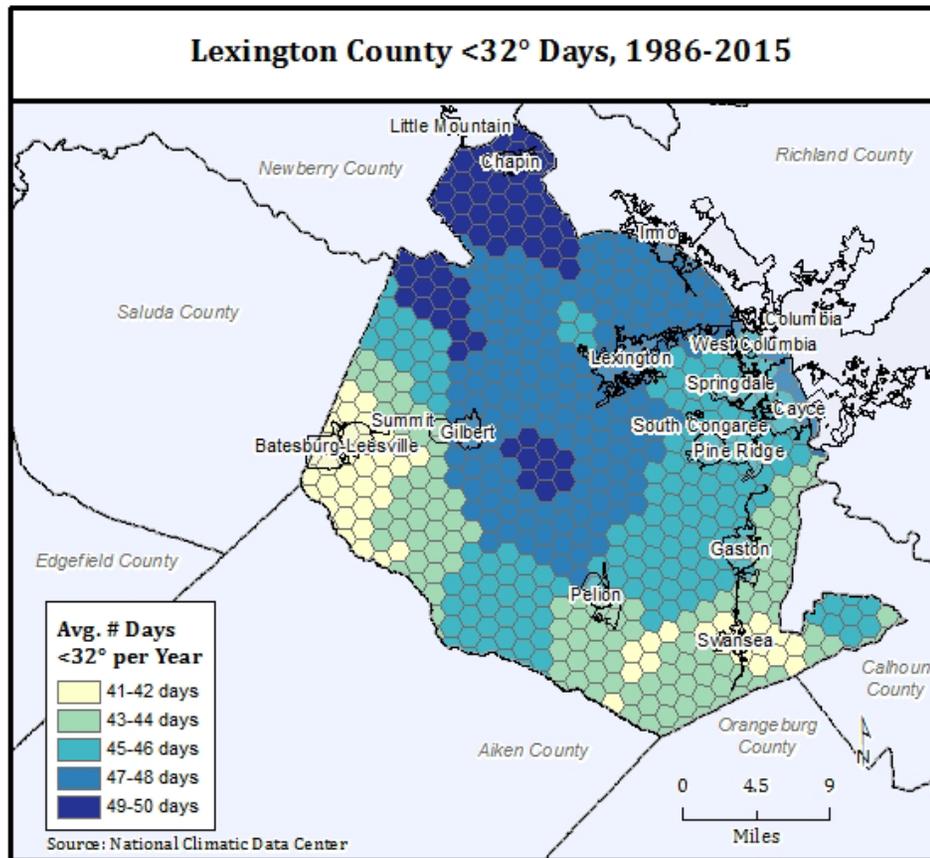
-  1% Annual Chance Flood Hazard
-  Regulatory Floodway
-  Special Floodway
-  Area of Undetermined Flood Hazard
-  0.2% Annual Chance Flood Hazard
-  Future Conditions 1% Annual Chance Flood Hazard
-  Area with Reduced Risk Due to Levee



## Cold/Winter Weather

Cold/winter weather impacts all of Lexington County. The county experiences approximately 41-50 days per year when temperatures are below freezing. Ice storms associated with winter weather can cause significant disruptions and property damage and occur with high frequency. Freezing temperatures are a public health concern, especially for vulnerable populations. Federal disasters were declared for winter weather in 2000, 2004, 2014.

**Map 10.5: Cold/Winter Weather Vulnerability**

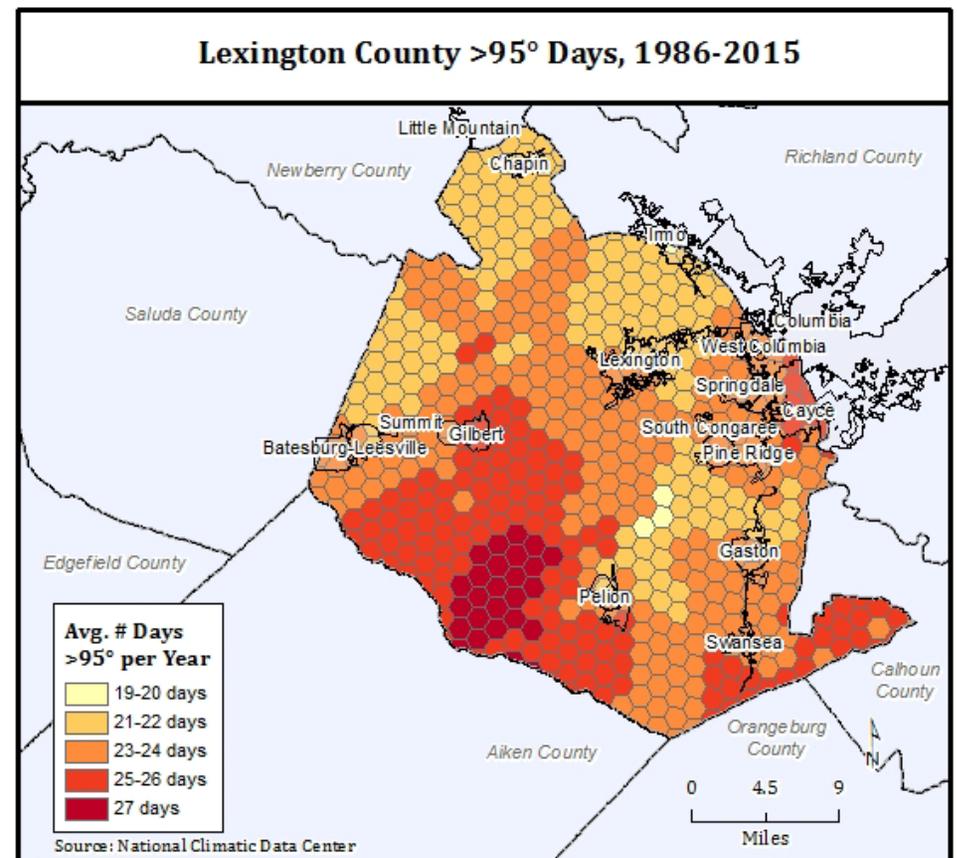


Source: 2016 Central Midlands Regional Hazard Mitigation Plan

## Extreme Heat/Drought

Extreme heat and drought impact all of Lexington County. On average the county experiences approximately 18-27 days a year of greater than 95 degree temperatures. Periods of greater than 100 degree temperatures can be experienced in May, June, July, August, September, and October. The year 2020 tied with 2016 for the warmest year on record. Extreme heat represents a significant public health concern, especially for vulnerable populations. Sustained periods of drought can significantly impact water and sewer utilities, agriculture, recreation, and associated industries.

**Map 10.6: Extreme Heat/Drought**



## Economic Resilience and Recovery

Economic resilience is the ability to prevent, withstand, and quickly recover from any type of major disruption to the local or regional economic base. A disruption can be caused by the loss of a major employer, by a downturn in a specific industry or cluster, by a larger economic recession, or by a man made or natural disaster. In order for a region to be resilient, it must be able to adequately evaluate socio-economic risk and vulnerabilities, assess potential impacts, and build the institutional capacity to mitigate, respond to, and recover from an event. The COVID-19 pandemic has demonstrated just how socially and economically vulnerable we are, as it has impacted most every sector of the local and regional economy, and has exacerbated many pre-existing socioeconomic disparities, such as job, food, and housing insecurity.

In order to increase the ability to withstand, absorb, and recover from such major economic disruptions, communities must work together to promote regional economic diversification, workforce resiliency, protection of critical economic and infrastructure assets, and regional coordination for pre and post disaster planning.

## Intergovernmental Coordination

The Disaster Relief and Resilience Act requires local governments to provide written notification by the local planning commission or its staff, to adjacent jurisdictions and agencies, regarding proposed hazard resilience, recovery, response, and mitigation projects. Relevant jurisdictions, partners, and organizations to be notified of proposed projects are listed in Table 10.3.

**Table 10.3: Partner Organizations and Agencies**

Local Governments	State/Regional/Special Purpose Districts	Other Organizations
<ul style="list-style-type: none"> <li>• Lexington County Emergency Management Division</li> <li>• Richland County Emergency Management Division</li> <li>• City of Columbia</li> <li>• City of West Columbia</li> <li>• Town of Gaston</li> <li>• Town of Lexington</li> <li>• Town of Pine Ridge</li> <li>• Town of South Congaree</li> <li>• Town of Springdale</li> </ul>	<ul style="list-style-type: none"> <li>• SC Office of Resilience</li> <li>• SC Disaster Recovery Office</li> <li>• SC Emergency Management Division</li> <li>• SC DNR Flood Mitigation Program</li> <li>• SC DNR State Climatology Office</li> <li>• SC Department of Public Safety</li> <li>• SC Department of Transportation</li> <li>• Central Midlands Council of Governments</li> <li>• Lexington School District Two</li> <li>• Lexington Recreation and Aging Commission</li> </ul>	<ul style="list-style-type: none"> <li>• Neighborhood Organizations</li> <li>• United Way of the Midlands</li> </ul>

## Summary of Key Findings

- The Cayce area has a medium to high social vulnerability rating
- Flood damage results from localized heavy precipitation and flash flooding due to poor drainage
- Cayce has significant drainage issues in built up areas (e.g., avenues)
- Some development in floodplains along Congaree Creek and the Congaree River
- Entire county is at risk from hurricane force winds and associated heavy precipitation
- The City is vulnerable to extreme heat, drought, and winter weather
- Significant hazard events are expected to increase in frequency and intensity as a result of climate change

## Issues and Opportunities

**Government and Stakeholder Coordination.** The City should continue to build and strengthen relationships with neighboring jurisdictions and organizational partners, and collaborate with them on the planning and implementation of natural hazard mitigation and economic resiliency and recovery projects. The City should also coordinate closely with Central Midlands Council of Governments to help keep the Regional Natural Hazard Mitigation Plan up-to-date, and to pursue FEMA grant funding for mitigation projects.

**Stormwater Management/Drainage/Flood Mitigation.** Because of the high risk for localized and catastrophic flooding, Cayce should prioritize drainage and stormwater improvements in targeted areas. The City should also assess the level of existing development within floodplain areas and identify opportunities for preserving and restoring key riparian corridors.

## Related Goals and Strategies

The key issues and opportunities identified below relate to the comprehensive plan goals listed below. Relevant objectives and strategies corresponding with these goals are summarized in Table 10.4.

Goal # 7: Promote and Prioritize Community Resilience in City Plans, Policies, and Regulations

## Performance Metrics

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

- Flood Hazard Development - Number, acreage
- Stormwater/Drainage Complaints - Number, type
- Stormwater/Drainage Projects - Number, location

**Table 10.4: Goals, Objectives, and Strategies**

Goal # 7: Promote and Prioritize Community Resilience in City Plans, Policies, and Regulations

Develop and adopt an updated hazard mitigation plan

- Participate in the development of the CMCOG Regional Hazard Mitigation Plan and adopt the most recent plan
- Annually review the current Hazard Mitigation Plan strategies and consider implementation
- Identify opportunities for integrating mitigation and resilience strategies into other City programs, plans, and policies to include strengthening the floodplain development ordinance and incentivizing use of Low Impact Development techniques

Coordinate resilience related efforts with neighboring jurisdictions and partner agencies and organizations

- Develop a contact database of resilience related agencies and organizations
- Develop and implement a system for outreach and coordination with these stakeholders regarding resilience related efforts
- Develop a public education and outreach strategy for all resilience related efforts
- Continue to monitor, local, state, federal, and private initiatives and best management practices related to resilience strategies
- Develop an asset management plan, life cycle cost analysis, and risk register for City owned utilities and facilities

Identify funding opportunities for implementing mitigation and resilience strategies

- Develop an inventory of federal, state, and local funding opportunities
- Assess the feasibility of using hospitality tax funding for implementing mitigation strategies to protect vulnerable hospitality and tourism assets such as the Three Rivers Greenway and Cayce River Arts District



The South Carolina Local Government Comprehensive Planning Enabling Act of 1994 was amended in 2007 to include the South Carolina Priority Investment Act (PIA). The intent of the PIA is to improve the planning and multi-jurisdictional coordination of public infrastructure decisions and to encourage the development of affordable housing and traditional neighborhood design. To accomplish these goals, the priority investment element requires local governments to assess the availability of public funds for infrastructure improvements and to prioritize these improvements for expenditure over the next ten years. The act also gives local governments the flexibility of designating specific “priority investment” areas within their jurisdiction; these designations will promote and direct growth in areas where existing or planned infrastructure can support higher intensities of development.

# Priority Investment

## Funding Sources for Municipalities

Potential funding sources for the priority investment projects identified in this plan are given as well as funding sources that may be available for future capital projects. The funding sources listed here are funds that can be received directly to the City of Cayce, not indirectly through county, council of governments, state, or federal projects. Indirect funding for transportation projects is detailed in the transportation element.

### General Fund

The General Fund provides for the funding of all municipal governmental functions that are not otherwise funded through special accounts. These funding sources include business license fees, building permit fees, franchise fees, distributions from the Municipal Associations tax and debt collection programs, lease and rental income, and miscellaneous fees for services (faxes, photocopies, etc.). These funds are generally spent on general government services, public safety, public works and utilities, and health and human services. Expenditures include, but are not limited to, salaries for department employees, supply and fuel costs, and building improvements. Capital and infrastructure are funded in part through the General Fund.

### Ad Valorem Taxes

In South Carolina, ad valorem property taxes are very often among the most significant revenue sources of municipalities. Property taxes are based on the assessed value of residential and commercial units. The tax rate is generally reflected in mills or the millage rate. A mill is a unit of monetary value equal to one tenth of a cent, or one thousandth of a dollar. For example, a tax rate of 150 mills translates into a \$0.15 tax per \$1.00 of assessed value. In general terms, the appropriate tax or millage rate for a taxing entity is

reached by dividing the assessed value of all property to be taxed into the revenues needed to be generated by the property taxes. Determining factors on how high individual property taxes will be are the following:

- The amount of revenue needed to be raised by the taxes
- How dense or sparse residential, commercial, and industrial development is in the jurisdiction

### General Obligation Bonds

Larger capital and infrastructure investments are often funded through General Obligation (GO) Bonds. The municipal government itself serves as collateral and, as such, GO Bonds are backed by the “full faith and credit” of the municipality. Since GO Bonds are seen as safe investments, a town may be able to secure favorable interest rates. The principle and interest on the bonds are paid for through property tax levies. The state constitution limits the amount local governments can borrow through GO Bonds to eight percent (8%) of the county’s total assessed value.

### Revenue Bonds

Revenue bonds are issued on revenue from service fees such as water and sewer that are obligated to service the bond debt. The revenue is used to pay both the principle and interest. Revenue bonds do not count against the government’s bond capacity, but the interest rates are higher than that of GO Bonds.

### State Revolving Fund

The State Revolving Fund (SRF) program provides low-interest rate loans for building or repairs for wastewater and drinking water plants or distribution systems. The program is run by the Department of Health and Environmental Control (DHEC) and the Office of Local Government.

## **Development Impact Fees**

Development impact fees are intended to defray the costs to the government in services provided for new development. The fees are based on the capital and operating costs of these new services and are paid for by the developer or owner.

## **Developer In-Kind Contributions**

In some instances, the owners of property seeking entitlements for their land may elect during the development review process to donate right-of-way or construct certain “oversized” capital projects simply for the public good as well as to serve their development. The type and/or magnitude of these contributions vary greatly from location to location and owner to owner.

## **South Carolina Energy Office ConserFund**

ConserFund is a revolving loan program administered by the Energy Office for energy-efficiency improvements in state agencies, public colleges or universities, school districts, local governments, and private 501 (c)(3) organizations. The loan program is focused on supporting the implementation of energy-efficient improvements that provide long-term cost reductions and energy savings.

## **State Infrastructure Bank**

The South Carolina State Infrastructure Bank funds major qualified projects for constructing and making improvements to major highway and transportation facilities through competitive loans and other financial assistance programs.

## **Local Accommodations Tax**

A Local Accommodations Tax (ATAX) is levied on the rental of rooms, lodging, or sleeping accommodations. Local governments in South Carolina are authorized to levy a tax of up to 7% of gross proceeds derived from business owners renting rooms, lodging, or sleeping accommodations and an additional tax of up to 5% on additional guest services at facilities not otherwise taxed. Revenue from accommodations taxes must be used for tourism-related expenditures.

## **Local Hospitality Tax**

A Local Hospitality Tax (HTAX) is levied on customers purchasing prepared foods and beverages from providers located within the respective jurisdiction. South Carolina counties are authorized to levy a hospitality tax of up to 2% if approved by a majority of the county council. The tax is limited to 1% if not also approved by municipalities within the county. Hospitality taxes must be used for tourism-related expenditures.

## **C-Fund Program**

The C-Fund program is a partnership between the South Carolina Department of Transportation (SCDOT) and the forty-six counties of South Carolina to fund the improvements of state roads, county roads, city streets, and other local transportation projects. Refer to the transportation element for a detailed description of the C-Fund program. Although municipalities receive funding for transportation projects within their jurisdiction indirectly from the counties, C-Fund transportation projects are mentioned here because active participation in the C-Fund process by municipalities can influence projects that are selected for funding within municipal limits.

## **Local Improvement and Special Purpose Districts**

South Carolina municipalities and counties are authorized by section 4-9-30(5)(a) of the SC Code of Laws to create Local Improvement Districts (LIDs) in which special property taxes are levied to fund capital projects. Generally, the affected property owners in the district must agree to the new property tax assessment. Capital projects can be bond financed and the debt serviced over time with revenue from the special property tax. Special purpose districts are also authorized by state law and can provide a useful means for implementing needed community improvements such as water and sewer infrastructure, and recreation facilities.

## Local Option Sales Tax

South Carolina counties may pass by a voter referendum an additional 1% sales tax to fund capital projects within the county and its municipalities. The citizens vote yes or no to the entire list of projects. A similar Transportation Sales Tax can be approved by the same method to fund only transportation- related projects.

## Tax Increment Financing

Tax Increment Financing (TIF) is discussed in the economic development element; the explanation is repeated here:

Tax Increment Financing has been essential to the revitalization effort. As businesses locate in a TIF district and the area redevelops, the property values rise. Rather than simply collect the increased taxes from TIF district properties, the city splits the property tax revenues into two streams. The first stream is set at the original amount of the property value prior to redevelopment, known as the “base rate.” This stream continues to go where it did before, typically to the school district or the city’s general fund that pays for local services such as police and fire departments.

The second stream contains the additional tax money generated by the higher property value, or the “tax increment.” This stream does not go to the city or schools but is kept separate and used to pay for the redevelopment. Money for investing in TIF projects can be obtained through bond issues, which are repaid over time with this revenue stream. Alternately, TIF projects can be implemented on a pay-as- you-go basis with revenues generated by this second stream.

## Grants

Grants are one-time funds awarded to the city for specific projects. Often these grants require local matching of a certain percentage of the grant. Potential grant programs include:

- Lexington County Community Development Block Grants Program (CDBG)
- US Department of Commerce Economic Development Administration Programs
- US Department of Agriculture Rural Development Programs for communities offers a wide range of funding programs in many program areas, including: Water and Wastewater, Community Facilities, Energy Development, Housing
- SC Transportation Alternative Program (TAP)
- SC State Housing and Finance & Development Authority
- Home Investment Partnership Program
- Housing Trust Fund
- SC Rural Infrastructure Authority

## Lease-Purchase Agreements

Lease-purchase agreements allow a municipality to acquire capital assets by making a series of lease payments that are considered installments towards the purchase of the asset. Under a lease-purchase agreement, the municipality acquires full ownership of the property covered by the lease by making all of the lease payments over the full term of the lease.

## Intergovernmental Coordination

The Planning Act requires that comprehensive plan priority investment recommendations on public infrastructure projects be done through coordination with adjacent and relevant jurisdictions and agencies. In practice, South Carolina jurisdictions accomplish this coordination by providing neighboring jurisdictions and agencies access to their draft comprehensive plans and providing them an opportunity to comment. During the public comment period, the draft comprehensive plan will be posted on the City’s website. The jurisdictions and agencies listed in Figure 11.1 will be given a link to the plan on the website and invited to provide comment on the priority investment projects as well as on the comprehensive plan as a whole.

**Table 11.1: Partner Organizations and Agencies**

Local Governments	State/Regional/Special Purpose Districts	Other Organizations
<ul style="list-style-type: none"> <li>• Aiken County Planning and Development</li> <li>• Calhoun County Building and Planning</li> <li>• City of Columbia</li> <li>• City of West Columbia</li> <li>• Columbia Metropolitan Airport</li> <li>• Lexington County Public Works</li> <li>• Lexington County Community Development</li> <li>• Richland County Planning and Development</li> <li>• Richland County Public Works</li> <li>• Town of Batesburg-Leesville</li> <li>• Town of Chapin</li> <li>• Town of Gaston</li> <li>• Town of Lexington</li> <li>• Town of Pelion</li> <li>• Town of Pine Ridge</li> <li>• Town of South Congaree</li> <li>• Town of Springdale</li> <li>• Town of Swansea</li> </ul>	<ul style="list-style-type: none"> <li>• Central Midlands Council of Governments</li> <li>• East Richland County Public Service District</li> <li>• Lexington County Joint Municipal Water and Sewer Commission</li> <li>• Lexington County Recreation and Aging Commission</li> <li>• Lexington School District Two</li> <li>• SC Department of Public Safety</li> <li>• SC Department of Transportation - Planning</li> </ul>	<ul style="list-style-type: none"> <li>• Congaree Riverkeeper</li> <li>• Gills Creek Watershed Association</li> <li>• Habitat for Humanity</li> <li>• Lexington County Stormwater Consortium</li> <li>• Midlands Rivers Coalition</li> <li>• The River Alliance</li> </ul>

## Annual Budget and Capital Improvements Plan

The City of Cayce engages in an annual budgeting and capital improvement planning process that examines existing revenues in the context of departmental capital needs. In FY 2019/20 the City saw general fund expenditures in the amount of \$14,339,723. The primary revenue sources for the general include property taxes, businesses licenses, and grant funding. In the FY 19/20 budget approximately 55% of the expenditures were dedicated to the public safety department, 22% to administration and miscellaneous, 14% to the parks and sanitation departments, 5% to planning and development, and 4% to the municipal court, museum, and for legislative purposes. To correspond with the annual budgeting process the City also develops a five-year capital improvement plan for each department broken down by projected personnel, equipment, and facility needs. Many of the individual projects programmed for funding in the five-year capital improvement plan align with some of the needs and projects identified in this comprehensive plan.

## Priority Investment Projects and Areas

As discussed in the introduction to this section, the priority investment act gives local governments the flexibility of designating specific “priority investment” areas within their jurisdiction that will promote and direct growth where existing or planned infrastructure can support higher intensities of development. Local governments are also encouraged to use a wide range of market-based incentives to foster public and private investment within these areas which can help encourage affordable housing, infill development, and a mix of residential and commercial land uses. While Cayce has not formally designated specific priority investment areas, it has demonstrated support for such concepts by establishing the four zoning design overlay districts, financing revitalization efforts on Knox Abbott Drive and State Street, and identifying the commercial focal point initiatives on the FLUM. These areas could be considered for designation as priority investment areas in future updates to the comprehensive plan.

## Summary of Key Findings

- The City has a balanced budget with stable revenue sources
- The City prepares and implements a capital improvement planning process that is tied with the annual budget
- There are a number of potential funding sources available to assist with project implementation
- The City has many local government and organization partners to coordinate with

## Issues and Opportunities

**Government and Stakeholder Coordination.** The City should continue to build and strengthen relationships with neighboring jurisdictions and organizational partners, and collaborate with them on capital improvement projects as a means for leveraging resources and achieving common goals and priorities. To strengthen coordination efforts the City should develop an adjacent jurisdiction and relevant agency/organization contact database and formalize procedures for notification and outreach regarding comprehensive plan, zoning ordinance, and land development regulation changes and updates.

**Quality Public Facilities and Services.** Cayce is responsible for providing a wide range of public services. The City should continue to seek alternative funding sources for projects and engage in annual capital improvement planning and budgeting to ensure the availability of adequate funding and resources to sustain and improve public facilities and services.

## Related Goals and Strategies

The key issues and opportunities identified relate to the comprehensive plan goals listed below. Relevant objectives and strategies corresponding with these goals are summarized in Table 11.4.

Goal # 6: Plan for Future Growth and Development

## Performance Metrics

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

- Partner Organizations - Number engaged, purpose
- Grant Opportunities - Number applied for, success rate

**Table 11.4: Goals, Objectives, and Strategies**

Goal # 6: Plan for Future Growth and Development

Encourage local government and partner agency/organization coordination

- Develop an adjacent jurisdiction and relevant agency/organization contact database and formalize procedures for notification and outreach regarding comprehensive plan, zoning ordinance, and land development regulation changes and updates

Provide quality public facilities and services

- Continue to identify alternative funding opportunities for infrastructure and public service improvements such as the Community Development Block Grant Program
- Implement capital improvement plan (CIP) recommendations and continue annual CIP planning process

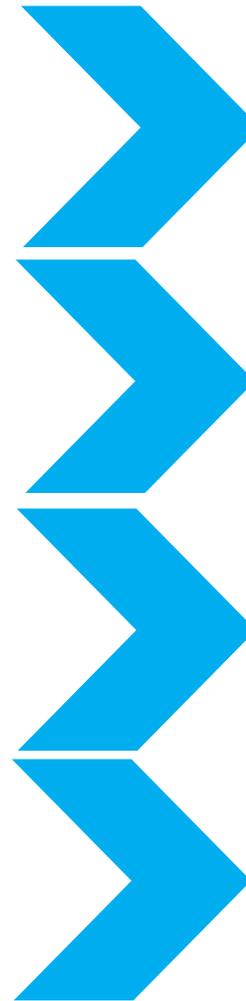


The implementation plan identifies action strategies that correspond to the goals and objectives identified in Chapter 1. These strategies are also designed to reflect the community needs identified in each of the nine elements of the comprehensive plan. Because these goals, objectives, and strategies are not specific to any one element, and in many cases relate to multiple elements at the same time, it makes sense to present them all together with notations reflecting which of the nine elements each strategy relates to. In addition to identifying individual strategies, the implementation plan also satisfies state planning and enabling act requirements by specifying a general time frame and responsible entity for each action.

# Implementation Plan

As discussed in Chapter 1, goals and objectives are designed to be broad based policy statements that reflect the desired vision for future growth and development. Implementation strategies are designed to be realistic and implementable actions that will help to achieve the goals during the life of the plan. The time frames specified for each strategy are broken into the following four categories:

- **Short-term strategies** generally consist of local and regional coordination efforts and planning projects or inventories that do not require considerable staff time or financial resources to implement. Such strategies should be considered for implementation within a 1-2-year time frame.
- **Medium-term strategies** consist of planning projects or policy changes that have an immediate need but may require a significant amount of staff time, coordination and public participation efforts, and the allocation of financial resources to implement. Such strategies should be considered for implementation within a 2-5-year time frame.
- **Long-term strategies** consist of major planning projects or changes in policies or administrative operations and may require considerable staff time, the procurement of professional services, and/or the allocation of significant financial resources. Such strategies should be considered for implementation within a 5-10-year time frame.
- **Ongoing strategies** consist of local and regional coordination efforts, inventories, database maintenance, and planning projects that should be considered for immediate and ongoing implementation.



Short-Term  
**1-2 Years**

Medium-Term  
**2-5 Years**

Medium-Term  
**5-10 Years**

Ongoing  
**Continuous**

# GOAL #1

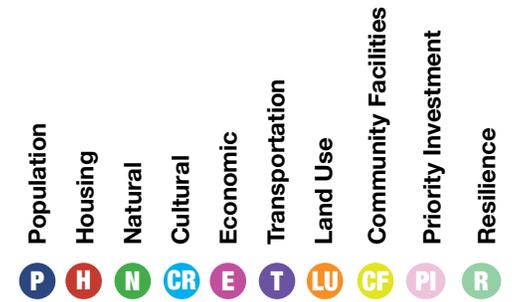
## Support Cayce's Diverse and Dynamic Population

- Population P
- Housing H
- Natural N
- Cultural CR
- Economic E
- Transportation T
- Land Use LU
- Community Facilities CF
- Priority Investment PI
- Resilience R

Objectives	Strategy	Responsibility	Time Frame	Elements
Prepare for an aging and younger population through support for housing diversity, multi-modal transportation, and accessibility standards	Review and update the zoning ordinance as needed to support and strengthen accessibility standards	Cayce	Ongoing	<span style="color: blue;">P</span> <span style="color: red;">H</span> <span style="color: blue;">T</span> <span style="color: yellow;">CF</span>
	Ensure zoning ordinance does not prohibit senior housing and live work units near commercial corridors and transit routes	Cayce	Ongoing	<span style="color: blue;">P</span> <span style="color: red;">H</span> <span style="color: blue;">T</span> <span style="color: orange;">LU</span>
	Ensure City staff are adequately equipped to refer public inquiries for senior services to the appropriate agencies (e.g., Central Midlands Area Agency on Aging)	Cayce	Ongoing	<span style="color: blue;">P</span>
Promote racial, ethnic, and gender equity in all City policies, programs, services, and practice.	Review and update procurement policy to consider the use of disadvantaged business enterprises for City contracts	Cayce	Short	<span style="color: blue;">P</span> <span style="color: purple;">E</span> <span style="color: yellow;">CF</span> <span style="color: green;">R</span>
	Research and identify best practices for addressing possible social equity issues and concerns from local, state, and national initiatives (e.g., National League of Cities – Race, Equity, and Leadership Initiative)	Cayce	Medium	<span style="color: blue;">P</span> <span style="color: red;">H</span> <span style="color: green;">N</span> <span style="color: cyan;">CR</span> <span style="color: purple;">E</span> <span style="color: blue;">T</span> <span style="color: orange;">LU</span> <span style="color: yellow;">CF</span> <span style="color: pink;">PI</span> <span style="color: green;">R</span>
	Develop a public outreach plan, including a database of multi-cultural agencies and advocacy organizations, to expand community engagement and outreach, especially in underserved areas and communities with limited English proficiency	Cayce	Short	<span style="color: blue;">P</span> <span style="color: red;">H</span> <span style="color: green;">N</span> <span style="color: cyan;">CR</span> <span style="color: purple;">E</span> <span style="color: blue;">T</span> <span style="color: orange;">LU</span> <span style="color: yellow;">CF</span> <span style="color: pink;">PI</span> <span style="color: green;">R</span>
	Identify neighborhoods for targeted planning and revitalization efforts	Cayce	Short	<span style="color: orange;">LU</span> <span style="color: yellow;">CF</span> <span style="color: pink;">PI</span> <span style="color: green;">R</span>
	Develop process to ensure all new City ordinances do not create racial, age, or gender inequality	Cayce	Ongoing	<span style="color: blue;">P</span> <span style="color: red;">H</span> <span style="color: green;">N</span> <span style="color: cyan;">CR</span> <span style="color: purple;">E</span> <span style="color: blue;">T</span> <span style="color: orange;">LU</span> <span style="color: yellow;">CF</span> <span style="color: pink;">PI</span> <span style="color: green;">R</span>

# GOAL #2

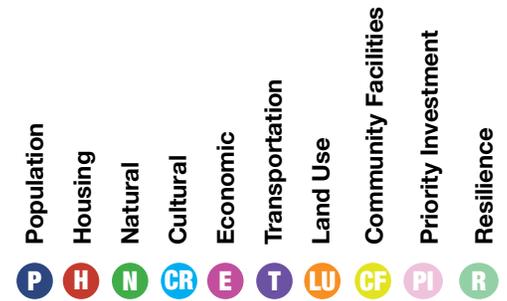
## Meet the Future Housing Needs of the Community



Objectives	Strategy	Responsibility	Time Frame	Elements
Allow zoning that provides for mixed use and housing diversity	Create zoning options for small planned development districts or cluster developments	Cayce	Medium	P H LU
	Research best practices for residential design guidelines and incentives for encouraging preferred designs	Cayce	Long	P H LU
	Identify opportunities for providing a diversity of housing types in different zoning districts as recommended by the 2019 Housing Study	Cayce	Short	P H LU
Promote affordable, middle-income, and market rate housing	Review and update zoning ordinance, as needed, to ensure availability of diverse housing types	Cayce	Long	P H LU
	Coordinate with and support, as applicable, affordable housing providers through various programs (e.g., CDBG, HOME, State Housing Authority)	Cayce, Lexington County, SC Housing Authority	Ongoing	P H LU
	Create a short term rental policy	Cayce	Short	P H LU

# GOAL #2

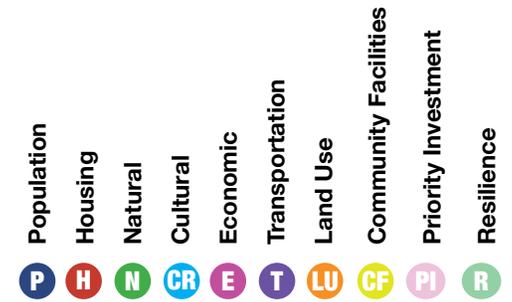
## Meet the Future Housing Needs of the Community (cont.)



Objectives	Strategy	Responsibility	Time Frame	Elements
Preserve neighborhood character and vitality and meet future housing demand through infill development and redevelopment within existing residential areas	Research feasibility of creating a housing task force, including potential organizational structure, to assist with identifying housing needs and implementing strategies	Cayce, Housing Authority, Non-profits	Short	H
	Develop a GIS based housing stock inventory to assist with identifying priority areas for reinvestment	Cayce	Short	H, LU, CF
	Continue to financially support and strengthen the City's dilapidated structure program	Cayce	Ongoing	H, CF
	Continue to work with Habitat for Humanity to sustain and expand the partnership in other areas in the City	City of Cayce, Habitat for Humanity	Short	P, H
	Continue collaborating with neighborhoods and other local organizations to support revitalization and beautification efforts	Cayce, Neighborhood Organizations	Medium	P, H, E, CF
	Identify funding opportunities for residential housing rehabilitation	Cayce, Lex. County	Medium	P, H, E, CF
	Strengthen the City's property registration ordinance to include tying it directly to the building inspection program	Cayce	Medium	H, CF
	Identify neighborhoods for targeted planning and revitalization efforts	Cayce	Long	P, H, N, CR, E, T, LU, CF, PI, R

# GOAL #3

## Promote Healthy Eating And Active Living



Objectives	Strategy	Responsibility	Time Frame	Elements
Ensure access to healthy food	Review and update zoning ordinance to ensure community gardens, urban farms, healthy food retail, and mobile food vendors are permitted uses in appropriate locations, especially in food desert areas	Cayce	Short	P, LU, CF
	Support and participate in the West Columbia/Cayce Food Policy Coalition	Cayce	Short	P, CF, R
	Encourage healthy food options at City sponsored festivals and events	Cayce	Ongoing	P, CF
Promote active lifestyles and create active recreation opportunities for residents and visitors	Work with adjacent jurisdictions and partner agencies to prioritize and implement recommendations from the West Metro Bike and Pedestrian Plan	Cayce, Adjacent Jurisdictions, CMCOG, SCDOT	Long	P, E, T, CF
	Continue to prioritize support for the Three Rivers Greenway and the expansion of the trail network to include bike and pedestrian connectivity to neighborhoods and activity centers	Cayce, River Alliance	Ongoing	E, T, LU, CF, PI, R

# GOAL #3

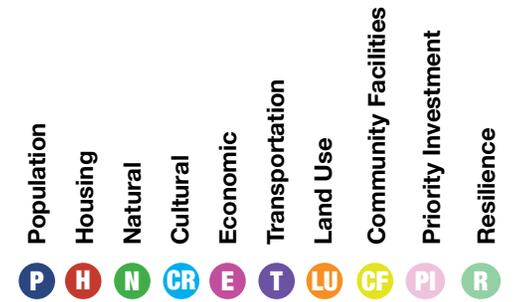
## Promote Healthy Eating And Active Living (cont.)

- Population
- Housing
- Natural
- Cultural
- Economic
- Transportation
- Land Use
- Community Facilities
- Priority Investment
- Resilience

Objectives	Strategy	Responsibility	Time Frame	Elements
Promote active lifestyles and create active recreation opportunities for residents and visitors (cont.)	Review the 2020 City of Cayce Comprehensive Parks Plan and consider implementing recommendations, including a dog park, outdoor exercise equipment, and more pocket parks in underserved areas	Cayce	Long	P, E, T, CF, PI
	Examine feasibility of working with Lexington County Recreation and Aging Commission and Lexington School District Two to ensure adequate facilities and programming are available to promote active lifestyles	Cayce, Lexington Recreation and Aging Commission, District 2	Ongoing	P, E, T, CF
	Continue developing active recreation opportunities for residents and visitors	Cayce, Lexington Recreation and Aging Commission, District 2	Ongoing	P, E, T, CF

# GOAL #4

## Strengthen and Grow the Economy



Objectives	Strategy	Responsibility	Time Frame	Elements
Support commercial corridor revitalization	Continue revitalization of the City's commercial districts through the tax increment financing programs and overlay districts	Cayce, Chamber	Ongoing	E, LU
	Continue to market the arts as an economic and cultural resource for the City	Cayce	Ongoing	CR, E
	Continue to improve the appearance and attractiveness of commercial districts through streetscaping and an ongoing examination of signage and digital sign regulations	Cayce	Medium	E, CF, PI
	Work with neighboring jurisdictions, and other partners to plan for and implement corridor revitalization strategies along Airport Boulevard	Cayce, CAE, Adjacent Jurisdictions, SCDOT	Ongoing	E, T, CF, PI
	Continue efforts to develop State Street into a main street corridor to include holding annual events along the corridor, and developing business recruitment and retention strategies	Cayce	Short	E, T, LU, CF, PI
	Participate in Municipal Association of South Carolina's Main Street Program	Cayce	Medium	E, LU, CF, PI
	Support/incentivize local business development	Research ways to develop a local business development support program	Cayce, Chamber	Short
Consider establishing a redevelopment corporation		Cayce	Short	P, H, CR, E, LU, CF, PI

# GOAL #4

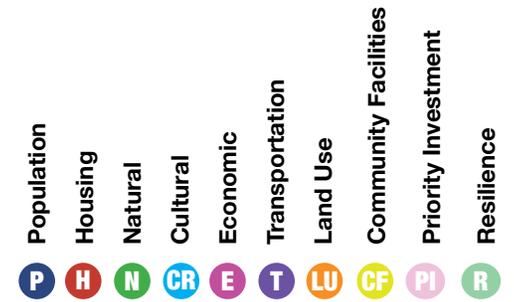
## Strengthen and Grow the Economy (cont.)



Objectives	Strategy	Responsibility	Time Frame	Elements
Support/ incentivize local business development (cont.)	Work with the Greater Cayce-West Columbia Chamber of Commerce to develop a local business development/ support program	Cayce, Chamber	Short	E
	Work with the school district, Midlands Technical College (MTC), the Midlands Workforce Development Board (MWDB) and other organizations to identify workforce development needs and opportunities, and to support local businesses and local government disadvantaged business enterprise (DBE) programs	Cayce, MTC, District 2, MWDB, Lexington County	Ongoing	P, E
	Support and incentivize growth in neighborhood retail and hospitality industries	Cayce	Medium	P, H, E, T, LU, R
	Develop an inventory of available commercial sites ripe for redevelopment in targeted areas and work with the Greater Cayce-West Columbia Chamber of Commerce and other organizations to ensure businesses and developers are aware of available sites	Cayce, Chamber	Long	E, CF
	Consider development of an incentive ordinance to recruit new businesses	Cayce	Medium	E, LU, CF
	Promote Cayce as a regional tourism destination	Develop a hospitality and tourism development master plan to identify growth opportunities, priority projects, and hospitality tax investment opportunities	Cayce	Short

# GOAL #5

## Preserve, Protect, and Promote Natural and Cultural Resources



Objectives	Strategy	Responsibility	Time Frame	Elements
Protect fragile land, critical habitat, and water resources	Continue to actively participate in regional water quality initiatives to include the Lexington County Stormwater Consortium, Midlands Rivers Coalition, and Three Rivers Watershed Stakeholder Group	Cayce	Ongoing	N LU CF R
	Support the collaborative development of watershed based plans in impaired watersheds	Cayce	Ongoing	N LU CF R
	Support the use of low impact development (LID) for stormwater management through policy initiatives	Cayce	Ongoing	N LU CF R
	Review and update cluster/conservation development guidelines as needed	Cayce	Medium	N LU CF R
	Identify riparian corridors for preservation and protection	Cayce	Medium	N LU CF R
	Reduce number of residents relying on private septic systems in close proximity to existing or planned sewer service	Cayce, Stormwater Consortium	Long	N LU CF R
	Develop a street tree planting/canopy program and strengthen tree protection measures	Cayce	Medium	N LU CF R
Ensure natural and cultural resources contribute to the tourism economy	Continue to work with the River Alliance and other partners to develop and promote opportunities along the Cayce Riverwalk	Cayce, River Alliance	Ongoing	P N CR E LU CF PI R

# GOAL #5

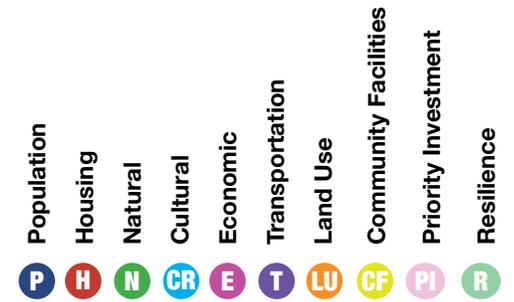
## Preserve, Protect, and Promote Natural and Cultural Resources (cont.)



Objectives	Strategy	Responsibility	Time Frame	Elements
Preserve Cayce's cultural heritage	Coordinate with SHPO and other partners to develop a citywide historic/cultural resource survey to include documenting African American history and landmarks, assessing preservation priorities for mid-century neighborhoods, and pursuing national register nominations for eligible sites and districts	Cayce, SHPO, Hist. Museum	Medium	CR, LU
	Continue to support the Cayce Historical Museum and the development and promotion of the 12,000 Year History Park	Cayce, Cayce Hist. Museum, River Alliance,	Ongoing	N, CR, E, R
	Increase awareness and encourage the use of historic preservation tax credits	Cayce, Cayce Hist. Museum, Neighborhood Organizations	Ongoing	N, CR, E
Support the growing arts community	Continue to strengthen and support the Cayce River Arts District, Art Lot, public art installations, and community, cultural events and festivals	City of Cayce, Community Partners	Ongoing	P, H, CR, E, LU, CF, PI
	Consider expanding the boundaries of the Cayce Arts Design Overlay District	City of Cayce, Community Partners	Short	P, H, CR, E, LU, CF, PI
	Develop a sub-area master plan for the Cayce Arts District to promote growth and development opportunities within the district and identify priority projects and investment opportunities	City of Cayce, Community Partners	Short	P, H, CR, E, LU, CF, PI
	Pursue SC cultural district designation for the Cayce Arts District	Cayce	Medium	P, H, CR, E, LU, CF, PI

# GOAL #6

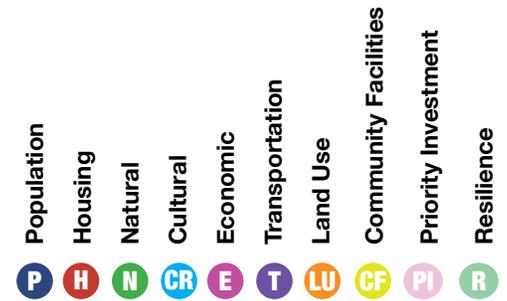
## Plan for Future Growth and Development



Objectives	Strategy	Responsibility	Time Frame	Elements
Strengthen annexation policies	Develop an annexation policy in accordance with the City's strategic plan to include the identification of priority areas and development of a fiscal impact analysis process for assessing annexation feasibility	Cayce	Short	P H LU CF
	Assess feasibility of annexing donut hole areas as a priority	Cayce	Medium	P H LU CF
	Require annexation agreement form for all new commercial utility customers	Cayce	Medium	P H LU CF
Promote infill and redevelopment opportunities	Work with the City of Columbia and Richland County to examine different land use scenarios for the East Congaree area	Cayce	Ongoing	LU PI R
	Ensure the zoning ordinance supports and encourages infill and mixed use development projects in appropriate areas	Cayce	Short	P H LU CF
	Review infill development ordinance use and effectiveness	Cayce	Medium	P H LU CF
	Consider establishing a redevelopment corporation	Cayce	Short	P H CR E LU CF PI
Encourage local government and partner agency/ organization coordination	Build collaborative partnerships and coordinate with partners to meet public infrastructure and service needs, to include joint funding opportunities, shared use, maintenance and operations agreements, and mutual aid/automatic aid agreements	Cayce, Adjacent Jurisdictions, Partners	Ongoing	CF PI R
	Develop an adjacent jurisdiction and relevant agency contact database and formalize procedures for notification and outreach regarding comprehensive plan, zoning ordinance, and land development regulation changes and updates	Cayce, Adjacent Jurisdictions, Partners	Short	CF PI R

# GOAL #6

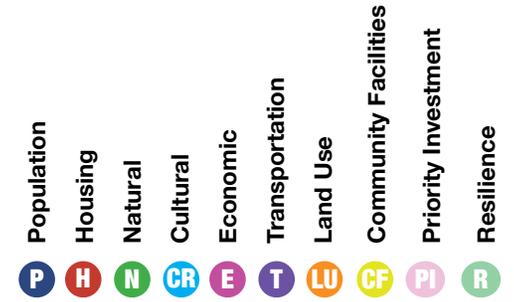
## Plan for Future Growth and Development (cont.)



Objectives	Strategy	Responsibility	Time Frame	Elements
Provide quality public facilities and services	Implement recommendations from wayfinding/signage plan	Cayce	Short	CF, PI
	Work with the COMET and neighboring jurisdictions to expand transit service (routes and stops) to the Cayce/West Columbia area	Cayce, Comet	Ongoing	P, E, T, CF, PI
	Continue to participate in and support local and regional transportation planning initiatives such as the Lexington County local option sales tax, Lexington County CTC program, and CMCOG/COATS MPO Activities	Cayce, Lexington, CMCOG	Ongoing	P, E, T, CF, PI
	Continue to identify alternative funding opportunities for infrastructure and public service improvements such as the Community Development Block Grant Program and Rural Infrastructure Authority	Cayce, CMCOG	Ongoing	P, E, T, CF, PI
	Continue to implement water and sewer line replacement/upgrades in areas with highest need	Cayce	Ongoing	N, CF, PI, R
	Work with community partners to implement public safety recommendations from the City's strategic plan	Cayce	Medium	CF, PI
	Maintain and improve ISO rating	Cayce	Ongoing	CF, PI
	Maintain mutual/automatic aid agreements and work with participating jurisdictions to implement single point of contact dispatcher	Cayce	Ongoing	CF, PI
	Identify priority areas and funding opportunities for developing new public safety sub-stations	Cayce	Medium	CF, PI

# GOAL #6

## Plan for Future Growth and Development (cont.)



Objectives	Strategy	Responsibility	Time Frame	Elements
Provide quality public facilities and services (cont.)	Implement capital improvement plan (CIP) recommendations and continue annual CIP planning process	Cayce	Ongoing	
	Require the use of traffic impact assessments as part of the development review process for high impact commercial and residential development proposals	Cayce	Medium	T, LU, CF, PI
	Prioritize stormwater needs in the City and identify funding opportunities and partners for implementing improvements	Cayce	Medium	N, CF, PI, R

# GOAL #7

## Promote and Prioritize Community Resilience in City Plans, Policies, and Regulations



Objectives	Strategy	Responsibility	Time Frame	Elements
Develop and adopt an updated hazard mitigation plan	Participate in the development of the CMCOG Regional Hazard Mitigation Plan and adopt the most recent plan	Cayce, CMCOG	Short	N, CF, PI, R
	Annually review the current Hazard Mitigation Plan strategies and consider implementation	Cayce	Ongoing	N, CF, PI, R
	Identify opportunities for integrating mitigation and resilience strategies into other City programs, plans, and policies to include strengthening the floodplain development ordinance and incentivizing use of Low Impact Development techniques	Cayce	Medium	N, CF, PI, R
Coordinate resilience related efforts with neighboring jurisdictions and partner agencies and organizations	Develop a contact database of resilience related agencies and organizations	Cayce	Medium	N, CF, PI, R
	Develop and implement a system for outreach and coordination with these stakeholders regarding resilience related efforts	Cayce	Long	N, CF, PI, R
	Develop a public education and outreach strategy for all resilience related efforts	Cayce	Medium	N, CF, PI, R
	Continue to monitor, local, state, federal, and private initiatives and best management practices related to resilience strategies	Cayce	Ongoing	N, CF, PI, R
	Develop an asset management plan, life cycle cost analysis, and risk register for the city owned utilities and facilities	Cayce	Medium	CF, PI, R



**RESOLUTION OF  
THE CITY OF CAYCE PLANNING COMMISSION  
RECOMMENDATION OF ADOPTION OF THE COMPREHENSIVE PLAN**

WHEREAS, pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, the City of Cayce Planning Commission has revised the Comprehensive Plan, which contains all elements required by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 as amended in 2007; and

WHEREAS, the Planning Commission, pursuant to SC Code Sections 6-29-520(B), desires to recommend to the Cayce City Council the adoption by ordinance of the plan;

NOW, THEREFORE BE IT RESOLVED by the City of Cayce Planning Commission that the revised comprehensive plan, including the text and maps, are recommended to the City of Cayce Council for adoption by ordinance, after public hearing, in accordance with SC Code Section 6-29-530.

Adopted by the affirmative votes of at least a majority of the entire membership of the Planning Commission this 15 day of November, 2021.

Dr. S. Funn T.

Chairman

ATTEST: Monique Ocea  
Secretary

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# Memorandum

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**To:** Mayor and Council

**From:** Tracy Hegler, City Manager

**Date:** December 11, 2021

**Subject:** Discussion and Approval of Hospitality Tax Grant Request from the Cayce Arts Guild

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## Issue

Council approval is needed to grant hospitality tax (H-tax) funds to the Cayce Arts Guild for a Holiday Market in December.

## Discussion

Due to the COVID-19 pandemic, CAG was not sure if they would be able to hold their annual Holiday Market and did not submit an application during the City's normal grant cycle. Upon being able to hold the market, CAG requested they be able to apply outside of our cycle.

We received an application (attached) from the Cayce Arts Guild (CAG) for \$3,000 to assist with costs for their Holiday Market, being held from November 26<sup>th</sup> to December 20<sup>th</sup> at 1803 State Street. This request is eligible for H-tax grant funding.

## Recommendation

Staff recommends Council approve \$3,000 of hospitality tax grant funds to the Cayce Arts Guild for their Holiday Market.

CAYCE



ARTS GUILD

Cayce Arts Guild is a SC SOS incorporated nonprofit and IRS 501c3 tax exempt organization.

USPS mail: CAG, PO Box 5557, Cayce-West Columbia, SC 29171

[www.cayceartsguild.org](http://www.cayceartsguild.org)

E-mail: [cayceartsguild@gmail.com](mailto:cayceartsguild@gmail.com)

November 9, 2021

Ms. Sarah Jane Harris  
 City of Cayce  
 Hospitality Tax Grant Application  
 Hand delivered: Cayce Municipal Complex

RE: 2021 Hospitality Tax Application – Cayce Arts Guild – Holiday Market

Dear Ms. Harris:

The Cayce Arts Guild offers the following documents and explanations that address the requirements for the Hospitality Tax Application.

1. Completed and signed Hospitality Tax Application. Please note that the organization does not employ an executive director or a chairman of the Board. The president fills the responsibilities of those positions.
2. Required attachments:
  - Registration with the SC Secretary of State as a nonprofit organization
  - Internal Revenue Service 501c3 designation as a tax-exempt organization.
  - List of current Board of Directors.
  - Copy of liability insurance. The insurance will be purchased when facilities are located and rented and we will provide documentation to the City when it is available.
  - Financial statements for January – December 2020 and January – October 2021.
3. Optional attachments: N/A
4. Three copies of the application and attachments are enclosed.

Thank you for your assistance and consideration. Please let me know if you have any questions.

Sincerely,

Renea Eshleman, President  
 Cayce Arts Guild  
 Telephone: 803.767.5505  
 Email: [reshleman@sc.rr.com](mailto:reshleman@sc.rr.com)

# 2021-22 City of Cayce Hospitality Tax Grant Application

Project Information	
Project Name: CAG Holiday Market	
Project Address/Location: 2008 State Street	
Proposed Date(s): 11/26 – 12/20/2021	Amount Requested \$3,000

Organization Information	
Organization: Cayce Arts Guild (CAG)	
Mailing Address: PO Box 5557	
City/State/Zip: Cayce-West Columbia, SC 29171	
Phone: (803) 767-5505	Alternative Phone: N/A
Fax: N/A	Email: <a href="mailto:cayceartsguild@gmail.com">cayceartsguild@gmail.com</a> Renea Eshleman <a href="mailto:reshleman@sc.rr.com">reshleman@sc.rr.com</a>
Executive Director: N/A CAG does not employ an executive director	
Contact Person (if other than Executive Director): Renea Eshleman <a href="mailto:reshleman@sc.rr.com">reshleman@sc.rr.com</a> 803.767.5505	
How many years has this organization existed: Four	

Project Description
Cayce Arts Guild (CAG) is seeking funding to host a holiday market. The market will be the fourth for the Guild and will enhance the arts community, the community at large, create traffic to the area, and help make the Cayce area an arts destination.

**Tourist Information**

Estimated number of total attendees to be attracted by this project: 500

Estimated number of attendees from outside of Cayce to be attracted: 200

Explain how the number of tourists will be calculated (surveys, forms, license plates, etc.)

CAG will provide a sign-in register where visitors will note their zip codes and the number of attendees in their parties.

Explain how the requested dollars will increase tourism, financial impact tourism-related businesses in the City of Cayce, and how the impact is being determined:

Artists and attendees will purchase fuel, supplies, food, and lodging in addition to art and craft items for sale at the venue. CAG will purchase items to support the venue (such as signage and printing) from Cayce businesses where they are available.

CAG will provide a sign-in register where visitors will note whether they visited other locations in the city, shopped, ate at local restaurants, or stayed at a local motel/hotel.

**Total Project Costs**

<b>Itemize Total Project Expenses Below</b>	<b>Projected Amount</b>
Facilities expenses (renovations, display furnishings, rent and utilities)	\$ 500
Decorations	200
Advertising and signage	750
Entertainment (food and presentations)	300
Insurance	800
Miscellaneous	100
<b>Total Project Cost</b>	<b>\$ 3,250</b>

**Hospitality Tax Grant Project Costs**

**Itemize Hospitality Grant Expenses Below**

<b>Itemize Hospitality Grant Expenses Below</b>	<b>Amount Projected</b>
Holiday Market expenditures	\$ 3,000
Amount Requested (must equal Amount requested on first page of application)	\$ 3,000

**All Sources of Project Funds**

<b>Source of Funds</b>	<b>Status of Funds (Proposed, Requested, Received)</b>	<b>Amount</b>
Artist participation fees (25 artists @ \$20)	Proposed	\$ 500
City of Cayce H-tax Grant	Proposed	3,000
Commissions on sales (20% x \$7,000)	Proposed	1,400
<b>Total projected income</b>		<b>\$ 4,900</b>

Cayce Arts Guild - Financial Statement  
January - December 2020

Beginning balance 1/1/2020	\$6,335.01
Income	11,517.58
Expenses	<u>-7,228.57</u>
Balance on hand 12/31/2020	10,624.02

Cayce Arts Guild - Financial Statement  
January - October 2021

Beginning balance 1/1/2021	10,624.02
Income	3,963.60
Expenses	<u>-8,649.30</u>
Balance on hand 11/1/2021	\$5,938.32

### Statement of Assurances/Certification

The applicant has reviewed the full FY21-22 Cayce Hospitality Tax Grant Information and Application document and understands the hospitality law, eligibility criteria, funding guidelines, application process, payment process and reporting requirements set forth. The applicant hereby certifies that the information submitted as part of this application is accurate and reliable. Any change/and or variation must be reported immediately, otherwise funding may be withheld.

If awarded, the applicant agrees:

- Promotional materials for the project (including, but not limited to: brochures, flyers, advertisements, etc.) must include a statement that "Funding assistance provided by City of Cayce Hospitality Tax Funds."
- Revenue generated by the project must benefit a community or organization within the Cayce city limits.
- Financial records, support documents, statistical records, and all other records pertinent to Hospitality Tax funding shall be retained for a period of three years. All procurement transactions, regardless of whether negotiated or advertised, shall be conducted in a manner that provides maximum competition. The grant recipient shall establish safeguards to prohibit employees from using their positions for a purpose that has the appearance of being motivated by a desire for private gain for themselves or others. All expenditures must have adequate documentation. All accounting records and supporting documentation shall be available for inspection by the City of Cayce upon request.
- Unspent funding or funding that has spent in any other way than as described and approved per the application must be returned to the City of Cayce.
- No person, on the basis of race, color, or national origin, should be excluded from participation in, be denied the benefit of, or be otherwise subjected to discrimination under the program or activity funded in whole or in part by Hospitality Tax funds.
- Employment made by or resulting from Hospitality Tax funding shall not discriminate against any employee or applicant on the basis of handicap, age, race, color, religion, sex, or national origin.
- None of the funds, materials, property, or services provided directly or indirectly under Hospitality Tax funding shall be used for any partisan political activity, or to further the election or defeat of any candidate for public office.
- That the organization carries liability insurance in the amount of \$\_\_\_\_\_ and agrees to include the City of Cayce as a named insured for purposes of this project. The organization assumes full legal responsibility for any suit or action at law or equity, and any or all claims arising from this project/activity, and do hereby indemnify and hold harmless the City of Cayce and its staff from any liability in any action at law or equity associated with its support for this project/activity.
- A Final Report of the project will be submitted upon project conclusion including the items as outlined in section VI of the FY21-22 Information and Application document.

Board Chairperson Signature:	<i>Renae Eshleman</i>	
Board Chairperson Name (printed):	<i>Renae Eshleman</i>	Date: <i>11/9/2021</i>
Executive Director Signature:	<i>Renae Eshleman</i>	
Executive Director Name (printed):	<i>Renae Eshleman</i>	Date: <i>11/9/2021</i>

CAYCE



ARTS GUILD

Cayce Arts Guild is a SC SOS incorporated nonprofit and IRS 501c3 tax exempt organization.

USPS mail: CAG, PO Box 5557, Cayce-West Columbia, SC 29171 –

[www.cayceartsguild.org](http://www.cayceartsguild.org)

E-mail: [cayceartsguild@gmail.com](mailto:cayceartsguild@gmail.com)

### 2021 October BOARD OF DIRECTORS

President	Renea Eshleman	803.767.5505	<a href="mailto:reshleman@sc.rr.com">reshleman@sc.rr.com</a>
Vice President	Sandra Courie	803.626.4483	<a href="mailto:Sandra@courie.com">Sandra@courie.com</a>
Secretary	Katty Hite	803.238.6108	<a href="mailto:kattyhite@gmail.com">kattyhite@gmail.com</a>
Treasurer	Charles Hite	803.397.5253	<a href="mailto:Hite.charles@gmail.com">Hite.charles@gmail.com</a>
At-Large	Venetia Sharpe	803.446.7000	<a href="mailto:Sc3art@gmail.com">Sc3art@gmail.com</a>
At-Large	Roy Paschal	803.260.0931	<a href="mailto:Roipaskel99@hotmail.com">Roipaskel99@hotmail.com</a>
Webmaster	Ann Kinsinger	803.361.2665	<a href="mailto:Silvergrrl.m@gmail.com">Silvergrrl.m@gmail.com</a>

# Cayce Arts Guild

## Corporate Information

Entity Type **Nonprofit**

Status **Good Standing**

Domestic/Foreign **Domestic**

Incorporated State **South Carolina**

## Important Dates

Effective Date **02/14/2017**

Expiration Date **N/A**

Term End Date **N/A**

Dissolved Date **N/A**

## Registered Agent

Agent **Renea Eshleman**

Address **508 Moss Creek Dr  
Cayce, South Carolina 29033**

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INTERNAL REVENUE SERVICE  
P. O. BOX 2508  
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: NOV 19 2018

CAYCE ARTS GUILD  
PO BOX 5557  
WEST COLUMBIA, SC 29171-0000

Employer Identification Number:  
83-1993578  
DLN:  
26053705003718  
Contact Person:  
CUSTOMER SERVICE ID# 31954  
Contact Telephone Number:  
(877) 829-5500  
Accounting Period Ending:  
December 31  
Public Charity Status:  
509(a)(2)  
Form 990/990-EZ/990-N Required:  
Yes  
Effective Date of Exemption:  
February 14, 2017  
Contribution Deductibility:  
Yes  
Addendum Applies:  
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to [www.irs.gov/charities](http://www.irs.gov/charities). Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

CAYCE ARTS GUILD

Sincerely,

*Stephen A. ...*

Director, Exempt Organizations  
Rulings and Agreements

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# Memorandum

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**To:** Mayor and Council

**From:** Tracy Hegler, City Manager

**Date:** December 11, 2021

**Subject:** Discussion and Approval of Authorizing City Manager to Enter into an Agreement with the LandPlan Group South for the 12,000 Year History Park Visitor's Center

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## Issue

Council approval is needed to accept a proposal from the LandPlan Group South to provide site planning services for the development of the 12,000 Year History Park Visitor's Center and to authorize the City Manager to execute the agreement.

## Discussion

In November, the City of Cayce was awarded a \$1,000,000 grant from the South Carolina Department of Parks, Recreation and Tourism (PRT). The award will develop the site in preparation for the Visitor's Center. The use of the funds will include the permitting, design and engineering work for the site; and the final architectural and engineering drawings for the construction of the center; and the interior design and programming of the Visitors Center.

As a part of the on-call landscape architecture, engineering and planning services agreement between the City and LandPlan Group South, the attached agreement has been proposed for the site planning work. Specifically, this agreement for \$68,915 would provide the following basic services:

- Topographical survey
- Wetland delineation/protected species critical habitat and cultural resources assessment
- FEMA flood summary
- Geotechnical investigation
- Site layout and probable construction cost estimates
- Archeological review
- Site design development documents and associated parking lot layout

Additional agreements will be developed for the remaining elements of the PRT award at a later date.

**Recommendation**

Staff recommends Council approve the proposal from LandPlan Group South for site planning services for the 12,000 Year History Park Visitor's Center and authorize the City Manager to execute an agreement, not to exceed \$68,915, between the City of Cayce and LandPlan Group South.



## AGREEMENT BETWEEN CLIENT AND CONSULTANT

This Agreement, effective as of December 14, 2021, is between Client, **The City of Cayce** herein and after referred to as Client, located at **1800 12<sup>th</sup> Street, Cayce, SC 29171** and **The Landplan Group South, Inc.**, herein and after referred to as Consultant, for the following Project: **12,000 History Park Visitor Center**,

### Article 1 Basic and Additional Services

A. Phase 1 - Basic Services are:

1. Topographical Survey: (provided by Hunsinger Long, Inc., Columbia, SC)
  - a. Topographical Survey of  $\pm 4$  acre site located at the corner of Clovis Pointe Way and Fort Congaree Trail.
2. Wetland Delineation/ Protected Species Critical Habitat & Cultural Resources: (provided by S&ME, Columbia, SC)
  - a. Wetland Delineation/ Protected Species Critical Habitat & Cultural Resources wetlands to be flagged and delineated at both sites with the USACE and provide a request for JD Package.
3. LOMR: (provided by Pace Engineering, Columbia SC)
  - a. Input of revised topography in the FEMA hydraulic (HEC-RAS) model.
  - b. Determination of preliminary, revised flood elevations, floodplain boundaries and floodway.
  - c. Determination of impacts, and limitations on the project site, building and associated appurtenances.
  - d. Preparation of a preliminary Topographic Work Map.
  - e. Consideration of alternatives in processing LOMR.
  - f. Consideration of City of Cayce floodplain ordinance requirements.
  - g. Development of a strategy to implement a map revision, and the possible procedures:
  - h. Coordination with City of Cayce, Lexington County and other parties as needed.

**DELIVERABLES:** A preliminary topographic (flood) work map summary, noting the findings, with recommendations in regard to a means of developing the site, and if necessary, effecting a map revision.

4. Geotechnical Investigation: (provided by Summit Engineering, Columbia, SC)



- a. Provide pavement and building foundation recommendations for the project
5. Architectural Design Process:
- a. Final site layout and Building Design as approved by Cayce and the River Alliance. (Provided by Oswald Nagler, Urban Design)
  - b. Probable Cost of Construction (Provided by Quackenbush Architects of Columbia.)
6. Archeological Review: (provided by Brockington and Associates)
- b. Archeological review of the trail connection between the visitor center and the existing Timmerman Trail.
7. Design Development Documents for 12K History Park and associated Parking Lot
- a. Prepare design development documents for the 12K History Park and associated parking lot to include:
    1. Design development drawings based on survey, archeology, geotechnical investigation and Hydro analysis.
  - b. Coordinate with Dominion Energy for work within the easement areas and surrounding properties.
- B. Expenses, Printing and Reproduction.
- a. All sets of plans and specifications for permitting, bidding, construction, etc. will be paid for by the Owner at a rate of printing cost plus 10%.
  - b. Mileage will be reimbursed at \$0.58/mile and out-of-pocket expenses, such as shipping, permit fees, and bid advertising will be billed at cost plus 10%.
5. Additional Services.
- a. Additional services are those services not defined within the scope of services above.
  - b. Additional services will only be performed when agreed in writing by owner and engineer.
  - c. Any services requiring outside consultants that are paid by our consultant team will be billed to the owner at a rate of cost plus 10%.



- C. Additional Services beyond Consultant's Basic Services may be provided if confirmed and negotiated in writing.
- D. Excluded Services are not a part of Consultant's Basic or Additional Services and are the responsibility of others. Excluded Services include, but are not limited to, the following: Subsurface conditions; soil issues (including suitability for plant material, soil content, level of compaction); utilities' location and site security.
- E. Consultant agrees to provide its professional services in accordance with generally accepted standards of its profession.

### **Article 2 Client's Responsibilities**

- A. Client agrees to provide Consultant with all available information, surveys, reports, and professional recommendations and any other related items requested by Consultant in order to provide its professional services.
- B. Client agrees to advise Consultant of any known or suspected contaminants at the Project Site. Client shall be solely responsible for all costs for subsurface soil tests should they be determined necessary.
- C. Client will pay for all necessary permits from authorities with jurisdiction over the Project.
- D. Client agrees to provide the items described in Article 2.A and to render decisions in a timely manner so as not to delay the orderly and sequential progress of Consultant's services.

### **Article 3 Estimated Schedule and Project Budget**

- A. Consultant shall render its services as expeditiously as is consistent with professional skill and care. During the course of the Project, anticipated and unanticipated events may impact any Project schedule.
- B. This agreement covers a portion of the planning for the 12,000 History Park Visitor Center, with an approximate phase 1 budget of \$1,000,000.00 and future phase total budget of \$3,750,000 to \$4,250,000.00 dollars. Client agrees to promptly notify Consultant if Client's schedule or budget changes. Client acknowledges that significant changes to the Project or construction schedule or budget or to the Project's scope may require Additional Services of Consultant.

### **Article 4 Compensation and Payments**

- A. Client agrees to pay Consultant as follows:

1206 Scott Street  
Columbia, SC 29201  
803.256.0562



1. Basic Services:

Phase 1 \$68,915.00 (based on described work in Article 1A, 1-7)

2. Additional Services: to be negotiated, as required.

- B. Any Additional Reimbursable Expenses are subject to a multiple of 1.10 and include, but are not limited to: reproduction, postage, and handling of documents; long distance and facsimile charges; authorized travel; and Client requested renderings and models.
- C. Consultant shall bill Client for Basic and Additional Services and Reimbursable Expenses once a month. All payments are due Consultant upon receipt of invoice. An amount equal to 1.5% per month will be charged on all amounts due more than 60 days after the date of invoice.

**Article 5 Termination**

- A. Either Client or Consultant may terminate this Agreement upon seven days written notice.
- B. If terminated, Client agrees to pay Consultant for all Basic and Additional Services rendered and Reimbursable Expenses incurred up to the date of termination.
- C. Upon not less than seven days' written notice, Consultant may suspend the performance of its services if Client fails to pay Consultant in full for services rendered or expenses incurred. Consultant shall have no liability because of such suspension of services or termination due to Client's nonpayment.

**Article 6 Dispute Resolution**

- A. Client and Consultant agree to mediate claims or disputes arising out of or relating to this Agreement before initiating litigation. The mediation shall be conducted by a mediation service acceptable to the parties. A party shall make a demand for mediation within a reasonable time after a claim or dispute arises, and the parties agree to mediate in good faith. In no event shall any demand for mediation be made after such claim or dispute would be barred by applicable law. Mediation fees shall be shared equally.

**Article 7 Use and Ownership of Consultant's Documents**

- A. Upon the parties signing this Agreement, Consultant grants Client a nonexclusive license to use Consultant's documents as described in this Agreement, provided Client performs in accordance with the terms of this Agreement. No other license is implied or granted under this Agreement. All instruments of professional service



prepared by Consultant, including but not limited to, drawings and specifications, are the property of Consultant. These documents shall not be reused on other projects without Consultant's written permission. Consultant retains all rights, including copyrights, in its documents. Client or others cannot use Consultant's documents to complete this Project with others unless Consultant is found to have materially breached this Agreement.

### **Article 8 Miscellaneous Provisions**

- A. This Agreement is governed by the law of the State of South Carolina.
- B. This Agreement is the entire and integrated agreement between Client and Consultant and supersedes all prior negotiations, statements or agreements, either written or oral. The parties may amend this Agreement only by a written instrument signed by both Client and Consultant.
- C. In the event that any term or provision of this Agreement is found to be unenforceable or invalid for any reason, the remainder of this Agreement shall continue in full force, and the parties agree that any unenforceable or invalid term or provision shall be amended to the minimum extent required to make such term or provision enforceable and valid.
- D. Neither Client nor Consultant shall assign this Agreement without the written consent of the other.
- E. Irrespective of any other term in this Agreement, Consultant shall not control or be responsible for construction means, methods, techniques, schedules, sequences or procedures; or for construction safety or any other related programs; or for another parties' errors or omissions or for another parties' failure to complete their work or services in accordance with Consultant's documents.
- F. Should any legal proceeding be commenced between the parties to this Agreement seeking to enforce any of its provisions, including, but not limited to, fee provisions, the prevailing party in such proceeding shall be entitled, in addition to such other relief as may be granted, to a reasonable sum for attorneys' and expert witnesses' fees, which shall be determined by the court or forum in such a proceeding or in a separate action brought for that purpose. For purposes of this provision, "prevailing party" shall include a party that dismisses an action for recovery hereunder in exchange for payment of the sum allegedly due, performance of covenants allegedly breached, or consideration substantially equal to the relief sought in the action or proceeding.
- G. Client and Consultant waive consequential damages for any claims, disputes or other matters in question arising out of or relating to this Agreement. Consultant's waiver of consequential damages, however, is contingent upon the Client requiring contractor and its subcontractors to waive all consequential damages against



Consultant for claims, disputes or other matters in question arising out of or relating to the Project.

- H. To the extent damages are covered by property insurance during construction, Client and Consultant waive all rights against each other and against the contractors, other consultants, agents and employees of the other for such damages. Client or Consultant, as appropriate, shall require of the contractors, other consultants, agents and employees of any of them similar waivers in favor of the other parties described in this paragraph.
- I. Client acknowledges and agrees that proper Project maintenance is required after the Project is complete. A lack of or improper maintenance may result in damage to property or persons. Client further acknowledges and agrees that, as between the parties to this Agreement, Client is solely responsible for the results of any lack of or improper maintenance.
- J. Nothing in this Agreement shall create a contractual relationship for the benefit of any third party.
- K. If this Agreement is not signed and returned to Consultant within 30 days, the offer to perform the described services may, in Consultant's sole discretion, be withdrawn and be null and void.

Consultant

The Landplan Group South, Inc.  
Charles W. Howell Jr. ASLA

Dated : 12.14.2021

Insert license/Certificate No. 730

Renewal Date: 12/31/2021

CLIENT

\_\_\_\_\_

Title \_\_\_\_\_

Dated \_\_\_\_\_

Landscape Architects and Professional Engineers are licensed by the State of South Carolina.



Exhibit A

**12K history Park**

Sub Breakdown

Survey:	Hunsinger Long	\$4,800.00
Wetland	S&ME	\$2,400.00
Hydro	Pace Engineering	\$19,800.00
Architecture Estimate	Quackenbush	\$5,000.00
Archeological	Brockington	\$4,800.00
Geo-Tech	Summit	\$2,650.00
Planning Consultant	Ozzie	\$5,000.00
Site Design Development	Landplan	<u>\$18,200.00</u>
		\$62,650.00
	10% contingency:	<u>\$6,265.00</u>
	Total:	\$68,915.00