



**TOWN OF BLYTHEWOOD  
PLANNING COMMISSION AGENDA**

**SPECIAL CALL  
VIRTUAL MEETING  
SEPTEMBER 16, 2020  
5:30 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**

**II. ACTION ITEM**

**A. Zoning Map Amendment -Bethel Hanberry Gymnasium Class I Historic Designation  
(125 Boney Road) (TMS# 15200-02-24)**

**III. OPEN CITIZEN COMMENT**

**IV. ADJOURNMENT**

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**To: Planning Commission**  
**From: Staff**  
**Date: September 16, 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**

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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.

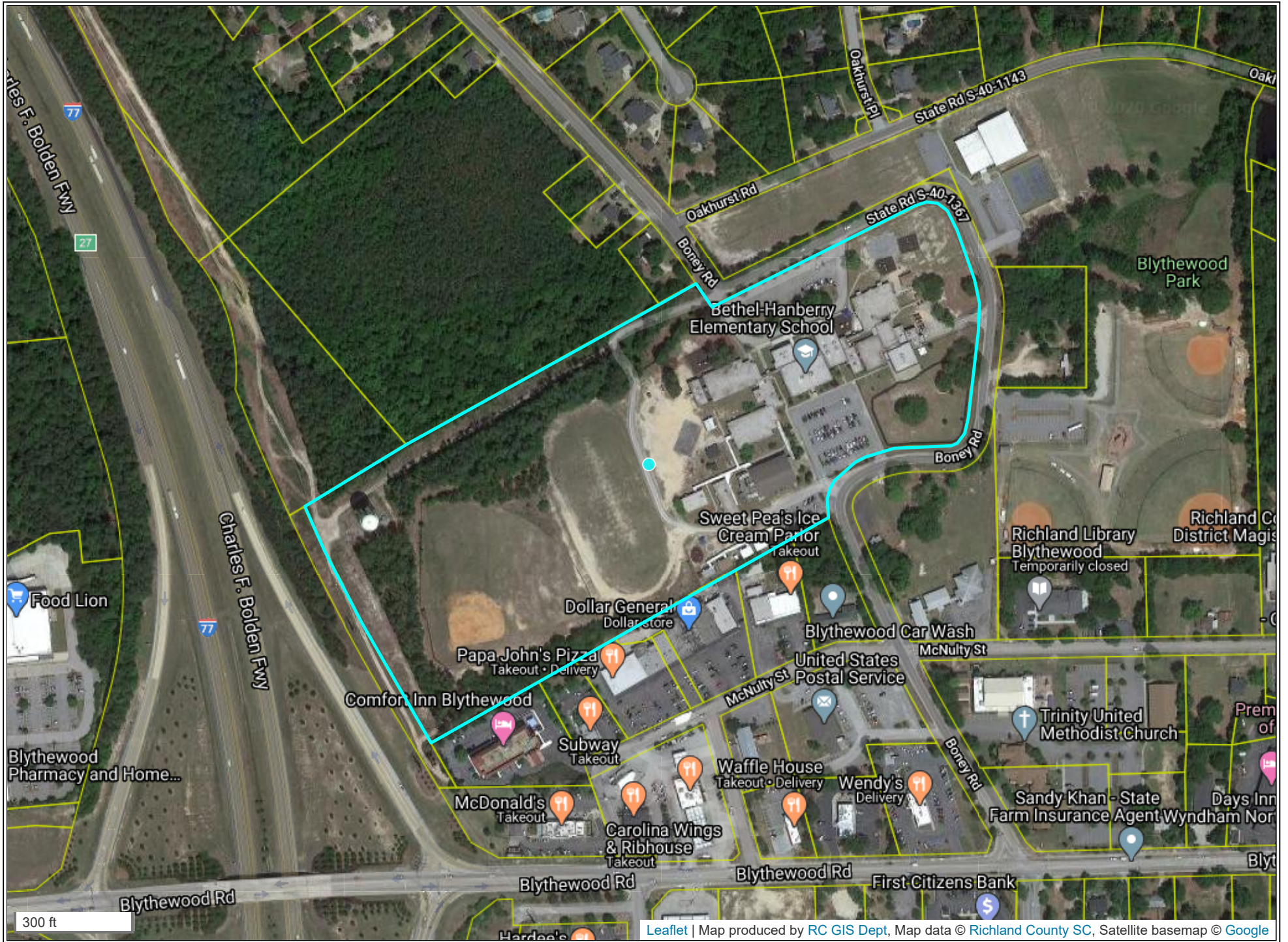
The Planning Commission shall provide its formal comment (recommendation) to Town Council on ordinance adoption, amendment, and historic property designation. The designation will amend the official zoning map to reflect a Class I Historic Site.

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)

Bethel Baptist Church donated a portion of its land in the early 1920's for the purpose of erecting of a one room school house....henceforth it became known as Bethel School. Becoming part of Blythewood's School District #23 in the late 1930's, six acres of additional land was purchased and a 4 room school was built to house grades 1 through 8. In 1949 a stone building was erected to house a high school. An additional 20 acres of land was purchased in 1956 and also that year, under the leadership of Principal Annie Hanberry, Bethel School became the 12<sup>th</sup> Black High School in South Carolina to receive the coveted membership into the Southern Association of Secondary Schools and Colleges. Bethel School along with Blythewood School were two of the four founding schools of Richland District II. The last segregated high school graduation class took place in 1970. The school continues today as Bethel-Hanberry Elementary School.

Jim McLean







# BOARD OF ARCHITECTURAL REVIEW

THE MANOR  
100 ALVINA HAGOOD CIRCLE  
BLYTHEWOOD, SC 29016  
MONDAY, JULY 20, 2020  
5:30PM

## MINUTES

### Members Present

Jim McLean, Chair  
Alan George, Vice Chair  
Sandra York  
Dr. Gale Coston

### Staff Present

Brian Cook, Town Administrator  
Kirk Wilson, Building & Zoning Analyst  
Saralyn Yarborough, Asst. Admin

### Members Absent

John Miles

### Staff Absent

Melissa Cowan, Town Clerk

## I. CALL TO ORDER & DECLARATION OF A QUORUM

Chair McLean called the meeting to order at 5:32 PM and declared a quorum was present.

### A. NOTICE AND POSTING OF AGENDA

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

### B. ADOPTION OF AGENDA

Alan George made a Motion to approve the agenda. The Motion was seconded by Sandra York. **All in favor; 4-0**

### C. PLEDGE OF ALLEGIANCE

### D. APPROVAL OF MINUTES – (June 15, 2020)

Dr. Gale Coston made a Motion to approve the minutes of June 15, 2020. The Motion was seconded by Alan George. **All in favor; 4-0**

### E. ELECTION – Chair and Vice Chair Appointments

Dr. Gale Coston made a Motion to nominate Jim McLean as Chair. The Motion was seconded by Alan George. **All in favor; 4-0**

Jim McLean made a Motion to nominate Alan George as Vice Chair. The Motion was seconded by Dr. Gale Coston. **All in favor; 4-0**

II. **CITIZENS TESTIMONY REGARDING ACTION ITEM (AS ITEM IS PRESENTED)**

James (Jay) Martin of 109 Bent Bough Cir., signed in to speak.

III. **ACTION ITEMS**

- A. **2020-01-COA – 100 Creech Road (TMS# 15100-05-06)** Request for Certificate of Appropriateness approval for new construction of a senior living apartment complex (Devin Blankenship) (TC) (AO)

Chair Jim McLean made a motion to approve the “Option 3” site plan as presented, contingent upon: installation of a four (4) ft. chain link vinyl-coated fence at the northern property line; lighting installed at interior of building/parking area; and connectivity path between the complex and IGA to provide easy access for residents. The Motion was seconded by Alan George.

**All in favor; 4-0**

- B. **Bethel-Hanberry Gymnasium** – Designation of Historic Property  
The Board shall review the local inventory and make recommendations for historic designation(s) to Town Council based on assigned values.

Alan George made a Motion to recommend Bethel-Hanberry Gymnasium as a Class I piece of property as defined in the Blythewood Ordinance (Section 155.540). The Motion was seconded by Dr. Gale Coston. **All in favor; 4-0**

The Board of Architectural Review’s recommendation that the Bethel-Hanberry Gymnasium be classified as a Class I Historic Building shall be forwarded to the Planning Commission for review/recommendation.

IV. **CITIZEN COMMENTS**

No Citizens signed in to speak.

V. **ADJOURNMENT**

Jim McLean made a Motion to adjourn the meeting at 6:24 PM. The Motion was seconded by Alan George. **All in favor; 4-0**

Respectfully submitted,

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Melissa Cowan, Town Clerk