



**TOWN OF BLYTHEWOOD  
PLANNING COMMISSION AGENDA  
SEPTEMBER 3, 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**
  - II. **REGULAR AGENDA**
    - A. **APPROVAL OF MINUTES** – (August 5, 2019)
    - B. **TEXT AMENDMENT** – Chapter 155.432 (F), (Nonconforming Signs)
    - C. **TEXT AMENDMENT** – Chapter 155.387 (C), (Nonconforming Landscaping and Buffering)
    - D. **CITIZEN COMMENTS**
  - III. **ADJOURNMENT**
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**BLYTHEWOOD PLANNING COMMISSION**  
**THE MANOR**  
**100 ALVINA HAGOOD CIRCLE**  
**BLYTHEWOOD, SOUTH CAROLINA**  
**MONDAY, AUGUST 5, 2019**  
**6:00 PM**

**MINUTES**

**Members Present**

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

**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 6:02 PM.

**A. DECLARATION OF A QUORUM**

Six 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**

Sloan Griffin made a Motion to approve the agenda. The Motion was seconded by Ed Kesser. **All in favor; 6-0**

**D. PLEDGE OF ALLEGIANCE**

**II. REGULAR AGENDA**

**A. APPROVAL OF MINUTES**

Sloan Griffin made a Motion to approve the minutes of July 1, 2019. The Motion was seconded by Rich McKenrick. **All in favor; 6-0**

**B. ZONING MAP AMENDMENT – Rezone from Development District (D-1) to Limited Industrial – Two District (LI-2) (Blythewood / Locklier / Community Roads) (TMS# 15100-01-06 – portion / TMS#12600-03-20 / TMS# 15100-03-04)**

Town Administrator Cook explained the applicant “Richland County Economic Development Office has requested to rezone three connected parcels west of I-77, totaling 162 acres, from D-1 (Development District) to LI-2 (Limited Industrial – Two District) zoning. The parcels are a part of a larger project that may take place. The LI-2 zoning district allows a wider variety and greater intensity of manufacturing uses than the Limited Industrial (LI-1) district but not the most intense manufacturing uses of the Basic Industrial (B1) district.

The three parcels are part of approximately 1,000 acres of potential industrial use. Two years ago, at Richland County’s request, council rezoned approximately 600 acres to the south of the 163 acres to LI-2.

D-1 districts are intended to provide for large tracts of land located on the fringe of urban growth where the predominant character of urban development has not yet been fully established, but where the current characteristics of use are predominantly residential or agricultural with scattered related uses. It is further recognized that future demand for developable land will generate requests for amendments in zone designations to remove land from D-1 classification and place it into other more intensely developed classifications as a natural consequence of urban expansion.

LI-2 Limited Industrial 2 District. This district allows a wider variety and greater intensity of manufacturing uses than the LI Limited Industrial District, but not the most intense manufacturing uses of the BI Basic Industrial District.

Tim Dureer, Manager of Research for Richland County’s Economic Development Department, said the county has been working to bring an industrial park to this site for several years. This is one of the last untapped labor-draw areas in the state for OEMS (Original Equipment Manufactures). He said “If this is not developed, there are two other counties that will capitalize on it.” He stated the park would accommodate 5.9 million square feet of office and class A technology and manufacturing space.

Ed Parler, Director of Economic Development for the Town of Blythewood said that he believes the industrial park is the highest and best use for the property, he said that only the county would benefit from the tax revenue, since the Town of Blythewood does not have a millage.

Following discussion and vote the Planning Commission had a tie vote of 3-3 causing the motion to fail.

Commissioner Ed Kesser made a Motion to table a vote by the Planning Commission until more studies could be done on the front end relating to the establishment of restrictive covenants and potential traffic impacts. **The vote was not seconded and the Motion failed.**

Rich McKenrick made a Motion to adopt staff’s recommendation of the rezoning and send to Town Council for their consideration. The Motion was seconded by Derrek Pugh. A roll call vote was taken. **Erica Page – No, Ed Kesser – No, Sloan Griffin – No, Donald Brock – Yes, Derrek Pugh – Yes, Rich McKenrick – Yes. The Motion failed with a 3-3 vote.**

**C. Citizen Comments**

The following citizens signed in to speak on the zoning map amendment.

Stuart Andrews 120 Middlefield Lane  
Roberta Young 1724 Fulmer Road  
Philip Martin 15 Varsity Lane  
Sandy York 117 Ashley Ridge Road  
Connie Smith 1084 Cooper Crossing

**III. ADJOURNMENT**

Rich McKenrick made a Motion to adjourn the meeting at 7:33 PM. The Motion was seconded by Sloan Griffin. **All in favor; 6-0**

Respectfully submitted,

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Melissa Cowan, Town Clerk



## **Memo**

**To: Planning Commission**  
**From: Staff**  
**Date: September 3, 2019**  
**Subject: Zoning Text Amendment §155.432 (F), (Nonconforming Signs)**

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This is a proposal to delete §155.432 (F), (Nonconforming Signs) of the Blythewood Zoning Ordinance.

The current ordinance states that all ground mounted signs in the I-77 Sign Overlay District be required to be brought into compliance with zoning by January 26, 2020. Below are the sign current requirements per Section 155.428 of the Zoning Ordinance, pertaining to ground mounted signs.

Per section 155.428 – Sign Requirements, the following shall apply:

- Maximum sign area = 120 square feet
- Maximum height = 35 feet
- Minimum of 5 feet behind street right of way
- Minimum of 15 feet to any adjacent lot line
- Shall not be changeable copy
- Bottom of sign display area must be at least 10 feet above grade
- All applicable zoning regulations apply

On June 5, 2019, notices of sign noncompliance were mailed to the Comfort Inn, Holiday Inn Express & Suites, and McDonald's, all located within the Town Center (TC) and I-77 Sign Overlay Districts. These businesses were notified of the deadline to bring their ground mounted/free standing signs into compliance with the Blythewood sign regulations per section 155.432 (F), (Nonconforming Signs).

In addition, there is an off premise nonconforming outdoor advertising sign for Exxon/Bojangles, which could be argued would be covered under Chapter 14 of the "South Carolina Landowner and Advertising Protection and Property Valuation Act", which in essence would call for "just compensation" for removal caused by ordinance.

Approval of this amendment would "grandfather" the four signs in question, meaning they would be permitted to stay as is, but could not be enlarged or the nonconformity intensified. A like for like face change and maintenance would be permitted. Any new signage would be required to meet the current code at that time.

In an effort to be business friendly, in consideration of the proximity to I-77, and the overall minimal impact of the signage to the districts, Town Council has expressed interest in having a discussion on this amendment.

## **155.432 NONCONFORMING SIGNS (current)**

(A) Except as herein provided, nonconforming signs that were otherwise lawful on the effective date of this subchapter may be continued.

(B) No person may engage in any activity that causes an increase in the extent of nonconformity of a nonconforming sign or causes a previously conforming sign to become nonconforming.

(C) A nonconforming sign may not be moved or replaced except to bring the sign into complete conformity with this subchapter. Once a nonconforming sign is removed from the premises or otherwise taken down or moved, the sign may only be replaced with a sign which is in conformance with the terms of this subchapter.

(D) Minor repairs and maintenance of nonconforming signs necessary to keep a nonconforming sign for a particular use in sound condition are permitted so long as the nonconformity is not in any means increased.

(E) If a nonconforming sign is destroyed by natural causes, or otherwise damaged, it may not thereafter be repaired, reconstructed or replaced except in conformity with all the provisions of this subchapter, and the remnants of the former sign structure shall be cleared from the land. For purposes of this section, a nonconforming sign shall be considered "destroyed" or "damaged" if it receives damage to an extent of more than 50% of the sign's replacement value immediately prior to the sign having received the damage, except that after 7 years from the date of adoption of this subchapter, a sign is deemed to have zero value remaining.

~~(F) All nonconforming signs must be brought into compliance by January 26, 2016, except for existing ground mounted signs in the I-77 Sign Overlay District. As to the latter classification, such signs must be brought into compliance on or before January 26, 2020.~~

(G) The message of a nonconforming multi-tenant identification sign may be changed so long as it does not create any new nonconformity.

(H) (1) If a nonconforming on-premise sign which advertises a business, service, commodity, accommodation, attraction or other enterprise or activity that has for a period of at least 30 days not been operated, conducted or offered, that sign shall be deemed abandoned and shall be removed or brought into compliance by the sign owner, property owner or other party having control over the sign within 30 days after the sign is deemed abandoned.

(2) Notwithstanding the above, if there is an expansion to the heated square footage of an existing business, or a change in use or ownership to an existing building (except multi-tenant buildings), and there were 1 or more on-premise nonconforming signs which advertised the former or current business or use, any new signs used, and all new sign faces for the new use or business must meet all sign requirements for the underlying district.

(I) (1) If a nonconforming sign remains blank for a continuous period of 30 days, that sign shall be deemed abandoned and shall, within 30 days after abandonment, be altered to comply with this subchapter or be removed by the sign owner, owner of the property where the sign is located or other person having control over the sign.

(2) For purposes of this subchapter, a sign shall be deemed "blank" if:

(a) It advertises a business, service, commodity, accommodations, attraction or other enterprise or activity that is no longer operating or being offered or conducted;

(b) The advertising message it displays becomes illegible in whole or substantial part; or

(c) It does not contain an advertising message. (For these purposes, the terms "Sign For Rent", "Sign For Lease", "Building For Rent", "Building For Lease", "Building for Sale" and the like shall not be deemed to be an advertising message.)

(Ord. 5.321, passed 1-26-2009; Am. Ord. 2011.005, passed 6-27-2011; Am. Ord. 2012.008, passed 8-16-2012) Penalty, § [155.999](#)



## **Memo**

**To: Planning Commission**  
**From: Staff**  
**Date: September 3, 2019**  
**Subject: Text Amendment to Amend Section 155.387 (C), (Nonconforming Landscaping and Buffering)**

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This is a proposal to amend §155.387 (C), (Nonconforming Landscaping and Buffering) of the Blythewood Zoning Ordinance.

The Blythewood Town Council passed Ordinance 2014.003 on July 27, 2015, requiring all nonconforming properties located in the Town Center (TC) District, to comply with landscaping/buffer yard requirements within five (5) years from the adoption of the Ordinance.

The “one size fits all” approach to landscaping conformity is difficult in practice. As an example, if you required a 10 ft. buffer around a property, landscaping islands, and planting adjacent to the building, you may create new nonconformities relative to the required number of parking spaces in many instances. The end result perhaps creating financing issues for the owner when selling.

One alternative approach would be to work with the business owners on matching façade/landscaping grants. Blythewood is still small enough that we could potentially work with a landscape architect and our business community on a specialized case by case plan for each business. The Planning Commission and or Board of Architectural Review could potentially take the lead on the project.

**§ 155.387 NONCONFORMING LANDSCAPING AND BUFFERING (current)**

(A) If there is an expansion to the heated square footage of 25% or greater to an existing business, the lot shall fully comply with Type D Buffer Yard requirements for service areas, and Type E Buffer Yard requirements for street protective yards.

(B) Expansions to the parking area or loading areas which increase the total area more than 25% shall be required to comply with Type C Buffer Yard requirements for commercial, industrial, and apartment complex off-street parking areas, and Type D Buffer Yard requirements for service areas.

~~(C) All legal, nonconforming properties located within the TC Town Center District shall conform to the provisions of this subchapter within 5 years from the date of adoption of this subchapter, not to include the required minimum tree density factor of § [155.403](#), or within 5 years of the initial establishment of the landscaping and buffering legal nonconformity, whichever is later.~~

(Ord. 2014.003, passed 7-27-2015)