



**TOWN OF BLYTHEWOOD  
PLANNING COMMISSION AGENDA  
NOVEMBER 4, 2019 – 6:00 PM  
DOKO MANOR  
100 ALVINA HAGOOD CIRCLE  
BLYTHEWOOD, SOUTH CAROLINA**

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DONALD BROCK • RICH MCKENRICK • SLOAN JARVIS GRIFFIN III • DERREK PUGH •  
ERICA PAGE • ED KESSER • ERNESTINE MIDDLETON

- I. **CALL TO ORDER AND DECLARATION OF A QUORUM**
    - A. **NOTIFICATION AND POSTING OF THE AGENDA**
    - B. **ADOPTION OF THE AGENDA**
    - C. **PLEDGE OF ALLEGIANCE**
    - D. **APPROVAL OF MINUTES** – (October 7, 2019)
  - II. **CITIZENS TESTIMONY REGARDING ACTION ITEMS**
  - III. **ACTION ITEMS**
    - A. **OAKHURST PLACE PHASE III EXTENSION (SKETCH PLAN)** – Richland County, TMS# 15200-03-07 (portion of) (8.38 acres) (R-8)
    - B. **TEXT AMENDMENT** – Amend Blythewood Code of Ordinance §155.373 RECREATIONAL FACILITIES ADJACENT TO RESIDENTIAL USES
  - IV. **OPEN CITIZEN COMMENT**
  - V. **ADJOURNMENT**
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**BLYTHEWOOD PLANNING COMMISSION**  
**THE MANOR**  
**100 ALVINA HAGOOD CIRCLE**  
**BLYTHEWOOD, SOUTH CAROLINA**  
**MONDAY, OCTOBER 7, 2019**  
**6:00 PM**

MINUTES

**Members Present**

Donald Brock – Chair  
Rich McKenrick  
Erica Page  
Ed Kesser  
Derrek Pugh  
Sloan Jarvis Griffin III  
Ernestine Middleton

**Staff Present**

Brian Cook, Town Admin  
Melissa Cowan, Town Clerk  
Saralyn Yarborough, Admin

**I. CALL TO ORDER**

The meeting was called to order by Chairman Brock at 6:00 PM.

**A. DECLARATION OF A QUORUM**

Seven Commissioners were present, constituting a quorum.

**B. NOTIFICATION AND POSTING OF MEETING AGENDA**

The Town Clerk confirmed the agenda was properly posted and the media notified.

**C. ADOPTION OF THE AGENDA**

Rich McKenrick made a Motion to approve the agenda. The Motion was seconded by Ed Kesser **All in favor; 7- 0**

**D. PLEDGE OF ALLEGIANCE**

**II. REGULAR AGENDA**

**A. APPROVAL OF MINUTES**

Rich McKenrick made a Motion to approve the minutes of September 3, 2019. The Motion was seconded by Sloan Griffin. **All in favor; 7- 0**

**B. ABNEY HILLS S/D PHASE 3 (PRELIMINARY PLAT) – Richland County TMS# 12400-02-04**

The applicant has requested preliminary plat review for the above referenced project. Sketch plan approval was granted by the Planning Commission on 3-4-19. Secondary access onto Valley Estates Dr. from Mt. Valley Road will continue to be an “Emergency Only” access point and secured by a double swing gate supplied with Supra Lock Box for key access. Richland County E911 has updated GIS and CAD for response.

The Town of Blythewood has no staff or equipment for maintenance of roads or drainage infrastructure. Richland County has adopted and administers comprehensive design and construction standards for roads, drainage infrastructure, and sediment control measures. It is the intent of the Town of Blythewood via intergovernmental agreement for Richland County to accept maintenance of new infrastructure related to the subdivision development. As such, all applicable infrastructure related, but not limited to, roads, fire, and drainage shall be reviewed, inspected, and constructed to the satisfaction and approval of Richland County.

Approval of outside agencies, as applicable, shall be the responsibility of the applicant/developer - said approvals shall be provided to Blythewood.

The approval of the preliminary plat shall be effective for a period of two years, such period to commence upon the date of sketch plan. If at the end of the two year period, final plat approval of all or part of the subdivision has not been obtained or substantial progress with the construction of required improvements has not been made, preliminary plat approval shall expire.

For the purpose of allowing the early construction of model homes in a subdivision, the Planning Commission at its discretion may permit a portion of a subdivision involving not more than 2 lots to be created in accordance with the procedures for exempted subdivisions, provided the portion derives access from an existing town, county or state highway, and provided no future road or other improvement is anticipated where the lots are proposed. Subsequent to approval of exemption, the model may be constructed, subject to any additional requirements that the Planning Commission may require. Building permits for approved model homes may be secured after preliminary plat approval, but prior to final plat approval. No conveyance of the title to any lot shall be made, nor shall permanent utilities be turned on, until the final plat is approved.

Staff recommends approval based on review and compliance with submitted plans, staff report/comments, requirements of Richland County, pending comments from Town Engineer, and any Federal/State/Local approval as applicable.

Following discussion the Planning Commission approved the Abney Hills Phase 3 preliminary plat.

Derrek Pugh made a Motion to approve the preliminary plat for Phase 3 of Abney Hills. The Motion was seconded by Ed Kesser. **All in favor; 7-0**

### C. Citizen Comments

No citizens signed in to speak.

III. **ADJOURNMENT**

Sloan Griffin made a Motion to adjourn the meeting at 6:25 PM. The Motion was seconded by Ernestine Middleton. **All in favor; 7-0**

Respectfully submitted,

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Melissa Cowan, Town Clerk



**Memo**

**To: Planning Commission**  
**From: Staff**  
**Date: November 4, 2019**  
**Subject: Oakhurst Place Phase III Extension (Sketch Plan)**  
**Applicant: Power Engineering Company, Inc. (David Parr) (Drake Development)**  
**Location: Richland County TMS# 15200-03-07 (portion of)**  
**Zoning: R-8 (Residential District)**  
**Site: 8.38 acres (12 Lots)**  
**Water: Town of Winnsboro**  
**Sewer: Palmetto Utilities (Septic Tanks Proposed)**

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The applicant is requesting sketch plan approval. The site is located in the rear of the existing Oakhurst Subdivision off Oakhurst Road. The additional lots would be an extension of existing cul-de-sacs at the end of Cross Ridge Road and also Oakhurst Place.

According to meeting minutes from 5-1-2017, the Planning Commission gave preliminary plat approval for another proposed subdivision named Cambridge Point that included the lots being reviewed currently, but also numerous other lots across the stream going back toward Boney Road. Records indicate that the Cambridge Point subdivision was never started and Blythewood approvals have expired.

You may wish to consider the following code sections:

*Per 153.021 SKETCH PLAN or SITE PLAN. A generalized map prepared by the developer that shows the development concept. Its purpose is to serve as a basis for the development of a preliminary plat. This phase of the subdivision process precedes the preparation of the preliminary plat or plan (or final plat in the case of minor subdivisions). A sketch plan constitutes a Site Specific Development Plan as contemplated by the South Carolina Vested Rights Act 287 of 2004.*

*Per 153.021 FLAG LOT. A lot with a narrow strip of street frontage extending back to the buildable portion of the lot.*

*Per 153.073 (J) Flag lots.*

*(1) Flag lots are to be discouraged as a land development practice.*

**Planning Commission (November 4, 2019)**  
**Sketch Plan - Oakhurst Place Phase III Extension**

(2) *Long driveways which are a defining characteristic of flag lots may preclude or inhibit access by emergency vehicles such as fire trucks or ambulances.*

(3) *The Planning Commission may approve flag lots in unusual circumstances of topography or the physical shape of property which makes the use of a flag lot the only practical means of land development.*

*153.078 VARIANCES TO DESIGN STANDARDS. When, due to the peculiar shape or topography of a tract of land or other unusual conditions, it is impractical for a developer to comply with the literal interpretation of the design standards of this chapter, the Planning Commission shall be authorized to vary those requirements provided the intent and purposes of these regulations are not violated.*

*153.100 SIDEWALKS. The Planning Commission may require the installation of sidewalks when deemed appropriate for public safety.*

*153.102 OPEN SPACE RECREATION REQUIREMENTS. (A) The Planning Commission shall require that open space be reserved for active or passive recreation where the reservations would be appropriate.*

Sketch plan approval does not constitute authorization to begin proposed land clearing or construction of improvements. Approval shall be contingent on compliance with all relevant sections of the Blythewood Code of Ordinances and other regulatory authorities as applicable.

Upon sketch approval and moving to creation of preliminary plat/construction plans, a pre-application meeting shall be required with the development staff of Richland County, the applicant, and the Town of Blythewood to discuss the project. Minimum street, curbs, surfacing, storm drainage, etc. specifications shall be designed/reviewed to the satisfaction of Richland County.

The proposed lots are well above the minimum lot area required of 8,000 square feet, ranging from 20,969 sf up to 50,488 sf. As a reminder, one acre equals 43,560 sf.

**R-8 District**

Minimum residential lot area	8,000 sq. ft.
Minimum lot area per dwelling unit	8,000 sq. ft. for the first unit
	2,500 sq. ft. for each additional unit
Maximum units per net acre	16 dwelling units

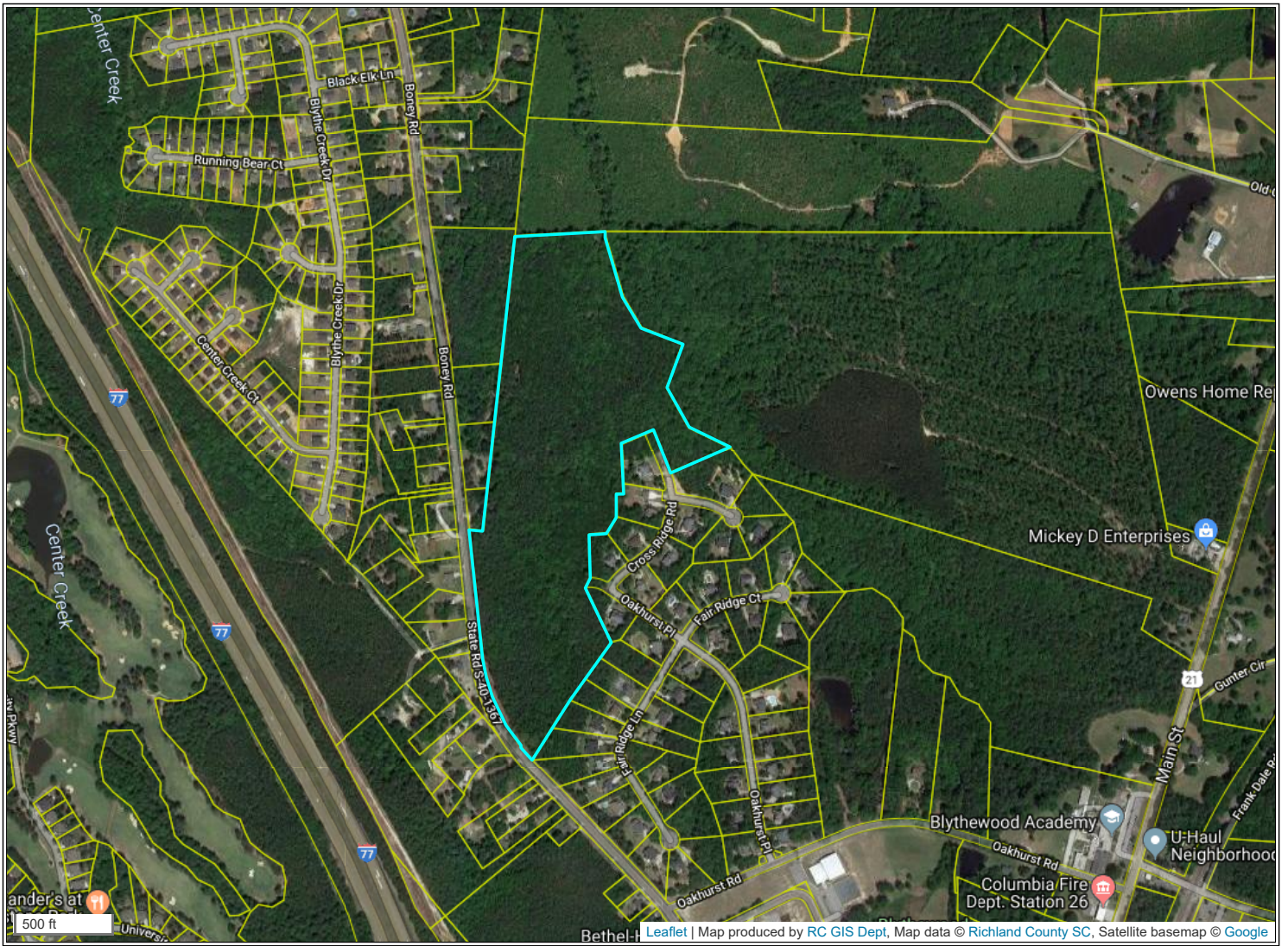
**Planning Commission (November 4, 2019)**  
**Sketch Plan - Oakhurst Place Phase III Extension**

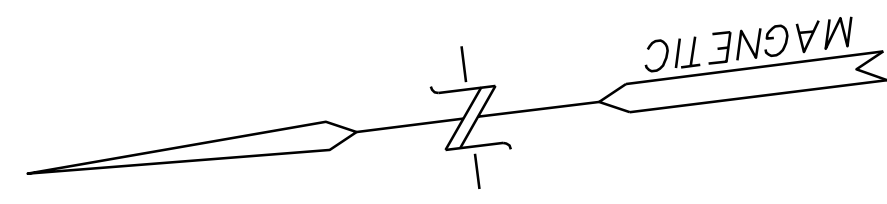
Minimum lot width at building line	70 ft.
Minimum front yard depth	25 ft. or average of existing setbacks from same street in same block in district, but not less than 20 ft.
Minimum setback from second street frontage	Side street on corner lot: 12-1/2 ft.
	Rear street on double frontage lot: 25 ft.
Minimum side yard	Principal structure: combined side yard shall total 10 ft. or 20% of lot width (whichever is less), provided however that no individual side yard shall be less than 4 ft. in width
	Accessory structure: same as principal structure
Minimum rear yard	Principal structure: 15 ft.
	Accessory structure: same as principal structure
Maximum lot coverage	Residential units and their accessory structures shall not exceed a total of 30% lot coverage
	Other permitted and permissible buildings and their accessory structures shall not exceed a maximum of 35% lot coverage
Maximum structure height	Principal structures: 30 ft. from roof line (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles and antennae)
	Accessory structures: in no circumstance may an accessory structure exceed the height of the principal structure; if the principal structure is taller than 20 ft., the accessory structure may be a maximum of 20 ft.
Visibility requirements	Corner lot: no obstruction between heights of 3 and 10 ft. above finish street level within 25 ft. of intersection of street right-of-way lines
	Private drive: no obstruction over 30 inches high within 10 ft. of street

**Planning Commission (November 4, 2019)**  
**Sketch Plan - Oakhurst Place Phase III Extension**

Off-street parking requirements	See §§ 155.410 <i>et seq.</i>
Signs	See §§ 155.425 <i>et seq.</i>
Supplemental regulations	See §§ 155.370 <i>et seq.</i> ; §§ 155.330 <i>et seq.</i> ; §§ 155.355 <i>et seq.</i>



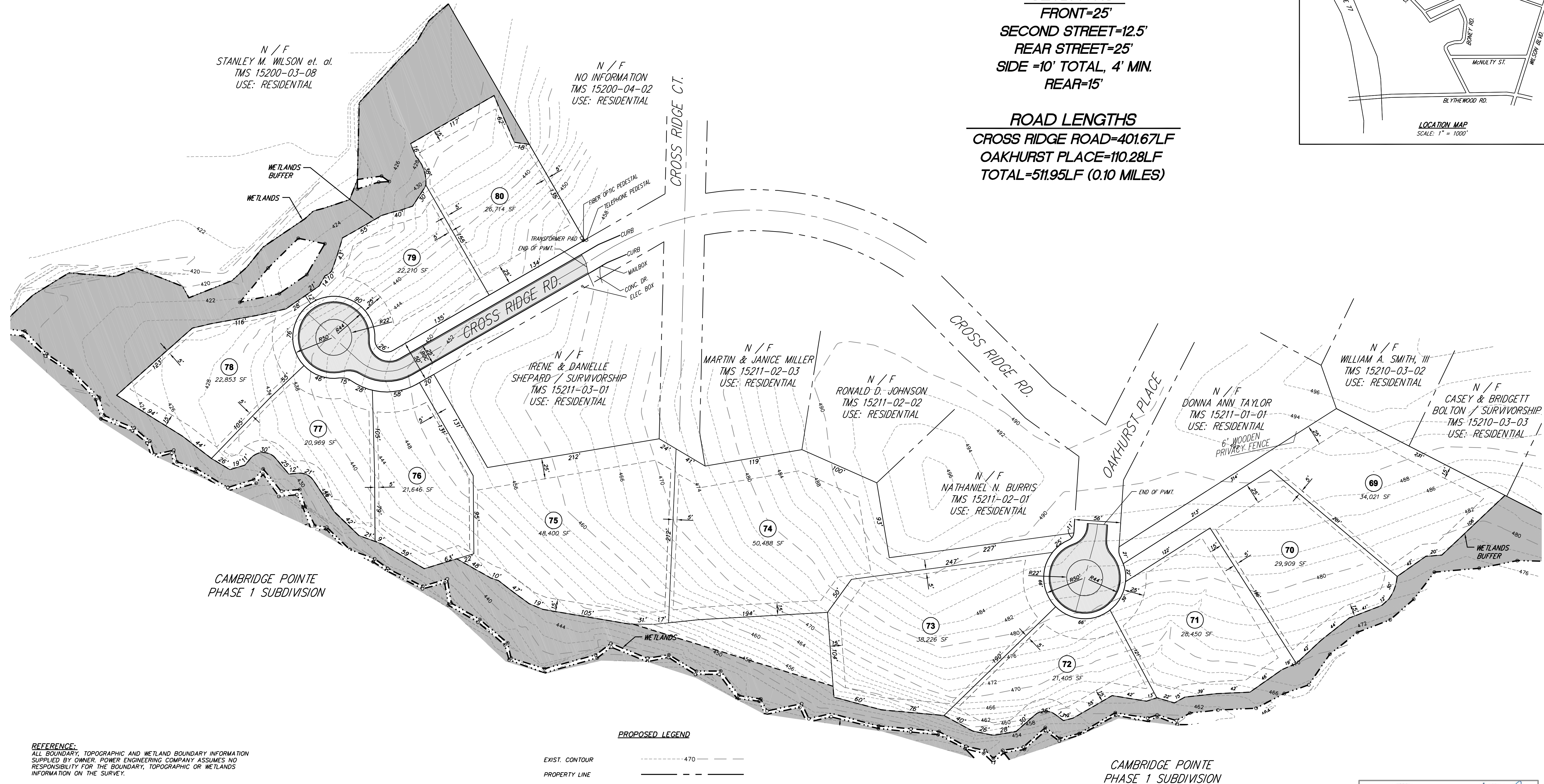
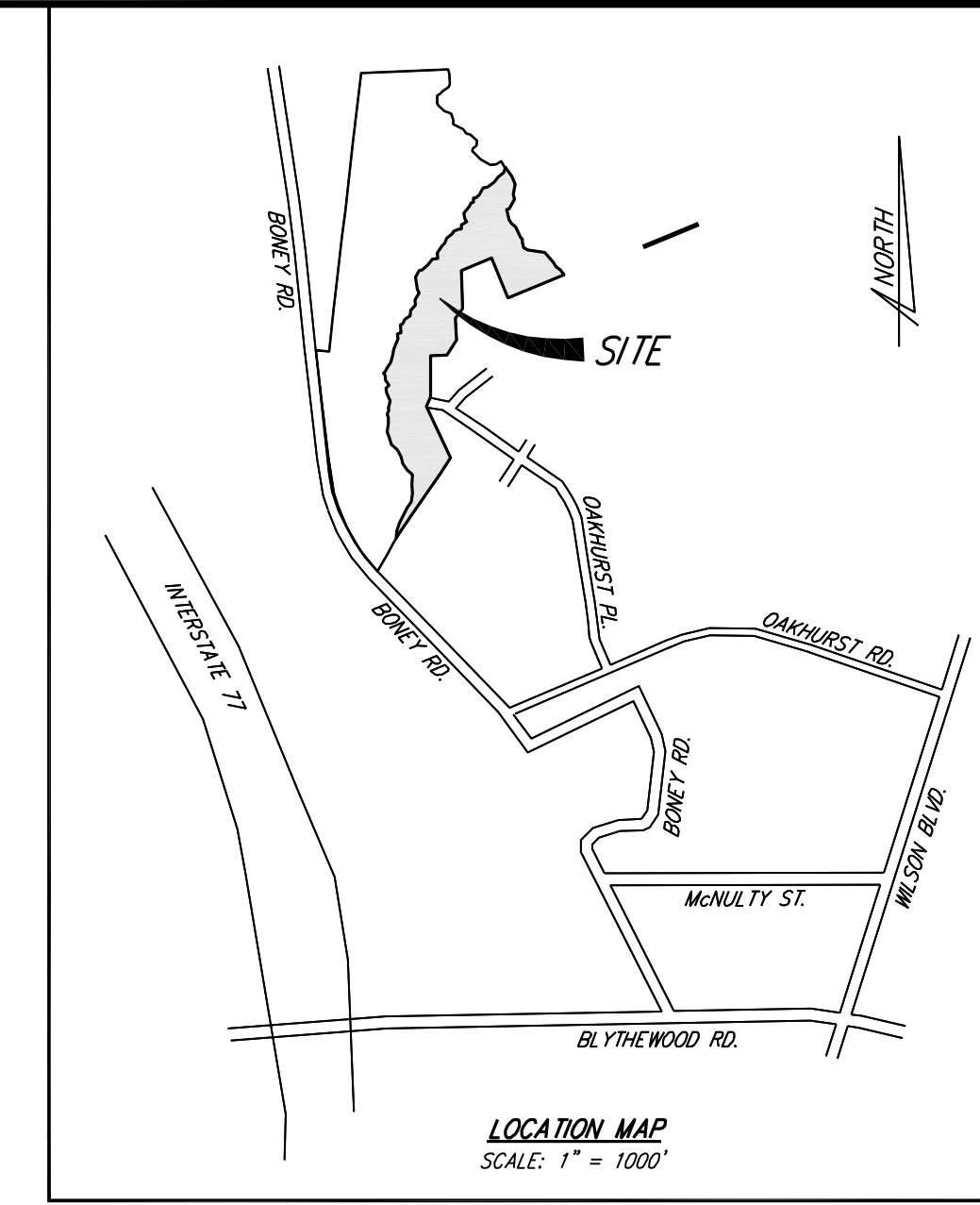




**SITE INFORMATION**  
 ZONED: R-8  
 TMS #15200-03-07 (PORTION OF)  
 8.38 ACRES  
 TOTAL LOTS: 12

**SETBACKS**  
 FRONT=25'  
 SECOND STREET=12.5'  
 REAR STREET=25'  
 SIDE =10' TOTAL, 4' MIN.  
 REAR=15'

**ROAD LENGTHS**  
 CROSS RIDGE ROAD=401.67LF  
 OAKHURST PLACE=110.28LF  
 TOTAL=511.95LF (0.10 MILES)



REVISIONS	BY

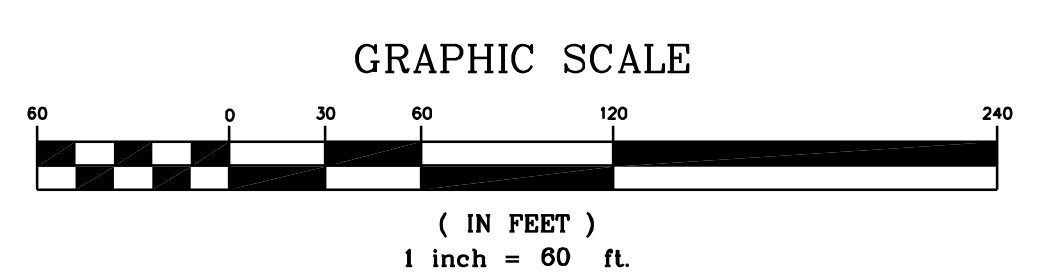
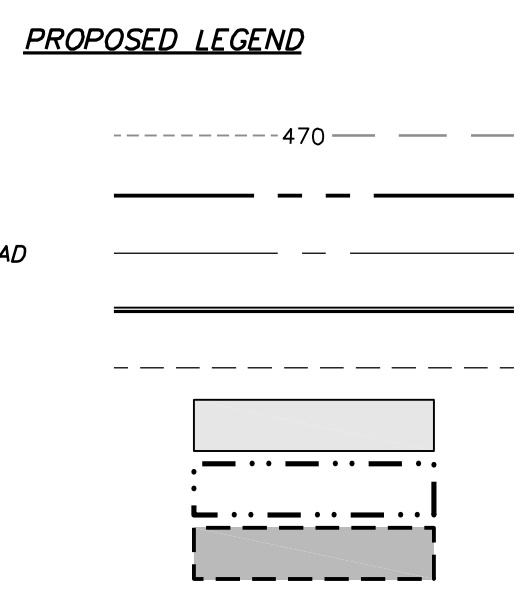
PREPARED BY  
**POWER ENGINEERING COMPANY, INC.**  
 ENGINEERS - PLANNERS  
 COLUMBIA, SC

**DRAKE DEVELOPMENT  
 OAKHURST PLACE  
 PHASE III EXTENSION  
 SKETCH PLAN**  
 RICHLAND COUNTY, TOWN OF BLYTHEWOOD, SOUTH CAROLINA

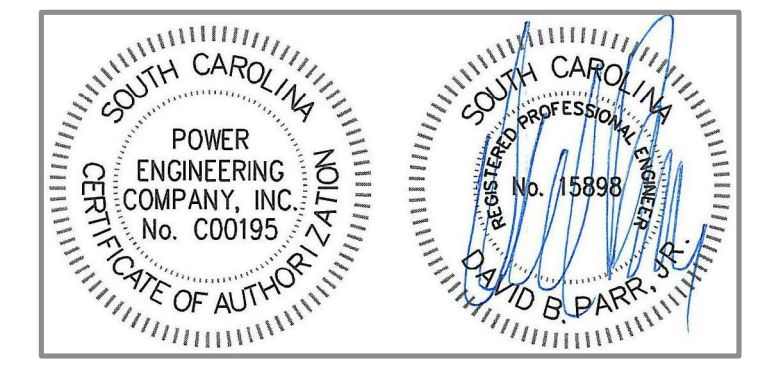
DRAWN	D.H.C.
CHECKED	D.B.P.
DATE	10-08-19
SCALE	1" = 60'
JOB NO.	3674
SHEET	1
OF	1 SHEETS

**REFERENCE:**  
 ALL BOUNDARY, TOPOGRAPHIC AND WETLAND BOUNDARY INFORMATION SUPPLIED BY OWNER. POWER ENGINEERING COMPANY ASSUMES NO RESPONSIBILITY FOR THE BOUNDARY, TOPOGRAPHIC OR WETLANDS INFORMATION ON THE SURVEY.

**FLOOD STATEMENT:**  
 THE FEDERAL INSURANCE RATE MAP, PANEL #45079C0130K, DATED SEPTEMBER 29, 2010 HAS BEEN REVIEWED AND THE PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. (ZONE "X")



WATER PROVIDER: TOWN OF WINNSBORO 700 OLD CAMDEN ROAD WINNSBORO, SC 29180 PHONE: (803) 635-4041  
 SEWER PROVIDER: PALMETTO UTILITIES 1710 WOODCREEK FARMS ROAD ELGIN, SC 29045 PHONE: (803) 699-2409 FAX: (803) 699-2410  
 OWNER: DRAKE DEVELOPMENT c/o BUCKY DRAKE P.O. BOX 6473 COLUMBIA, S.C. 29260 PHONE: (803) 318-1591 EMAIL: bucky@drakedevelopment.com  
 ENGINEER: POWER ENGINEERING CO., INC. 3229 SUNSET BLVD, SUITE A WEST COLUMBIA, S.C. 29169 (803) 216-8777 (FAX) 216-8070





**Memo**

**To: Planning Commission**  
**From: Town Administrator**  
**Date: November 4, 2019**  
**Subject: Text Amendment –**  
**Amending Section 155.373 (Recreational Facilities Adjacent to Residential Uses)**

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To ensure consistency across zoning districts and to codify an interpretation of the zoning administrator relative to neighborhood amenities, this amendment would make certain amenities a permitted use outright regardless of the underlying zoning district subject to specific standards.

Section 155.373 (Recreational Facilities Adjacent to Residential Uses) is currently in our code, and would be amended as follows in Ordinance 2019.017.

**§ 155.373 RECREATIONAL FACILITIES ADJACENT TO RESIDENTIAL USES.**

**A neighborhood clubhouse, to include a swimming pool, picnic shelter, tennis courts, and/or playground, accessory to and for the exclusive use of a residential subdivision, shall be permitted outright, regardless of the underlying zoning district.** Outdoor recreational facilities which are adjacent to lots which are zoned for residential purposes shall comply with the following standards.

(A) No swimming pool, playground, ~~miniature golf course~~, ball field or game court shall be closer than ~~50~~ 25 feet from the property line of a lot zoned for residential purposes.

(B) No lighting shall be installed in connection with outdoor recreational facilities which is closer than 50 feet to the property line of a lot zoned for residential purposes, **unless it is typical neighborhood street lighting** or of a nature, as determined by the Zoning Administrator, that it will not be a nuisance to an adjacent residential use.

(C) A solid wall or fence, or vegetative screening which furnishes equal protection against noise and light, shall be provided when determined appropriate by the Zoning Administrator.

(D) No commercial activities shall be permitted in conjunction with recreational uses in residential zones except as listed below:

- (1) Charges and fees for the use of recreational facilities; and
- (2) Other activities which are directly in conjunction with the recreational facility and which, in the judgment of the Zoning Administrator, would not be in conflict with the residential nature of the neighborhood.

Town Council has scheduled a Public Hearing for November 25, 2019.