



**TOWN OF BLYTHEWOOD
PLANNING COMMISSION AGENDA
JANUARY 3, 2022 – 6:00 PM
DOKO MANOR
100 ALVINA HAGOOD CIRCLE
BLYTHEWOOD, SC 29016**

MALCOLM GORDGE • KENNETH COLEMAN • EDWARD KESSER • ERICA PAGE • MARCUS TAYLOR •
MARTIN WELLS • JA'MAAL MOSELY

- 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 6, 2021)
 - II. **CITIZEN TESTIMONY REGARDING ACTION ITEMS (AS ITEM IS PRESENTED)**
 - III. **ACTION ITEM**
 - A. **COMPREHENSIVE PLAN ADOPTION**
 - IV. **OPEN CITIZENS COMMENTS**
 - V. **ADJOURNMENT**
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PLANNING COMMISSION MEETING
THE MANOR
100 ALVINA HAGOOD CIRCLE
BLYTHEWOOD, SOUTH CAROLINA
MONDAY, DECEMBER 6, 2021
6:00 PM

MINUTES

Members Present

Malcolm Gordge, Chair
Edward Kesser, Vice-Chair
Ken Coleman
Marcus Taylor
Erica Page

Staff Present

Carroll Williamson, Town Admin.
Kirk Wilson, Building/Zoning

Members Absent

No members absent

I. CALL TO ORDER AND DECLARATION OF A QUORUM

The meeting was called to order by Chair Malcolm Gordge at 6:02 PM.

A. ROLL CALL

Five Commissioners were present, constituting a quorum.

B. NOTIFICATION AND POSTING OF THE AGENDA

Kirk Wilson confirmed the agenda was properly posted and the media notified.

C. ADOPTION OF THE AGENDA

Malcolm Gordge made a Motion to adopt the agenda. The Motion was seconded by Edward Kesser. **All in favor; 5-0**

D. PLEDGE OF ALLEGIANCE

Chair Malcolm Gordge led the pledge of allegiance.

E. APPROVAL OF MINUTES (PC Regular Meeting 10-04-21)

Marcus Taylor made a Motion to approve the minutes of October 4th, 2021. The Motion was seconded by Edward Kesser. **All in favor; 5-0**

II. NOMINATION AND ELECTION OF OFFICERS FOR 2022

A. NOMINATION AND ELECTION OF CHAIRMAN FOR 2022

Marcus Taylor made a Motion to nominate Malcolm Gordge as Chairman of Planning Commission for 2022. The Motion was seconded by Edward Kesser. **All in favor; 5-0**

B. NOMINATION AND ELECTION OF VICE-CHAIRMAN FOR 2022

Malcolm Gordge made a Motion to nominate Edward Kesser as Vice-Chairman of Planning Commission for 2022. The Motion was seconded by Erica Page. **All in favor; 5-0**

C. NOMINATION AND ELECTION OF SECRETARY FOR 2022

Malcolm Gordge made a Motion to nominate Kirk Wilson for Planning Commission Secretary for 2022. The Motion was seconded by Edward Kesser. **All in favor; 5-0**

III. ACTION ITEMS

A. APPROVAL OF MEETING SCHEDULE FOR 2022

Marcus Taylor made a Motion to approve the meeting schedule as presented for 2022. The Motion was seconded by Ken Coleman. **All in favor; 5-0**

B. TEXT AMENDMENT (2021-03-TA) – Amend Blythewood Code of Ordinance Chapter 155 (Zoning), section 155.427, Definitions

Staff recommends to the Planning Commission an Ordinance to amend Chapter 155 (Zoning), Section 155.427, Definitions, and Section 155.430, Exempt Signs.

Staff finds that the brightness and color of LED strip lighting used as signs in windows do not have “compatibility between signage and site architectural building materials, colors, graphics, and other architectural features” as stated in Section 155.503 of the Zoning Ordinance.

The first text amendment provides a definition of Window Signs, which the Zoning Ordinance did not define previously.

Malcolm Gordge made a Motion to approve text amendment 2021-03-TA as presented. The Motion was seconded by Marcus Taylor. **All in favor; 5-0**

C. TEXT AMENDMENT (2021-04-TA) – Amend Blythewood Code of Ordinance Chapter 155 (Zoning), section 155.430, Exempt Signs

The second text amendment references LED strip lighting and prohibits its use

except when used as an informational sign (like “Open”) or between Thanksgiving Day and New Year’s Day when businesses may decorate their facades for the holidays.

Malcolm Gordge made a Motion to approve text amendment 2021-04-TA as presented. The Motion was seconded by Marcus Taylor. **All in favor; 5-0**

IV. **OTHER BUSINESS**

Town Administrator Williamson gave an update on the comprehensive plan.

V. **OPEN CITIZEN COMMENTS**

Councilman Rich McKenrick and Councilman Donald Brock both thanked the Planning Commission members and Town staff for their work over the course of the past year.

VI. **ADJOURNMENT**

Malcolm Gordge made a Motion to adjourn the meeting at 6:22pm. The Motion was seconded by Ken Coleman. **All in favor; 5-0**

Respectfully submitted,

Kirk Wilson Building & Zoning Analyst



To: Planning Commission
From: Staff
Date: January 3, 2022
Subject: Comprehensive Plan Adoption

The South Carolina Planning Enabling Act of 1994 defines the comprehensive plan adoption process for all jurisdictions in South Carolina. This is to ensure consistency with the public hearing and revision timeframes across all communities that have comprehensive plans. This consistency is important, as comprehensive plans provide local governments with the authority to establish and implement zoning, land development regulations, capital improvement programs, and development agreements.

The comprehensive plan is the leading policy document and tool to help communities create a vision and guiding principles for decision-making for their town, directly informing decisions that we make as a community.

The plan provides a policy framework consisting of goals, policies, and actions built upon the comments received from the stakeholder survey and public engagement process. This community-based plan will help to lay the foundation for future strategic planning, budgeting, and implementation efforts in the months and years to come.

Comprehensive Plan Goals

Population: (Goal 1) The Town of Blythewood will support the health, economic well-being, and quality of life for all residents, visitors, and businesses.

Economic: (Goal 2) The Town of Blythewood will support a diverse and resilient local and regional economy.

Housing: (Goal 3) The Town of Blythewood will ensure an adequate and balanced supply of quality housing options are available and accessible to residents of all ages and incomes.

Natural and Cultural Resources: (Goal 4) The Town of Blythewood will protect, preserve, and promote Blythewood's natural and cultural resources.

Transportation: (Goal 5) The Town of Blythewood will coordinate with partners to mitigate congestion, implement road improvements, and promote multi-modal connectivity.

Community Facilities: (Goal 6) The Town of Blythewood will provide a high level of public services and infrastructure in an efficient, cost-effective, and respectful manner.

Land Use: (Goal 7) The Town of Blythewood will coordinate with partners and neighboring jurisdictions to manage growth and preserve Blythewood's small town, rural character.

Resilience: (Goal 8) The Town of Blythewood will strengthen its ability to respond to and recover from natural hazards, economic downturns, and other community vulnerabilities.

This item is currently up for consideration of approval by the Planning Commission. Once the Planning Commission is satisfied with the document, the Board must provide a formal recommendation to Town Council for adoption of the plan. At such time, Town Council will advertise and hold a public hearing on the plan.