



**TOWN OF BLYTHEWOOD
BOARD OF ZONING APPEALS AGENDA
JANUARY 17, 2023 – 6:30 PM
DOKO MANOR
100 ALVINA HAGOOD CIRCLE
BLYTHEWOOD, SOUTH CAROLINA**

PAT LITTLEJOHN (CHAIR) • TOM UTROSKA (VICE-CHAIR) • RAY FANTONE
• MARLON HINDS • NIKKI SCHAFFNER

- I. **CALL TO ORDER AND DECLARATION OF A QUORUM**
 - A. **ROLL CALL**
 - B. **NOTIFICATION AND POSTING OF THE AGENDA**
 - C. **ADOPTION OF THE AGENDA**
 - D. **PLEDGE OF ALLEGIANCE**
 - E. **APPROVAL OF MINUTES** – (December 12, 2022)
 - II. **NOMINATION AND ELECTION OF OFFICERS FOR 2023**
 - A. **NOMINATION AND ELECTION OF CHAIRMAN FOR 2023**
 - B. **NOMINATION AND ELECTION OF VICE-CHAIRMAN FOR 2023**
 - C. **NOMINATION AND ELECTION OF SECRETARY FOR 2023**
 - III. **ACTION ITEM**
 - A. **APPROVAL OF MEETING SCHEDULE FOR 2023**
 - IV. **OPEN CITIZEN COMMENTS**
 - V. **ADJOURNMENT**
-

BOARD OF ZONING APPEALS

THE MANOR
100 ALVINA HAGOOD CIRCLE
BLYTHEWOOD, SC 29016
MONDAY, DECEMBER 12, 2022
6:30 PM

MINUTES

Members Present

Pat Littlejohn – Chair
Tom Utroska– Vice-Chair
Ray Fantone
Nikki Shaffner

Staff Present

Carroll Williamson, Town Administrator
Kirk Wilson, Secretary

Members Absent

Marlon Hinds

I. CALL TO ORDER & DECLARATION OF A QUORUM

A. ROLL CALL

Chairwoman Pat Littlejohn called the meeting to order at 7:02 PM and declared a quorum was present.

B. NOTIFICATION AND POSTING OF THE AGENDA

Kirk Wilson stated that the agenda was properly posted and the media notified.

C. ADOPTION OF THE AGENDA

Ray Fantone made a Motion to approve the agenda. The Motion was seconded by Tom Utroska.
All in favor; 4-0

D. PLEDGE OF ALLEGIANCE

E. APPROVAL OF MINUTES – (January 18, 2022)

Ray Fantone made a Motion to approve the minutes of May 13, 2019. The Motion was seconded by Nikki Shaffner. **All in favor; 4-0**

II. ACTION ITEM

A. 2022-01-SE 11000 Block Wilson Boulevard Tax Map Numbers R15200-03-29 and R15200-03-08 – Request for a Special Exception for a Conservation Subdivision (Chandler Roy)
D-1 Zoning District

Board of Zoning Appeals

Carroll gave a brief overview on what the Special Exception is for and what a Conservation Subdivision is. The board was given a letter by the applicant to read prior to discussion.

Mr. Utroska asked if they have submitted any conservation easement documents. Carroll said no, staff felt that an open discussion, first, would help facilitate exactly what the Board is looking for with the conservation easement.

The applicant Chandler Roy represented Pulte Homes. They are seeking lot sizes anywhere from 6,000 square feet to 13,000 square feet with roughly 140 lots total. 73% of the total land in the parcel will be locked into a conservation easement. The traffic study showed that no new improvements would need to be made for up to 200 lots.

Mr. Fantone asked about the lot sizes and sizes of the houses, which Mr. Roy responded that it varies but typically the house size does not change much regardless of lot size. 2-4 bedroom homes is what they anticipate building.

Mr. Utroska asked if all the land is buildable or if there are any wetlands. Chandler responded that yes, there will be wetlands but the impact to those wetlands would be minimal at most. Mr. Utroska asked if they have considered doing a PDD for development. Mr. Roy said that no, that has not been considered. Mr. Utroska said he doesn't like the idea of going back to smaller lot sizes when the Town has spent several years trying to get away from those smaller lot sizes, especially when the current zoning requires 20,000 square foot lots.

Ms. Littlejohn asked once the developer has built the subdivision and left, who will maintain the common areas? Mr. Roy responded that the HOA would be responsible to maintain the common areas, he is not sure about the taxes.

Ms. Shaffner asked Mr. Roy if they have any examples of what they're trying to do here in Blythewood, anywhere else in the state. Mr. Roy responded that yes, there are a few subdivisions that are similar, specifically a few in the Myrtle Beach area. Ms. Shaffner said she'd like to see those examples. Ms. Shaffner asked if any amenity centers have been proposed. Mr. Roy responded that it is always a possibility but it still a little early to make a concrete decision yet.

Mr. Utroska said it is hard for him to vote for a special exception without a conservation easement in place.

Ray Fantone made a Motion to defer the Special Exception to have the applicant come back with a conservation easement written up and a public workshop to further discuss. The Motion was seconded by Nikki Shaffner. **All in favor; 4-0**

III. **OPEN CITIZEN COMMENTS**

Charles Wilson signed up to speak. He is the grandson of the owner of the property and spoke about how attached he is to the land. He grew up playing in those woods as a kid and is now the primary care taker of the land. He said it will be difficult to part with the land but the time has come since no family is close by any longer. Charles said the conservation easement would preserve a lot of good quality land and preserve the habit of the wildlife around the area.

Martin Moore spoke also on behalf of the Wilson Family. He said the Wilson Family cares deeply about the land and have turned down other offers because they want to be proud of what end up going on their land.

Board of Zoning Appeals

Christie Lomas said he empathizes with the Wilson Family and understands this is overall a tough situation. Mr. Lomas spoke about how bad the traffic has gotten over the years and that he would be opposed to new developments for that reason.

Another Blythewood Citizen spoke (he announced his name in the audience and not into the microphone). He said easements always start really well but as time goes on, they tend to go on the shelf and end up being forgotten about. He said it is very important to have a good conservation easement document that is adhered to. He also has an issue with the potential of additional traffic when traffic is already a major issue in Blythewood. His wife also spoke about the traffic. She said she has seen accidents that have killed people around the area of the proposed subdivision.

IV. **ADJOURNMENT**

Tom Utroska made a Motion to adjourn the meeting at 8:16 PM. The Motion was seconded by Nikki Shaffner. **All in favor; 4-0**

Respectfully submitted,

Kirk Wilson, Secretary



2023 Meeting Calendar

www.townofblythewoodsc.gov

JANUARY						
Su	M	T	W	Th	F	Sa
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FEBRUARY						
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MARCH						
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APRIL						
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DECEMBER						
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Planning Commission @ 6:00 p.m.

Board of Architectural Review and Board of Zoning Appeals
BAR @5:30 pm and BZA 6:30 pm

Town Council @ 6:00 p.m.

Town Council/Planning Commission Joint Meeting @6:00 pm

Holidays

All scheduled meetings presented on this calendar will be held at The Manor unless otherwise posted.