



**TOWN OF BLYTHEWOOD
PLANNING COMMISSION AGENDA
SEPTEMBER 8, 2020 – 6:00 PM
DOKO MANOR
100 ALVINA HAGOOD CIRCLE
BLYTHEWOOD, SC 29016**

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** – (August 3, 2020)
 - II. **PRESENTATION**
 - A. **BUCKY DRAKE** – Oakhurst/Boney Single Family Residential Project
 - III. **CITIZENS TESTIMONY REGARDING ACTION ITEMS (AS ITEM IS PRESENTED)**
 - IV. **ACTION ITEMS**
 - A. **ZONING MAP AMENDMENT** – Planned Development District (PD) to Development District (D-1). This amendment would rezone property located along Blythewood / Muller / Syrup Mill Roads, (TMS# 15100-10-01) / (TMS# 12600-02-01) / (TMS# 12700-01-21)
 - B. **ZONING MAP AMENDMENT** – Bethel-Hanberry Gymnasium Class I Property Historic Designation (125 Boney Road) (TMS# 15200-02-24)
 - V. **DISCUSSION ITEM**
 - A. **COMPREHENSIVE PLAN**
 - VI. **OPEN CITIZEN COMMENT**
 - VII. **ADJOURNMENT**
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BLYTHEWOOD PLANNING COMMISSION
VIRTUAL MEETING
MONDAY, August 3, 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
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

Town Clerk 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 Ernestine Middleton **All in favor; 7-0**

D. PLEDGE OF ALLEGIANCE

E. APPROVAL OF MINUTES

Malcolm Gordge made a Motion to approve the minutes of July 6, 2020. The Motion was seconded by Ernestine Middletown. **All in favor; 7-0**

II. PRESENTATION

A. LARRY BARTHELEMY, (ADC ENGINEERING) – New Bethel-Hanberry Elementary School

III. CITIZENS TESTIMONY REGARDING ACTION ITEM

No comments.

IV. ACTION ITEM

A. RED GATE PDD (SECTION 155.272 TOWN OF BLYTHEWOOD CODE)

The subject parcels total approximately +/- 143 acres of undeveloped land. Records indicates 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.

Malcolm Gordge made a Motion to advise staff to make arrangements for rezoning and to propose rezoning to D-1 (Development District). The Motion was seconded by Marcus Taylor. **All in favor; 7-0**

V. DISCUSSION ITEMS

A. COMPREHENSIVE PLAN

Malcom Gordge stated that he has been in contact with Greogry Sprouse at the Central Midlands Council of Governments to begin the process for the comprehensive plan rewrite. He also stated that the COG is proposing a discussion meeting with them by the end of August as a kick off meeting. He noted that volunteers are needed to assist with the rewrite of the comprehensive plan.

Derrek Pugh and Rich McKenrick volunteered to assist with the rewrite of the Comprehensive Plan.

B. TRAINING

Orientation education training is being offered through the Municipal Association online. This is a 6 hour training and is required by law.

The Municipal Association has the approval of the South Carolina Planning Education Advisory Committee to provide the six-hour mandatory orientation training online so that each person can do their training individually without a proctor or facilitator.

Mr. Cook stated that he will be scheduling a continuing education class via Zoom.

C. ROAD PROJECT UPDATE

Malcolm Gordge reported that Town Council approved a resolution to move Creech Road up on the Priority list.

VI. OPEN CITIZEN COMMENT

No open citizens comment.

VII. ADJOURNMENT

Malcolm Gordge made a Motion to adjourn the meeting at 7:07 PM. The Motion was seconded by Marcus Taylor. **All in favor; 7-0**

Respectfully submitted,

Melissa Cowan, Town Clerk



To: Planning Commission
From: Staff
Date: September 8, 2020
Subject: Zoning Map Amendment – (2020-02-MA)
PD (Planned Development District) to D-1 (Development District)
Location: Blythewood / Muller / Syrup Mill Roads
TMS# 15100-10-01 / TMS# 12600-02-01 / TMS# 12700-01-21
(Total +/- 143 acres)

On 8-3-2020, the Planning Commission discussed prospective zoning districts to rezone approximately +/- 143 acres along Blythewood/Muller/Syrup Mill Roads. This acreage comprises parcels 15100-10-01 (2.41 acres), 12600-02-01 (70.63 acres), and 12700-01-21 (70.34 acres), for a total of +/-143 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.

PD Planned Development District. This district designates an area for which an approved development plan constitutes the district regulations. It is intended to utilize the factors of efficiency, economy, flexibility, creative site design, improved appearance, compatibility of mixed uses, maximum benefits from open space, safe and efficient vehicular and pedestrian access for a development characterized by a unified site design for mixed uses. A Planned Development District may be predominately residential or predominately commercial.

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.

The surrounding zoning districts:

North – RE (Rural Estate District)

South – PD (Planned Development District)

East – PD (Planned Development District) and D-1 (Development District)

West – RU (Rural District) in unincorporated Richland County

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.

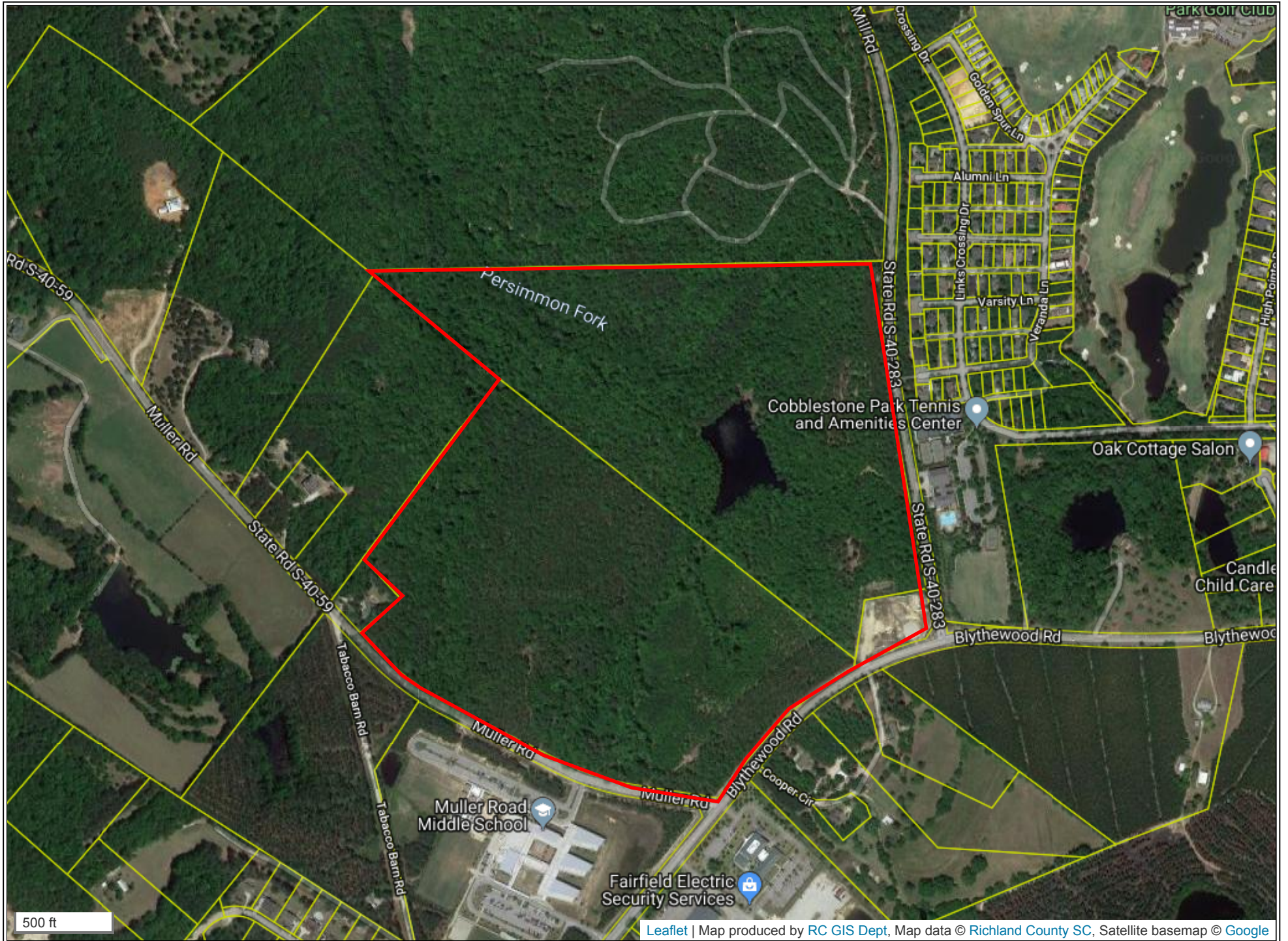
Failure to begin; failure to progress; failure to complete	If the responsible party fails to begin, fails to progress, or fails to complete development as agreed in the descriptive statement, Town Council may charge the developer with violation of the Zoning Chapter, may rezone the property, or may take 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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The 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.

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.

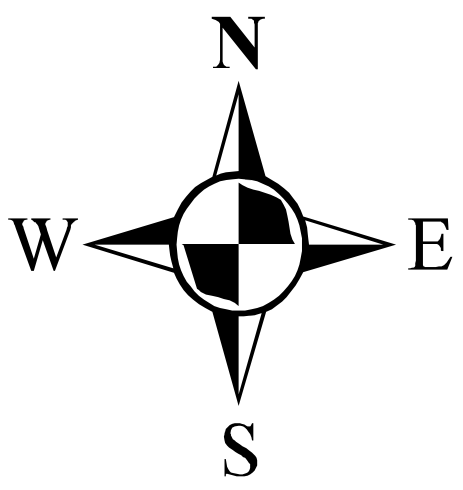
The Planning Commission shall make a recommendation on the appropriate zoning district classification in conformity with the Comprehensive Plan. The D-1 (Development District) zoning is a reasonable classification for consideration and discussion based on the purpose statement of D-1, the existing land use, and the general guidance of the Comprehensive Plan.

The rezoning request will proceed next to Town Council for the Zoning Public Hearing scheduled for September 28, 2020. The land owners of record have been notified via certified mail, the parcels posted in five separate locations with the Planning Commission and Town Council meeting dates, written noticed provided in a local paper (The Voice of Blythewood and Fairfield County), and the adjacent property owners notified via US Mail.



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

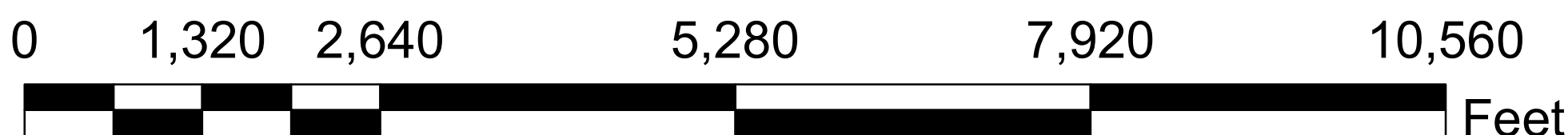
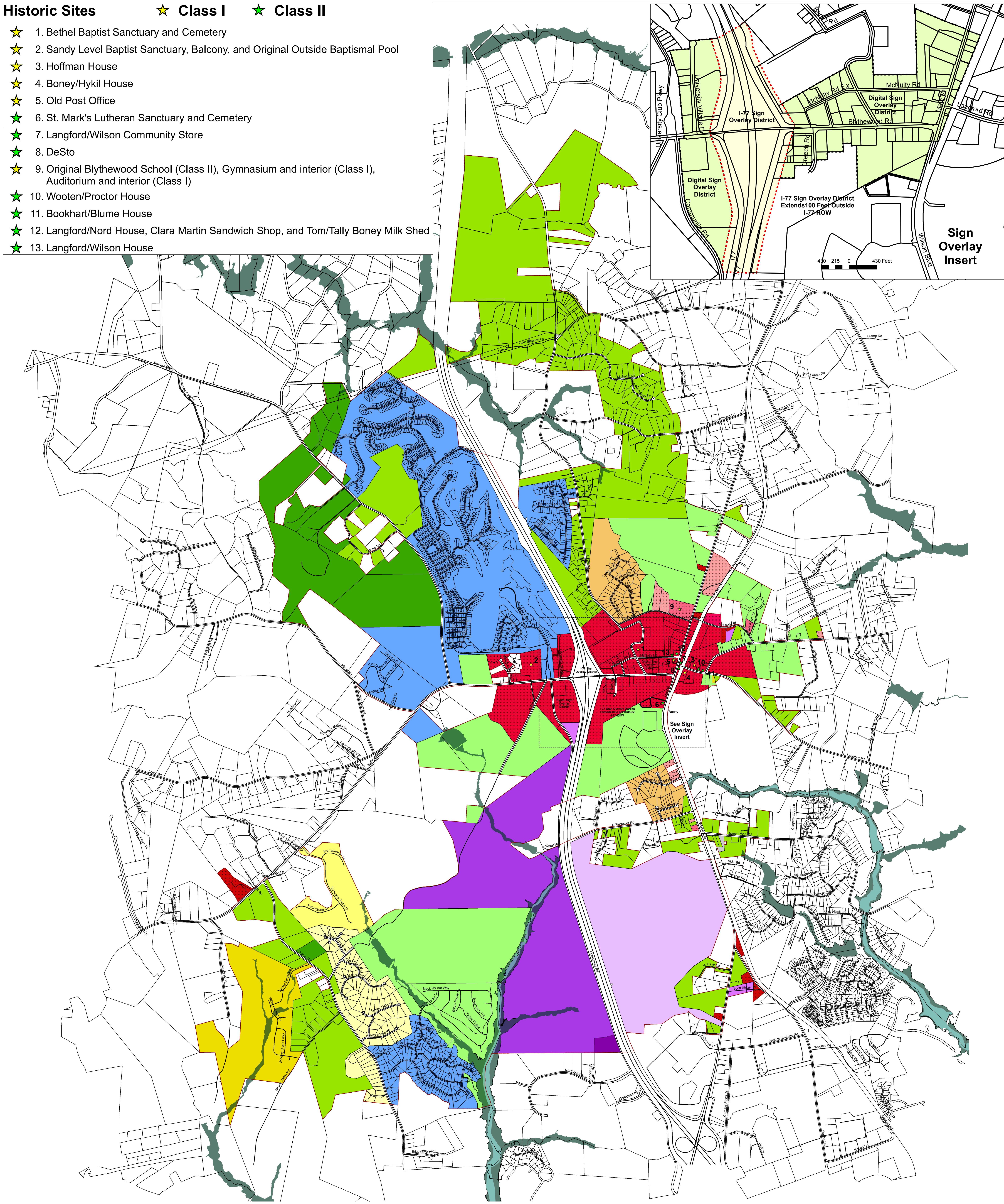
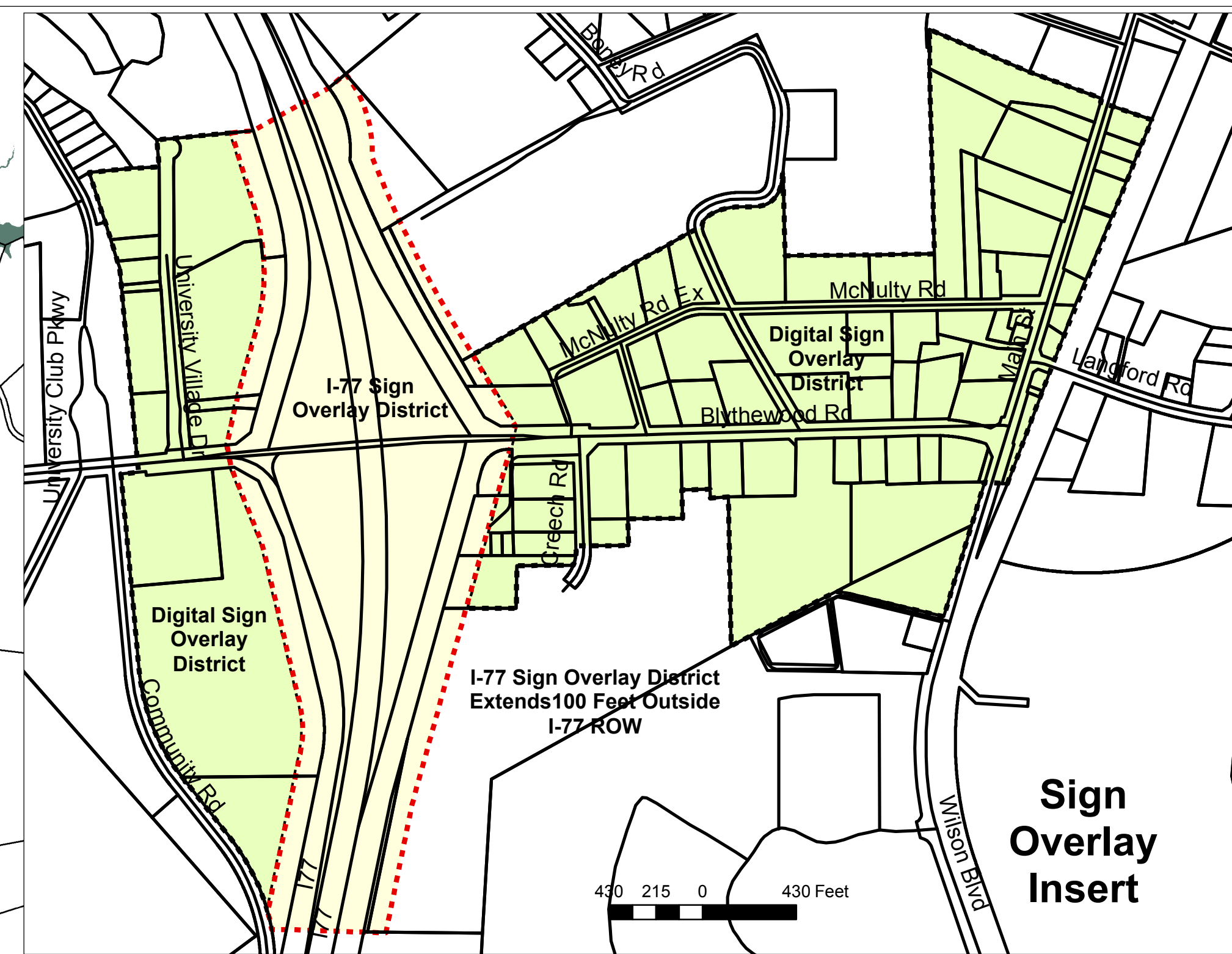
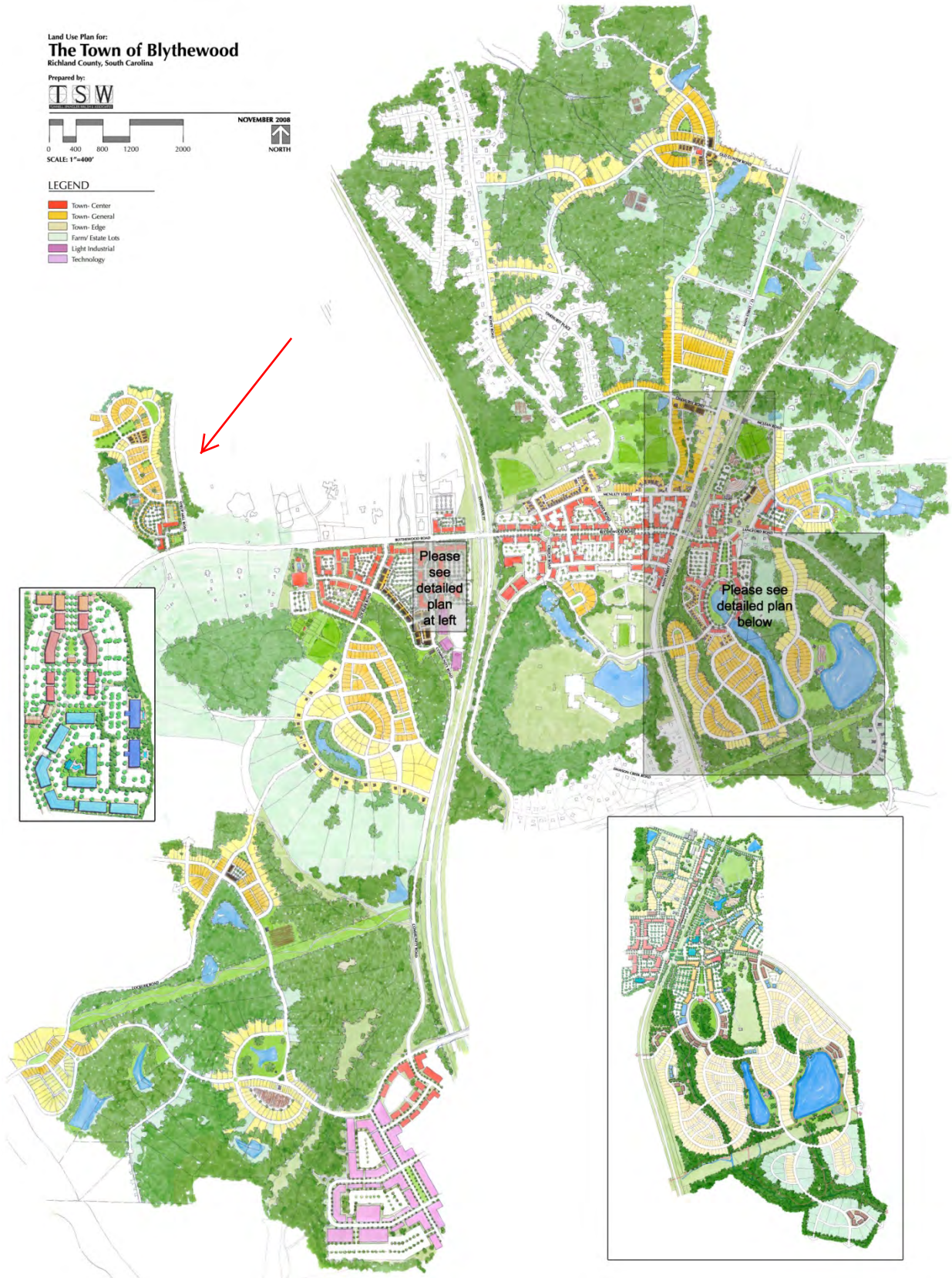


Exhibit 8.3 Blythewood Master Plan



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	
<p>Accessory uses on same lot with principal use, as follows:</p> <ol style="list-style-type: none"> (1) Private garage for vehicles; (2) Open parking area 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.

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

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

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.

<i>D-1 special Exception</i> (approved by the Board of Zoning Appeals after hearing)	<i>SIC Code</i>	<i>SIC Description</i>	<i>Parking Spaces Required</i>
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

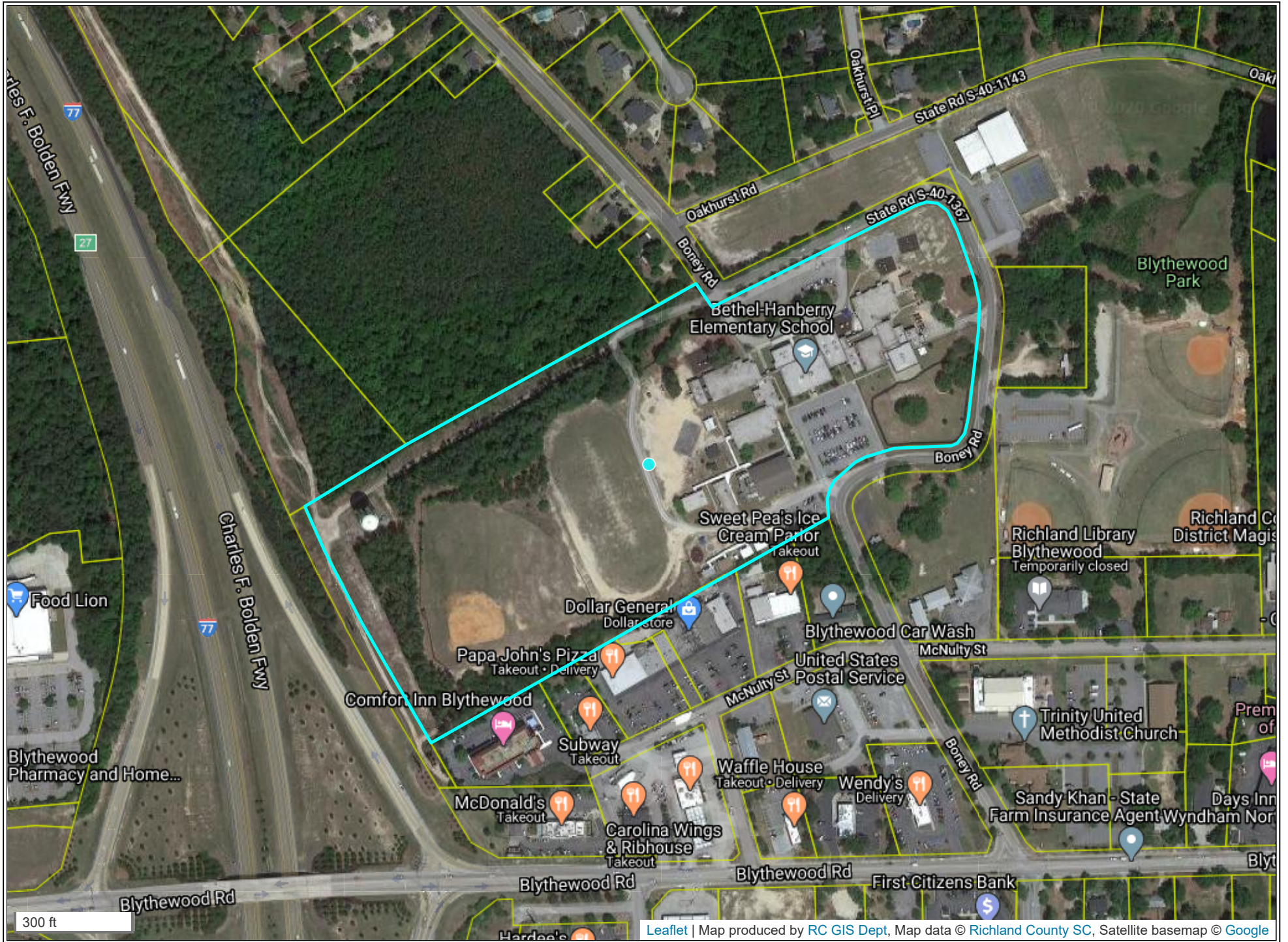


To: Planning Commission
From: Staff
Date: September 8, 2020
Subject: Bethel-Hanberry Gymnasium Historic Designation (Class I)
Zoning Map Amendment – (2020-03-MA)
TC (Town Center District)
Location: 125 Boney Rd.
TMS# 15200-02-24

The Board of Architectural Review unanimously recommended the Bethel-Hanberry Gymnasium for historic designation (Class I) on 7-20-2020. It has been determined by the Board of Architectural Review that the Bethel-Hanberry Gymnasium meets the criteria for Class I historic designation as required under Blythewood Ordinance § 155.540. Class I properties must meet a strict historic definition and no changes shall be made to the site without prior expressed approval of the Board of Architectural Review.

The Planning Commission shall provide its formal comment (recommendation) to Town Council on ordinance adoption, amendment, and historic property designation. The designation will amend the official zoning map to reflect a Class I Historic Site.

Town Council has scheduled a public hearing on the amendment for September 28, 2020.



Blythewood, South Carolina



§ 155.540 DESIGNATION OF HISTORIC PROPERTIES.

(A) *Criteria for historic designation.*

(1) The Board shall review the local inventory and make recommendations for historic designation(s) to Town Council based on assigned values addressing the following classification system. The Board shall invite and consider recommendations from the Blythewood Historical Society for assigning total value scores under the following classification system:

(a) Class I. Properties within this class must meet a strict historic definition. The selection will be involuntary. No changes shall be made to these sites without the approval of the Board.

(b) Class II. Within this class the property will have local historic value, and the selection will be involuntary. This class, however, will be much less restrictive. The property owner retains all rights except for demolition or radical structural changes which interfere with the historic character of the property. In the case of demolition or major structural changes, the town will have the right to negotiate with the property owner, seeking a way to preserve the site by relocating the structure, purchasing site at market value or by providing other appropriate incentives. The negotiating period will not exceed 60 days from date of application.

(2) A property may be designated historic if it (criteria and value scores adapted from the Richland County Conservation Commission):

- (a) Meets the qualifications for listing on the National Register of Historic Places. Value: 10 points
- (b) Meets the qualifications for listing on the State Historical Marker Program. Value: 5 points
- (c) Meets the qualifications for listing on the register of the Richland County Conservation Commission. Value: 3 points
- (d) Is 50 years old or older, is on the original site and has not received recent alteration. Value: 2 points
- (e) Is located in a designated historic district. Value: 1 point
- (f) Has significant inherent character, interest or value as a part of the development or heritage of the community, state or nation. Value: 4 points
- (g) Is the sight of a significant event in the history of the community, state or nation. Value: 3 points
- (h) Is associated with a person or persons who contributed significantly to the culture and development of the community, state or nation. Value: 3 points
- (i) Exemplifies the culture, political, economic, social, ethnic or historic heritage of the community, state or nation. Value: 2 points
- (j) Individually, or as a collection of resources, embodies distinguishing characteristics of a type, style, period or specimen in architecture or engineering. Value: 2 points
- (k) Is the work of a designer whose work has influenced significantly the development of the community, state or nation. Value: 2 points
- (l) Contains elements of design, materials or craftsmanship which represent a significant innovation. Value: 2 points
- (m) Is part of or related to a square or other distinctive element of community planning. Value: 2 points
- (n) Represents an established and familiar visual feature of the neighborhood or community. Value: 3 points
- (o) Has yielded or may be likely to yield important historical or archaeological information. Value: 5 points

(3) Additional considerations:

- (a) Property has been recommended by a natural resource agency, county, state or private organization.
- (b) Property has potential for public recreation, i.e. trails, picnic facilities, fishing, birding and the like.
- (c) There is risk of irreversible impact to tract or building.
- (d) Nature resource site: provides opportunity to protect natural systems and connected corridors.

(4) The relationship of value scores to class selection is:

- (a) Those properties receiving total value scores within the range of 26 to 50 will be in Class I category.
- (b) Those receiving total value scores within the range of 16 to 25 will be in Class II category. Those properties that score 15 or less do not meet the criteria.

(B) *Owner notification.* Owners of properties proposed to be designated historic (in Class I or Class II) shall be notified in writing thirty days prior to consideration by Town Council. Owners may appear before the Town Council to voice approval or opposition to such designation.

(C) *Identification on Town Zoning Map.* All locally designated historic properties shall be clearly shown on the zoning map.

(D) *Opposition to designation.*

(1) Any property owner may object to the decision by the Town Council to designate his or her property as historic by filing suit against the town before the courts of the state.

(2) Note: This suit must be based on procedural nonconformities in the designation process or on the misapplication of the criteria for designation as specified in the town's ordinance or under S.C. Code § 6-29-870 not simply on the desire not to be included in the locally designated district. In the case of individual landmarks, the basis for challenging designation is the same.

(E) *Temporary moratorium on permits for demolition or removal of certain structures.* In order to protect historic properties while the historic inventory and nominations for historic property status are being prepared, a temporary moratorium on the issuance of permits for demolition and or removal of structures that are 70 years old or older shall be observed. This moratorium shall be in place for 120 days or until the first group of nominations for historic property designation shall have been acted upon by the Town Council, whichever comes first. This moratorium shall not apply in cases where the public health or welfare may require immediate demolition or removal. Economic interests shall not, under this section, constitute a cause for immediate demolition or removal.

(Ord. 10.013, passed 5-24-2010; Am. Ord. 2015.004, passed 7-27-2015)