



JOINT PLANNING SESSION
BLYTHEWOOD TOWN COUNCIL SPECIAL CALL MEETING
REGULAR PLANNING COMMISSION MEETING
THE MANOR
100 ALVINA HAGOOD CIRCLE
BLYTHEWOOD, SC 29016
MONDAY, FEBRUARY 1, 2021
6:00 PM

AGENDA

TOWN COUNCIL SPECIAL CALL MEETING

I. CALL TO ORDER

- A. Roll Call of Town Council
- B. Roll Call of Planning Commission
- C. Notification and Posting of the Meeting Agenda
- D. Approval of the Agenda
- E. Pledge of Allegiance

II. DISCUSSION ITEMS

- A. Strategic Plan
- B. TROS Zoning
- C. Comprehensive Plan Survey

III. ACTION ITEMS

- A. Transportation Penny Advisory Committee (TPAC) Appointment
- B. ORDINANCE No. 2021.001 – Mask Ordinance

IV. ADJOURNMENT

REGULAR PLANNING COMMISSION MEETING

I. CALL TO ORDER

- A. Pledge of Allegiance
- B. Approval of Minutes (12-7-2020)
- C. Introduction of New Planning Commissioner Sharron Pickle

II. ACTION ITEM

- A. Approval of Comprehensive Plan Survey

III. OPEN CITIZENS COMMENTS

IV. ADJOURNMENT

DRAFT

TROS TRADITIONAL RECREATION OPEN SPACE

Sec. 155.300. - Permitted uses.

(A) *Intent.* The Traditional Recreation Open Space (TROS) district is intended to:

- (1) Ensure the preservation of conservation, recreation, and/or open space;
- (2) Lessen the diminution of property values from the loss of open space commonly provided for in a community;
- (3) Provide opportunities for improved public and/or private recreation activities; and
- (4) Provide for a community-wide network of open space, buffer zones, and recreation spaces.

(B) *Permitted principal uses and structures.* The following are permitted uses and structures:

- (1) Riding Stables

(C) *Conditional Uses*

- (1) Athletic Fields

- a. All athletic fields shall have primary access to collector or thoroughfare roads.
- b. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
- c. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.

- (2) Country Clubs with Golf Courses

- a. There shall be a minimum fifty (50) foot setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and adjacent residentially zoned or used property.
- b. In the Rural District, club facilities may not be used between 12:00 midnight and 7:00 a.m., Sunday through Thursday and between 1:00 a.m. and 7:00 a.m. on Friday and Saturday nights.

- (3) Golf Courses

- a. There shall be a minimum fifty (50) foot setback between clubhouses or other non-course facilities and adjacent residentially zoned or used property.

- (4) Golf Driving Ranges Public or Private Parks

- a. Fencing, netting, or other control measures shall be provided around the perimeter of the driving area to prevent balls from leaving the property.

- (5) Public or Private Parks

- a. Overflow parking shall be designated on the site plan and shall be kept available to handle all traffic from special events.

- b. All parks greater than ten (10) acres shall have primary access to a collector or thoroughfare road.

(6) Public Recreational Facilities

- a. Overflow parking shall be designated on the site plan and shall be kept available to handle all traffic from special events.
- b. All recreation facilities greater than ten (10) acres shall have primary access to a collector or thoroughfare road.
- c. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
- d. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.

(7) Swim and Tennis Clubs

- a. There shall be a minimum fifty (50) foot setback between clubhouses, swimming pools, lighted tennis courts, or athletic field and adjacent residentially zoned or used property.
- b. Lights shall be positioned so as not to shine onto adjacent properties.

(8) Swimming Pools

- a. No private residential swimming pool that is located in a residential district shall be operated as, or in conjunction with, a business, day care operation, bed and breakfast, or a home occupation.
- b. Pools shall be located so as to comply with the minimum setback requirements for accessory buildings.

(D) Regulations

- (1) *Minimum lot area/maximum density:* Minimum lot area: no minimum lot are except as required by DHEC. Maximum density standard: no maximum density standard.
- (2) *Minimum lot width:* None.
- (3) *Structure size standards:* None.
- (4) *Setback standards:* The following minimum setbacks shall be required for principal uses in the TROS District:
 - a. Front: 25 feet.
 - b. Side: 20 feet.
 - c. Rear: 20 feet.

- (5) The minimum side and rear setback requirement for accessory buildings/structures, such as club houses, rest room and locker facilities, snack bars, and parking areas, in the TROS District is ten (10) feet.
- (6) *Height standards:* The maximum height of structures in the TROS District shall be 45 feet.
- (7) *Landscaping/bufferyard standards:* Landscaping and bufferyards shall be provided in accordance with Section 55-380 of this chapter; provided, however, there shall be no landscaping requirements for “golf courses” and “golf courses with country clubs”.
- (8) *Parking/loading standards:* In accordance with each use and Sec. 155.411
- (9) *Sidewalk and pedestrian amenities:* Sidewalks and other pedestrian amenities shall be required; provided, however, there shall be no sidewalk or pedestrian amenities required for “golf courses” and “golf course with country clubs”.
- (10) *Signs:* Signs shall be regulated by the requirements of the Town’s Sign Ordinance

STATE OF SOUTH CAROLINA)
)
TOWN OF BLYTHEWOOD)

Ordinance No. 2021.001

**AN EMERGENCY ORDINANCE REQUIRING THE WEARING OF FACE MASKS
TO HELP ALLEVIATE THE SPREAD OF COVID 19.**

WHEREAS, it is well recognized that SARS-CoV-2 the virus that causes the disease COVID-19 presents a public health concern that requires extraordinary protective measures and vigilance; and,

WHEREAS, on March 11, 2020, the World Health Organization declared a world-wide pandemic; and,

WHEREAS, on March 13, 2020, the President of the United States declared a National Emergency for the United States and its territories in an effort to reduce the spread of the virus; and,

WHEREAS, on March 13, 2020, the Governor of the State of South Carolina Henry McMaster declared a state of emergency for the State of South Carolina; and,

WHEREAS, since March 11, 2020, the Governor of South Carolina has issued twenty-eight (28) Executive Orders in response to COVID-19, including, specifically 2020-21, issued on April 6, 2020; and,

WHEREAS, on March 24, 2020, the Governor of the State of South Carolina requested that the President of the United States declare that a major disaster exists in the State of South Carolina pursuant to Section 401 of the Stafford Act; and

WHEREAS, on March 27, 2020, the President of the United States granted the Governor's request and declared that a major disaster exists in the State of South Carolina and ordered federal assistance to supplement state, tribal, and local recovery efforts in the areas affected by the COVID-19 pandemic, with an effective date retroactive to January 20, 2020, and;

WHEREAS, COVID-19 has spread across the state with the South Carolina Department of Health and Environmental Control ("SCDHEC") confirming the localized person-to-person spread of COVID-19 in South Carolina, which indicates a significantly high risk of exposure and infection creating an extreme public health risk, and;

WHEREAS, the number of cases is growing rapidly and if COVID-19 continues to spread in the Region, including the Town, the number of persons relying on medical, pharmaceutical, and general cleaning supplies will increase, the private and public sector work force will be negatively impacted by absenteeism, and the demand for medical facilities may exceed locally available resources; and,

WHEREAS, it is vitally important that we all work together to decrease the widespread proliferation of COVID- 19 among us all now rather than suffer the unfortunate and devastating consequences later; and,

WHEREAS, the Centers for Disease Control and Prevention ("CDC") and SCDHEC advise the use of cloth face coverings to slow the spread of COVID-19; and,

WHEREAS, taking measures to control outbreaks minimizes the risk to the public, maintains the health and safety of the Town's residents, and limits the spread of infection in our communities and within the healthcare delivery system; and,

WHEREAS, in order to protect, preserve, and promote the general health, safety and welfare and the peace and order of the community, the Town is taking steps to try to protect the citizens and employees of the Town from increased risk of exposure; and,

WHEREAS, in light of the foregoing, Blythewood Town Council deems it proper and necessary to adopt the continuation (2020.008, 2020.016 & 2020.017) of this emergency Ordinance;

NOW, THEREFORE, by virtue of the authority vested in Blythewood Town Council, S.C.Code Ann. Section 5-7-250 (d) and in light of the foregoing, the governing body of the Town of Blythewood declares that an emergency exists with respect to the presence of and the spread of the Coronavirus (COVID-19), and pursuant to the above authorities, and incorporating the federal and state emergency declarations, orders, measures, guidance and recommendations set forth in the prefatory clauses hereinabove, adopts this EMERGENCY ORDINANCE, as follows:

SECTION I. Face Coverings Required.

1. All persons entering a commercial establishment in the Town must wear a face covering, which covers the mouth and nose, while inside the establishment. This paragraph does not apply to religious establishments. However, the use of face coverings is recommended during religious activities as well.
2. All restaurants, retail stores, salons, grocery stores, and pharmacies in the Town must require their employees to wear a face covering, which covers the mouth and nose, at all times while having face to face interaction with the public.
3. Any person who is unable to safely wear a face covering due to age, an underlying health condition, or is unable to remove the face covering without the assistance of others is exempt from this Ordinance.
4. Face coverings are not required in the following circumstances:
 - a. In personal vehicles;
 - b. When a person is alone in enclosed spaces; during outdoor physical activity, provided the active person maintains a minimum of six (6) feet from other people at all times;
 - c. When a person is alone or only with other household members;
 - d. While drinking, eating or smoking;
 - e. When wearing a face covering causes or aggravates a health condition.
 - f. When wearing a face covering would prevent the receipt of personal services.
 - g. When a person is 10 years of age or younger.
5. A person who fails to comply with Paragraph 1 of this Ordinance shall be guilty of a civil infraction, punishable by a fine of not more than \$25.00. A person who fails to comply with Paragraph 2 of this Ordinance shall be guilty of a civil infraction, punishable by a fine of not more than \$100.00.
6. Each day of a continuing violation of this Ordinance shall be considered a separate and distinct offense. In addition to the fines established by this paragraph, repeated violations of this Ordinance by a person who owns, manages, operates or otherwise controls a business subject to this Ordinance may, subject to all procedural protections set forth in the Town Code, result in the suspension or revocation of any occupancy permit or business license issued to a business where the repeated violations occurred. Repeated violations of this Ordinance are additionally hereby declared to be a public nuisance, which may be abated by the Town by restraining order, preliminary and permanent injunction, or other means provided for by the laws of this State. The foregoing notwithstanding, every effort shall be made to bring the

business into voluntary compliance with the terms of this Ordinance prior to the issuance of any citation. For the purposes of Paragraph 2 of this Ordinance, "person" shall be defined as any individual associated with the business who has the control or authority and ability to enforce the social distancing requirements of the Ordinance within the business, such as an owner, manager or supervisor. "Person" may also include an employee or other designee that is present at the business but does not have the title of manager, supervisor, etc., but has the authority and ability to ensure that the requirements of this Ordinance are met while the business is open to the public.

SECTION II. Effective Date.

This Emergency Ordinance shall be effective beginning on _____ at _____ o'clock AM/PM
This Ordinance shall automatically expire on the 61st day after enactment of this Ordinance.

TOWN ADMINISTRATOR

MAYOR

APPROVED AS TO FORM:

TOWN ATTORNEY

FIRST READING

BLYTHEWOOD PLANNING COMMISSION
VIRTUAL MEETING
MONDAY, DECEMBER 7, 2020
6:00 PM

MINUTES

Members Present

Rich McKenrick, Chair
Malcolm Gordge, Vice Chair
Derrek Pugh
Ernestine Middleton
Marcus Taylor

Staff Present

Brian Cook, Town Admin
Saralyn Yarborough, Admin
Melissa Cowan, Town Clerk

Members Absent

Ed Kesser
Erica Page

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

The meeting was called to order by Chair Rich McKenrick at 6:00 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**

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

C. **PLEDGE OF ALLEGIANCE**

Chair Rich McKenrick led the pledge of allegiance.

D. **APPROVAL OF MINUTES**

Malcolm Gordge made a Motion to approve the minutes of November 2, 2020. The Motion was seconded by Marcus Taylor. **All in favor; 5-0**

II. **PRESENTATION**

A. GREGORY SPROUSE (CMCOG) – COMPREHENSIVE PLAN

Mr. Brian Cook introduced Mr. Gregory Sprouse, Director of Research, Planning and Development at the CMCOG, to talk about their role in updating our Comprehensive Plan.

Mr. Sprouse explained the CMCOG provides a forum for coordinating the Plans for the Central Midlands, and assists member governments with looking at their existing situation and to help define the needs and goals of the local community and how it wants to grow and develop. Using a PowerPoint presentation, Mr. Sprouse highlighted the individual elements that are mandated to be included in the Plan, which must be reviewed every five years and formally updated every ten years.

The purpose of the Plan is to develop a strategy for a healthy and pleasant environment in which to live; balance growth and stability; reflects the economic potential of the Town; protects the Town's investments as far as practicable and regulates land use and development.

Mr. Sprouse advised that a new element under the heading of Resiliency has been added, so the community planning can evaluate risks due to natural disasters such as COVID or flooding and non-natural disasters like a train-wreck.

Mr. Gordge said that the Planning Commission wanted to include the views of local residents and businesses to obtain the best possible input for the update and asked if the CMCOG could assist with developing a survey/questionnaire to elicit public comment as early as possible. Mr. Sprouse confirmed this was possible and would welcome any suggestions for an outline which Mr. Gordge confirmed was in the process of being drawn-up.

To further facilitate the public involvement, Mr. Gordge suggested that the Town organize a Community Planning day to coincide with or occur around the time of the next Town Retreat. Mr. Cook confirmed he would look at potential dates for these two events to take place first quarter 2021.

Red-Gate

Mr. Cook confirmed that work is on-going by the Dinkins family to prepare a plan for the Red-Gate project, but no action for the PC at this time.

Suggest we put the presentation on the website and maybe make it a sub-category since more will follow.

III. **STAFF UPDATE**

No staff update at this time.

IV. **OPEN CITIZEN COMMENT**

No citizens signed in to speak.

V. **ADJOURNMENT**

Malcolm Gordge made a Motion to adjourn the meeting at 7:02 PM. The Motion was seconded by Marcus Taylor. All in favor; 5-0

Respectfully submitted,

Melissa Cowan, Town Clerk

Town of Blythewood Comprehensive Plan Survey

- 1) Do you own property within the town limits of Blythewood?
- 2) How long have you lived in Richland County?
- 3) What is your gender?
- 4) What is your age?
- 5) Why did you choose Blythewood (check all applicable)
 - a. Community rural character
 - b. Close to employer
 - c. Family & Friends
 - d. Good place to raise children
 - e. Family roots
 - f. Type of housing
 - g. Availability of housing
 - h. Reasonable tax rate
 - i. Proximity to Columbia
 - j. Cost of living
 - k. Quality of Schools
 - l. Housing cost
 - m. Other
- 6) Where do you work
 - a. In the Town
 - b. Outside the Town
 - c. Student
 - d. Retired
 - e. Unemployed
- 7) What is your biggest concern about the **future** of Blythewood?
- 8) What are your **current** concerns for Blythewood?
- 9) Have you read the current Comprehensive plan?
 - i. Yes No
- 10) What changes within Blythewood (negative or positive) over the last 10 years have you noticed?
- 11) Do you believe the quality of life in Blythewood is;
 - a. Excellent
 - b. Good
 - c. Fair
 - d. Poor
- 12) Do you believe the quality of life in Blythewood has;
 - a. Improved
 - b. Declined
 - c. Remained the same
- 13) Recreational activities and space are;
 - a. Adequate
 - b. Inadequate
- 14) How do you get your news in the town?
 - a. Website
 - b. E-mail
 - c. Newspaper
 - d. Facebook or other SM

15) Would you encourage or discourage the following

- a. Residential – Single Family Homes
 - i. Encourage Discourage
- b. Residential – Multi Family Units
 - i. Encourage Discourage
- c. Senior / Assisted Living Units
 - i. Encourage Discourage
- d. Agricultural / Farming
 - i. Encourage Discourage
- e. Retail Development
 - i. Encourage Discourage
- f. Public Recreational Space
 - i. Encourage Discourage
- g. Light Industrial / Manufacturing
 - i. Encourage Discourage
- h. Motel / Hotel
 - i. Encourage Discourage
- i. Convenience Stores
 - i. Encourage Discourage
- j. Tourism Based Businesses
 - i. Encourage Discourage
- k. Fast Food
 - i. Encourage Discourage
- l. Department Store
 - i. Encourage Discourage
- m. Service Based Businesses
 - i. Encourage Discourage

16) If you have another land use you would like to see, what would it be?

17) Blythewood should continue to preserve additional agricultural land (Pick one)

- a. Strongly Agree
- b. Agree
- c. No Position
- d. Disagree
- e. Strongly Disagree

18) Blythewood should actively pursue industrial space

- a. Strongly Agree
- b. Agree
- c. No Position
- d. Disagree
- e. Strongly Disagree

19) Blythewood should pursue town services (Police, Fire)

- a. Strongly Agree
- b. Agree
- c. No Position
- d. Disagree
- e. Strongly Disagree

20) Historical structures in Blythewood should continue to be preserved and added.

- a. Strongly Agree

- b. Agree
 - c. No Position
 - d. Disagree
 - e. Strongly Disagree
- 21) What do you think is missing from Blythewood (check all that apply)
- a. Parks / Open Space
 - b. Trails
 - c. Restaurants
 - d. Shopping
 - e. Park Amenities
 - f. Pedestrian Connectivity
 - g. Entertainment Activities
 - h. Other
- 22) The previous version of the Comprehensive Plan emphasized the desire to maintain a “Small Town” atmosphere in Blythewood. Which of the following community features have the most impact on the town’s ability to achieve these desires? Choose up to four, or choose “None of the above”.
- a. Housing Density and type
 - b. Architectural style
 - c. The type of businesses coming to Blythewood
 - d. The amount of traffic
 - e. The presence of walkable, mixed-use town center area
 - f. Preservation of historical buildings and sites
 - g. Landscaping
 - h. None of the above
- 23) Do you find the overall traffic road systems in and around Blythewood adequate
- i. Yes No
- 24) Do you feel the Town should borrow money in order to modernize its facilities?
- i. Yes No
- 25) Do you feel Blythewood should continue to annex property in order to grow its boundaries?
- i. Yes No
- 26) How do you feel the current recreation space situation is in Blythewood?
- a. Too Much
 - b. Sufficient
 - c. Not Enough
 - d. No Response
- 27) Do you feel the following services are adequate in the town (provided by Richland County)
- a. Police Yes No
 - b. Fire Yes No
 - c. Ambulance Yes No
 - d. Public Library Yes No
 - e. Storm Water Yes No
 - f. Zoning Yes No
- 28) Do you attend local government meetings?
- a. Yes
 - b. No
 - c. Never