

PLANNING COMMISSION MEETING
THE MANOR
100 ALVINA HAGOOD CIRCLE
BLYTHEWOOD, SOUTH CAROLINA
TUESDAY, September 6, 2022
6:00 PM

MINUTES

Members Present

Malcolm Gordge, Chair
Ed Kesser, Vice Chair
Marty Wells
Marcus Taylor
Erica Page

Staff Present

Carroll Williamson, Town Admin

Kirk Wilson, Secretary

Members Absent

Ken Coleman (arrived 20 minutes late)
Ja'maal Mosley

Staff Absent

None

I. CALL TO ORDER AND DECLARATION OF A QUORUM

The meeting was called to order by Chair Malcolm Gordge at 6:01pm.

A. ROLL CALL

All Commissioners were present with the exception of Ken Coleman (Mr. Coleman arrived 20 minutes late) and Ja'maal Mosley.

B. NOTIFICATION AND POSTING OF THE AGENDA

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

C. ADOPTION OF THE AGENDA

Marcus Taylor made a Motion to adopt the agenda as recommended. Ed Kesser seconded the Motion. **All in favor; 5-0**

D. PLEDGE OF ALLEGIANCE

Chair Malcolm Gordge led the pledge of allegiance.

E. APPROVAL OF MINUTES (PC Regular Meeting (08-01-22))

Ed Kesser made a Motion to approve the minutes of August 1, 2022. Marcus Taylor seconded the Motion. **All in favor; 5-0**

II. **ACTION ITEM**
(Citizen Testimony Regarding Action Items As Item Is Presented)

- A. ZONING MAP AMENDMENT (2022-05-MA)** – Town Center District (TC) to Light Industrial Two District (LI-2). This amendment would rezone property located on Community Road and Blythewood Road (Tax Map #: R15100-03-06- 1.93 acres, R15100-03-05(partial)- approximately 10.8 acres, R15100-02-01(partial)- approximately 2.3 acres, and R15100-01-06(partial)- approximately 110 acres)

Jeff Ruble is the Economic Director for Richland County and here to give an overview of the proposed zoning and project. The County purchased property in November of 2019 and rezoned a portion of the property zoned Rural (RU) to Light Industrial (LI-2). Due to the pandemic and other factors, the County realized the shift needed to be towards industrial and away from retail. This site is one of the few sites within the state, which has enough land and infrastructure to support a 1 billion dollar project.

The reason for the zoning change proposal is the best land on this tract is in the northeast section of the property.

Erica Page asked about the occupancy rate at the in the industrial buildings around town. Jeff said the Carolina Pines industrial park she is referencing, is all occupied as well as the Northpoint industrial park.

Ed Kesser stated that, not knowing what business will go there makes him apprehensive about to vote to rezone. He also stated how this layout does not match up with the comp plan and the Town's intentions. Jeff said the goal is to create higher paying jobs, which will then spur your commercial developments such as shops and restaurants.

Martin Wells asked for a timeline of the overall construction of the project. Jeff said that it is hard to determine right now since there is nothing under contract currently.

Malcolm Gordge asked what type of industries they are targeting. Jeff stated that they are mainly interested in technology jobs and they are not targeting those types of business that are noisy and/or pollute the air.

There is a 25ft landscape buffer all along Blythewood Rd.

There will be covenants and restrictions on the property for anyone who may come and purchased the property from the County.

Bob Zedowsky (citizen) spoke out against the rezoning and stated that the property can be developed in a different way with shops and restaurants. He would like to see a better overall plan before a vote is cast. He stated he is not opposed to progress but is not a fan of hodge podge development.

Town Administrator Carroll Williamson stated that the town would support the recommendation of rezoning because the comp plan state that the Town must work with the County to develop the industrial park.

Marcus Taylor said 275 feet is still a good buffer and the Town could still control what goes there along Blythewood Rd with it still being zoned Town Center (TC)

Ken Coleman apologized for being late but asked if there are any environmental concerns such as air quality and land disturbance. DHEC has very strict environmental protocols that he developer must meet.

The engineer from Thomas and Hutton provided a revised layout that shows the first 300 ft along Blythewood Rd would be zoned Town Center (TC) as opposed to the presented layout on the application of 250ft.

Marcus Taylor made a motion to approve the zoning map amendment with the revision provided by the engineer that the first 300ft along Blythewood Road to be zoned Town Center (TC). Martin Wells seconded the motion. **All in favor; 4-2**

III. **OTHER BUSINESS**

Town Administrator Williamson gave an update on the bids for the rewrite of the ordinance. The Town received two bids but they are pretty far apart in price. The Town would like to reopen that bid to try to get a few more submitted.

IV. **OPEN CITIZEN COMMENTS**

None.

V. **ADJOURNMENT**

Ken Coleman made a Motion to adjourn the meeting at 6:58pm. The Motion was seconded by Ed Kesser. **All in favor; 6-0**

Respectfully submitted,

Kirk Wilson, Secretary