



**TOWN OF BLYTHEWOOD
PLANNING COMMISSION AGENDA
MARCH 4, 2019 – 6:00 PM
DOKO MANOR
100 ALVINA HAGOOD CIRCLE
BLYTHEWOOD, SOUTH CAROLINA**

•DONALD BROCK • RICH MCKENRICK • SLOAN JARVIS GRIFFIN III
• MATT HULETT • MARK CRUISE

- 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** - (February 4, 2019)
 - B. **TEXT AMENDMENT** - Amend Code of Ordinance Title XV: Land Usage, Chapter 156 (Storm Drainage), Sections 156.01 through 156.17 and Chapter 153 (Land Development), Section 153.098 (Storm Drainage).
 - C. **ABNEY HILLS ESTATES PHASE 3 (SKETCH PLAN)**
 - D. **RULES OF PROCEDURE**
 - E. **CITIZEN COMMENTS**
 - III. **ADJOURNMENT**
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Planning Commission

TO: Blythewood Planning Commission

FROM: Town of Blythewood Staff

DATE: 03-04-2019

SUBJECT: TEXT AMENDMENT to amend Code of Ordinance Title XV: Land Usage, Chapter 156 (Storm Drainage), Sections 156.01 through 156.17 and Chapter 153 (Land Development), Section 153.098 (Storm Drainage).

The Zoning Administrator recommends to the Planning Commission an Ordinance to repeal Sections 156.01 through 156.17 and to amend Section 153.098 of Title XV, Town of Blythewood Code of Ordinances.

The objective is to set levels of stormwater management regulations that are consistent with Richland County and the South Carolina Department of Health and Environmental Control (SCDHEC). The proposed sections for amendment are attached for the consideration of the Planning Commission and their subsequent recommendation to Town Council.

In summary, the proposed modifications are the following:

- a. The Town Code currently provides for stormwater regulations which are inconsistent with those of Richland County and South Carolina Department of Health and Environmental Control (SCDHEC); and,
- b. The Town has contracted by Intergovernmental Agreement for plan review by Richland County staff for lands within the Town which are within Richland County, such reviews to be conducted as provided for by County regulations; and,
- c. Plan reviews for projects within the Town located in Fairfield County shall be conducted consistent with minimum SCDHEC regulations; and,
- d. It is necessary to remove and repeal the within provisions and to adopt the applicable regulations of Richland County and SCDHEC, as from time to time may be amended, for associated and related stormwater management and stormwater pollution prevention plans.

§153.098 STORM DRAINAGE (current).

An adequate drainage system, including necessary improved open channels, pipes, culverts, storm sewers, intersection drains, drop inlet, bridges, and other necessary appurtenances shall be installed by the subdivider and shall be according to the Town of Blythewood Storm Drainage Ordinance and the plans and specifications approved by the town engineer.

§153.098 STORM DRAINAGE (amended).

An adequate drainage system, including necessary improved open channels, pipes, culverts, storm sewers, intersection drains, drop inlet, bridges, and other necessary appurtenances shall be installed by the subdivider and shall be according to design and development regulations of Richland County or in Fairfield County, SCDHEC, as appropriate to the territorial limits of the Town of Blythewood. In no event shall the required improvements be designed and installed to standards less than those of the minimum SCDHEC standards.

It is the intent of the Town of Blythewood to give the Richland County exclusive authority, under that delegated by SCDHEC and/or Richland County, regarding associated storm drainage improvements within the territorial limits of the Town of Blythewood in Richland County. It is the intent of the Town of Blythewood to give SCDHEC exclusive authority regarding associated storm drainage improvements within the territorial limits of the Town of Blythewood in Fairfield County.

As the applicable principal regulatory documents are large, links have been provided. Additionally, portions of applicable sections have been provided for reference, and should not be construed to be all inclusive.

RICHLAND COUNTY LINKS

Land Development Code.

Engineering/Construction.

Land Development Manual (pending).

<http://www.richlandcountysc.gov/DevServ/Quick-Links/Codes-and-Regulations>

<http://richlandcountysc.gov/ldm>

SCDHEC LINKS

BMP Handbook.

The BMP Handbook is provided as a complete download and as individual sections. This handbook evaluates numerous Best Management Practices (BMPs) by detailing BMP usage, installation, inspection, maintenance, and design specifications. The handbook also provides design aids that give guidance on how to determine trapping efficiencies of various Sediment Control BMPs.

The proper use of BMPs is essential to effectively handle stormwater runoff from construction activities. These practices should be implemented in site-specific SWPPPs to identify and promote stormwater pollution prevention.

SCDHEC will be revising sections of the BMP Handbook on a section-by-section basis, and due to these revisions the full version of the manual has been taken down from the link. All sections of the handbook are still available through the links provided below.

<https://scdhec.gov/environment/water-quality/stormwater/bmp-handbook>

Design Aids and Technical Documents:

<https://scdhec.gov/environment/water-quality/stormwater/stormwater-construction-activities/design-aids-and-technical>

SUGGESTED MOTION: Should the Planning Commission consider a motion, said motion is suggested to be in the affirmative as follows:

Motion to approve a recommendation to the Town Council to repeal Chapter 156 Storm Drainage, being part of Title XV Land Usage Sections 156.01 through 156.17 of the Blythewood Code of Ordinances, and further to amend Chapter 153 (Land Development), Section 153.098 (Storm Drainage) as proposed by staff.