

**BLYTHEWOOD PLANNING COMMISSION
THE MANOR
100 ALVINA HAGOOD CIRCLE
BLYTHEWOOD, SOUTH CAROLINA
MONDAY, MARCH 2, 2020
6:00 PM**

MINUTES

Members Present

Rich McKenrick
Ernestine Middleton
Derrek Pugh
Erica Page
Marcus Taylor
Malcolm Gordge

Staff Present

Brian Cook, Town Admin
Melissa Cowan, Town Clerk

Members Absent

Ed Kesser

Staff Absent

Saralyn Yarbrough

I. CALL TO ORDER

The meeting was called to order by Co Chair McKenrick at 6:05 PM.

A. DECLARATION OF A QUORUM

Four Commissioners were present, constituting a quorum.

B. NOTIFICATION AND POSTING OF MEETING AGENDA

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

C. ADOPTION OF THE AGENDA

Malcolm Gordge made a Motion to approve the agenda. The Motion was seconded by Marcus Taylor **All in favor; 6-0**

D. PLEDGE OF ALLEGIANCE

E. APPROVAL OF MINUTES

Marcus Taylor made a Motion to approve the minutes of November 4, 2019. The Motion was seconded by Derrek Pugh. **All in favor; 6-0**

F. ELECTION

Malcom Gordge made a Motion to nominate Rich McKenrick as Chair of the Planning Commission. The Motion was seconded by Ernestine Middleton. **All in favor; 5-0**

Rich McKenrick made a Motion to nominate Malcolm Gordge as Co-Chair of the Planning Commission. The Motion was seconded by Ernestine Middleton. **All in favor; 5-0**

II. CITIZENS TESTIMONY REGARDING ACTION ITEM

No Citizens signed in to speak.

III. ACTION ITEMS

A. ABNEY HILLS S/D PHASE 4 (SKETCH PLAN) – Richland County, TMS# 12400-02-04

Town Administrator Cook explained “the applicant has requested sketch plan approval for Abney Hills Phase 3 on 10-7-19. Secondary access onto Valley Estates Dr. from Mount Valley Road will continue to be an “Emergency Only” access point.

Access to Phase 4 Will be from Fulmer Road via Abney Estates Drive through the existing Abney Hills subdivision.

The sketch plan serves as a basis for the development of a preliminary plat. This phase of the subdivision process precedes the preparation of the preliminary plat or plan. A sketch plan constitutes a Site Specific Development Plan as contemplated by the South Carolina Vested Rights Act 287 of 2004.

The Blythewood Code of Ordinances requires that a traffic impact study be prepared for those subdivisions designed for 90 or more dwelling units. A traffic impact study is required to assess the impact that the proposed development would have upon road systems. A traffic impact study was provided.

Upon sketch approval and moving to creation of preliminary plat/construction plans, a pre-application meeting shall be required with the development staff of Richland County, the applicant, and the Town of Blythewood to discuss the project, Minimum street, curbs, surfacing, storm drainage, wetlands, flood, etc. Specifications shall be designed/reviewed to the satisfaction of Richland County.

No portion of a subdivision shall be approved for construction which is a designated wetland without prior approval from, and subject to the restrictions of, the U.S. Army Corps of Engineers.

Approval of a sketch plan does not authorize the commencement of land clearing or any other construction activity on the subdivision site. Approval shall be contingent on compliance with all relevant sections of the Blythewood Code of Ordinances and other regulatory authorities as applicable. Approval of outside agencies, as applicable, shall be the responsibility of the applicant/developer.

SCDOT was advised of the project. A final SCDOT determination will have to be made on the necessity of auxiliary lanes.

Richland County Fire Marshall, Sheriff's Department, Richland County District 2, new construction/engineering, and addressing have all been advised of the project.

The Planning Commission may wish to consider discussing open space reserved for active or passive recreation and provisions for maintenance. The Planning Commission may also wish to consider location of sidewalks and general description of street trees and lighting that will be provided.

Staff requests maximum lot coverage and accessory setbacks be provided with submittal of preliminary plats.

Shane Alford of Stanley Alford of Stanley Martin Homes estimated that construction and final build out of Phase 4, once started, would take between 3-5 years.

Following discussion the Planning Commission approved Abney Hills S/D Phase 4 (Sketch Plan).

Malcolm Gordge made a Motion to approve Abney Hills S/D Phase 4 Sketch Plan as presented. The Motion was seconded by Derrek Pugh. **All in favor; 6-0**

IV. **DISSUSSION ITEM**

A. **COMPREHENSIVE PLAN**

Following discussion the PC decided to place this item on next month's agenda as an action item to vote on an RFP for Consultant to assist with Comprehensive Plan.

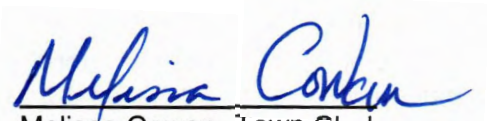
V. **OPEN CITIZEN COMMENT**

No citizens signed in to speak.

VI. **ADJOURNMENT**

Ernestine Middleton made a Motion to adjourn the meeting at 7:05 PM. The Motion was seconded by Malcolm Gordge. **All in favor; 6-0**

Respectfully submitted,



Melissa Cowan, Town Clerk