

# BLYTHEWOOD TOWN COUNCIL MEETING

**THE MANOR**  
100 ALVINA HAGOOD CIRCLE  
BLYTHEWOOD, SC 29016  
MONDAY, MARCH 22, 2021  
7:00 PM

## MINUTES

### Members Present

Mayor B. Franklin  
Councilman E. Baughman  
Councilman L. Griffin  
Councilman D. Brock  
Councilman S. Griffin

### Staff Present

Carroll Williamson, Town Admin  
Shannon Burnett, Town Attorney  
Saralyn Yarbrough, Asst. Admin  
Melissa Cowan, Town Clerk

## I. CALL TO ORDER

### A. ROLL CALL

Mayor Franklin called the meeting to order at 7:00 pm. Five Council members were present, constituting a quorum.

### B. NOTIFICATION AND POSTING OF THE MEETING AGENDA

Town Clerk confirmed the agenda was properly posted and the media notified.

### C. APPROVAL OF AGENDA

Councilman S. Griffin made a Motion to approve the agenda. The Motion was seconded by Councilman E. Baughman. **All in favor; 5-0**

### D. PLEDGE OF ALLEGIANCE

Councilman D. Brock led the Pledge of Allegiance.

### E. INVOCATION

The evening's invocation was given by Councilman D. Brock.

### F. COUNCIL MEMBERS' REMARKS

Councilman Griff Griffin made the following remarks:

- Thank you all for your continued prayers while I am recovering.
- Congratulations to the Chamber on a very successful Ribfest.

Councilman S. Griffin made the following remarks:

- I am going to yield my comments tonight due to a lengthy agenda.

Councilman D. Brock made the following remarks:

- Welcome and thank you for attending tonight's meeting.
- I would also like to congratulate the Blythewood Chamber of Commerce on a successful Ribfest. I would like to give a special recommendation to 8 year old Macy King for her fantastic ribs.
- I had a chance to attend the Blythewood Historical Society's Women's History Month presentation featuring Blythewood's first female doctor, Dr. Portia Lubchenco. This event was held at Doko Manor on Sunday.
- The Night of Hope will be held at Doko Park tomorrow night. This is a free event hosted by Village Church.
- Councilman Sloan Griffin, County Councilman Derrek Pugh, myself and other volunteers will be picking up litter inside and outside of Doko Meadows Park this Saturday. This event is open to the public.

Councilman E. Baughman made the following remarks:

- I would like to send good wishes to Councilman Larry Griffin. I am glad that you are doing well.
- The Ribfest was a great event that brought in a huge crowd.
- Thank you to Steve Hasterok and staff for keeping up the park during the Ribfest.
- The VFW will host a monthly Vietnam Veteran Luncheon on March 29<sup>th</sup> from 11-2. It's open to any Vietnam Veteran at no charge.
- On Sept 25, 2021 the Vet Center at 1710 Richland Street in Columbia will hold a Stride and Step for Veterans suicide from 8am to 3pm.

G. Mayor Franklin made the following remarks:

- I would like to commend Councilman Sloan Griffin and Councilman Donald Brock for their volunteer efforts with the clean sweep in town.
- I gracefully yield my time to Deputy Hovis so that he can brief us on what's going on in our community.

Deputy Hovis reported that car thefts are up and to please keep vehicles locked.

H. APPROVAL OF MINUTES

Councilman Griff. Griffin made a Motion to approve the TC meeting minutes February 22, 2021 and Special Call meeting minutes March 2, 2021. The Motion was seconded by Councilman S. Griffin. **All in favor; 5-0**

## II. PROCLAMATIONS

A. Proclamation in honor of Ms. Maxine Canzater

Mayor Franklin read and presented a proclamation to long-time Blythewood resident Maxine Canzater in honor of her 99<sup>th</sup> birthday. Mayor Franklin declared March 24, 2021 as Maxine Palmer Canzater Day.

B. April Donate Life Month

Mayor Franklin read a proclamation declaring the month of April 2021 as National Donate Life Month in the Town of Blythewood.

III. **PUBLIC HEARINGS**

A. TA-TROS Zoning

Mayor Franklin opened the public hearing and asked if anyone would like to speak. No one offered any public testimony or comment. Mayor Franklin closed the public hearing.

B. MA – Red Gate

Mayor Franklin opened the public hearing and asked if anyone would like to speak.

Maggie Johnson of Cobblestone Park stated that there are better uses for the Red Gate property such as a YMCA, ball fields and a public swimming pool.

IV. **DISCUSSION ITEMS**

A. Richland County Public Library StoryWalk Project in Doko Meadows Park (Town Administrator)

The Richland County Public Library would like to establish its StoryWalk Project in Doko Meadows Park.

StoryWalk highlights early literacy, the great outdoors and family togetherness. Typically, pages from a children's book are installed on posts along a ½ mile path that is easily walkable for young readers. Each post is about 100 yards apart and often accompanied by an activity, directing you to the next post. Book selections tend to feature nature, animals, weather and/or the environment and are changed seasonally to offer new and beloved reading experiences. The first featured book will be "Rainbow stew."

RCPL has identified the nature trail in Doko Meadows Park as an excellent location to install this project, which will have 16 posts. As part of the project, RCPL is handling the financials, supplies, installation, book selection and copyright. There is no financial cost to the Town; RCPL is only requesting that the Town notify the library if a post has been damaged so that they can repair it.

B. Request for Proposals for Doko Meadows Park Security Gates (Town Administrator)

The Town of Blythewood is soliciting written proposals from qualified firms to provide and install two (2) security gates along an entrance to Doko Meadows Park off of Langford Road.

The Town is seeking a firm to provide and install two (2) security gates that addresses the following objectives; including but not limited to:

- Completely block vehicular traffic;
- Match in color, style, and size the existing security gates found at the Park entrances on McLean Road and Sandfield Road;
- Be easily closed, locked, opened, and unlocked by a single person; and
- Constructed and installed so as to withstand reasonable damage.

The bid shall include a price for both manual security gates and motion-detected security gates.

The RFP will open on Thursday, March 25, 2021 and close on Friday, April 16, 2021 at 2 p.m. The proposal will be posted on the SCBO (South Carolina Business Opportunities) website and the Town of Blythewood website. Written notice will be provided in the local papers (The Voice of Blythewood and Fairfield County and The Country Chronicle).

V. **ACTION ITEMS**

Citizens Testimony Regarding Action Items (As item is presented)

A. **ORDINANCE 2021.002 (Second Reading)** – Business License Amendment

In September 2020, the General Assembly passed Act 176, which streamlines the business license process, creating the same process for taxing jurisdictions across the state. Cities and towns must update their license ordinance to comply with the new law, which becomes effective January 1, 2022.

Among the changes is the 12 month period of the business license year. Currently, Blythewood's license is valid from January 1 to December 31, with a grace period to pay that ends on April 15 of each year. Act 176 requires that all municipalities change the business license year to May 1-April 30. In order to make this change, the 2021 business license must extend its expiration date to April 30, 2022. The reason this change is needed now is to give staff time to notify all current business license holders of the change in expiration date.

Once MASC completes its model ordinance based on Act 176, the new language will reflect this date change moving forward, among other changes.

Following discussion, Council approved the second reading of Ordinance 2021.002.

[Councilman E. Baughman made a Motion to approve the second reading of Business License Amendment Ordinance 2021.002. The Motion was seconded by Councilman S. Griffin.](#)

**All in favor; 5-0**

B. **ORDINANCE 2021.003 (First Reading)** TA TROS CHAPTER 155 (ZONING), SECTIONS 155.305 THROUGH 155.307, TOWN OF BLYTHEWOOD CODE OF ORDINANCES TO ADOPT A NEW ZONING DISTRICT TITLED "TROS TRADITIONAL RECREATION OPEN SPACE" DISTRICT

A request to amend the Blythewood Zoning Ordinance Chapter 155 (Zoning), Sections 155.305 through 155.307, to add a new Zoning District titled Traditional Recreation Open Space (TROS). This is the first reading.

**TROS Traditional Recreation Open Space District.** In order to ensure the preservation of conservation, recreation, and/or open space; and to lessen the diminution of property values from the loss of open space commonly provided for in a community; and to provide opportunities for improved public and/or private recreation activities; and to provide for a community-wide network of open space, buffer zones, and recreation spaces.

On March 1, the Planning Commission voted 5-0 to recommend approval to amend the Town's zoning ordinance to add a new Zoning District titled Traditional Recreation Open Space (TROS)

Following discussion Council approved the first reading of Ordinance 2021.003.

Councilman S. Griffin made a Motion to approve the first reading of Ordinance 2021.003. The Motion was seconded by Councilman Griff Griffin. **All in favor; 5-0**

- C. **ORDINANCE 2021.004 (First Reading)** – AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP AND ZONING DISTRICT CLASSIFICATION FOR TAX PARCELS R12600-02-01 (70.63 acres), R12700-01-21 (70.30 acres) and R15100-10-01 (2.41 acres) FROM PD PLANNED DEVELOPMENT to TC TOWN CENTER AND RU RURAL.

A request by staff to amend the Town's Zoning Map for the following parcels:

12600-02-01 (70.63 acres), 12700-01-21 (70.30 acres), and 15100-10-01 (2.41 acres) for a total of +/- 143 acres from PD (Planned Development District) to TC (Town Center District) / (Architectural Overlay District) and RU (Rural District). This is the first reading.

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.

**TC Town Center District.** This district is intended to provide the principal focal point of the entire community, with a vibrant mix of retail, service, office, restaurant, entertainment, cultural, civic, government, and residential uses. Land use intensities are heavy for office, civic, and residential uses. Compared to the MC multi-neighborhood commercial district, the TC Town Center district allows larger commercial floor areas and a wider variety of retail uses, but retail land use is not as intense as in the CC community commercial district.

**RU Rural District.** This zoning district is intended to include areas with acreage tracts in agriculture, forestry, animal husbandry with pastures, barns, barnyards, corrals, pens and associated facilities. Residential uses include manufactured homes on individual lots and limited commercial and service establishments are permitted.

Following discussion, Council approved the first reading of Ordinance 2021.004.

Councilman E. Baughman made a Motion to approve the first reading of rezoning Ordinance 2021.004. The Motion was seconded by Councilman Griff Griffin. **A roll call vote was taken; Mayor Franklin – Yes, Councilman E. Baughman – Yes, Councilman Griff Griffin – Yes, Councilman D. Brock – No, Councilman S. Griffin – No. Motion passed with a vote of 3-2**

- D. **ORDINANCE 2021.005** – Mask Ordinance

Following discussion Council approved Mask Ordinance 2021.004.

The Town's current Mask Ordinance will expire on April 17, 2021. This emergency Ordinance extends the mask requirement for forty more days, setting the end date at May 28, 2021. Town Council has a scheduled meeting on May 24, when it will have the opportunity to review this ordinance before the expiration date.

Staff recommends Council approve an extension of the Mask Ordinance for forty additional days.

Councilman S. Griffin made a Motion to approve Mask Ordinance 2021.005. The Motion was seconded by Councilman D. Brock. **All in favor; 5-0**

- E. Discussion and Approval of a Bid to Repair the Front Steps and Porch of the Hoffman House Town Hall Building.

Following discussion, Council approved bid from Bullock General Contracting for a total of \$12,500.

Councilman E. Baughman made a Motion to approve \$12, 500 bid to repair front steps at the Hoffman House (Town Hall). The Motion was seconded by Councilman S. Griffin. **All in favor; 5-0**

- F. Comprehensive Plan Survey

With the assistance of the Central Midlands Council of Governments, the Planning Commission is currently rewriting the Town's 10-year Comprehensive Plan. To gather important feedback from the town and surrounding area, the Planning Commission has created a survey of 31 questions and developed a plan to maximize participation.

The plan to solicit feedback involves an intensive, multi-pronged approach during the next two months:

- Contact with citizens living in Blythewood and the surrounding area through their neighborhood associations, churches, and community organizations;
- Electronic survey via Survey Monkey prominently located on the website with frequent links to it on the Town's social media;
- A QR code linked to the electronic survey that can be placed at local businesses;
- Articles in the Town's weekly newsletter with links to the electronic survey;
- Paper copies delivered to residents within area code 29016 with a self-addressed stamped envelope for convenient return;
- Articles in the local newspapers; and
- Speaking at the Greater Blythewood Chamber of Commerce monthly meeting to engage the local business community.

Councilman D. Brock made a Motion to approve Comprehensive Plan Survey budget not to exceed \$10,000. The Motion was seconded by Councilman S. Griffin. **All in favor; 5-0**

- G. 2022 State ATAX Application- Blythewood Historical Society and Museum Part-Time Employee

FY 2022 "Part – Time Employee"

- a. Requesting organizations/person: Blythewood Historical Society and Museum and other expenses including phone, WIFI and alarm services.

Councilman D. Brock made a Motion to approve \$22,000 for Historical Society part-time employee. The Motion was seconded by Councilman S. Griffin. **All in favor; 5-0**

H. 2022 State ATAX Application- Blythewood Historical Society and Museum Renovations and Maintenance

FY 2022 "Renovations and Maintenance of the Blythewood Historical Society and Museum"

- a. Requesting organization/person: Blythewood Historical Society & Museum, Doris Coleman and Frankie McLean
- b. Date of project: FY 2022
- c. Location: Blythewood, SC
- d. Amount requested: \$10,000

Councilman D. Brock made a Motion to approve \$10,000 funding for Blythewood Historical Society and Museum renovations and maintenance. The Motion was seconded by Councilman S. Griffin.  
**All in favor; 5-0**

VI. **OPEN CITIZENS COMMENTS**

No citizens signed in to speak.

VII. **EXECUTIVE SESSION**

- A. Receipt of legal advice relating to claims and potential claims by and against the Town and other matters covered by attorney-client privilege
- B. Discussion of negotiations incident to proposed contractual arrangement concerning the Town's marketing agreement
- C. Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property.

Councilman Griff Griffin made a Motion to go into executive session at 8:38 pm. The Motion was seconded by Councilman S. Griffin. **All in favor; 5-0**

Councilman Griff Griffin made a Motion to come out of executive session. The Motion was seconded by Councilman D. Brock. **All in favor; 5-0**

No action was taken in executive session.

VIII. **ADJOURNMENT**

Councilman D. Brock made a Motion to adjourn meeting at 9:50 pm. The Motion was seconded by Councilman S. Griffin. **All in favor; 5-0**

Respectfully submitted,

*Melissa Cowan*

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Melissa Cowan, Town Clerk