

PLANNING COMMISSION MEETING
THE MANOR
100 ALVINA HAGOOD CIRCLE
BLYTHEWOOD, SOUTH CAROLINA
MONDAY, MARCH 1, 2021
6:00 PM

MINUTES

Members Present

Rich McKenrick, Chair
Malcolm Gordge, Vice-Chair
Edward Kesser
Marcus Taylor
Erica Page

Staff Present

Carroll Williamson, Town Admin
Saralyn Yarborough, Asst. Admin

Members Absent

Ernestine Middleton
Sharron Pickle

I. **CALL TO ORDER AND DECLARATION OF A QUORUM**

The meeting was called to order by Chair Rich McKenrick at 6:02 PM.

A. **ROLL CALL**

Five Commissioners were present, constituting a quorum.

B. **NOTIFICATION AND POSTING OF THE AGENDA**

Saralyn Yarborough confirmed the agenda was properly posted and the media notified.

C. **ADOPTION OF THE AGENDA**

Edward Kesser made a Motion to adopt the agenda as presented. The Motion was seconded by Marcus Taylor. **All in favor; 5-0**

D. **PLEDGE OF ALLEGIANCE**

Chair Rich McKenrick led the pledge of allegiance.

E. **APPROVAL OF MINUTES (2-1-2021)**

Malcolm Gordge made a Motion to approve the minutes of February 1, 2021. The Motion was seconded by Edward Kesser. **All in favor; 5-0**

II. **CITIZENS TESTIMONY REGARDING ACTION ITEMS (AS ITEM IS PRESENTED)**

III. **ACTION ITEMS**

- A. **TEXT AMENDMENT (2021-01-TA)** – Amend Zoning Ordinance Chapter 155 (Zoning), Sections 155.305 through 155.307 to add new Zoning District titled Traditional Recreation Open Space (TROS).

Administrator Williamson stated, "The TROS Zoning District would be applied in a subdivision that had a large amenity area, acreage (such as a golf course), or a walking path; then that property could have its own parcel and be zoned Traditional Recreation Open Space District (TROS) and it has its own permitted, conditional, and special exception uses. I think where this would apply is with a new subdivision that has these type of amenities where in the past it would've generally been zoned the residential district with the accessory uses permitted within the residential zoning district. This is where that property could actually have a separate one and I think it would give some comfort to the residents that it is not zoned residential and if the developer/owner had to rezone they would have to come back to the Planning Commission and Council if they wanted to change that to residential."

Vice-Chair Malcolm Gordge asked Administrator Williamson, "Does the proposed text amendment include the requirements for buffers? I just wanted to be sure that those stated requirements comply with Section 155.380 of the Blythewood Code, which is tree preservation and landscaping, which defines what buffering requirements should be. Can you confirm that?" Administrator Williamson responded, "Yes, when we go to enforce it we will go by that section."

Chair Rich McKenrick stated, "This zoning classification really speaks to the intent of the property owner. I do want to reiterate it is not an end all be all."

Malcolm Gordge made a Motion to approve the text amendment as presented to amend the Zoning Ordinance Chapter 155 (Zoning), Sections 155.305 through 155.307, to add a new Zoning District titled Traditional Recreation Open Space (TROS). The Motion was seconded by Marcus Taylor. All in favor; 5-0

- B. **MAP AMENDMENT (2021-01-MA)** – Planned Development District (PD) to Town Center District (TC) / Architectural Overlay District (AO) and Rural District (RU). This amendment would rezone property located along Blythewood / Muller / Syrup Mill Roads, (TMS# 12600-02-01) / (TMS# 12700-01-21) / (TMS# 15100-10-01).

The proposed map amendment would rezone property located along Blythewood / Muller / Syrup Mill Roads, (TMS# 12600-02-01) / (TMS# 12700-01-21) / (TMS# 15100-10-01). The subject parcels total approximately +/- 143 acres of undeveloped land and are currently zoned Planned Development District (PD). The proposed map amendment would rezone the reference parcels from Planned Development District (PD) to Town Center District (TC) / Architectural Overlay District (AO) and Rural District (RU).

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.

Section 155.272 of the Town of Blythewood Code of Ordinances places a time specific condition upon the established PD zoning district, with a mandate for the Planning Commission to initiate a rezoning under certain circumstances. The Zoning Ordinance reads as follows: If the responsible party fails to begin, fails to progress, or fails to complete development as agreed in the descriptive statement, Town Council may charge the developer with violation of the Zoning Chapter, may rezone the property, or may take any combination of these actions. In any event, if the planned development is not initiated within 2 years of its establishment, the Planning Commission shall initiate the rezoning of the property to an appropriate district classification in conformity with the comprehensive plan.

The Land Use Plan found in the Town of Blythewood Master Plan, and incorporated in the Comprehensive Plan, depicts a mixed use development on the subject property. This would be based on the zoning that was in place at the time that the plan(s) were created and/or updated and would have shown the existing Planned Development zoning that was in place, due in part, to the annexation of the property from Richland County.

The Future Land Use exhibit in the Comprehensive Plan generally depicts the subject property as being located in a Greenbelt node.

Section 4.3 of the Comprehensive Plan states that the Town should work with developers to identify sensitive areas and create development plans that help to preserve/protect sensitive areas, of which the subject properties are most certainly.

The Planning Commission shall make a recommendation on the appropriate zoning district classification in conformity with the Comprehensive Plan. The TC (Town Center District) and RU (Rural District) zonings are reasonable classifications for consideration and discussion based on the purpose statements of TC and RU, the existing land use, and the general guidance of the Comprehensive Plan.

The following citizens signed in to speak on the MAP AMENDMENT (2021-01-MA):

1. Dan Creed
2. Marshall Dinkins
3. Byron Dinkins

Dan Creed of Heritage Engineering, Inc. stated, "This is a reaction by the owner to participate in the rezoning that has been initiated by the Planning Commission and trying to do so in a way that we believe preserves the flexibility for the rear portion of the property."

Byron Dinkins, property owner, addressed the Planning Commission: "As the town grows, we'll have to see where we go forward. My vision would be a nice medical center, something that looks as nice as Fairfield Cooperative, Inc."

Malcolm Gordge made a Motion to approve the zoning request to rezone subject parcels (TMS# 12600-02-01) / (TMS# 12700-01-21) / (TMS# 15100-10-01), from Planned Development District (PD) to Town Center District (TC) / Architectural Overlay District (AO) and Rural District (RU), which would rezone property located along Blythewood / Muller / Syrup Mill Roads. The Motion was seconded by Erica Page. All in favor; 5-0

C. **STAKEHOLDER QUESTIONNAIRE**

Chair Rich McKenrick stated, "The Planning Commission has discussed at several different junctures getting the comprehensive plan rewrite up and moving. We've talked with Gregory Sprouse at the CMCOG and we are now to the point where we are getting ready to put a survey out to stakeholders within the Town of Blythewood."

The following revisions to the stakeholder survey were recommended:

Deletions:

Thank you for taking the time to answer the Town of Blythewood Survey. The purpose of this survey is to help the Town provide you with the best services, identify areas of need, and protect you and your family as best we can.

Your information is used only for the purposes set forth above. It is not shared with any entity outside of the Town of Blythewood's uses set forth above. ~~(For example, if you raise a concern about crime in your area, we may let the County's Sheriff Department know of generalized concerns. If you want your particular concern addressed, please let us know and we can facilitate sharing your information with the appropriate authorities.) Your answers will not be published in any format that would allow others to identify you or your family. Unless requested (for example, if you ask us to call you to discuss a particular concern), your answers will not be used for anyone to contact you for services.~~ Your answers will not be sold to a third party or allowed to be used for marketing any products or services to you. This information is to help our town grow in a thoughtful way that reflects the values of those of us who live in or near the town limits. We welcome your thoughts and concerns.

Additions:

- 20) Part of choosing Blythewood was the educational system offered through Richland County.
 - a. Strongly Agree
 - b. Agree
 - c. No Position
 - d. Disagree
 - e. Strongly Disagree
- 31) Are you interested in information on Annexation?

- a. Yes (if Yes, please provide contact information, see item #1)
- b. No

Edward Kesser made a Motion to approve the Stakeholder Questionnaire with revisions. The Motion was seconded by Malcolm Gordge. All in favor; 5-0

IV. **DISCUSSION ITEMS**

A. **COMPREHENSIVE PLAN SCHEDULE**

Vice-Chair Malcolm Gordge stated, "The CMCOG indicated that their schedule would be to look at two elements every two months. There are ten elements, so that takes us through to the end of the year which is exactly what our anticipated timeframe would be. I think that's very fair, reasonable and achievable in terms of it being a smart plan."

The Planning Commission discussed how long the survey would need to be available to gather adequate citizen feedback. A 30-day and 45-day length of time were discussed by the planning commissioners.

B. **CONTINUING EDUCATION**

Planning Commissioners are required to complete 3 hours annually of continuing education training as required by State law (S.C. Code Sections 6-29-1310 – 6-29-1380).

It is important to obtain this training. It not only teaches the tools necessary for officials and staff to perform their duties responsibly and effectively, but it puts us on solid legal ground with the decisions that we make and the votes that we take.

If planning commissioners are unsure where they are with their continuing education hours, they should contact Administrator Williamson for more information.

V. **OPEN CITIZEN COMMENT**

No citizens signed in to speak.

VI. **ADJOURNMENT**

Marcus Taylor made a Motion to adjourn the meeting at 7:14 PM. The Motion was seconded by Erica Page. All in favor; 5-0

Respectfully submitted,

Melissa Cowan

Melissa Cowan, Town Clerk