



**TOWN OF BLYTHEWOOD  
BOARD OF ARCHITECTURAL REVIEW AGENDA  
JULY 20, 2020 – 5:30 PM  
DOKO MANOR  
100 ALVINA HAGOOD CIRCLE  
BLYTHEWOOD, SOUTH CAROLINA**

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DR. GALE COSTON • ALAN GEORGE • JIM MCLEAN • JOHN MILES • SANDRA YORK

- 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-** (June 15, 2020)
    - E. **ELECTION** – Chair and Vice Chair Appointments
  - II. **CITIZENS TESTIMONY REGARDING ACTION ITEMS (AS ITEM IS PRESENTED)**
  - III. **ACTION ITEMS**
    - A. **2020-01-COA** – 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)
    - B. **BETHEL-HANBERRY GYMNASIUM** – Designation of Historic Property
  - IV. **OPEN CITIZEN COMMENTS**
  - V. **ADJOURNMENT**
-

# BOARD OF ARCHITECTURAL REVIEW

THE MANOR  
100 ALVINA HAGOOD CIRCLE  
BLYTHEWOOD, SC 29016  
MONDAY, JUNE 15, 2020  
5:30PM

## MINUTES

### Members Present

Jim McLean, Co-Chair  
Alan George  
Alisha Coleman  
Sandra York

### Staff Present

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

### Members Absent

John Miles  
Dr. Gale Coston

### Staff Absent

Melissa Cowan, Town Clerk

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

Vice Chair McLean called the meeting to order at 5:55 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. APPROVAL OF AGENDA

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

### C. PLEDGE OF ALLEGIANCE

## II. REGULAR AGENDA

### A. APPROVAL OF MINUTES – (December 16, 2019)

Alan George made a Motion to approve the minutes of December 16, 2019. The Motion was seconded by Alicia Coleman. **All in favor; 4-0**

### B. 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)

Alicia Coleman made a motion to approve the building materials as presented. The Motion was seconded by Alan George (revised site plan/landscaping plan to be submitted). **All in favor; 4-0**

C. **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.

The BAR shall determine whether the Bethel-Hanberry Gymnasium meets the criteria and qualifications as adapted from the Richland County Conservation Commission at its next scheduled meeting.

D. **CITIZENS COMMENTS**

No Citizens signed in to speak.

III. **ADJOURNMENT**

Jim McLean made a Motion to adjourn the meeting at 6:37 PM. The Motion was seconded by Alan George. **All in favor; 4-0**

Respectfully submitted,

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Melissa Cowan, Town Clerk



To: Board of Architectural Review  
From: Staff  
Date: July 20, 2020  
Applicant: Devin Blankenship (The Park at Blythewood)  
Subject: Certificate of Appropriateness  
Location: Creech Road (TMS# 15100-05-06)  
Proposed Use: Multi-family Residential  
Zoning: Town Center (TC) Architectural Overlay District (AO)  
Total Area: +/- 2.86 acres

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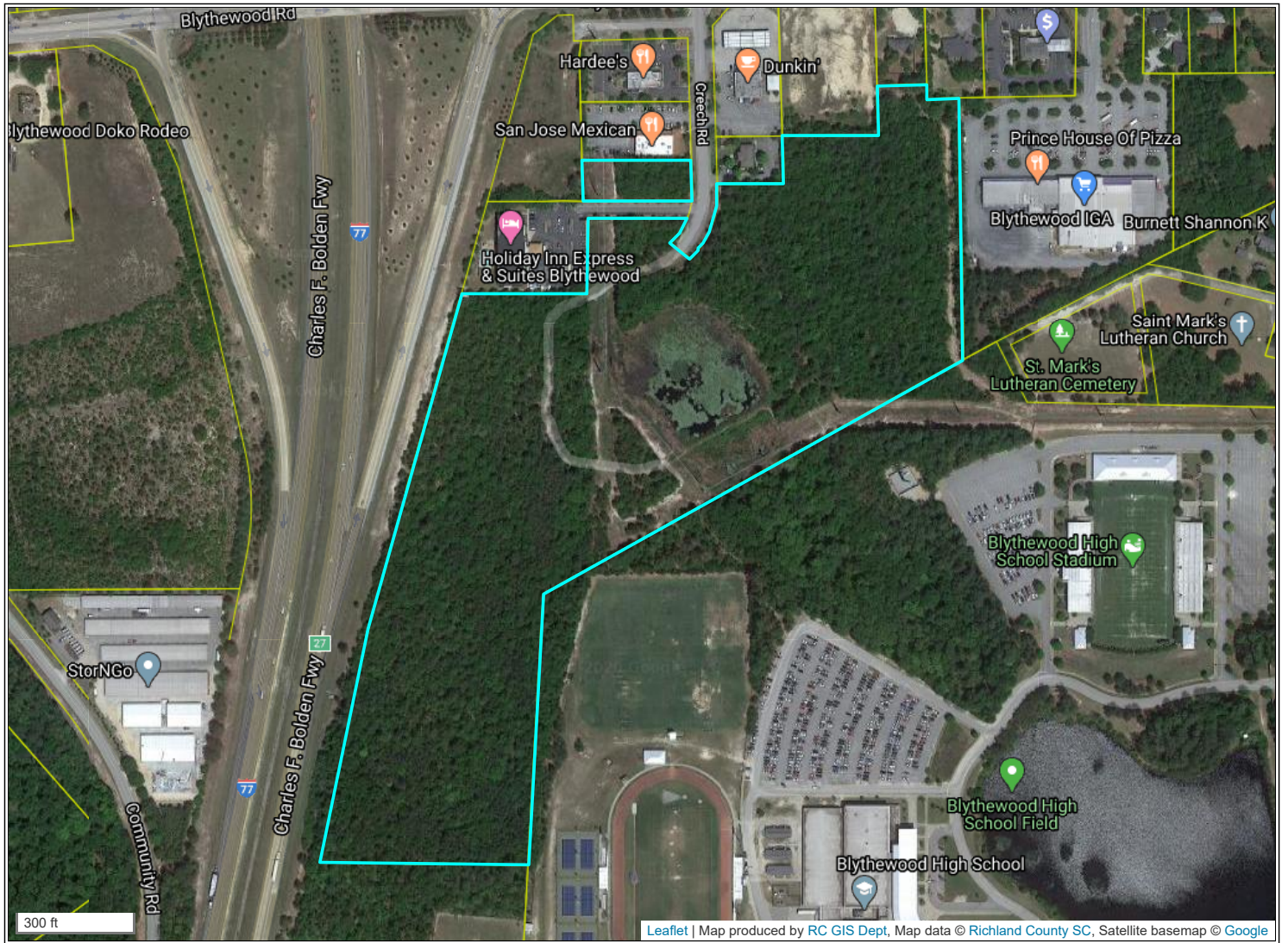
The applicant, Prestwick Companies, has submitted an application requesting Certificate of Appropriateness (COA) approval for a new multi-family residential development located along Creech Road. The proposed project includes a three-story senior living complex (+/- 54,651 square feet). The development will consist of 48 units, with 24 one-bedroom apartments and 24 two-bedroom apartments.

On June 15, 2020 the Board of Architectural Review approved the proposed color scheme and building materials. Site plan approval was tabled to allow the applicant time to submit a revised site plan.

The previously submitted site plan proposed a building façade that exceeded the maximum length allowed as required by the Blythewood Ordinance (§ 155.182). In response, the applicant has provided an alternative “L-shaped” facility floor plan that satisfies the facade maximum length requirement.

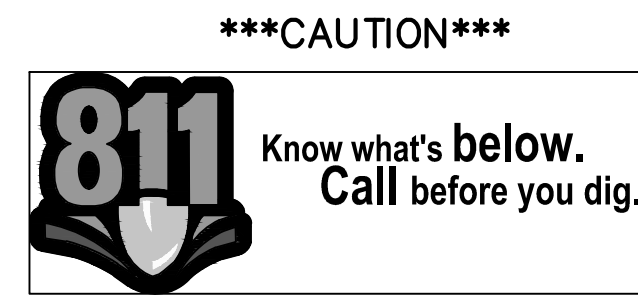
Construction and operation shall be in substantial compliance with all documents placed on file in conjunction with this case and shall conform to all relevant development regulations.

All other federal, state, and local design regulations will be applicable.



**SITE NOTES:**

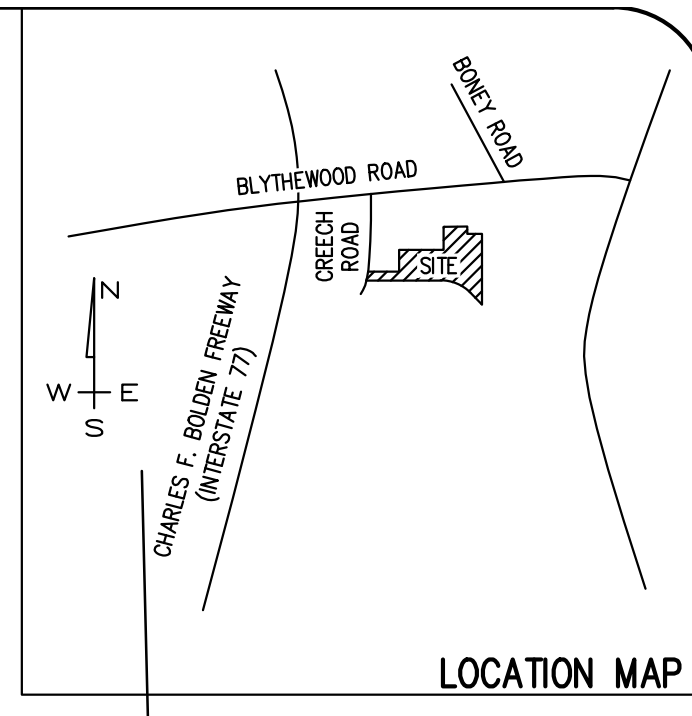
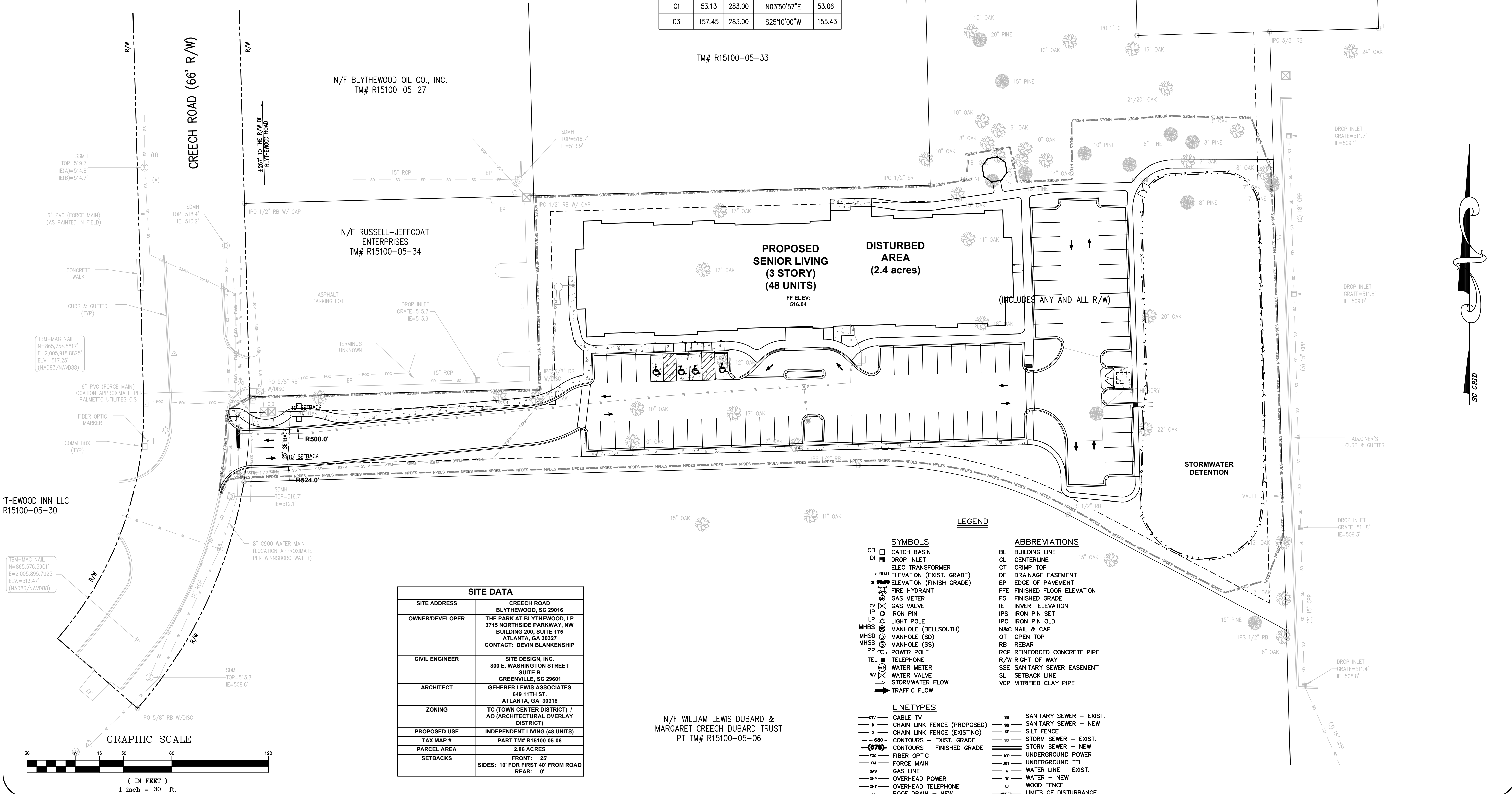
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2. DIMENSIONS SHOWN ARE TO FACE OF CURB, CENTERLINE OF PARKING STALL OR FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND ENTRY/EXIT PORCHES.
4. ASPHALT PAVING SECTIONS SHALL BE CONSTRUCTED PER THE DETAILS.
5. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED WITH 3000 PSI CONCRETE 4" THICK WITH EXPANSION JOINTS AND SCORING PER DETAIL.
6. THE CONTRACTOR SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.
7. ALL WORK ON STATE, COUNTY, OR CITY RIGHT-OF-WAY INCLUDING DRIVEWAY APRONS, WATER AND SEWER TAPS OR ANY OTHER WORK REQUIRES AN ENCROACHMENT PERMIT FROM THE APPROPRIATE AGENCY.
8. ALL CURBING TO BE 18" FORMED CONCRETE CURBING PER DETAIL, WITH 3000 PSI CONCRETE.
9. ANY MATERIAL DEMOLISHED AS INDICATED ON THIS PLAN IS TO BE HAULED OFF-SITE TO AN APPROVED LANDFILL.
10. TRUNCATED DOMES ARE TYPICAL AT ALL HANDICAP RAMPS. HANDICAP SPACES WILL BE MARKED WITH A FREESTANDING OR WALL MOUNTED SIGN. SEE DETAIL SHEETS FOR PROPER STRIPING.



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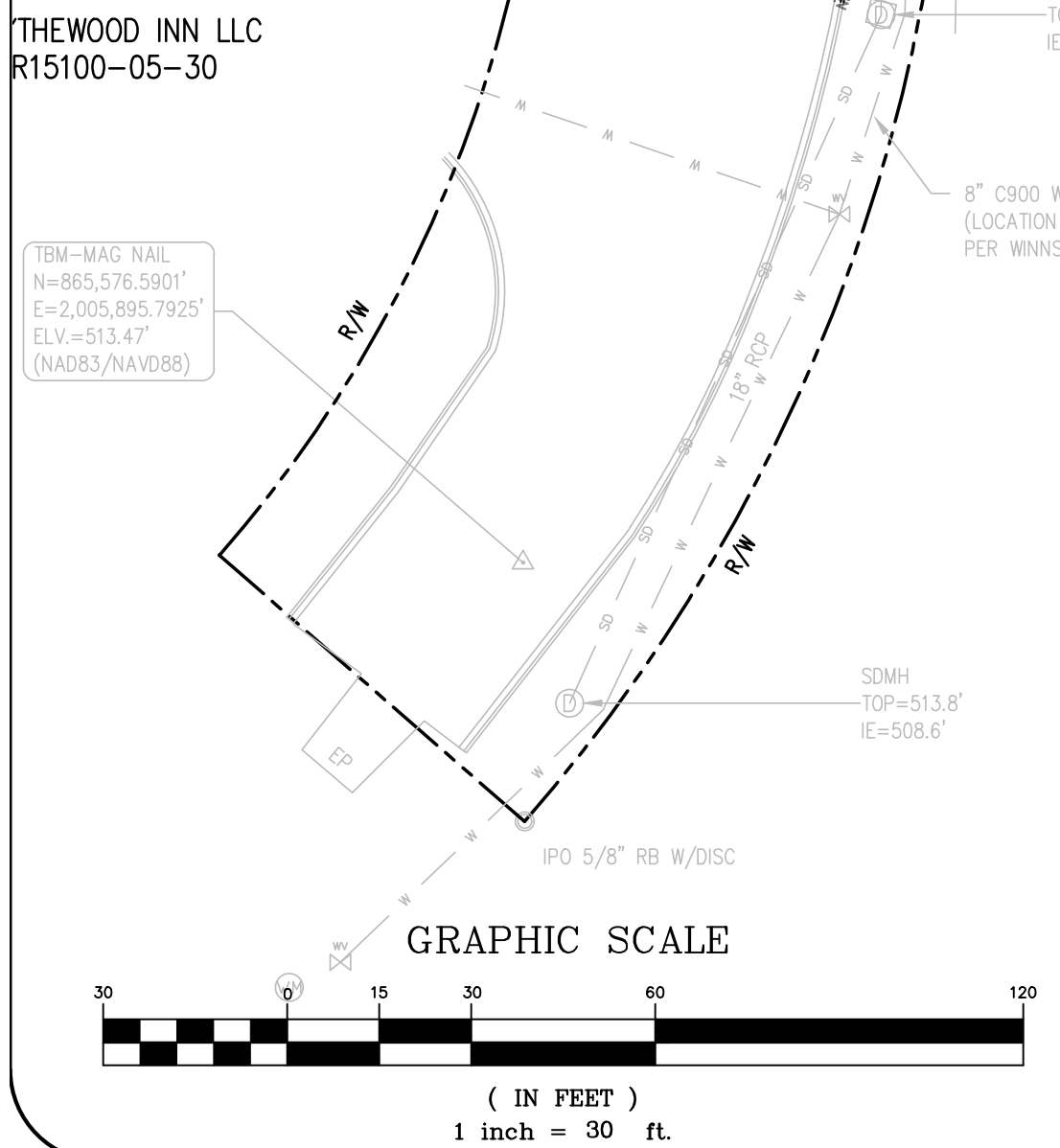
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C3	157.45	283.00	S25°10'00"W	155.43

TM# R15100-05-33



LEGEND	
<b>SYMBOLS</b>	<b>ABBREVIATIONS</b>
<ul style="list-style-type: none"> <li>CB □ CATCH BASIN</li> <li>DI □ DROP INLET</li> <li>ELEC TRANSFORMER</li> <li>90.00 ELEVATION (EXIST. GRADE)</li> <li>511.7 ELEVATION (FINISH GRADE)</li> <li>⊗ FIRE HYDRANT</li> <li>⊗ GAS METER</li> <li>⊗ GAS VALVE</li> <li>IP ○ IRON PIN</li> <li>LP ⊕ LIGHT POLE</li> <li>MHSB ⊗ MANHOLE (BELLSOUTH)</li> <li>MHSD ⊗ MANHOLE (SD)</li> <li>MHSS ⊗ MANHOLE (SS)</li> <li>PP ⊕ POWER POLE</li> <li>TEL ⊕ TELEPHONE</li> <li>WM ⊕ WATER METER</li> <li>WV ⊕ WATER VALVE</li> <li>⊕ STORMWATER FLOW</li> <li>→ TRAFFIC FLOW</li> </ul>	<ul style="list-style-type: none"> <li>BL BUILDING LINE</li> <li>CL CENTERLINE</li> <li>CT CRIMP TOP</li> <li>DE DRAINAGE EASEMENT</li> <li>EP EDGE OF PAVEMENT</li> <li>FFE FINISHED FLOOR ELEVATION</li> <li>FG FINISHED GRADE</li> <li>IE INVERT ELEVATION</li> <li>IPS IRON PIN SET</li> <li>IPO IRON PIN OLD</li> <li>REBAR</li> <li>RCR REINFORCED CONCRETE PIPE</li> <li>R/W RIGHT OF WAY</li> <li>SSE SANITARY SEWER EASEMENT</li> <li>SL SETBACK LINE</li> <li>VCP VITRIFIED CLAY PIPE</li> </ul>
<b>LINETYPES</b>	
<ul style="list-style-type: none"> <li>-CIV- CABLE TV</li> <li>-X- CHAIN LINK FENCE (PROPOSED)</li> <li>-X- CHAIN LINK FENCE (EXISTING)</li> <li>-680- CONTOURS - EXIST. GRADE</li> <li>-(678)- CONTOURS - FINISHED GRADE</li> <li>-FOC- FIBER OPTIC</li> <li>-FM- FORCE MAIN</li> <li>-GAS- GAS LINE</li> <li>-OP- OVERHEAD POWER</li> <li>-OHT- OVERHEAD TELEPHONE</li> <li>-RD- ROOF DRAIN - NEW</li> <li>-SS- SANITARY SEWER - EXIST.</li> <li>-SS- SANITARY SEWER - NEW</li> <li>-SILT- SILT FENCE</li> <li>-SS- STORM SEWER - EXIST.</li> <li>-SS- STORM SEWER - NEW</li> <li>-UGP- UNDERGROUND POWER</li> <li>-UGTEL- UNDERGROUND TEL</li> <li>-W- WATER LINE - EXIST.</li> <li>-W- WATER - NEW</li> <li>-W- WOOD FENCE</li> <li>-NPES- LIMITS OF DISTURBANCE</li> </ul>	

SITE DATA	
SITE ADDRESS	CREECH ROAD BLYTHEWOOD, SC 29016
OWNER/DEVELOPER	THE PARK AT BLYTHEWOOD, LP 3715 NORTHSIDE PARKWAY, NW BUILDING 200, SUITE 175 ATLANTA, GA 30327 CONTACT: DEVIN BLANKENSHIP
CIVIL ENGINEER	SITE DESIGN, INC. 800 E. WASHINGTON STREET SUITE B GREENVILLE, SC 29601
ARCHITECT	GEHEBER LEWIS ASSOCIATES 649 11TH ST. ATLANTA, GA 30318
ZONING	TC (TOWN CENTER DISTRICT) / AO (ARCHITECTURAL OVERLAY DISTRICT)
PROPOSED USE	INDEPENDENT LIVING (48 UNITS)
TAX MAP #	PART TM# R15100-05-06
PARCEL AREA	2.86 ACRES
SETBACKS	FRONT: 25' SIDES: 10' FOR FIRST 40' FROM ROAD REAR: 0'



**SITE DESIGN, INC.**  
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 www.sitedesign-inc.com  
 100 E. WASHINGTON ST. STE B  
 GREENVILLE, SC 29601  
 FAX: (864) 271-0402

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**THE PARK AT BLYTHEWOOD SENIOR LIVING**  
 TOWN OF BLYTHEWOOD  
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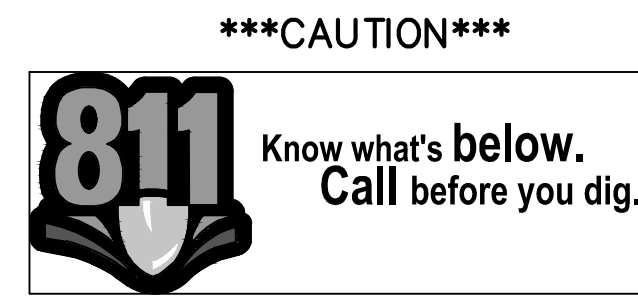
THE PARK AT BLYTHEWOOD, LP  
 3715 NORTHSIDE PWY, NW  
 BLDG 200, STE 175  
 ATLANTA, GA 30327

<b>HORIZ. SCALE:</b>	1" = 30'
<b>VERT. SCALE:</b>	N/A
<b>DESIGNED BY:</b>	WTB
<b>DRAWN BY:</b>	WTB
<b>CHECKED BY:</b>	CSW
<b>DATE:</b>	2/19/2020

s191265-base.dwg  
**SCHEMATIC SITE PLAN OPTION 1**  
 24 ACRES DISTURBED  
 SHEET 3 OF XX  
**C200**

**SITE NOTES:**

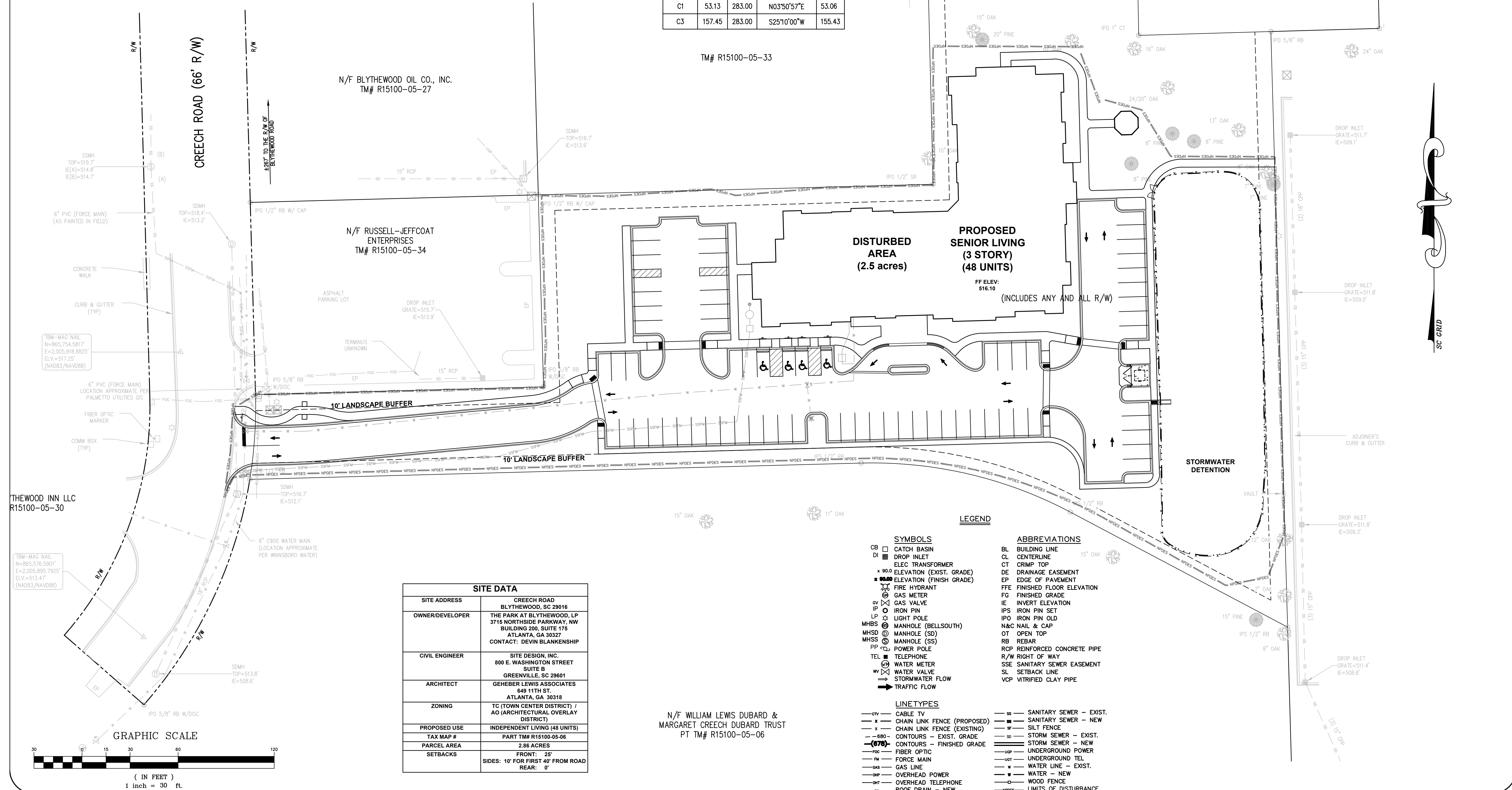
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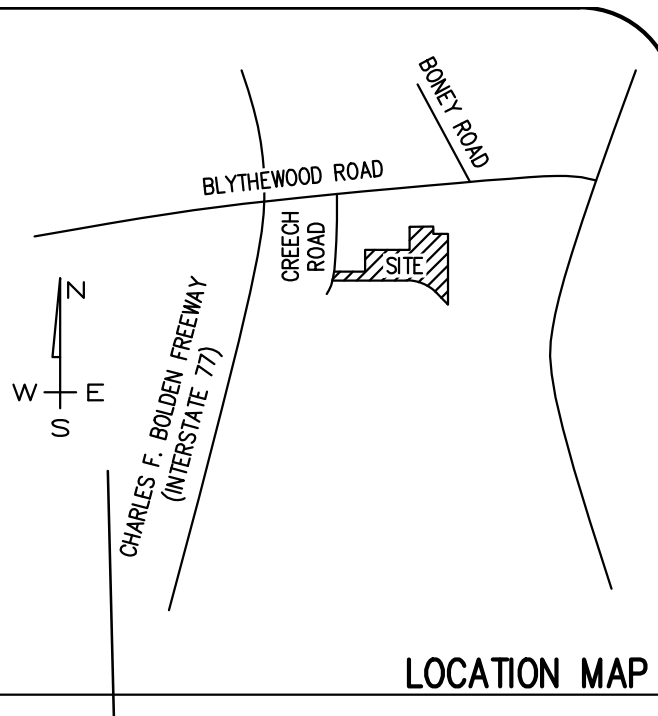
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TAX MAP #	PART TM# R15100-05-06
PARCEL AREA	2.86 ACRES
SETBACKS	FRONT: 25' SIDES: 10' FOR FIRST 40' FROM ROAD REAR: 0'

N/F WILLIAM LEWIS DUBARD & MARGARET CREECH DUBARD TRUST PT TM# R15100-05-06

- LEGEND**
- |                                   |                              |
|-----------------------------------|------------------------------|
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| DI □ DROP INLET                   | CL CENTERLINE                |
| ELEC TRANSFORMER                  | CT CRIMP TOP                 |
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| ⊗ FIRE HYDRANT                    | FFE FINISHED FLOOR ELEVATION |
| ⊗ GAS METER                       | FG FINISHED GRADE            |
| ⊗ GAS VALVE                       | IE INVERT ELEVATION          |
| IP ○ IRON PIN                     | IPS IRON PIN SET             |
| LP ○ LIGHT POLE                   | IPO IRON PIN OLD             |
| MHS ⊗ MANHOLE (BELLSOUTH)         | N&C NAIL & CAP               |
| MHS ⊗ MANHOLE (SD)                | OT OPEN TOP                  |
| MHS ⊗ MANHOLE (SS)                | RB REBAR                     |
| PP ○ POWER POLE                   | RCP REINFORCED CONCRETE PIPE |
| TEL ○ TELEPHONE                   | R/W RIGHT OF WAY             |
| WM ○ WATER METER                  | SSE SANITARY SEWER EASEMENT  |
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| → TRAFFIC FLOW                    |                              |
| <b>LINETYPES</b>                  |                              |
| —CIV— CABLE TV                    | —SS— SANITARY SEWER - EXIST. |
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**SITE DESIGN, INC.**  
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

www.sitedesign-inc.com  
228 ROCKY CREEK ROAD  
28601  
PH: (864) 271-0086

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THIS DRAWING IS THE PROPERTY OF SITE DESIGN, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. THIS DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF SITE DESIGN, INC. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS DRAWING FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY INTENDED BY THE ENGINEER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED TO THE ENGINEER.

SC. REG. NO. 24201

**THE PARK AT BLYTHEWOOD SENIOR LIVING**

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SOUTH CAROLINA

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<b>VERT. SCALE:</b>	N/A
<b>DESIGNED BY:</b>	WTB
<b>DRAWN BY:</b>	WTB
<b>CHECKED BY:</b>	CSW
<b>DATE:</b>	6/12/2020

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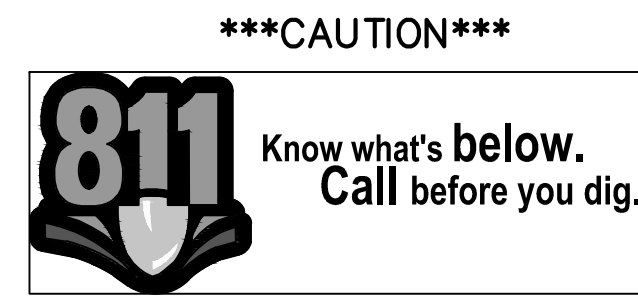
**SCHEMATIC SITE PLAN OPTION 2**  
25 ACRES DISTURBED

SHEET 3 OF XX

**C200**

**SITE NOTES:**

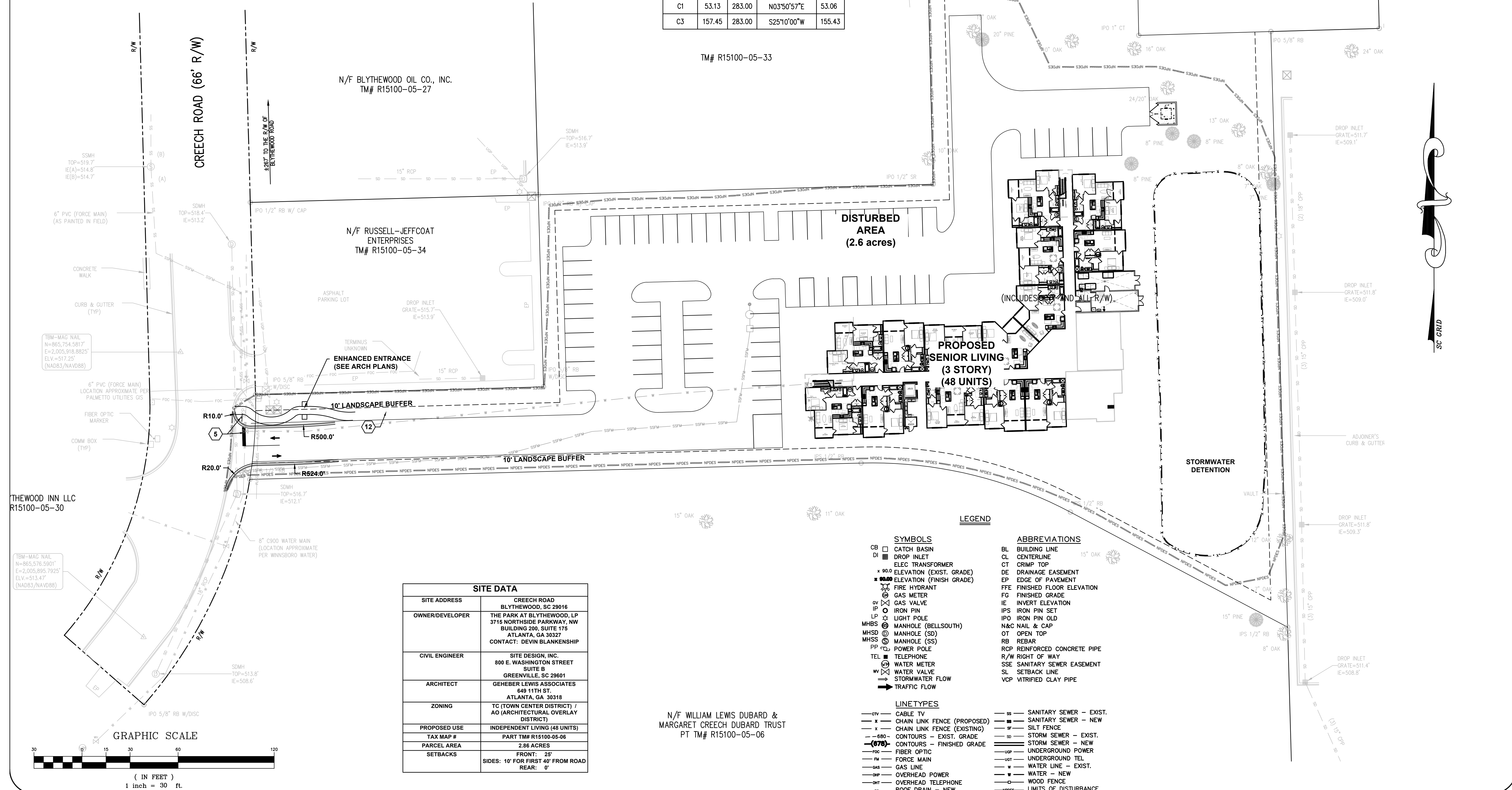
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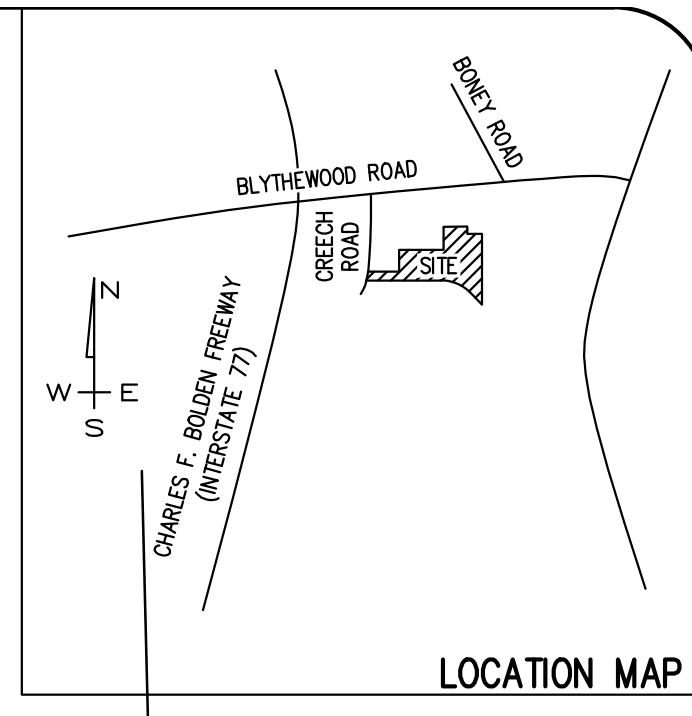
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CHECKED BY:	CSW
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**SCHEMATIC SITE PLAN OPTION 3**  
2.6 ACRES DISTURBED

SHEET 3 OF XX

**C200**





## § 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)