



**TOWN OF BLYTHEWOOD  
PLANNING COMMISSION AGENDA  
VIRTUAL MEETING  
AUGUST 3, 2020 – 6:00 PM**

Due to the threat of COVID-19, the Planning Commission will be using a virtual meeting platform called Zoom. The meeting will be live streamed to the public using YouTube Live. Please go to the Town of Blythewood website, <http://www.townofblythewoodsc.gov/> and click on the YouTube link to access the meeting. Comments/Questions, before or during the meeting, may be sent via email to [cookb@townofblythewoodsc.gov](mailto:cookb@townofblythewoodsc.gov)

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RICH MCKENRICK • MALCOLM GORDGE • ED KESSER • ERNESTINE MIDDLETON •  
ERICA PAGE • DERREK PUGH • MARCUS TAYLOR

- 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 – (July 6, 2020)
  - II. PRESENTATION
    - A. LARRY BARTHELEMY, (ADC ENGINEERING) – New Bethel-Hanberry Elementary School
  - III. CITIZENS TESTIMONY REGARDING ACTION ITEM
  - IV. ACTION ITEM
    - A. RED GATE PDD (SECTION 155.272 TOWN OF BLYTHEWOOD CODE)
  - V. DISCUSSION ITEMS
    - A. COMPREHENSIVE PLAN
    - B. TRAINING
    - C. ROAD PROJECT UPDATE
  - VI. OPEN CITIZEN COMMENT
  - VII. ADJOURNMENT
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**BLYTHEWOOD PLANNING COMMISSION**  
**VIRTUAL MEETING**  
**MONDAY, JULY 6, 2020**  
**6:00 PM**

**MINUTES**

**Members Present**

Rich McKenrick, Chair  
Malcom Gordge  
Derrek Pugh  
Ed Kesser  
Ernestine Middleton  
Erica Page  
Marcus Taylor

**Staff Present**

Brian Cook, Town Admin  
Saralyn Yarborough, Admin  
Kirk Wilson, Building/Zoning Analyst

**Staff Absent**

Melissa Cowan, Town Clerk

**I. CALL TO ORDER**

The meeting was called to order by Co Chair McKenrick at 6:00 PM.

**A. DECLARATION OF A QUORUM**

Seven Commissioners were present, constituting a quorum.

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

Mr. Cook confirmed the agenda was properly posted and the media notified.

**C. ADOPTION OF THE AGENDA**

Malcolm Gordge made a Motion to approve the agenda. The Motion was seconded by Derrek Pugh **All in favor; 7-0**

**D. PLEDGE OF ALLEGIANCE**

**E. APPROVAL OF MINUTES**

Malcolm Gordge made a Motion to approve the minutes of June 1, 2020. The Motion was seconded by Ed Kesser. **All in favor; 7-0**

**II. CITIZENS' TESTIMONY REGARDING ACTION ITEM**

No Citizens signed in to speak.

### III. ACTION ITEM

- A. **ZONING MAP AMENDMENT**- Rezone property located at 10715 Wilson Blvd. from Rural District (RU) to Neighborhood Commercial District (NC), TMS# 15100-08-14, Taricka Taylor

Malcolm Gordge made a Motion to approve the site plan as presented. The Motion was seconded by Derrek Pugh. A roll call vote was taken. Rich McKenrick – No, Malcolm Gordge – Yes, Erica Page – Yes, Derrek Pugh – Yes, Ernestine Middleton – No, Ed Kesser – No, Marcus Taylor - No. The Motion failed with a vote of 3-4.

### IV. DISCUSSION ITEM

A. **RED GATE**

Staff will recommend to the Planning Commission at the August 3, 2020 meeting to rezone the property to an appropriate zoning classification in accordance with the comprehensive plan.

B. **ROAD PROJECTS**

Blythewood Road Area Improvements:

1. Widen and improve McNulty Street from Main Street to Blythewood Road
2. Widen, extend and improve Creech Road from Blythewood Road to Main Street
3. Widen and improve Blythewood Road from I-77 to Main Street
4. Widen and improve Blythewood Road from Syrup Mill to Fulmer Road

Planning Commission members discussed changing priority 2 (widen, extend and improve Creech Road from Blythewood Road to Main Street) from the above list to priority 1.

C. **COMPREHENSIVE PLAN**

Malcom Gordge will contact Greogry Sprouse at the Central Midlands Council of Governments to begin the process for the comprehensive plan rewrite.

### V. OPEN CITIZEN COMMENT

No citizens signed in to speak.

### VI. ADJOURNMENT

Rich McKenrick made a Motion to adjourn the meeting at 7:06 PM. The Motion was seconded by Derrek Pugh. All in favor; 7-0

Respectfully submitted,

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Melissa Cowan, Town Clerk



## **Memo**

**To:** Planning Commission  
**From:** K. Brian Cook, Town Administrator  
**Date:** 3 August 2020  
**Subject:** Red Gate Farms I and II  
**Zoning:** Planned Development District (PD)  
**Location:** Blythewood Rd., Muller Rd., Syrup Mill Rd.  
Richland County TMS#s 15100-10-01, 12700-01-21, 12600-02-01

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The subject parcels total approximately +/- 143 acres of undeveloped land. Records indicate that a majority of the property is owned by Arthur State Bank (140.93 +/- acres). Records indicate the corner lot at Blythewood and Syrup Mill Roads is owned by Sharpe Properties (2.41 +/- acres).

The original PDD (Planned Development District) zoning was established in 2007 under the jurisdiction of Richland County, subsequently annexed into the Town of Blythewood (Ordinance No. 10-024) with a PD (Planned Development) zoning. The original development comprises 143 +/- acres total with 232 single family units, 300 multi-family apartment units, and 36 acres of general commercial.

Section 155.272 of the Town of Blythewood Code of Ordinances places a time specific condition upon the established PD zoning district, with a mandate for the Planning Commission to initiate a rezoning under certain circumstances.

### **§ 155.272 APPLICATION AND REVIEW PROCEDURES.**

Failure to begin; failure to progress; failure to complete	If the responsible party fails to begin, fails to progress, or fails to complete development as agreed in the descriptive statement, Town Council may charge the developer with violation of the Zoning Chapter, may rezone the property, or may take any combination of these actions. In any event, if the planned development is not initiated within 2 years of its establishment, the Planning Commission shall initiate the rezoning of the property to an appropriate district classification in conformity with the comprehensive plan.
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This PD provision was first discussed by the Planning Commission at the 12-3-2018 and 1-7-2019 meetings. The affected property owners/representatives were present and advised of the pending discussion.

There was an application to rezone the subject properties from PD to amended PD in 2019 for a new mixed-use project. The Planning Commission unanimously recommended approval to Town Council on June 3, 2019. The rezoning requested appeared before Town Council on June 24, 2019, the applicant withdrew the request before a vote was taken.

The Illustrative Land Use Plan found in the Town of Blythewood Master Plan, and incorporated in the Comprehensive Plan, depicts a mixed use development on the subject property. This would be based on the zoning that was in place at the time that the plan(s) were created and/or updated and would have shown the existing Planned Development zoning that was in place, due in part, to the annexation of the property from Richland County.

The Future Land Use exhibit in the Comprehensive Plan generally depicts the subject property as being located in a Greenbelt node.

Section 4.3 of the Comprehensive Plan states that the Town should work with developers to identify sensitive areas and create development plans that help to preserve/protect sensitive areas, of which the subject properties are most certainly.

It is up to the Planning Commission to make a recommendation on the appropriate zoning district classification in conformity with the Comprehensive Plan. While an argument may be made for Rural, R-40, R-20 and the corner Neighborhood Office/Neighborhood Commercial, or a combination of all -- D-1 (Development District) is likely the most reasonable overall for your consideration.

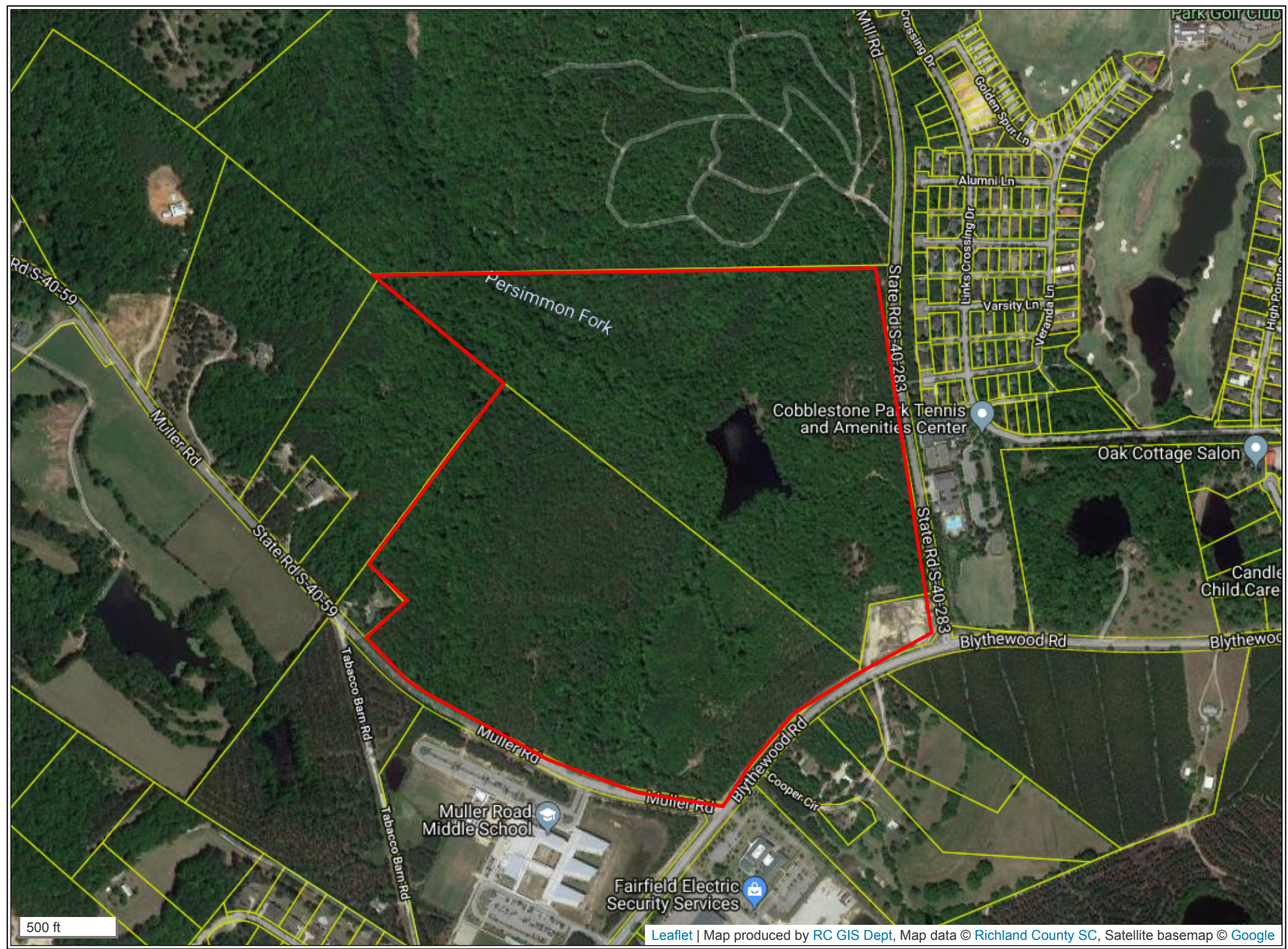
***§ 155.031 DISTRICT PURPOSES (C) (1).*** *D-1 Development District. This district is intended to provide for large tracts of land located primarily on the fringe of urban growth where the predominant character of urban development has not yet been fully established, but where the current characteristics 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 the D-1 classification and place it into other more intensely developed classifications as a natural consequence of urban expansion.*



Should a vote of the Planning Commission initiate a rezoning per §155.272, staff would create a rezoning packet for the next available meeting of the Planning Commission, where a recommendation on the rezoning could be made to Town Council. The rezoning would then proceed to Town Council for Public Hearing/First Reading, followed by Second Reading. The affected property owners would be notified by certified mail of the pending action.

A list of D-1 permitted uses and bulk regulations are included for your consideration. Should you wish to review other districts, please advise staff.

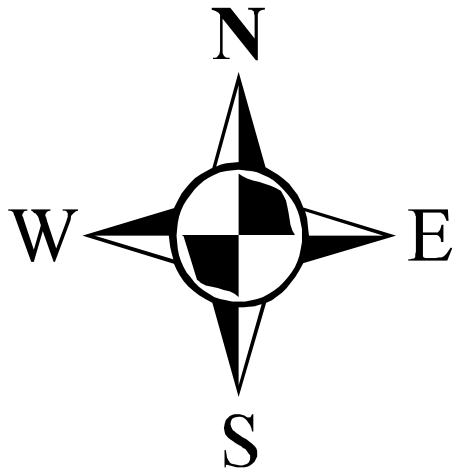






# Town of Blythewood Zoning Map

Version 12/21/17



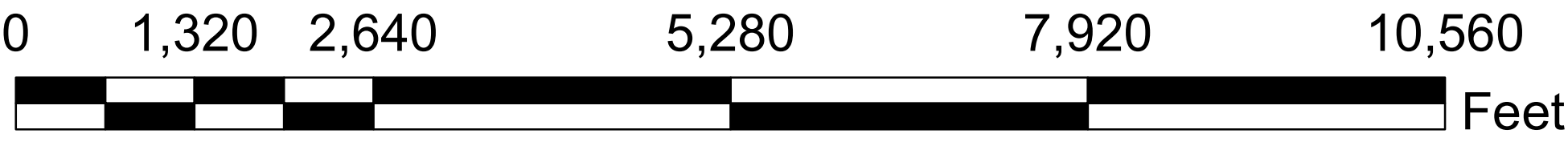
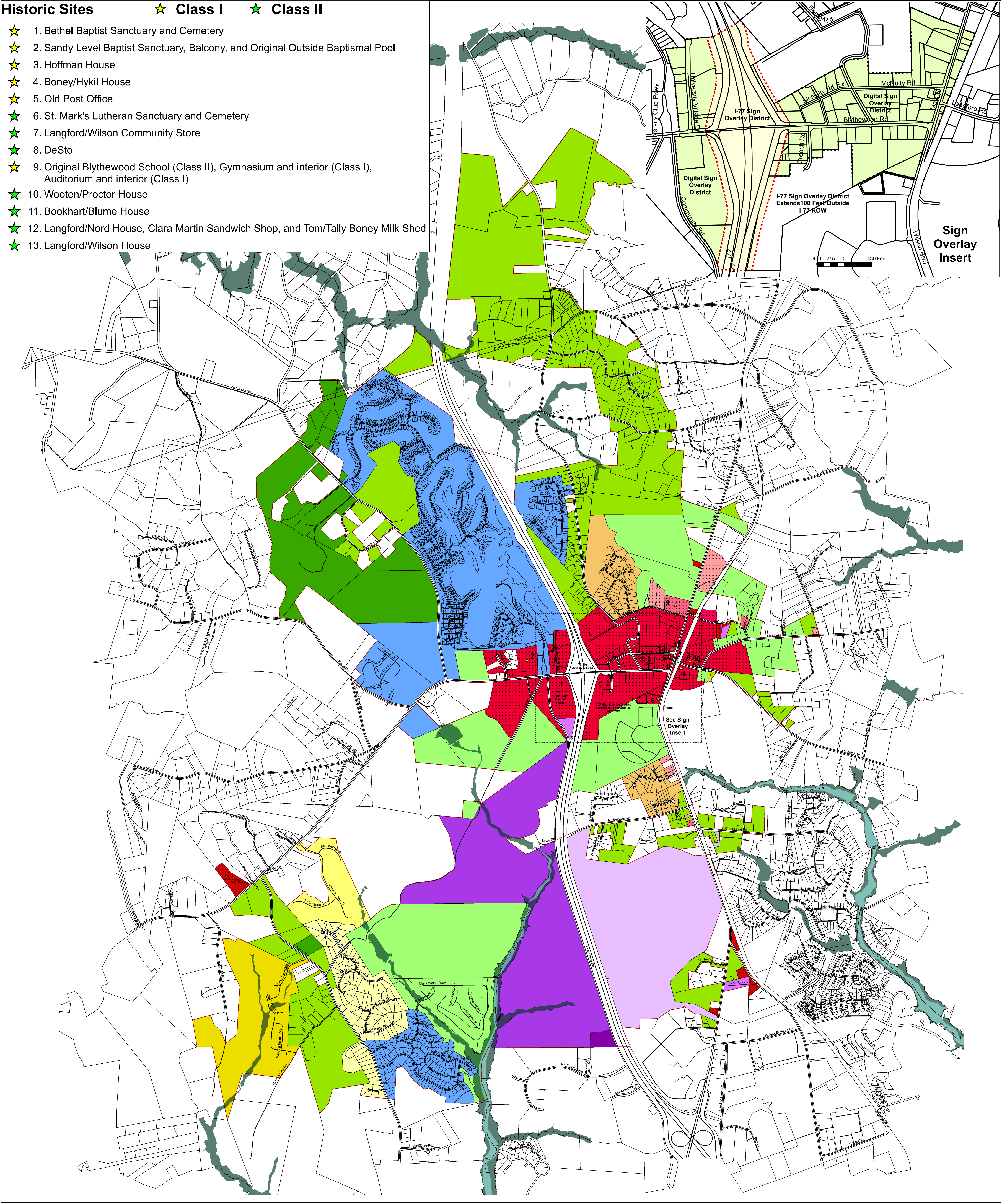
## Legend

RE - Rural Estate District	R-5 - General Residential District	LIRP - Light Industrial Research Park District	Municipal Boundary
RU - Rural District	NO - Neighborhood Office District	LI - Limited Industrial District	Parcels
D-1 - Development District	NC - Neighborhood Commercial District	LI-2 - Limited Industrial Two District	FPO-100-Year Floodplain Overlay District
R-40 - Low Density Residential District	MO - Multi-neighborhood Office District	BI - Basic Industrial District	FWO-100-Year Floodway Overlay District
R-20 - Low Density Single-Family Residential District	MC - Multi-neighborhood Commercial District	PD - Planned Development District	500-Year Floodplain
R-12 - Single-Family Residential District	TC - Town Center District	Annexed - Zoning Pending	
R-8 - 1 and 2-Family Residential District	CC - Community Commercial District	AO - Architectural Overlay District	

## Historic Sites

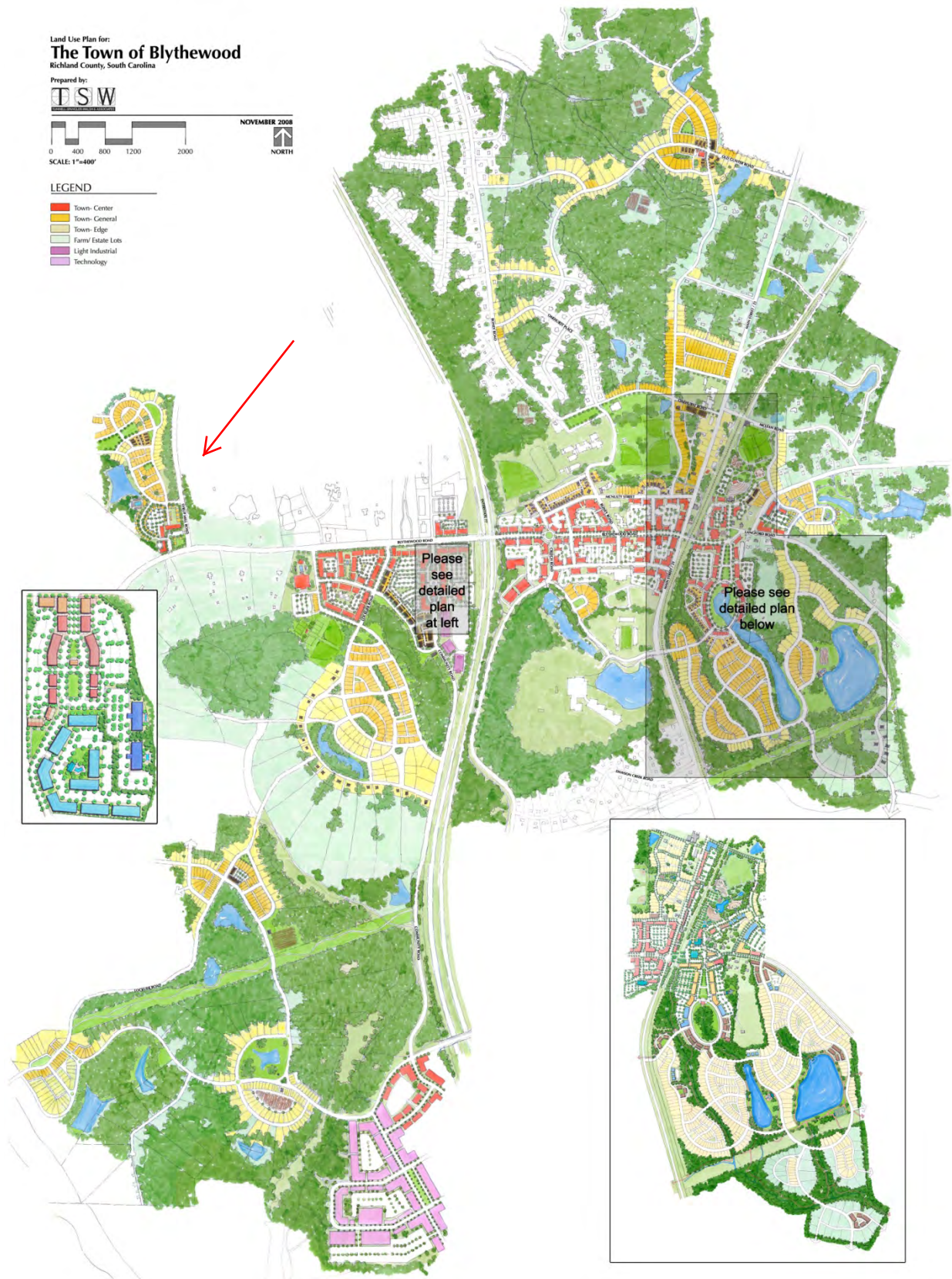
★ Class I    ★ Class II

- ★ 1. Bethel Baptist Sanctuary and Cemetery
- ★ 2. Sandy Level Baptist Sanctuary, Balcony, and Original Outside Baptismal Pool
- ★ 3. Hoffman House
- ★ 4. Boney/Hykil House
- ★ 5. Old Post Office
- ★ 6. St. Mark's Lutheran Sanctuary and Cemetery
- ★ 7. Langford/Wilson Community Store
- ★ 8. DeSto
- ★ 9. Original Blythewood School (Class II), Gymnasium and interior (Class I), Auditorium and interior (Class I)
- ★ 10. Wooten/Proctor House
- ★ 11. Bookhart/Blume House
- ★ 12. Langford/Nord House, Clara Martin Sandwich Shop, and Tom/Tally Boney Milk Shed
- ★ 13. Langford/Wilson House





# Exhibit 8.3 Blythewood Master Plan



**D-1 DEVELOPMENT DISTRICT****§ 155.285 PERMITTED USES.**

<i>D-1 Permitted Uses</i>	<i>SIC Code</i>	<i>SIC Description</i>	<i>Parking Spaces Required</i>
Non-commercial horticulture or agriculture; including the keeping of poultry or animals	01	Agricultural production, orchard, greenhouse, nursery	None
Single-family dwelling	88	Private household	2 per dwelling unit
Government building or facility	91, 92, 93, 94, 96, 96	General government, justice, public order, safety, finance and the like	1 per 200 sq. ft. gross floor area
Neighborhood and community public park and recreational facilities, tennis court, swimming pool, ball field or golf course	7992	Golf club, nonmembership	1 per 4 patrons at maximum capacity
	7997	Golf clubs, membership Swimming clubs, membership Tennis clubs, membership	
	7999	Swimming pools, except membership Tennis clubs, nonmembership Tennis courts, outdoor and indoor operation of, nonmembership	
	8412	Historic and heritage sites	
	8422	Nature parks	
Accessory uses on same lot with principal use, as follows: (1) Private garage for vehicles; (2) Open parking are for 2 motor vehicles per dwelling unit may be used for 1 commercial vehicle up to 1 ton in capacity per dwelling unit; (3) Shed for storage of building or lot maintenance equipment; (4) Private kennel for not more than 3 dogs or 3 cats with minimum 6 foot fence for exterior kennel; (5) Private swimming pool, including deck, bath house or cabana; boat dock; (6) Disaster shelter; (7) Private garden; greenhouse; slathouse up to 8 ft. high; and (8) Private tennis, outdoor recreation and picnic facilities.			

(Ord. 5.202, passed 11-24-1981; Am. Ord. 2014.008, passed 10-27-2014) Penalty, see § 155.999

**§ 155.286 CONDITIONAL USES.**

<b><i>D-1 Conditional Uses</i></b>	<b><i>SIC Code</i></b>	<b><i>SIC Description</i></b>	<b><i>Parking Spaces Required</i></b>
Church, synagogue, temple, or place of worship, including religious education	8661	Religious organization,	1 space for each 4 seats in main



building, parsonage, or parish office, off-street parking for members and visitor without pay, and recreation facilities, provided all following conditions are met: (1) Use is conducted in a permanent structure; and (2) Building setback 25 ft. from property.		churches and the like	assembly room
Public utility substation, water tower, (see special exception, § 155.287, for communication) provided all following conditions are met: (1) Structures are enclosed by an appropriate security fence; (2) No office, commercial operation, or storage of vehicles or equipment is permitted; and (3) A landscape strip at least 5 ft. wide is planted and maintained along exterior lot lines.	49	Electric, gas, water, sanitary sewer	1 space
Cemetery, provided all following conditions are met: (1) Minimum 5 acre lot; (2) No crematorium or dwelling except caretaker; (3) Front yard setback greater than 70 ft. from center of street or 10 ft. from street right-of-way line; and (4) Non-illuminating sign not over 30 sq. ft. in area to 10 ft. in height.	6553	Cemetery	None
Temporary contractor office and equipment shed, provided that all following conditions are met: (1) Used in connection with construction on premises; (2) Must not cause traffic congestion or nuisance; and (3) For term up to 1 year, may be renewed once.	1521	General contractor, single-family houses	1 for each 300 sq. ft. of office area
Customary home occupation in single-family dwelling, provided all of the following conditions are met: (1) Conducted inside dwelling by resident family members; (2) Utilizes not more than 25% of total dwelling floor area; (3) No change in exterior appearance of dwelling; (4) No outside display of products; (5) No sale of products except those made on premises or consumables incidental to a service; (6) Create no health or safety hazard, noise, offensive emissions, traffic hazard, unsightly conditions or nuisance; and (7) Activity is not visibly evident outside dwelling, except for a wall-mounted sign not over 4			

sq. ft. in area.

For bed and breakfast inn, see special exceptions, § 155.287.

(Ord. 5.202, passed 11-24-1981) Penalty, see § 155.999

**§ 155.287 SPECIAL EXCEPTIONS.**

<b><i>D-1 special Exception</i></b> (approved by the Board of Zoning Appeals after hearing)	<b><i>SIC Code</i></b>	<b><i>SIC Description</i></b>	<b><i>Parking Spaces Required</i></b>
Unlighted, regulation-size or par 3 golf course, provided the Board of Zoning Appeals determines: (1) Adequate off-street parking is provided; (2) No building permitted except maintenance shed, clubhouse (including limited eating facility and pro shop), cart storage, restrooms, rain shelters and gate house; (3) No permitted building or parking facility shall be within 300 ft. of a dwelling; (4) Adequate provisions for access and traffic safety; and (5) The use is compatible with the district.	799 2 799 1	Golf course, public; golf courses, membership	Number and location set by Board; minimum 1 for every 200 sq. ft. of building area, plus 2 for each golf hole
Private kindergarten or pre-school nursery, provided the Board of Zoning Appeals determines: (1) Applicable state regulations are met; (2) Minimum 20,000 square foot lot; (3) Structures minimum 25 ft. from residential property; (4) Conditions imposed for safety, traffic, impact on district; and (5) The use is compatible with the district.	822 1 835 1	Kindergarten (with academic program); child day care services	1 for each employee
Cluster single-family development, provided that the Board of Zoning Appeals determines: (1) Detached single-family units on minimum of 2 acres not exceed density per entire tract; (2) May exceed density per acre;	88	Private household	2 for each dwelling unit



(3) Lot requirements per house may be waived subdivision regulations are met; (4) Adequate provisions for access and traffic safety; and (5) The use is compatible with the district.			
Conversion of existing dwelling to bed and breakfast, with provisions outlined in § 155.375	701 1	Bed and breakfast inn	Location set by Board; minimum 1 for each guest room plus 2 for resident innkeeper
Colleges, universities, and professional schools	822	Colleges, universities, professional schools	1 for each classroom and admin. office
Communication tower, see §§ 155.355 <i>et seq.</i>	48	Communication	1 space

(Ord. 5.202, passed 11-24-1981) Penalty, see § 155.999

**§ 155.288 REGULATIONS.**

Minimum lot area	20,000 sq. ft.
Minimum lot area per dwelling unit	20,000 sq. ft.
Minimum lot width at front building line	100 ft.
Minimum front yard depth	40 ft.
Minimum setback from second street frontage	Side street on corner lot: 40 ft.
	Rear street on double frontage lot: 40 ft.
Minimum side yard	Principal and accessory structures: 15 ft.
Minimum rear yard	Principal and accessory structures: 30 ft.
Maximum structure height	35 ft. to the roof line (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles and antennae)
Visibility requirements	Corner lot: no obstruction between heights of 3 ft. and 10 ft. above finished street level within 25 ft. of intersection of street rights-of-way lines
	Private drive: no obstruction over height of 30 inches with 10 ft. of street
Off-street parking area 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>

(Ord. 5.202, passed 11-24-1981) Penalty, see § 155.999