



**TOWN OF BLYTHEWOOD
PLANNING COMMISSION AGENDA
OCTOBER 5, 2020 – 6:00 PM
DOKO MANOR
100 ALVINA HAGOOD CIRCLE
BLYTHEWOOD, SC 29016**

RICH MCKENRICK • MALCOLM GORDGE • ED KESSER • ERNESTINE MIDDLETON •
ERICA PAGE • DERREK PUGH • MARCUS TAYLOR

- I. CALL TO ORDER AND DECLARATION OF A QUORUM
 - A. NOTIFICATION AND POSTING OF THE AGENDA
 - B. ADOPTION OF THE AGENDA
 - C. PLEDGE OF ALLEGIANCE
 - D. APPROVAL OF MINUTES – (September 8, 2020/September 16, 2020)
 - II. DISCUSSION ITEMS
 - A. RED GATE - Update
 - B. COMPREHENSIVE PLAN
 - C. TRAINING
 - III. UPDATE FROM STAFF
 - IV. OPEN CITIZEN COMMENT
 - V. ADJOURNMENT
-

BLYTHERWOOD PLANNING COMMISSION
THE MANOR
100 ALVINA HAGOOD CIRCLE
BLYTHERWOOD, SOUTH CAROLINA
TUESDAY, SEPTEMBER 8, 2020
6:00 PM

MINUTES

Members Present

Rich McKenrick, Chair
Malcolm Gordge, Vice Chair
Derrek Pugh
Ed Kesser
Marcus Taylor

Staff Present

Brian Cook, Town Admin
Saralyn Yarborough, Admin
Kirk Wilson, Building/Zoning Analyst

Members Absent

Erica Page
Ernestine Middleton

Staff Absent

Melissa Cowan, Town Clerk

I. CALL TO ORDER AND DECLARATION OF A QUORUM

The meeting was called to order by Chair McKenrick at 6:00 PM.

Five Commissioners were present, constituting a quorum.

A. NOTIFICATION AND POSTING OF MEETING AGENDA

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

B. ADOPTION OF THE AGENDA

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

C. PLEDGE OF ALLEGIANCE

D. APPROVAL OF MINUTES

Malcolm Gordge made a Motion to approve the minutes of August 3, 2020. The Motion was seconded by Marcus Taylor. **All in favor; 5-0**

II. PRESENTATION

A. BUCKY DRAKE – Oakhurst/ Boney Single Family Residential Project

Bucky Drake and Billy Carter addressed the Planning Commission.

The following citizens signed in to speak:

Chris Shull
Martin Miller
Danielle Andes
Larry Long

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

IV. ACTION ITEMS

A. ZONING MAP AMENDMENT – Planned Development District (PD) to Development District (D-1). This amendment would rezone property located along Blythewood / Muller / Syrup Mill Roads, (TMS# 15100-10-01) / (TMS# 12600-02-01) / (TMS# 12700-01-21)

The subject parcels total approximately +/- 143 acres of undeveloped land. Records indicates that a majority of the property is owned by Arthur State Bank (140.93 +/- acres).

Records indicate the corner lot at Blythewood and Syrup Mill Roads is owned by Sharpe Properties (2.41+/- acres). 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.

No citizens signed in to speak.

Malcolm Gordge made a Motion to approve the rezoning of property located along Blythewood / Muller / Syrup Mill Roads, (TMS# 15100-10-01) / (TMS# 12600-02-01) / (TMS# 12700- 01-21 from PD (Planned Development District) to D-1 (Development District). The Motion was seconded by Marcus Taylor. **All in favor; 5-0**

B. ZONING MAP AMENDMENT – Bethel-Hanberry Gymnasium Class I Property Historic Designation (125 Boney Road) (TMS# 15200-02-24)

The Board of Architectural Review unanimously recommended the Bethel-Hanberry Gymnasium for historic designation (Class I) on 7-20-2020. It has been determined by the Board of Architectural Review that the Bethel-Hanberry Gymnasium meets the criteria for Class I historic designation as required under Blythewood Ordinance § 155.540. Class I properties must meet a strict historic definition and no changes shall be made to the site without prior expressed approval of the Board of Architectural Review.

Per Ordinance 5.304, Historic Preservation, Section 4, the Planning Commission shall provide its formal comment to the Council on ordinance adoption, amendment, and historic

property designation. Upon approval, the Planning Commission's recommendation will be forwarded to Town Council.

No citizens signed in to speak.

Malcolm Gordge made a Motion to defer the recommendation of the Bethel-Hanberry Gymnasium designation as a Class I historic property until the Planning Commission receives the necessary information from staff to provide a recommendation to Town Council. The Motion was seconded by Rich McKenrick. A roll call vote was taken: Derrek Pugh – No, Marcus Taylor – Yes, Rich McKenrick – Yes, Malcolm Gordge – Yes, Ed Kesser – Yes. **The voted passed; 4-1**

V. DISCUSSION ITEM

A. COMPREHENSIVE PLAN

Malcom Gordge stated that he has met with Gregory Sprouse at the Central Midlands Council of Governments to begin the process for the comprehensive plan rewrite. A questionnaire/survey will be sent to Blythewood residents in the near future to gather feedback which will be incorporated into the comprehensive plan.

Town Administrator Cook asked Planning Commission members to brainstorm topics that they consider important. These topics will be considered during the rewrite process.

VI. OPEN CITIZEN COMMENT

No citizens signed in to speak.

VII. ADJOURNMENT

Malcolm Gordge made a Motion to adjourn the meeting at 7:19 PM. The Motion was seconded by Ed Kesser. **All in favor; 5-0**

Respectfully submitted,

Melissa Cowan, Town Clerk

BLYTHEWOOD PLANNING COMMISSION

Virtual

BLYTHEWOOD, SOUTH CAROLINA

TUESDAY, SEPTEMBER 16, 2020

5:30 PM

MINUTES

Members Present

Rich McKenrick, Chair
Malcolm Gordge, Vice Chair
Derrek Pugh
Erica Page
Marcus Taylor

Staff Present

Brian Cook, Town Admin
Saralyn Yarborough, Admin
Kirk Wilson, Building/Zoning Analyst
Melissa Cowan, Town Clerk

Members Absent

Ed Kesser
Ernestine Middleton

I. CALL TO ORDER AND DECLARATION OF A QUORUM

The meeting was called to order by Chair McKenrick at 5:46 PM.

Five Commissioners were present, constituting a quorum.

A. NOTIFICATION AND POSTING OF MEETING AGENDA

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

B. ADOPTION OF THE AGENDA

Derrek Pugh made a Motion to approve the agenda. The Motion was seconded by Marcus Taylor. **All in favor; 5-0**

C. PLEDGE OF ALLEGIANCE

II. ACTION ITEM

A. ZONING MAP AMENDMENT – Bethel-Hanberry Gymnasium Class I Property Historic Designation (125 Boney Road) (TMS# 15200-02-24)

The Board of Architectural Review unanimously recommended the Bethel-Hanberry Gymnasium for historic designation (Class I) on 7-20-2020. It has been determined by the Board of Architectural Review that the Bethel-Hanberry Gymnasium meets the criteria for Class I historic designation as required under Blythewood Ordinance § 155.540. Class I properties must meet a strict historic definition and no changes shall be made to the site without prior expressed approval of the Board of Architectural Review. The Planning Commission shall provide its formal comment (recommendation) to Town Council on ordinance adoption, amendment, and historic property designation. The

designation will amend the official zoning map to reflect a Class I Historic Site. Town Council has scheduled a public hearing on the amendment for September 28, 2020.

Malcolm Gorge made a Motion to recommend a Class I designation for the Bethel-Hanberry Gymnasium and the land on which it stands is included. The Motion was seconded by Marcus Taylor. **All in favor; 5-0**

III. OPEN CITIZEN COMMENT

No citizens signed in to speak.

IV. ADJOURNMENT

Marcus Taylor made a Motion to adjourn the meeting at 5:56 PM. The Motion was seconded by Derrek Pugh. **All in favor; 5-0**

Respectfully submitted,

Melissa Cowan, Town Clerk

BLYTHEWOOD TOWN COUNCIL MEETING

THE MANOR
100 ALVINA HAGOOD CIRCLE
BLYTHEWOOD, SC 29016
MONDAY, September 28, 2020
7:00 PM

MINUTES

Members Present

Mayor B. Franklin
Councilman E. Baughman
Councilman L. Griffin
Councilman D. Brock
Councilman S. Griffin

Staff Present

Brian Cook, Town Admin
Saralyn Yarborough, Admin Asst.

Staff Absent

Melissa Cowan, Town Clerk

I. CALL TO ORDER

A. ROLL CALL

Mayor Franklin called the meeting to order at 7:00 pm. Five Council members were present, constituting a quorum.

B. NOTIFICATION AND POSTING OF THE MEETING AGENDA

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

C. APPROVAL OF THE AGENDA

Councilman Sloan Griffin made a Motion to approve the agenda. The Motion was seconded by Councilman Griff Griffin. All in favor; 5-0

D. PLEDGE OF ALLEGIANCE

Councilman Donald Brock led the Pledge of Allegiance.

E. INVOCATION

The evening's invocation was given by Councilman Donald Brock.

F. COUNCIL MEMBERS' REMARKS

Councilman Griff Griffin made the following remarks:

- Good evening everyone. I'm glad you were able to join us this evening.
- The Big Grab and the Big Red Barn's Summer Jam were both successful events, but did not have as large of a turnout as in years past.
- We are looking forward to Oktoberfest.

Councilman E. Baughman made the following remarks:

- Welcome everyone. I'm glad to see everyone here tonight.
- We appreciate your input on the items that are on our agenda this evening.
- I attended the Sumer Jam and I thought it was well attended.

Councilman D. Brock made the following remarks:

- I attended the Summer Jam. It was nice weather and a nice time was had by all.
- I participated in the Chamber's Par 3 Palooza.
- Congrats to Phil and the Chamber. It was a very well-organized event.

- I would like to extend my deepest condolences to Melissa Cowan and her family for the loss of Chadwick Boseman.

Councilman S. Griffin made the following remarks:

- Good afternoon everyone. I'm glad you could join us this evening.
- I want to remind everyone that November 6th we will be holding a movie night in the park at 7:00 pm. We be showing the new Trolls movie.

G. Mayor Franklin made the following remarks:

- I want to remind everyone of Election Day coming up on Tuesday, November 3rd. the last day to register in South Carolina is October 4th.
- The Big Grab was not a great turnout because people were being cautious and that is not a bad thing.
- The Summer Jam was a good event and people were practicing social distancing.
- I also participated in the Par 3 Palooza. Everyone there had a great time.

H. APPROVAL OF MINUTES

Councilman D. Brock made a Motion to approve the minutes of TC meeting held on August 24, 2020 as amended. The Motion was seconded by Councilman S. Griffin. **All in favor; 5-0**

II. PUBLIC HEARING

1. Red Gate – An Amendment to rezone property located along Blythewood, Muller, Syrup Mill Roads from PD to D-1 (TMS# 15100-10-01), (TMS# 12600-02-01), (TMS# 12700-01-21).

The Planning Commission initiated a rezoning process on 8-3-20, after over a year of periodic discussions to rezone approximately +/- 143 acres along Blythewood/Muller/Syrup Mill Roads. The Planning Commission met on 9-8-20 and unanimously recommended a D-1 zoning to Council. This acreage comprises parcels 15100-10-01 (2.41 acres), 12600-02-01 (70.63 acres), and 12700-01-21 (70.34 acres), for a total of +/-143 acres. 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.

Per Section 155.272 of the Town of Blythewood Code of Ordinances, 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 Planning Commission, at the September 8, 2020 meeting, unanimously recommended approval to Town Council.

The following citizens signed in to speak:

Marshall Dinkins

2. Bethel-Hanberry – An Amendment to rezone portion of parcel: Bethel-Hanberry Gymnasium – to denote a Class I Property Historic Designation in TC (Town Center) zoning. (125 Boney Road) (TMS# 15200-02-24).

The Board of Architectural Review unanimously recommended the Bethel-Hanberry Gymnasium for historic designation (Class I) on 7-20-2020. It has been determined by the Board of Architectural Review that the Bethel-Hanberry Gymnasium meets the criteria for Class I historic designation as required under Blythewood Ordinance § 155.540. Class I properties must meet a strict historic definition and no changes shall be made to the site without prior expressed approval of the Board of Architectural Review.

The Planning Commission shall provide its formal comment (recommendation) to Town Council on ordinance adoption, amendment, and historic property designation. The designation will amend the official zoning map to reflect a Class I Historic Site.

The Planning Commission, at the September 16, 2020 special call meeting, unanimously recommended approval to Town Council.

No one signed in to speak.

III. PRESENTATION

1. New Bethel-Hanberry School Project Update

Don Clayton, a representative of Bethel-Hanberry Elementary and Scott Powell, a principal architect for the project, presented renderings of the site plan to Town Council.

IV. DISCUSSION ITEMS

1. ATAX

The state accommodations tax is a mandatory 2 percent charge applied to all accommodations statewide. Accommodations are defined as "the rental or charges for any rooms, campground spaces, lodgings, or sleeping accommodations furnished to transients by any hotel, inn, tourist court, tourist camp, motel, campground, residence, or any place in which rooms, lodgings, or sleeping accommodations are furnished to transients for a consideration." The SC Department of Revenue collects these dollars and distributes them back to cities and counties by a formula based on the location of the short-term rental.

Staff created a set of A-Tax guidelines and application procedures for Town Council review/approval. These guidelines are meant to introduce applicants to the purpose and procedures associated with Accommodations Tax funding. They will also assist applicants in determining whether projects and/or programs are eligible for Accommodations Tax funding.

Councilman S. Griffin stated Council will need to define a "tourist for purposes of the application.

2. Public Safety – Councilman Eddie Baughman

Councilman E. Baughman stressed the importance for Town Council to create an intergovernmental agreement (IGA) with the Richland County Sheriff's Department to enforce the speed limits in town.

Councilman S. Griffin suggested the creation of a committee to determine what Blythewood needs to focus on from a law enforcement standpoint.

V. ACTION ITEMS

Citizens Testimony Regarding Action Items (As item is presented).

1. **First Reading Ordinance 2020.013** – An Amendment to rezone property located along Blythewood, Muller, Syrup Mill Roads (TMS# 15100-10-01), (TMS# 12600-02-01), (TMS# 12700-01-21).

Following discussion Council denied the first reading of Ordinance 2020.013.

Councilman E. Baughman made a Motion to deny Ordinance 2020.013. The Motion was seconded by Councilman Griff Griffin. A roll call vote was taken. Mayor Franklin – Yes, Councilman E. Baughman – Yes, Councilman Griff Griffin – Yes, Councilman D. Brock – No, Councilman S. Griffin – Yes. **The Motion failed with a vote of 4-1.**

2. **First Reading Ordinance 2020.014** – Bethel-Hanberry – An Amendment to rezone portion of parcel: Bethel-Hanberry Gymnasium – to denote a Class I property Historic Designation in TC (Town Center) zoning. (125 Boney Road) (TMS# 15200-02-24).

Following discussion Council approved the first reading of Ordinance 2020.014.

Councilman S. Griffin made a Motion to approve Ordinance 2020.014. The Motion was seconded by Councilman D. Brock. **All in favor; 5-0**

3. Boards and Commissions Reappointments
 1. Planning Commission – Ed Kesser and Erica Page
 2. Board of Zoning Appeals – Pat Littlejohn, Sharron Pickle and Tom Utroska

Councilman S. Griffin made a Motion to approve the PC and BZA reappointments of Ed Kesser, Erica Page, Pat Littlejohn, Sharron Pickle, and Tom Utroska. The Motion was seconded by Councilman D. Brock. **All in favor; 5-0**

4. Dominion Energy LED Conversion Program – Town Administrator

Following discussion Council approved the LED Conversion Program with Dominion Energy.

Councilman D. Brock made a Motion to approve the LED Conversion Program with Dominion Energy. The Motion was seconded by Councilman S. Griffin. **All in favor; 5-0**

5. Historical Society Request for Veteran's Day Event

Councilman S. Griffin made a Motion to approve the Historical Society's Veteran's Day request of \$2,000. The Motion was seconded by Councilman D. Brock. **All in favor; 5-0**

VI. OPEN CITIZENS COMMENTS

No citizens signed in to speak.

VII. EXECUTIVE SESSION

- A. Section 30-4-70 (a) (2) Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim. **(Recreation Project Contract/Funding/Legal).**

Councilman S. Griffin made a Motion to go into Executive Session at 9:01 pm. The Motion was seconded by Councilman D. Brock. **All in favor; 5-0**

Councilman D. Brock made a Motion to come out of Executive Session at 9:50 pm. The Motion was seconded by Councilman E. Baughman. **All in favor; 5-0**

No action was taken.

VIII. **ADJOURNMENT**

Mayor Franklin adjourned the meeting at 9:51 pm.

Respectfully submitted,

Melissa Cowan, Town Clerk