

**CALL MEETING**  
**BLYTHEWOOD TOWN COUNCIL**  
**BLYTHEWOOD TOWN HALL**  
**171 LANGFORD ROAD**  
**TUESDAY, SEPTEMBER 16, 2008**  
**7:00 PM**

**AGENDA**

**I. CALL TO ORDER**

- A. DECLARATION OF A QUORUM
- B. NOTIFICATION & POSTING OF THE MEETING AGENDA
- C. ADOPTION OF AGENDA (WITH ANY AMENDMENTS)
- D. PLEDGE OF ALLEGIANCE
- E. MOMENT OF SILENCE

**II. MAYOR'S REMARKS**

**III. CITIZEN TESTIMONY REGARDING ACTION ITEMS**

**IV. ACTION ITEMS**

**A. FIRST READING**

**ANNEXATION ORDINANCE** – Ordinance No. 4.13\_\_ to annex by 100% petition from the property owners, Summers Trace Associates, LLC (Davis Brothers), one 87.3 acre parcel and one 1.16 acre parcel shown on the Richland County tax maps as TMS #12500-02-05 and #12600-03-07 respectively. Both parcels are zoned Rural ((RU) in Richland County. Recommended interim zoning is R-20 (Low Density Residential) with a request for final zoning of Planned Development District (PDD).

**V. COUNCIL DISCUSSION**

- Town Park - *Rick McMackin, LandPlan South*
- Town Park Financing Options - *Brent Robertson, Merchants Capital*

**VI. OTHER BUSINESS**

**VII. OPEN CITIZEN COMMENT**

**ADJOURNMENT**

**WORK SESSION**  
**BLYTHEWOOD TOWN COUNCIL**  
**BLYTHEWOOD TOWN HALL**  
**TUESDAY, SEPTEMBER 16, 2008, 7:00 PM**

**MINUTES**

**Members Present**

Mayor Keith T. Bailey  
Councilwoman Katie Cauthen  
Councilman Ed Garrison  
Councilman Jim McLean  
Councilman Paul Moscati

**Staff Present**

John Perry, Town Administrator  
Lee Zimmerman, Esq., Town Attorney  
Martha Weaver, Municipal Clerk

**I. CALL TO ORDER**

**A. DECLARATION OF A QUORUM**

Mayor Bailey called the meeting to order at 7:00PM and stated a quorum was present.

**B. NOTIFICATION & POSTING OF THE MEETING AGENDA**

Mayor Bailey stated the agenda was properly posted and the media notified.

**C. ADOPTION OF AGENDA (WITH ANY AMENDMENTS)**

Councilman Garrison motioned to adopt the agenda as written. The motion was seconded by Councilman Moscati. **All in favor. 5-0 Passed**

**D. PLEDGE OF ALLEGIANCE**

**E. MOMENT OF SILENCE**

**II. MAYOR'S REMARKS**

Mayor Bailey informed council that the town's website will soon have the capability for council members to monitor the budget in real time and the site will also have "hot buttons" relating to items of concern.

**III. CITIZEN TESTIMONY REGARDING ACTION ITEMS**

No citizens signed up to speak.

**IV. ACTION ITEMS**

**A. FIRST READING**

**ANNEXATION ORDINANCE** – Ordinance No. 4.13\_\_ to annex by 100% petition from the property owners, Summers Trace Associates, LLC (Davis Brothers), one 87.3 acre parcel and one 1.16 acre parcel shown on the Richland County tax maps as TMS #12500-02-05 and #12600-03-07 respectively. Both parcels are zoned Rural ((RU) in Richland County. Recommended interim zoning is R-20 (Low Density Residential) with a request for final zoning of Planned Development District (PDD).

Mr. Perry stated this annexation request is by 100% petition and consists of approximately 89 acres. Winnsboro will provide water service pending annexation into the town.

Councilman Garrison motioned to bring forward for discussion and action. The motion was seconded by Councilwoman Cauthen.

Discussion: Mr. Joe Younan from W.K. Dickson stated the community is 89 acres with an R-20 interim zoning and will have 54 homes on 0.50 acre lots. Mr. Perry expects the developer to request a final zoning designation of PDD. The community will be gated with each home at 3500 sq. ft. Mr. Younan explained there is about 15 acres of "green space" that includes 2 ponds, a power line easement and wetlands. The community is currently under construction as approved by Richland County.

Action: All in favor. 5-0 passed

#### V. COUNCIL DISCUSSION

- Town Park - Rick McMackin, LandPlan South

Mr. Perry introduced Mr. McMackin and explained the master planning process took some artistic liberties and license with the town park project. Mr. Perry asked Mr. McMackin to blend his plan with the master plan and review those concepts with Town Council.

Mr. McMackin provided a handout that provided the following details:

- Park Boundary
- Original Park Master Plan
- TSW Master Plan
- Composite Plan A
- Composite Plan B
- A combination of Composites A & B and TSW Master Plan
- Phasing Scenarios
- Cost Summary
- Cost Summary per area

The handout is included with the record.

Mr. McMackin explained that some of TSW's proposed changes were to move the amphitheater slightly west of its original location nearer to the planned lake and move the proposed skate park northwest from its original site closer to the ball fields.

Council members discussed beginning work on Phase 1 (the southern half of the park) while at the same time acquiring the property on the north end of the park. Council agreed this approach would allow the town to move smoothly from Phase 1 to Phase 2.

Mr. McMackin said that Scenario A would reduce the commercial area proposed by TSW and eliminates the multi-family residences, while increasing meadows for picnics and overflow parking. Scenario B would include moving the planned depot back to the location as shown in the original park master plan. Mr. McMackin said that residential housing would be located along Sandfield Road facing the ball fields which will provide "eyes on the park" security.

Scenario B shows the depot would be included in Phase 2. Councilman McLean stated the depot is intended as an anchor for the park and should be included in Phase 1.

Mayor Bailey set the acquisition of the northern property as a top priority stating the town needs to acquire that property and begin building Phase 1 simultaneously.

Councilman Garrison emphasized the sustainability concept of the Master Plan recommending the use of permeable asphalt for parking lots and using lawn areas for additional parking.

Mr. McMackin expects completion of Phase 1; Scenario B would be approximately 18 months to 2 years.

Mr. McMackin explained that TSW's concept eliminates the multi-use recreation center. Mayor Bailey stated he did not think the recreation center should be eliminated because of its many uses for various activities.

Mr. McMackin reviewed all areas of Scenario B, Phases 1 and 2.

- Town Park Financing Options
  - *Brent Robertson, Merchants Capital*
  - *Ted DuBose, Esquire*

Mr. Brent Robertson and Attorney Ted DuBose addressed council explaining financing options for the proposed town park.

Considering the current state of the financial market Mr. Robertson stated the comfort level is not there for him to tell council a specific number to work with as well as the level of credit support available from local and regional banks. Mr. Robertson cautioned council about committing to a project publically and failing to execute because the finances don't play out as needed or actually committing resources and the resources come up short. Mr. Robertson stated he liked how the project was segregated into areas and phases. Mr. Robertson encouraged council to get the project funds in place by creating a pool of funds and consider how to scale back.

Options discussed include general obligation bonds that require a referendum. Attorney DuBose explained that the debt limit for a municipality using general obligation bonds is 8 percent of the assessed value of all town property. Attorney DuBose also stated that since the park could be used for tourism, hospitality and accommodations taxes can be used as a funding option. Attorney DuBose suggested comparing what can be done with and without a referendum.

VI. **OTHER BUSINESS**

Councilman McLean provided a handout to council members about the Aiken Railroad Depot.

VII. **OPEN CITIZEN COMMENT**

Laura Kiser (President, Greater Blythewood Chamber of Commerce): Ms. Kiser spoke about low visibility and limited office space necessary to market businesses in the town.

**ADJOURNMENT**

Councilman McLean motioned to adjourn at 9:30PM. The motion was seconded by Councilman Moscati. **All in favor. 5-0 Passed**

Respectfully submitted,



Martha Weaver, Municipal Clerk

**FORM ZA-MA****Zoning Map Amendment (Annexation and Zoning) Application  
TOWN OF BLYTHEWOOD**Date Filed: 9-11-08

Fee Paid: N/A

Application No.: ANNEX091108

A zoning map amendment may be initiated by the property owner(s), Planning Commission, Zoning Administrator or Blythewood Town Council. If the application is on behalf of the property owner(s), all owners must sign. If the applicant is not an owner, the owner(s) must sign the Designation of Agent section.

The applicant has made a request that the property described below be annexed into the Town of Blythewood. Property is presently located in Richland County and is zoned Rural (RU).

Applicant would like to request that, if the annexation is accepted by Town Council, the zoning designation be R-20 (Interim) PDD (Permanent) in the Town of Blythewood.

APPLICANT(S): Summers Trace Associates, LLCADDRESS: PO Box 23327 Columbia SC 29224TELEPHONE: DAY: (803) 788-0702 EVENING: (803) 788-0702OWNER(S): Summers Trace Associates, LLCADDRESS: PO Box 23327 Columbia SC 29224TELEPHONE: DAY: (803) 788-0702 EVENING: (803) 788-0702

(Use reverse side of this form if additional space is needed).

**LEGAL DESCRIPTION:**LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ SUBDIVISION: Summers TraceTAX MAP NO.: 12500-02-05, 12600-03-07 DEED BOOK: R1210 & R1373 PAGE 3861 & 3862Property is Zoned Rural (RU) Use of Property Single Family ResidentialPhysical Address or Location: 1025 Blythewood Road Blythewood SC 29016

DESIGNATION OF AGENT [complete only if owner is not applicant]: I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application.

Date: 9-11-08

(sign)

Barry Dawn, Member  
Owner

(sign)

Owner

I (We) certify that the information in this request is correct.

Date: 9-11-08

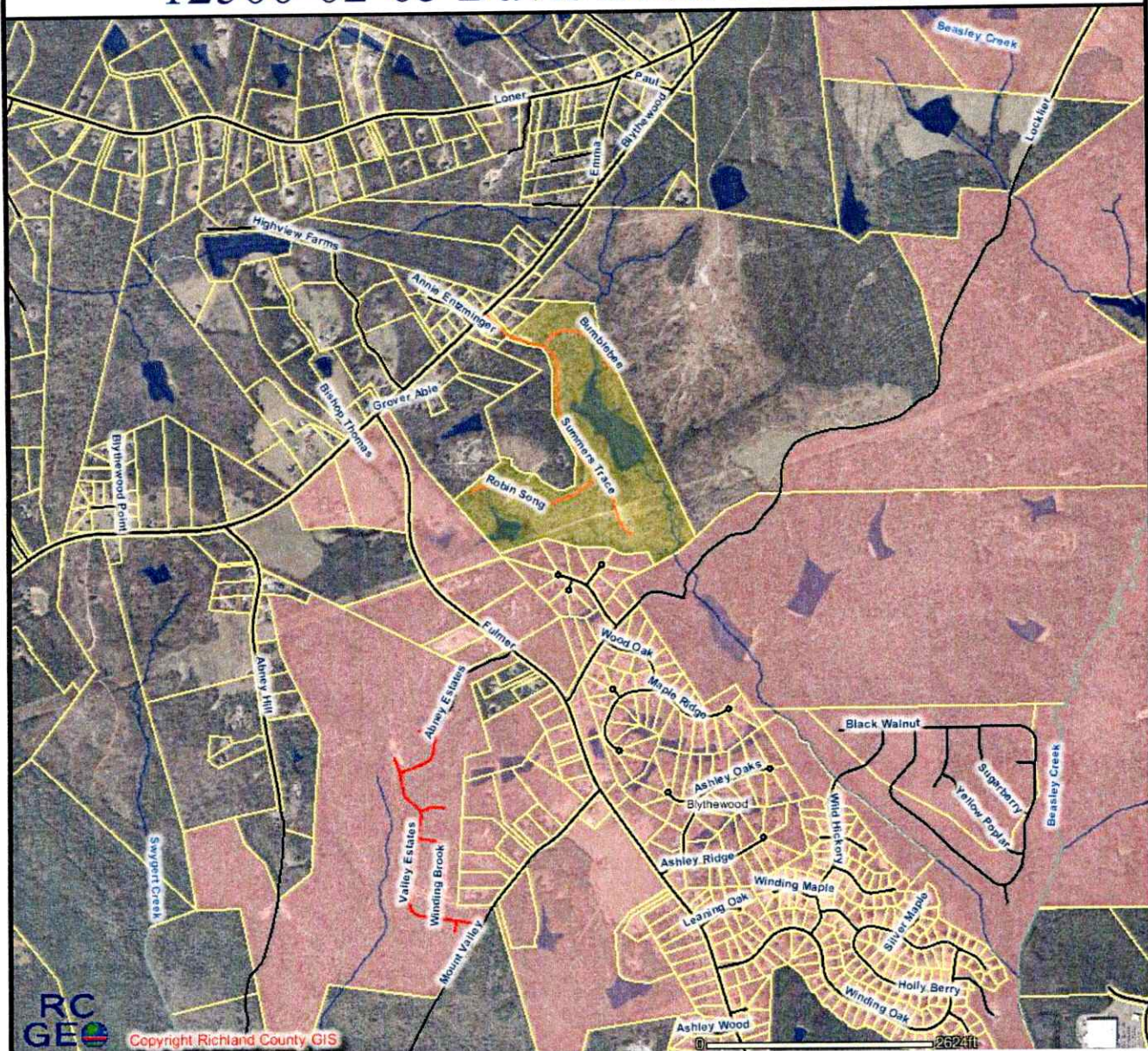
(sign)

Barry Dawn, Member  
Applicant

(sign)

Applicant

# 12500-02-05 Davis Bros. Annexation



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2020 Hampton St.  
Columbia, SC 29204



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**PROPRIETARY INFORMATION:** Any resale of this information is prohibited, except in accordance with a licensing agreement.

## Legend

- |                 |                   |
|-----------------|-------------------|
| County Boundary | Streets           |
| Private Schools | Buildings         |
| Public Schools  | 2 Ft. Contours    |
| Police Stations | Streams           |
| Fire Stations   | Lakes             |
| County Assets   | Council Districts |
| Daycares        | Zip Codes         |

# 12600-03-07 Davis Brothers Annexation



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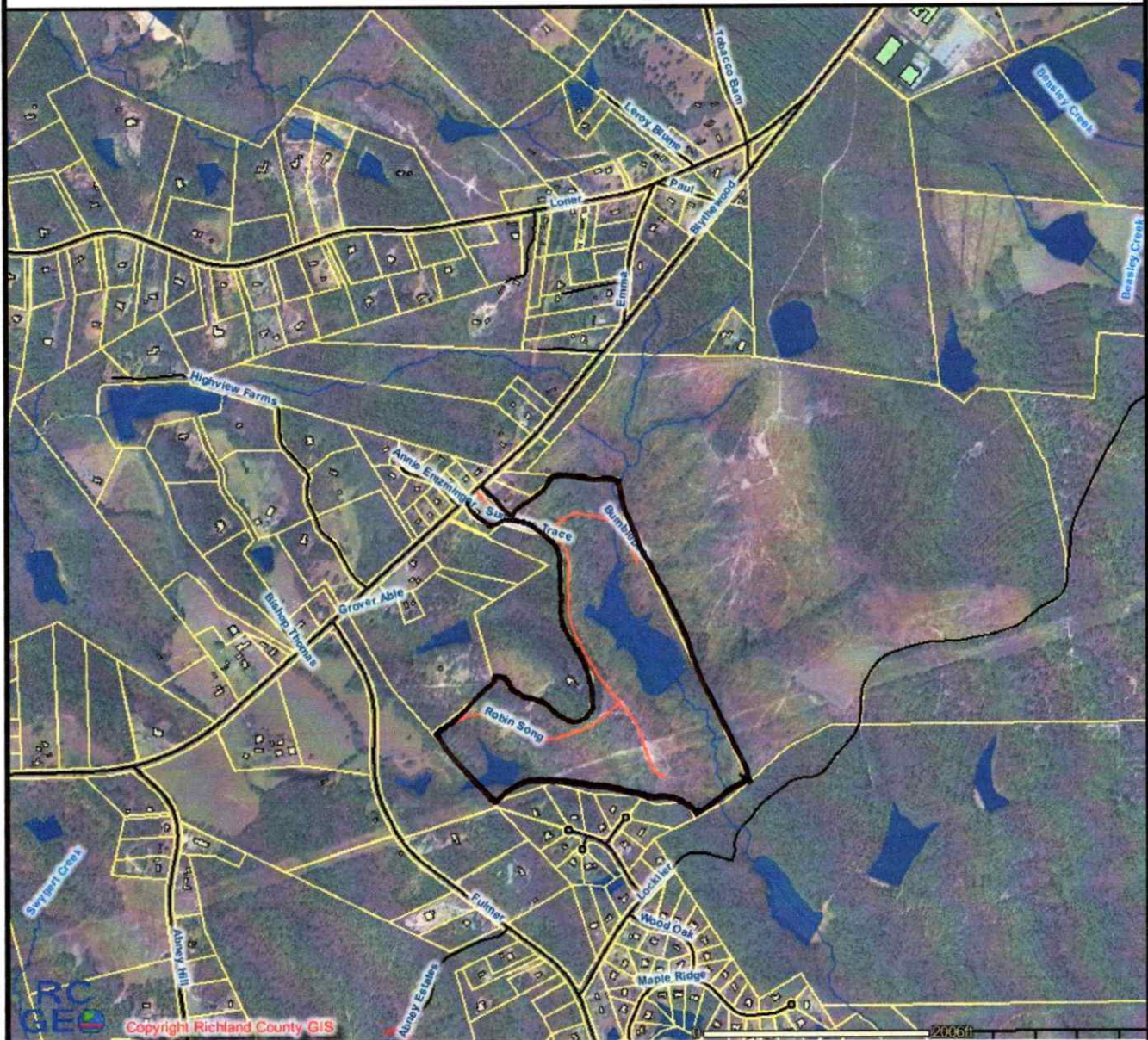
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| Daycares        | Zip Codes         |

# Davis Brothers Annex



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## Legend

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## Assessor Data View

The information provided on this page reflects data as of **December 31, 2007** and should be used for reference only. For official assessment information, please contact the Richland County Assessor's Office.

Information presented on the Assessor's Database is collected, organized and provided for the convenience of the user and is intended solely for informational purposes. **ANY USER THEREOF OR RELIANCE THEREON IS AT THE SOLE DISCRETION, RISK AND RESPONSIBILITY OF THE USER.** While every attempt is made to provide information that is accurate at the date of publication, portions of such information may be incorrect or not current. **RICHLAND COUNTY HEREBY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, AS TO ITS ACCURACY, COMPLETENESS OR FITNESS FOR ANY PARTICULAR PURPOSE.** All official records of the County and the countywide elected officials are on file in their respective offices and may be viewed by the public at those offices.

## Owner Information

Tax Map Number:

Owner:

Address 1:

Address 2:

Address 3:

City/State/Zip:

Property Location/Code:

## Tax Information

Year:

Property Tax Relief:

Local Option Sales Tax Credit:

Tax Amount:

Paid:

Homestead:

Assessed:

## Assessment Information

Year Of Assessment:  Legal Residence:

Tax District:  Sewer Connection:

Acreage Of Parcel:  Water Connection:

Non-Agriculture Value:  Agriculture Value:

Building Value:  Improvements:

Market Value:

Zoning:

## Property Information

Legal Description:  #SU

#PR RB1210-3861

Land Type:

## Sales History

| Current Owner Name           | Sale Date  | Vacant or Improved | Deed Book/Page | Sale Price   |
|------------------------------|------------|--------------------|----------------|--------------|
| SUMMERS TRACE ASSOCIATES LLC | 72/7 /2006 |                    | R1210/ 3862    | \$5.00       |
| SUMMERS TRACE ASSOCIATES LLC | 07/27/2006 | V                  | R1210/ 3862    | \$920,000.00 |
| ULMER EPHRAIM &              | 02/18/1987 | I                  | D830 / 787     | \$90,720.00  |
| BERRY J ROY &                | 05/31/1985 |                    | D743 / 547     | \$0.00       |

## Structure Information

| Building Number | Year Structure Was Assessed | Building Description | Actual Year Built | Number Of Bathrooms | Number Of Bedrooms | Total Number Of Stories | Heated Square Footage | Total Square Footage |
|-----------------|-----------------------------|----------------------|-------------------|---------------------|--------------------|-------------------------|-----------------------|----------------------|
|                 |                             |                      |                   |                     |                    |                         |                       |                      |

## Structure Details

| Structure Type | Structure Description | Building Number |
|----------------|-----------------------|-----------------|
|                |                       |                 |

## Exemptions

| Exemption Year | Exemption Description |
|----------------|-----------------------|
|                |                       |

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## Owner Information

Tax Map Number: R12600-03-07  
 Owner: SUMMERS TRACE ASSOCIATES L  
 Address 1: %ERIC M JETER  
 Address 2: 1029 BLYTHEWOOD RD  
 Address 3:  
 City/State/Zip: BLYTHEWOOD SC 29016  
 Property Location/Code: 1025 BLYTHEWOOD RD

## Tax Information

Year: 2007  
 Property Tax Relief: \$0.00  
 Local Option Sales Tax Credit: (\$135.44)  
 Tax Amount: \$2,279.54  
 Paid: Yes  
 Homestead: No  
 Assessed: \$5,450.00

## Assessment Information

Year Of Assessment: 2008 Legal Residence: No  
 Tax District: ZDP Sewer Connection: SEPTIC  
 Acreage Of Parcel: 1.16 Water Connection: WELL  
 Non-Agriculture Value: \$8,100.00 Agriculture Value: \$0.00  
 Building Value: \$82,000.00 Improvements: \$0.00  
 Market Value: \$90,100.00  
 Zoning: RU RURAL DISTRICT

## Property Information

Legal Description: PT PARCEL B #SU  
 #PR D-88,52-1010,RB749-867  
 Land Type:

## Sales History

| Current Owner Name           | Sale Date  | Vacant or Improved | Deed Book/Page | Sale Price   |
|------------------------------|------------|--------------------|----------------|--------------|
| SUMMERS TRACE ASSOCIATES LLC | 11/05/2007 | V                  | R1373/ 1540    | \$10,000.00  |
| SUMMERS TRACE ASSOCIATES LLC | 08/17/2006 | I                  | R1219/ 710     | \$138,000.00 |
| JETER ERIC M                 | 04/09/2003 |                    | R0779/ 679     | \$0.00       |
| PALMER ELLIOTT               | 02/06/2002 | V                  | R0623/ 986     | \$58.00      |

## Structure Information

| Building Number | Year Structure Was Assessed | Building Description   | Actual Year Built | Number Of Bathrooms | Number Of Bedrooms | Total Number Of Stories | Heated Square Footage | Total Square Footage |
|-----------------|-----------------------------|------------------------|-------------------|---------------------|--------------------|-------------------------|-----------------------|----------------------|
| 1               | 2008                        | SGL FAM - WALL GROUP 3 | 1955              | 2.00                | 3                  | 1.0                     | 1248                  | 1872                 |

## Structure Details

| Structure Type   | Structure Description           | Building Number |
|------------------|---------------------------------|-----------------|
| Building Element | AC TYPE...HEAT PUMP             | 1               |
| Building Element | ARCHITECTURAL STYLE...OLD HOUSE | 1               |
| Building         | BUILDING                        | 1               |

TOWN  
OF  
**Glytheewood**  
SOUTH CAROLINA



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## PARK MASTERPLAN

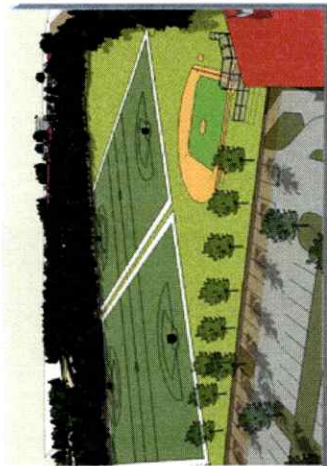


THE LANDPLAN GROUP SOUTH, INC.  
LANDSCAPE ARCHITECTURE | ENGINEERING | PLANNING



## PARK BOUNDARY





VIEW OF RECREATION CENTER AND BALL FIELDS



VIEW OF SALT PARK, AMPHITHEATER AND BALL FIELDS



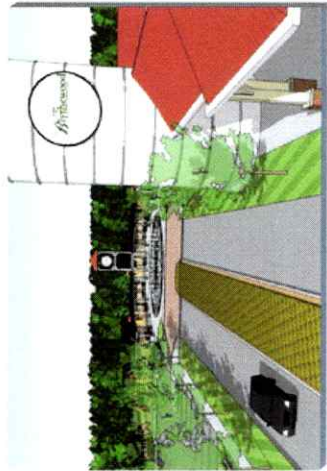
VIEW OF PLAYGROUND AND PICNIC SHELTER FROM RADIAL PERGOLA



VIEW OF DEPOT AND SCULPTURE DISPLAY COURTYARD



VIEW OF HISTORIC ARTS RETAIL STRUCTURES



BOULEVARD VIEW OF CHILDREN'S SPRAY GROUND AND CLOCK TOWER



# ORIGINAL PARK MASTERPLAN





# TSW MASTERPLAN





COMPOSITE A





## TSW MASTERPLAN





## COMPOSITE B





# AREA BREAKDOWN



# SCENARIO 'A'



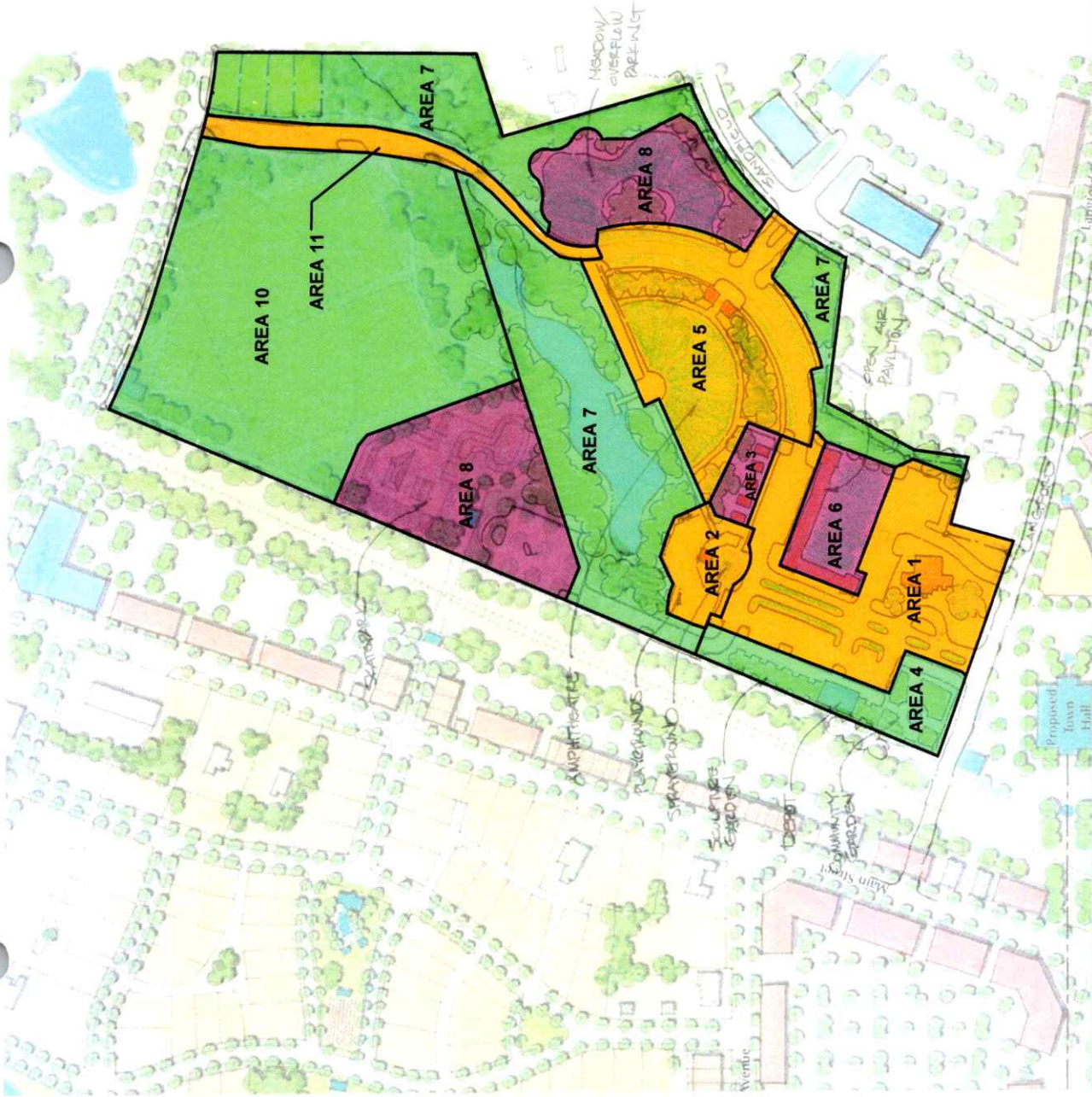
PHASE 1



PHASE 2



PHASE 3



PHASING SCENARIO A



# SCENARIO 'B'

PHASE 1



PHASE 2



## PHASING SCENARIO B



ENGINEER'S ESTIMATE FOR BLYTHEWOOD PARK  
 COST SUMMARY  
 PREPARED BY: THE LANDPLAN GROUP SOUTH, INC.  
 DATE: 7/16/08

| ITEM                                                   | Scenario 'A'   |         | Scenario 'B' |                 |
|--------------------------------------------------------|----------------|---------|--------------|-----------------|
|                                                        | Phase 1        | Phase 2 | Phase 3      | Phase 1 Phase 2 |
| AREA 1 - Boulevard & Parking                           | \$1,349        |         |              | \$1,349         |
| AREA 2 - Sprayground, Playground & Clock Tower         | \$831          |         |              | \$831           |
| AREA 3 - Historic Arts Retail Structures               | \$531,968.01   |         | \$532        | \$532           |
| AREA 4 - Depot, Community Garden & Sculpture Courtyard | \$701,725.11   | \$702   |              | \$702           |
| AREA 5 - Amphitheater & Parking                        | \$654,846.97   |         |              | \$655           |
| AREA 6 - Open Air Market Pavilion & Lawn               | \$1,254,050.19 |         | \$1,254      | \$1,254         |
| AREA 7 - Nature Trails                                 | \$215,464.05   | \$215   |              | \$215           |
| AREA 8 - Skate Park & Meadow                           | \$397,713.72   |         | \$398        | \$398           |
| AREA 9 - Multi-purpose Recreation Center & Parking     | \$2,446,878.67 |         | \$2,447      |                 |
| AREA 10 - Ballfields & Parking                         | \$895,847.06   | \$896   |              | \$896           |
| AREA 11 - Connector Road                               | \$106,854.87   | \$106   |              | \$106           |
|                                                        |                |         | \$4,631      |                 |
| GRAND TOTAL                                            | \$9,385,465.10 | \$2,941 | \$1,813      | \$2,184         |
|                                                        |                |         |              | \$3,837         |
|                                                        |                |         |              | \$3,101         |
|                                                        |                |         |              | \$6,938         |
|                                                        |                |         |              | \$6,938         |

| ITEM                                             | QUANTITY | UNITS | COST          | COST            |
|--------------------------------------------------|----------|-------|---------------|-----------------|
| Site Cleaning                                    | 2.3      | AC    | \$ 5,000.00   | \$ 11,500.00    |
| Cleaning, grubbing and haul offsite              |          |       |               |                 |
| Earthwork/Grading                                |          |       |               |                 |
| Grading                                          | 1        | LS    | \$ 80,000.00  | \$ 80,000.00    |
| Roads/Pavement/Traffic Control                   |          |       |               |                 |
| Concrete sidewalk (4')                           | 1250     | SY    | \$ 32.00      | \$ 40,000.00    |
| Subgrade preparation                             | 7730     | SY    | \$ 1.50       | \$ 11,595.00    |
| 6" Base Course                                   | 2540     | SY    | \$ 9.00       | \$ 22,860.00    |
| 8" Base Course                                   | 5190     | SY    | \$ 11.00      | \$ 57,090.00    |
| 2" Asphalt Surface Course                        | 2540     | SY    | \$ 9.00       | \$ 22,860.00    |
| 3" Asphalt Surface Course                        | 5190     | SY    | \$ 11.00      | \$ 57,090.00    |
| Curb and Gutter                                  | 4480     | LF    | \$ 15.00      | \$ 67,200.00    |
| Pavers                                           | 600      | SY    | \$ 100.00     | \$ 60,000.00    |
| Stripping                                        | 1        | LS    | \$ 6,000.00   | \$ 6,000.00     |
| Handicap signs                                   | 10       | EA    | \$ 150.00     | \$ 1,500.00     |
| Storm Drainage and Erosion Control               |          |       |               |                 |
| Percentage of total drainage and erosion control | 11.03%   | LS    | \$ 368,340.00 | \$ 40,627.90    |
| Water Distribution System                        |          |       |               |                 |
| 8" pvc                                           | 680      | LF    | \$ 28.00      | \$ 19,040.00    |
| 1" services                                      | 8        | EA    | \$ 350.00     | \$ 2,800.00     |
| Tapping Sleeve and Valve                         | 1        | LS    | \$ 3,500.00   | \$ 3,500.00     |
| Fire hydrant assembly                            | 2        | LS    | \$ 2,500.00   | \$ 5,000.00     |
| Sanitary Sewer System                            |          |       |               |                 |
| 4" pvc service line w/cleanouts                  | 8        | EA    | \$ 800.00     | \$ 6,400.00     |
| 12" pvc gravity                                  | 1040     | LF    | \$ 22.00      | \$ 22,880.00    |
| Manholes                                         | 4        | EA    | \$ 2,000.00   | \$ 8,000.00     |
| Pump station relocation                          | 1        | LS    | \$ 200,000.00 | \$ 200,000.00   |
| Landscaping/Irrigation                           |          |       |               |                 |
| Well house                                       | 1        | EA    | \$ 5,000.00   | \$ 5,000.00     |
| Pump                                             | 1        | EA    | \$ 5,000.00   | \$ 5,000.00     |
| Landscaping & Irrigation                         | 1        | LS    | \$ 150,000.00 | \$ 150,000.00   |
| Brick pavers-sidewalk                            | 500      | SY    | \$ 95.00      | \$ 47,500.00    |
| Tree grates                                      | 10       | EA    | \$ 800.00     | \$ 8,000.00     |
| Miscellaneous                                    |          |       |               |                 |
| Security lighting-sidewalk                       | 20       | EA    | \$ 1,000.00   | \$ 20,000.00    |
| Security lighting-parking lot                    | 20       | EA    | \$ 2,500.00   | \$ 50,000.00    |
| Entrance signs                                   | 1        | LS    | \$ 10,000.00  | \$ 10,000.00    |
| Mobilization/insurance/bonds/misc.               | 1        | LS    | \$ 20,000.00  | \$ 20,000.00    |
| Geotechnical testing                             | 1        | LS    | \$ 5,000.00   | \$ 5,000.00     |
| SUB TOTAL =                                      |          |       |               | \$ 106,442.90   |
| contingency = 15%                                |          |       |               | \$ 1,226,409.34 |
| Survey/Engineer                                  |          |       |               | \$ 122,640.93   |
| TOTAL =                                          |          |       |               | \$ 1,349,050.27 |

DATE: 7/16/08

|                    |    |            |     |
|--------------------|----|------------|-----|
| <b>SUB TOTAL =</b> | \$ | 656,969.31 |     |
| contingency =      |    | 16%        |     |
| subtotal:          |    | 755,514.71 |     |
| Survey/Engineer    |    | 75,551.47  | 10% |
| <b>TOTAL =</b>     | \$ | 831,066.18 |     |

ENGINEER'S ESTIMATE FOR BLYTHEWOOD PARK  
 AREA 3 - HISTORIC ARTS RETAIL STRUCTURES  
 PREPARED BY: THE LANDPLAN GROUP SOUTH, INC.  
 DATE: 7/16/08

| ITEM                                             | QUANTITY | UNITS | UNIT COST     | COST                      |
|--------------------------------------------------|----------|-------|---------------|---------------------------|
| Site Clearing                                    | 0.15     | AC    | \$ 10,000.00  | \$ 1,500.00               |
| Cleaning, grubbing and haul offsite              |          |       |               |                           |
| Earthwork/Grading                                | 1        | LS    | \$ 10,000.00  | \$ 10,000.00              |
| Grading                                          |          |       |               |                           |
| Storm Drainage and Erosion Control               | 1.08%    | LS    | \$ 368,340.00 | \$ 3,978.07               |
| Percentage of total drainage and erosion control |          |       |               |                           |
| Buildings/Structures                             | 3000     | SF    | \$ 125.00     | \$ 375,000.00             |
| 5 Buildings (600 sf each)                        |          |       |               |                           |
| Landscaping & Irrigation                         | 1        | LS    | \$ 5,000.00   | \$ 5,000.00               |
| Brick pavers-sidewalk                            | 150      | SY    | \$ 95.00      | \$ 14,250.00              |
| Tree grates                                      | 6        | EA    | \$ 800.00     | \$ 4,800.00               |
| Miscellaneous                                    |          |       |               |                           |
| moblization/insurance/bonds/misc..               | 1        | LS    | \$ 5,000.00   | \$ 5,000.00               |
| geotechnical testing                             | 1        | LS    | \$ 1,000.00   | \$ 1,000.00               |
|                                                  |          |       |               | SUB TOTAL = \$ 6,000.00   |
|                                                  |          |       |               |                           |
|                                                  |          |       |               | SUB TOTAL = \$ 24,050.00  |
|                                                  |          |       |               |                           |
|                                                  |          |       |               | SUB TOTAL = \$ 375,000.00 |
|                                                  |          |       |               |                           |
|                                                  |          |       |               | SUB TOTAL = \$ 3,978.07   |
|                                                  |          |       |               |                           |
|                                                  |          |       |               | SUB TOTAL = \$ 10,000.00  |
|                                                  |          |       |               |                           |
|                                                  |          |       |               | SUB TOTAL = \$ 1,500.00   |
|                                                  |          |       |               |                           |
|                                                  |          |       |               | SUB TOTAL = \$ 420,528.07 |
|                                                  |          |       |               |                           |
|                                                  |          |       |               | contingency = 15%         |
|                                                  |          |       |               | subtotal: 483,607.28      |
|                                                  |          |       |               | Survey/Engineer 48,360.73 |
|                                                  |          |       |               | TOTAL = \$ 531,968.01     |

| ITEM                                                                                                                                                                            | QUANTITY                           | UNITS                            | UNIT COST                                                              | COST                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------------|
| Site Cleaning<br>Cleaning, grubbing and haul offsite                                                                                                                            | 0.9                                | AC                               | \$ 5,000.00                                                            | \$ 4,500.00                                                                  |
| Earthwork/Grading<br>Grading                                                                                                                                                    | 1                                  | LS                               | \$ 30,000.00                                                           | \$ 30,000.00                                                                 |
|                                                                                                                                                                                 |                                    |                                  | SUB TOTAL =                                                            | \$ 30,000.00                                                                 |
| Storm Drainage and Erosion Control<br>Percentage of total drainage and erosion control                                                                                          | 3.59%                              | LS                               | \$ 368,340.00                                                          | \$ 13,223.41                                                                 |
|                                                                                                                                                                                 |                                    |                                  | SUB TOTAL =                                                            | \$ 13,223.41                                                                 |
| Buildings/Structures<br>Depot structure                                                                                                                                         | 1                                  | LS                               | \$ 300,000.00                                                          | \$ 300,000.00                                                                |
|                                                                                                                                                                                 |                                    |                                  | SUB TOTAL =                                                            | \$ 300,000.00                                                                |
| Landscaping/Landscaping<br>Landscaping-rose garden<br>Landscaping-sculpture courtyard<br>Landscaping-sidewalk<br>Brick pavers-sidewalk<br>Circular water feature<br>Tree grates | 1<br>1<br>200<br>1<br>1<br>1<br>10 | LS<br>LS<br>SY<br>LS<br>LS<br>EA | \$ 50,000.00<br>\$ 20,000.00<br>\$ 95.00<br>\$ 100,000.00<br>\$ 800.00 | \$ 50,000.00<br>\$ 20,000.00<br>\$ 19,000.00<br>\$ 100,000.00<br>\$ 8,000.00 |
|                                                                                                                                                                                 |                                    |                                  | SUB TOTAL =                                                            | \$ 197,000.00                                                                |
| Miscellaneous<br>mobilization/insurance/bonds/misc.<br>geotechnical testing                                                                                                     | 1<br>1                             | LS<br>LS                         | \$ 8,000.00<br>\$ 2,000.00                                             | \$ 8,000.00<br>\$ 2,000.00                                                   |
|                                                                                                                                                                                 |                                    |                                  | SUB TOTAL =                                                            | \$ 10,000.00                                                                 |
|                                                                                                                                                                                 |                                    |                                  | SUB TOTAL =                                                            | \$ 701,725.11                                                                |
|                                                                                                                                                                                 |                                    |                                  | contingency = 15%                                                      | 637,931.92                                                                   |
|                                                                                                                                                                                 |                                    |                                  | subtotal:                                                              | 637,931.92                                                                   |
|                                                                                                                                                                                 |                                    |                                  | 10% Survey/Engineer                                                    | 63,793.19                                                                    |
|                                                                                                                                                                                 |                                    |                                  | TOTAL =                                                                | \$ 701,725.11                                                                |

| ITEM                                             | QUANTITY | UNITS | COST          | COST          |
|--------------------------------------------------|----------|-------|---------------|---------------|
| Site Clearing                                    | 3.4      | AC    | \$ 5,000.00   | \$ 17,000.00  |
| Clearing, grubbing and haul offsite              |          |       |               |               |
| Earthwork/Grading                                | 1        | LS    | \$ 70,000.00  | \$ 70,000.00  |
| Grading                                          |          |       |               |               |
| Roads/Pavement/Traffic Control                   | 2050     | SY    | \$ 32.00      | \$ 65,600.00  |
| Concrete sidewalk (4')                           | 3630     | SY    | \$ 1.50       | \$ 5,445.00   |
| Subgrade preparation                             | 1580     | SY    | \$ 11.00      | \$ 17,380.00  |
| 3" Asphalt Surface Course                        | 1580     | SY    | \$ 11.00      | \$ 17,380.00  |
| Crushed parking area                             | 1800     | SY    | \$ 25.00      | \$ 45,000.00  |
| 12" wide concrete key (6")                       | 75       | SY    | \$ 45.00      | \$ 3,375.00   |
| Curb and Gutter                                  | 1620     | LF    | \$ 15.00      | \$ 24,300.00  |
| Pavers                                           | 250      | SY    | \$ 100.00     | \$ 25,000.00  |
| Handicap signs                                   | 4        | EA    | \$ 150.00     | \$ 600.00     |
| 24" wide concrete bands in amphitheater (4')     | 600      | SY    | \$ 40.00      | \$ 24,000.00  |
| Storm Drainage and Erosion Control               | 11.29%   | LS    | \$ 368,340.00 | \$ 41,585.59  |
| Percentage of total drainage and erosion control |          |       |               |               |
| Buildings/Structures                             | 2        | EA    | \$ 20,000.00  | \$ 40,000.00  |
| Pavilions                                        |          |       |               |               |
| Amphitheater stage                               | 1        | EA    | \$ 20,000.00  | \$ 20,000.00  |
| Landscaping/Irrigation                           | 1        | LS    | \$ 25,000.00  | \$ 25,000.00  |
| Brick pavers-sidewalk                            | 100      | SY    | \$ 95.00      | \$ 9,500.00   |
| Miscellaneous                                    | 10       | EA    | \$ 1,000.00   | \$ 10,000.00  |
| Security lighting-sidewalks                      | 5        | EA    | \$ 2,500.00   | \$ 12,500.00  |
| Security lighting-parking lot                    | 1        | LS    | \$ 20,000.00  | \$ 20,000.00  |
| Entrance signs                                   | 1        | LS    | \$ 20,000.00  | \$ 20,000.00  |
| Mobilization/insurance/bonds/misc.               | 1        | LS    | \$ 20,000.00  | \$ 20,000.00  |
| Geotechnical testing                             | 1        | LS    | \$ 4,000.00   | \$ 4,000.00   |
| SUB TOTAL =                                      |          |       | \$ 68,500.00  | \$ 68,500.00  |
| contingency = 15%                                |          |       |               | \$ 10,275.00  |
| subtotal:                                        |          |       |               | \$ 78,775.00  |
| Survey/Engineer                                  |          |       |               | \$ 59,531.54  |
| TOTAL =                                          |          |       |               | \$ 654,846.97 |

| ITEM                                                                                                   | QUANTITY      | UNITS          | COST                                      | COST                                        |
|--------------------------------------------------------------------------------------------------------|---------------|----------------|-------------------------------------------|---------------------------------------------|
| Site Clearing<br>Clearing, grubbing and haul offsite                                                   | 0.7           | AC             | \$ 7,000.00                               | \$ 4,900.00                                 |
| Earthwork/Grading<br>Grading<br>Fine grade lawn (topsoil)                                              | 1<br>2120     | LS<br>SY       | \$ 15,000.00<br>\$ 3.50                   | \$ 15,000.00<br>\$ 7,420.00                 |
| Roads/Pavement/Traffic Control<br>Concrete pavement (7")                                               | 1140          | SY             | \$ 50.00                                  | \$ 57,000.00                                |
| Storm Drainage and Erosion Control<br>Percentage of total drainage and erosion control                 | 2.83%         | LS             | \$ 368,340.00                             | \$ 10,424.02                                |
| Buildings/Structures<br>Open air market pavilion<br>Tower                                              | 7650<br>1     | SF<br>EA       | \$ 100.00<br>\$ 50,000.00                 | \$ 765,000.00<br>\$ 50,000.00               |
| Landscaping/Irrigation<br>Landscaping & Irrigation<br>Brick pavers-sidewalk<br>Tree grates             | 1<br>600<br>2 | LS<br>SY<br>EA | \$ 16,000.00<br>\$ 95.00<br>\$ 800.00     | \$ 16,000.00<br>\$ 57,000.00<br>\$ 1,600.00 |
| Miscellaneous<br>Security lighting-lawn<br>Mobilization/insurance/bonds/misc..<br>Geotechnical testing | 15<br>1<br>1  | EA<br>LS<br>LS | \$ 1,000.00<br>\$ 5,000.00<br>\$ 2,000.00 | \$ 15,000.00<br>\$ 5,000.00<br>\$ 2,000.00  |
| SUB TOTAL =                                                                                            |               |                |                                           | \$ 22,000.00                                |
| SUB TOTAL =                                                                                            |               |                |                                           | \$ 74,600.00                                |
| SUB TOTAL =                                                                                            |               |                |                                           | \$ 816,000.00                               |
| SUB TOTAL =                                                                                            |               |                |                                           | \$ 10,424.02                                |
| SUB TOTAL =                                                                                            |               |                |                                           | \$ 4,900.00                                 |
| SUB TOTAL =                                                                                            |               |                |                                           | \$ 7,420.00                                 |
| SUB TOTAL =                                                                                            |               |                |                                           | \$ 57,000.00                                |
| SUB TOTAL =                                                                                            |               |                |                                           | \$ 10,424.02                                |
| SUB TOTAL =                                                                                            |               |                |                                           | \$ 816,000.00                               |
| SUB TOTAL =                                                                                            |               |                |                                           | \$ 74,600.00                                |
| SUB TOTAL =                                                                                            |               |                |                                           | \$ 22,000.00                                |
| SUB TOTAL =                                                                                            |               |                |                                           | \$ 1,254,050.19                             |
| SUB TOTAL =                                                                                            |               |                |                                           | \$ 991,344.02                               |
| SUB TOTAL =                                                                                            |               |                |                                           | \$ 1,140,045.63                             |
| SUB TOTAL =                                                                                            |               |                |                                           | \$ 114,004.56                               |
| SUB TOTAL =                                                                                            |               |                |                                           | \$ 1,254,050.19                             |

| ITEM                                                                                   | QUANTITY  | UNITS    | COST                     | COST                         |
|----------------------------------------------------------------------------------------|-----------|----------|--------------------------|------------------------------|
| Site Clearing<br>Clearing, grubbing and haul offsite                                   | 0.7       | AC       | \$ 20,000.00             | \$ 14,000.00                 |
| Earthwork/Grading<br>Grading<br>Nature Trail                                           | 1<br>3520 | LS<br>LF | \$ 10,000.00<br>\$ 10.00 | \$ 10,000.00<br>\$ 35,200.00 |
|                                                                                        |           |          | SUB TOTAL =              | \$ 35,200.00                 |
| Storm Drainage and Erosion Control<br>Percentage of total drainage and erosion control | 24.74%    | LS       | \$ 368,340.00            | \$ 91,127.32                 |
|                                                                                        |           |          | SUB TOTAL =              | \$ 91,127.32                 |
| Miscellaneous<br>Security lighting-trail<br>Mobilization/insurance/bonds/misc.         | 50        | EA       | \$ 600.00                | \$ 25,000.00                 |
|                                                                                        | 1         | LS       | \$ 5,000.00              | \$ 5,000.00                  |
|                                                                                        |           |          | SUB TOTAL =              | \$ 30,000.00                 |
|                                                                                        |           |          |                          |                              |
| SUB TOTAL =                                                                            |           |          | \$                       | 170,327.32                   |
| contingency = 15%                                                                      |           |          |                          | 195,876.41                   |
| subtotal:                                                                              |           |          |                          | 19,587.64                    |
| 10% Survey/Engineer                                                                    |           |          |                          | 215,464.05                   |
| TOTAL =                                                                                |           |          | \$                       | 215,464.05                   |

ENGINEER'S ESTIMATE FOR BLYTHEWOOD PARK  
 AREA 8 - SKATE PARK AND MEADOW  
 PREPARED BY: THE LANDPLAN GROUP SOUTH, INC.  
 DATE: 7/16/08

| ITEM                                             | QUANTITY | UNITS | COST          | COST          |
|--------------------------------------------------|----------|-------|---------------|---------------|
| Site Clearing                                    | 1.1      | AC    | \$ 6,600.00   |               |
| Cleaning, grubbing and haul offsite              |          |       |               | \$ 6,600.00   |
| <b>Earthwork/Grading</b>                         |          |       |               |               |
| Grading                                          | 1        | LS    | \$ 40,000.00  |               |
| Fine grade meadow (topsoil)                      | 1900     | SY    | \$ 3.50       |               |
|                                                  |          |       | \$ 6,650.00   |               |
| <b>Storm Drainage and Erosion Control</b>        |          |       |               |               |
| Percentage of total drainage and erosion control | 5.47%    | LS    | \$ 368,340.00 |               |
|                                                  |          |       | \$ 20,148.20  |               |
| <b>Buildings/Structures</b>                      |          |       |               |               |
| Skate park                                       | 24000    | SF    | \$ 10.00      |               |
|                                                  |          |       | \$ 240,000.00 |               |
| <b>Landscaping/Irrigation</b>                    |          |       |               |               |
| Landscaping & Irrigation                         | 1        | LS    | \$ 20,000.00  |               |
|                                                  |          |       | \$ 20,000.00  |               |
| <b>Miscellaneous</b>                             |          |       |               |               |
| Security lighting-sidewalks                      | 10       | EA    | \$ 1,000.00   |               |
| Mobilization/insurance/bonds/misc.               | 1        | LS    | \$ 8,000.00   |               |
| Geotechnical testing                             | 1        | LS    | \$ 3,000.00   |               |
|                                                  |          |       | \$ 3,000.00   |               |
| <b>SUB TOTAL =</b>                               |          |       |               | \$ 21,000.00  |
| <b>10% Survey/Engineer</b>                       |          |       |               |               |
| contingency =                                    |          |       |               | \$ 314,398.20 |
| subtotal:                                        |          |       |               | 361,557.93    |
| 15%                                              |          |       |               | 36,155.79     |
| <b>TOTAL =</b>                                   |          |       |               | \$ 397,713.72 |

| ITEM                                                                                                                                                                                                                            | QUANTITY                                                    | UNITS                                              | COST                                                                                                                                                            | COST                                                                                                                                                             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Site Cleaning<br>Clearing, grubbing and haul offsite                                                                                                                                                                            | 1.1                                                         | AC                                                 | \$ 5,500.00                                                                                                                                                     | \$ 5,500.00                                                                                                                                                      |
| Earthwork/Grading<br>Grading                                                                                                                                                                                                    | 1                                                           | LS                                                 | \$ 50,000.00                                                                                                                                                    | \$ 50,000.00                                                                                                                                                     |
| Roads/Pavement/Traffic Control<br>Concrete sidewalk (4")<br>Subgrade preparation<br>6" Base Course<br>8" Base Course<br>2" Asphalt Surface Course<br>3" Asphalt Surface Course<br>Curb and Gutter<br>Striping<br>Handicap signs | 260<br>2620<br>880<br>1630<br>890<br>1630<br>1150<br>1<br>3 | SY<br>SY<br>SY<br>SY<br>SY<br>SY<br>LF<br>LS<br>EA | \$ 32.00<br>\$ 1.50<br>\$ 9.00<br>\$ 11.00<br>\$ 9.00<br>\$ 17,930.00<br>\$ 8,010.00<br>\$ 8,010.00<br>\$ 17,930.00<br>\$ 17,250.00<br>\$ 4,000.00<br>\$ 150.00 | \$ 8,320.00<br>\$ 3,780.00<br>\$ 8,010.00<br>\$ 17,930.00<br>\$ 8,010.00<br>\$ 17,930.00<br>\$ 8,010.00<br>\$ 17,250.00<br>\$ 4,000.00<br>\$ 150.00<br>\$ 450.00 |
| Storm Drainage and Erosion Control<br>Percentage of total drainage and erosion control                                                                                                                                          | 4.07%                                                       | LS                                                 | \$ 368,340.00                                                                                                                                                   | \$ 14,991.44                                                                                                                                                     |
| Buildings/Structures<br>Multi-purpose recreation center                                                                                                                                                                         | 10700                                                       | SF                                                 | \$ 150.00                                                                                                                                                       | \$ 1,605,000.00                                                                                                                                                  |
| Water Distribution System<br>8" pvc<br>1" services<br>Tapping Sleeve and Valve<br>Fire hydrant assembly<br>Jack and bore                                                                                                        | 410<br>1<br>1<br>1<br>1<br>100                              | LF<br>EA<br>LS<br>LS<br>LF<br>LF                   | \$ 28.00<br>\$ 350.00<br>\$ 3,500.00<br>\$ 2,500.00<br>\$ 150.00<br>\$ 150.00                                                                                   | \$ 11,480.00<br>\$ 350.00<br>\$ 3,500.00<br>\$ 2,500.00<br>\$ 150.00<br>\$ 15,000.00                                                                             |
| Sanitary Sewer System<br>4" pvc service line w/cleanouts<br>8" pvc gravity<br>Manholes<br>Jack and bore                                                                                                                         | 1<br>680<br>2<br>100                                        | EA<br>LF<br>EA<br>LF                               | \$ 800.00<br>\$ 18.00<br>\$ 2,000.00<br>\$ 150.00                                                                                                               | \$ 800.00<br>\$ 12,240.00<br>\$ 4,000.00<br>\$ 15,000.00                                                                                                         |
| Landscaping/Irrigation<br>Well house<br>Pump<br>Variable frequency drive<br>Landscaping & Irrigation<br>Brick pavers-sidewalk                                                                                                   | 1<br>1<br>1<br>1<br>1<br>150                                | EA<br>EA<br>EA<br>EA<br>LS<br>SY                   | \$ 5,000.00<br>\$ 5,000.00<br>\$ 15,000.00<br>\$ 20,000.00<br>\$ 95.00                                                                                          | \$ 5,000.00<br>\$ 5,000.00<br>\$ 15,000.00<br>\$ 20,000.00<br>\$ 14,250.00                                                                                       |
| Miscellaneous<br>Security lighting-sidewalk<br>Security lighting-parking lot<br>Entrance signs<br>Mobilization/insurance/bonds/misc.<br>Geotechnical testing                                                                    | 10<br>4<br>1<br>1<br>1<br>1                                 | EA<br>EA<br>LS<br>LS<br>LS<br>LS                   | \$ 1,000.00<br>\$ 2,500.00<br>\$ 10,000.00<br>\$ 10,000.00<br>\$ 15,000.00<br>\$ 4,000.00                                                                       | \$ 10,000.00<br>\$ 10,000.00<br>\$ 10,000.00<br>\$ 10,000.00<br>\$ 15,000.00<br>\$ 4,000.00                                                                      |
| SUB TOTAL = \$ 49,000.00                                                                                                                                                                                                        |                                                             |                                                    |                                                                                                                                                                 |                                                                                                                                                                  |
| 10% contingency = \$ 4,900.00                                                                                                                                                                                                   |                                                             |                                                    |                                                                                                                                                                 |                                                                                                                                                                  |
| subtotal: \$ 53,900.00                                                                                                                                                                                                          |                                                             |                                                    |                                                                                                                                                                 |                                                                                                                                                                  |
| Survey/Engineer \$ 2,446,878.67                                                                                                                                                                                                 |                                                             |                                                    |                                                                                                                                                                 |                                                                                                                                                                  |
| TOTAL = \$ 2,446,878.67                                                                                                                                                                                                         |                                                             |                                                    |                                                                                                                                                                 |                                                                                                                                                                  |

## DATE: 7/16/08

AREA 10 - BALLFIELDS AND PARKING  
PREPARED BY: THE LANDPLAN GROUP SOUTH, INC.

|                    |           |            |     |
|--------------------|-----------|------------|-----|
| <b>SUB TOTAL =</b> | <b>\$</b> | 708,179.50 |     |
| contingency =      |           | 15%        |     |
| subtotal:          |           | 814,406.42 |     |
| Survey/Engineering |           | 81,440.64  | 10% |
| <b>TOTAL =</b>     | <b>\$</b> | 895,647.06 |     |

DATE: 7/16/08

|               |                 |               |
|---------------|-----------------|---------------|
| SUB TOTAL =   |                 | \$ 84,470.25  |
| contingency = |                 | 15%           |
| subtotal:     |                 | 97,140.79     |
| 10%           | Survey/Engineer | 9,714.08      |
| TOTAL =       |                 | \$ 106,854.87 |

ENGINEER'S ESTIMATE FOR BLYTHEWOOD PARK  
 STORM DRAINAGE AND EROSION CONTROL-ENTIRE SITE  
 PREPARED BY: THE LANDPLAN GROUP SOUTH, INC.  
 DATE: 7/16/08

| ITEM                                | QUANTITY | UNITS | UNIT COST     | COST          |
|-------------------------------------|----------|-------|---------------|---------------|
| <b>Storm Drainage</b>               |          |       |               |               |
| 18" pipe                            | 1920     | LF    | \$ 25.00      | \$ 48,000.00  |
| 24" pipe                            | 1740     | LF    | \$ 32.00      | \$ 55,680.00  |
| 30" pipe                            | 470      | LF    | \$ 44.00      | \$ 20,680.00  |
| 42" pipe                            | 110      | LF    | \$ 58.00      | \$ 6,380.00   |
| Drop inlet                          | 24       | EA    | \$ 2,500.00   | \$ 60,000.00  |
| Junction box                        | 2        | EA    | \$ 2,500.00   | \$ 5,000.00   |
| Catch Basin                         | 4        | EA    | \$ 2,800.00   | \$ 11,200.00  |
| Outlet Structure                    | 1        | EA    | \$ 4,500.00   | \$ 4,500.00   |
| 24" headwall                        | 3        | EA    | \$ 2,000.00   | \$ 6,000.00   |
| 30" headwall                        | 2        | EA    | \$ 2,500.00   | \$ 5,000.00   |
| 42" headwall                        | 2        | EA    | \$ 3,500.00   | \$ 7,000.00   |
| Detention pond                      | 1        | LS    | \$ 100,000.00 | \$ 100,000.00 |
| SUB TOTAL =                         |          |       |               | \$ 329,440.00 |
| <b>Sediment and Erosion Control</b> |          |       |               |               |
| Silt fence                          | 4000     | LF    | \$ 4.00       | \$ 16,000.00  |
| Inlet control structures            | 28       | EA    | \$ 150.00     | \$ 4,200.00   |
| Sediment traps                      | 4        | EA    | \$ 1,500.00   | \$ 6,000.00   |
| Check dams                          | 8        | EA    | \$ 200.00     | \$ 1,600.00   |
| Rip rap with filter fabric          | 120      | SY    | \$ 50.00      | \$ 6,000.00   |
| Grassing (temporary)                | 1        | LS    | \$ 1,500.00   | \$ 1,500.00   |
| Construction entrance               | 2        | EA    | \$ 1,800.00   | \$ 3,600.00   |
| SUB TOTAL =                         |          |       |               | \$ 38,900.00  |
| SUB TOTAL =                         |          |       |               | \$ 368,340.00 |

**TOWN OF BLYTHEWOOD, SOUTH CAROLINA  
ANALYSIS OF FUNDING FOR BLYTHEWOOD PARK PROJECT  
SEPTEMBER 16, 2008**

**SOURCE # 1--GENERAL OBLIGATION BONDS**

The South Carolina Constitution provides that municipalities may issue general obligation bonds, i.e., bonds repaid from taxes levied on all taxable property within the municipality, in an amount equal to eight percent (8%) of the assessed value of all taxable property within the municipality. This "debt limit" may be exceeded only if the issuance of the bonds is first approved by referendum.

Estimate of assessed value of property within the Town: \$21,875,000

Principal amount of bonds which may be issued: 1,750,000

*w/o referendum*

**SOURCE # 2--ACCOMODATIONS/HOSPITALITY TAXES**

The South Carolina Code allows municipalities to leverage accommodations and hospitality taxes through lease-purchase financings. These financings, provided that the accommodations and hospitality taxes are expected to be sufficient to pay debt service, are not chargeable against the constitutional debt limit.

2009 FY projected collections of Accomodations Taxes: \$105,000

2009 FY projected collections of Hospitality Taxes: 220,000

Gross 325,000

Less Coverage Factor (20%): 65,000

Net annual collections: 260,000

Net annual collections will support a lease-purchase financing, assuming 10 years, 3.75% rate, of : \$2,135,000

Financing Project Funds (G.O. Bond plus Lease-Purchase) \$3,885,000

*Additional 2009 FY Hospitality and Accommodations Taxes:* 65,000

*Estimated Hospitality and Accommodations Taxes on Hand:* 2,000,000

*Total Available:* \$5,950,000

**TOWN OF BLYTHEWOOD -- PARK FINANCING**

**OTHER ISSUES**

1. Confirmation of Assessed Value.
2. Clean title to land to be leased.
3. No environmental issues on land.
4. Credit analysis by lender.
5. World credit situation, generally.
6. Tax analysis--Private activity issues.

TOWN OF BLYTHEWOOD, SOUTH CAROLINA  
ANALYSIS OF FUNDING FOR BLYTHEWOOD PARK PROJECT  
SEPTEMBER 16, 2008

SOURCE # 1--GENERAL OBLIGATION BONDS

The South Carolina Constitution provides that municipalities may issue general obligation bonds, i.e., bonds repaid from taxes levied on all taxable property within the municipality, in an amount equal to eight percent (8%) of the assessed value of all taxable property within the municipality. This "debt limit" may be exceeded only if the issuance of the bonds is first approved by referendum.

|                                                         |                  |
|---------------------------------------------------------|------------------|
| Estimate of assessed value of property within the Town: | \$21,875,000     |
| Principal amount of bonds which may be issued:          | <u>1,750,000</u> |

SOURCE # 2--ACCOMMODATIONS/HOSPITALITY TAXES

The South Carolina Code allows municipalities to leverage accommodations and hospitality taxes through lease-purchase financings. These financings, provided that the accommodations and hospitality taxes are expected to be sufficient to pay debt service, are not chargeable against the constitutional debt limit.

|                                                                                                     |                    |
|-----------------------------------------------------------------------------------------------------|--------------------|
| 2009 FY projected collections of Accomodations Taxes:                                               | \$105,000          |
| 2009 FY projected collections of Hospitality Taxes:                                                 | <u>220,000</u>     |
| Gross                                                                                               | 325,000            |
| Less Coverage Factor (20%):                                                                         | 65,000             |
| Net annual collections:                                                                             | <u>260,000</u>     |
| Net annual collections will support a lease-purchase financing, assuming 15 years, 4.00% rate, of : | <u>\$2,900,000</u> |
| Financing Project Funds (G.O. Bond plus Lease-Purchase)                                             | \$4,650,000        |
| Additional 2009 FY Hospitality and Accommodations Taxes:                                            | 65,000             |
| Estimated Hospitality and Accommodations Taxes on Hand:                                             | <u>2,000,000</u>   |
| Total Available:                                                                                    | <u>\$6,715,000</u> |

Councilwoman  
Lessie Price and  
Wade Brodie explain  
their vision for  
the old Immanuel  
Institute.

Each time she passed the once stately old school, Lessie Price heard it call to her.

"It almost felt like the ancestors were saying, 'Do something with this building!'" she recalled.

Around the same time, Owen Sheetz felt a pull of his own. Just two blocks over, he was drawn to a then-empty field split by an old steel track, the site where Aiken's beginning came to an end 50 years before.

Two separate yearnings. Two nearly forgotten pieces of history. Relics that might have remained in the past had Aiken's current residents not pushed to launch two simultaneous preservation projects. The old Immanuel Institute and the former train station — two major projects, one town, the same time.

"I don't think you'd find this in many other cities of our size," acknowledged Aiken Mayor Fred Cavanaugh. "But, when you talk about these projects, it takes us back to the formation of this city, back in the early 1830s. I think anytime we can bring history back to our community, it's a great asset."



Especially when you consider the fact that the train station was essentially a founding father. Aiken was named after the president of the railroad, William Aiken; the town was laid out by a railroad surveyor; it was populated by those who arrived by train. In other words, Aiken wouldn't be the town it is now without the train station.

Despite that rich history, the depot was torn down in the 1950s when air travel outpaced and out-glamorized the good, old-fashioned railroad. The site became a park divided by a single track that still guides a train or two.

Over time, the town grew up and grew away. Its center moved. Its very origin was out of sight, out of mind — until 1999. "We were tasked with finding ideas for welcoming the new century, a 'legacy' project," Sheetz, a member of Aiken's Committee of 2000, recalled. "Mac McClearen and I had the same idea: rebuild the old train station."

Mayor Fred Cavanaugh is excited  
about the educational opportunities  
both projects will provide.

It took a while to gather steam, but eventually the project started rolling. A committee named All Aboard was founded to lead the re-creation.

"The downtown of a community is its heart and soul; that's its identity," explained All Aboard President Tim Simmons. "When you have a downtown that's not viable, that's sort of stagnant, you need a project like this to change that. It's like shining your shoes; that first impression is really important."

Though still in the fundraising stages, that first coat of polish is visible. That empty field? It now holds three vintage rail cars, two of which will serve as dining rooms once the project is complete.

"Just think how much fun it would be if you were 10 years old, had never been on a railroad and then you get to come down here for a party and eat dinner at the railroad," Sheetz said with a grin.

Councilwoman Price shows similar enthusiasm when you ask her about the old Immanuel Institute.

"This project makes our city complete. When you look at the history of this facility, dating back to the 1800s when African Americans were educated here, it really brings a more complete picture of what our city is about," she said.

Built as a school for the children of former slaves, the institute, over the years, was a theater, a Salvation Army thrift store... the list goes on. With each new use, the building served a purpose but moved farther from its original vision.

*Owen Sheetz and Mac McClearen (not pictured) created the idea of rebuilding Aiken's rail depot.*



## AIKEN

### Work begins on train depot

Six shovels broke ground Friday where a train depot will be built to restore a part of this area's history.

Campaign members, local officials and community leaders gathered at the corner of Park Avenue and Union Street to watch as the first bit of ground was turned in preparation for construction beginning soon on the Aiken Railroad Depot.

The depot will serve as the headquarters for the City of Aiken Parks, Recreation and Tourism Department and the city's visitors center, and will contain educational displays, models and interactive features.

The depot will be a replica of the original that was the centerpiece of the railroad line that led to Aiken's growth as a winter retreat destination. The three vintage railcars that sit on Union Street are currently being restored — two will be refurbished as dining cars and the third, a caboose, will be restored to its original condition.

For the first phase, the fundraising goal was \$3 million. To date, All Aboard! has raised a little more than \$2 million.

# PLEASE SIGN-IN TO SPEAK

(PLEASE PRINT LEGIBLY)

Town of Blythewood

## WORK SESSION

### BLYTHEWOOD TOWN COUNCIL

Tuesday, September 16, 2008

NAME

Laura Kiser

ADDRESS

GBCC, President

AGENDA ITEM

General Comments

**Martha Weaver**

---

**From:** Martha Weaver  
**Sent:** Monday, September 15, 2008 11:14 AM  
**To:** 'Martin Mobley'; 'Kujawa, Dawn'; 'sehill@thestate.com'  
**Cc:** John Perry  
**Subject:** 9/16/08 TC Work Session Agenda  
**Attachments:** 091608 Call Meeting Agenda.doc

Dear all:

Attached is the agenda for tomorrow night's council work session. The work session is at Town Hall beginning at 7:00PM. As always, please call if there are any questions.

Kind regards,  
Martha Weaver  
Municipal Clerk/HR Manager  
Town of Blythewood  
Tel: 803-754-0501  
Fax: 803-754-0563

9/15/2008

**Martha Weaver**

---

**From:** Martha Weaver  
**Sent:** Monday, September 15, 2008 11:17 AM  
**To:** 'Zimmerman, Lee'  
**Cc:** John Perry  
**Subject:** 9/16/08 TC Work Session Agenda  
**Attachments:** 091608 Call Meeting Agenda.doc

Good morning Lee. Attached is the agenda for tomorrow night's council work session. A packet was mailed to you on Friday (9/12/08).

Kind regards,  
Martha Weaver  
Municipal Clerk/HR Manager  
Town of Blythewood  
Tel: 803-754-0501  
Fax: 803-754-0563

9/15/2008

**BLYTHEWOOD TOWN COUNCIL  
BLYTHEWOOD COMMUNITY CENTER  
311 BLYTHEWOOD ROAD  
Monday, September 29, 2008  
7:30 PM**

**AGENDA**

**I. CALL TO ORDER**

- A. DECLARATION OF A QUORUM
- B. NOTIFICATION & POSTING OF THE MEETING AGENDA
- C. ADOPTION OF AGENDA (WITH ANY AMENDMENTS)
- D. PLEDGE OF ALLEGIANCE
- E. MOMENT OF SILENCE

**II. APPROVAL OF MINUTES**

- August 25, 2008 – Regular Meeting
- September 16, 2008 – Work Session

**III. MAYOR'S REMARKS**

**IV. PROCLAMATIONS**

- Blythewood High School Boys Track Team – Class AAA State Champion

**V. CITIZEN TESTIMONY REGARDING ACTION ITEMS**

**VI. ACTION ITEMS**

**A. FIRST READING**

None

**B. SECOND READING**

**2008 COMPREHENSIVE PLAN** – Ordinance 5.319, Planning Commission's recommendation by resolution to the Blythewood Town Council to adopt the 2008 Comprehensive Plan for the Town of Blythewood in accordance with S.C. Code Section 6-29-530.

**D. RESOLUTIONS AND APPOINTMENTS**

**Resolutions:**

- Approve, pursuant to the recommendation of the Town Attorney, the release of the following bonds for Cobblestone Park:

Parcel P-7

Parcel P-8

Parcels P-9 & P-10

Parcel P-11

Parcel P-14

Parcel P-15 and P-15 Water & Sewer Extension

On-site and Off-site Improvements

Off-site Infrastructure

Appointments: (1 open seat – Planning Commission)

- None

**VII. DISCUSSION**

- October-November-December 2008 Town Calendar

**VIII. STAFF REPORTS**

- Town Administrator's Report
- Town Attorney's Report

**IX. OTHER BUSINESS**

**X. OPEN CITIZEN COMMENT**

**ADJOURNMENT**

**BLYTHEWOOD TOWN COUNCIL  
BLYTHEWOOD COMMUNITY CENTER  
MONDAY, SEPTEMBER 29, 2008, 7:30 PM**

**MINUTES**

**Members Present**

Mayor Keith T. Bailey  
Councilwoman Katie Cauthen  
Councilman Ed Garrison  
Councilman Jim McLean  
Councilman Paul Moscati

**Staff Present**

John Perry, Town Administrator  
Lee Zimmerman, Esq., Town Attorney  
Martha Weaver, Municipal Clerk

**I. CALL TO ORDER**

**A. DECLARATION OF A QUORUM**

Mayor Bailey called the meeting to order at 7:30PM and declared a quorum was present.

**B. NOTIFICATION & POSTING OF THE MEETING AGENDA**

Mayor Bailey stated the agenda was properly posted and the media notified.

**C. ADOPTION OF AGENDA (WITH ANY AMENDMENTS)**

Councilman McLean motioned to amend the agenda by adding an Executive Session to discuss pending litigation relating to Pope-Davis Tire Co. The motion was seconded by Councilman Moscati. **All in favor. 5-0 Passed**

Mayor Bailey motioned to amend the agenda to add the consideration of an appointment to the Planning Commission. The motion was seconded by Councilwoman Cauthen. **All in favor. 5-0 Passed**

Councilman Moscati motioned to adopt the agenda as amended. The motion was seconded by Councilman Garrison. **All in favor. 5-0 Passed**

**D. PLEDGE OF ALLEGIANCE**

**E. MOMENT OF SILENCE**

**II. APPROVAL OF MINUTES**

- August 25, 2008 – Regular Meeting

Councilman Moscati noted a correction on page 5 under "Appointments" paragraph 3, deleting "Paul" in line one of Bob Massa's Re-appointment.

Councilman McLean motioned to approve the minutes as amended. The motion was seconded by Councilman Moscati. **All in favor. 5-0 Passed**

- September 16, 2008 – Work Session

Councilwoman Cauthen motioned to approve the minutes as written. The motion was seconded by Councilman Moscati. **All in favor. 5-0 Passed**

III. **MAYOR'S REMARKS**

Mayor Bailey made no remarks.

IV. **PROCLAMATIONS**

- Blythewood High School Boys Track Team – Class AAA State Champion

Mayor Bailey recognized the Blythewood Boy's Track Team for winning the AAA State Championship last spring. Mayor Bailey presented Ryan Hemby, Head Coach and the team with a proclamation declaring September 29 – October 3, 2008 Blythewood Bengals Boys' Track Team Week.

V. **CITIZEN TESTIMONY REGARDING ACTION ITEMS**

No citizens signed up to speak.

VI. **ACTION ITEMS**

A. **FIRST READING**

None

B. **SECOND READING**

**2008 COMPREHENSIVE PLAN** – Ordinance 5.319, Planning Commission's recommendation by resolution to the Blythewood Town Council to adopt the 2008 Comprehensive Plan for the Town of Blythewood in accordance with S.C. Code Section 6-29-530.

Mr. Perry introduced second reading of the town's 2008 Comprehensive Plan. Mr. Perry stated this is a very good document that can be used in conjunction with the Master Plan.

Councilman Garrison motioned to bring forward for discussion and action. The motion was seconded by Councilman Moscati.

*Discussion:* Councilman Garrison asked if the Planning Commission thoroughly reviewed the document and is aware of the next step for implementing the sustainable regulations and ordinances. Mr. Perry stated these items have target dates set by the Planning Commission.

*Action:* **All in favor. 5-0 Passed**

#### D. RESOLUTIONS AND APPOINTMENTS

##### Resolutions:

- Approve, pursuant to the recommendation of the Town Attorney, the release of the following bonds for Cobblestone Park:

Parcel P-7  
Parcel P-8  
Parcels P-9 & P-10  
Parcel P-11  
Parcel P-14  
Parcel P-15 and P-15 Water & Sewer Extension  
On-site and Off-site Improvements  
Off-site Infrastructure

Councilwoman Cauthen motioned to approve the release of bonds as recommended by the town attorney. The motion was seconded by Councilman Moscati.

Discussion: Mr. Perry introduced this resolution to release subdivision bonds for development phases in Cobblestone Park. Mr. Perry confirmed he received a letter from the town's engineer, HPG, confirming the infrastructure and other improvements are complete.

Attorney Zimmerman explained that bonds were put up for each phase to allow the developer to sell lots prior to completion of the infrastructure and other improvements. Attorney Zimmerman stated the final plats have been recorded and the bonds can be released.

Action: **All in favor. 5-0 Passed**

Appointments: (1 open seat – Planning Commission)

- Appoint Dr. Ernestine Middleton to the Planning Commission.

Action: Councilman McLean motioned to appoint Dr. Ernestine Middleton to the Planning Commission. The motion was seconded by Councilman Garrison. **All in favor. 5-0 Passed**

#### VII. DISCUSSION

- October-November-December 2008 Town Calendar

Mayor Bailey briefly spoke about the town's plans to post 2009 community events on the town's website. The town is currently planning about 40 events for next year with one major event per quarter and other events monthly.

Town Council approved a called meeting on Tuesday, October 21, 2008 to consider annexations, discuss the town park and also discuss interim planning and ordinances relating to the master plan.

**VIII. STAFF REPORTS**

- **Town Administrator's Report**

Mr. Perry updated council members on the following:

- Audit is progressing.
- Resolution to update properties designated historic.
- Official notification that Blythewood is a Certified Local Government.
- Business License Ordinance modification; e.g. sliding scale
- Add Larry Sharpe's recently annexed property into ARB overlay district.
- Three (3) development agreements in process.
- Recycle glass.
- Neighborhood Clean & Green was held on Boney Road; next event will be in Dawson Pond.
- Amended bond for Blythe Creek.

Mayor Bailey asked Mr. Perry for a brief update relating to Professional Services.

- Dr. Karen Kuehner's services are coming to closure having completed the application for Preserve America and CLG.
- Michael Criss – advocate in the master planning effort.
- Henry Hunter – 30-40 annexations in process and will be coming before council shortly, some on October 21, 2008.
- Meet with TSW and Great Southern Homes at Town Hall on October 9.
- IST2 – Antenna will be installed on the water tower. WIFI access is now available in most areas around Town Hall and Blythewood Road.

- **Town Attorney's Report**

Attorney Zimmerman stated that Mr. Perry covered his items.

**IX. OTHER BUSINESS**

Councilman Moscati asked if there is a legal commitment when a developer states a specific price point when seeking approval of a development and then the price point is lower than promised at the time of construction. Attorney Zimmerman stated he would have to look into it and get back to council. Councilwoman Cauthen stated the town may want to consider not moving forward with new developments without a development agreement. Councilwoman Cauthen stated a development agreement puts everyone in the same position and assures what is promised is the end result. Mr. Perry cautioned about discriminating against affordable housing.

**X. OPEN CITIZEN COMMENT**

No citizens signed up to speak.

XI. **EXECUTIVE SESSION**

Councilman Garrison motioned to move into executive session to discuss pending litigation relating to Pope-Davis Tire. The motion was seconded by Councilman Moscati. **All in favor. 5-0 Passed**

Councilman McLean motioned to enter into public session. The motion was seconded by Councilwoman Cauthen. **All in favor. 5-0 Passed**

Mayor Bailey stated that while in Executive Session no decisions were made and there was no polling of council members.

**ADJOURNMENT**

Councilwoman Cauthen motioned to adjourn the meeting at 9:05PM. The motion was seconded by Councilman Moscati. **All in favor. 5-0 Passed**

Respectfully submitted,



Martha Weaver, Municipal Clerk



*Office of the Mayor*  
*Keith T. Bailey*

*A Proclamation by the Mayor of the  
Town of Blythewood, South Carolina*

**BLYTHEWOOD BENGALS BOYS TRACK TEAM WEEK**  
**September 29 – October 3, 2008**

**Whereas**, the Blythewood Bengals won the 2008 South Carolina State AAA Track Championship; and

**Whereas**, high school track is indispensable in its promotion of team sports passing along traditions and principles that help make Blythewood compassionate, decent, hopeful and strong; and

**Whereas**, strong team sports instill responsibility and character in our youth and teach them the ideals that make us a great community and a great nation; and

**Whereas**, our town and Blythewood High School has benefited through the achievements and prowess of the Blythewood Bengals Boys Track Team; and

**Whereas**, our Track Team families are also serving and defending our Country, Blythewood is grateful for their service and sacrifice; and

**Whereas**, the Bengals Boys Track Team embodies the ideals and ethics of sportsmanship,

**Now, therefore, I**, Keith T. Bailey, Mayor of the Town of Blythewood, by virtue of the authority vested in me by the Charter and laws of the Town of Blythewood and the State of South Carolina do hereby proclaim September 29 – October 3, 2008, as Blythewood Bengals Track Team Week. I invite all the people of the State of South Carolina, Richland County and the Town of Blythewood to join together in observing this week with appropriate ceremonies and activities to celebrate this historic championship.

**In Witness Whereof**, I have hereunto set my hand and caused to be affixed the official seal of the Town of Blythewood, South Carolina this twenty-ninth day of September, in the year of our Lord two thousand eight.



Keith T. Bailey, Mayor

Date: September 29, 2008

STAFF REPORT

TO: Town Council  
FROM: Martha Weaver  
DATE: September 29, 2008  
SUBJECT: Second Reading  
2008 Comprehensive Plan

**Action Requested:** Adopt the town's 2008 Comprehensive Plan.

**Previous Action:** The Planning Commission, at their August 11, 2008 meeting, voted unanimously to recommend by resolution to Town Council the adoption by ordinance of the 2008 Comprehensive Plan. Town Council passed first reading unanimously at their August 25, 2008 meeting.

**Background:** None

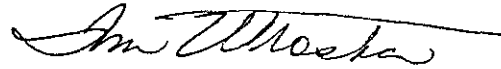
STATE OF SOUTH CAROLINA     )  
                                          ) RESOLUTION OF THE TOWN OF BLYTHEWOOD  
COUNTY OF RICHLAND         ) PLANNING COMMISSION – RECOMMENDATION  
                                          ) TO ADOPT THE 2008 COMPREHENSIVE PLAN  
TOWN OF BLYTHEWOOD         )

**WHEREAS**, Pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, the Town of Blythewood Commission has revised the Comprehensive Plan for the Town of Blythewood which contain all elements required by the Act; and

**WHEREAS**, the Planning Commission, pursuant to S.C. Code Sections 6-29-520(B), desires to recommend to the Blythewood Town Council the adoption by ordinance the plan.

**NOW, THEREFORE BE IT RESOLVED** by the Town of Blythewood Planning Commission that the Comprehensive Plan, 2008, including the text and maps, are recommended to the Blythewood Town Council for adoption by ordinance, after public hearing, in accordance with S.C. Code Section 6-29-530

Adopted by a majority vote of the entire membership of the Planning Commission this 11th day of August, 2008.



Mr. Tom Utroska, Chairman  
Blythewood Planning Commission

ATTEST:

  
Martha Weaver, Municipal Clerk

STATE OF SOUTH CAROLINA )  
)  
)  
TOWN OF BLYTHEWOOD )

ORDINANCE No. 5.319 - Adoption of  
Revised Town of Blythewood  
Comprehensive Plan

**WHEREAS**, Section 6-29-510 of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 provides for the review of local comprehensive plans by local planning commissions as often as necessary, but not less than once every five years; and

**WHEREAS**, the Town of Blythewood Comprehensive Plan was last revised in 2004; and,

**WHEREAS**, the Town of Blythewood Planning Commission has reviewed the Town of Blythewood Comprehensive Plan and made revisions to the Comprehensive Plan; and,

**WHEREAS**, the Town of Blythewood Planning Commission, by resolution adopted by a majority of the Planning Commission on August 11, 2008, recommends Town Council adopt the revised Comprehensive Plan by ordinance in accordance with Section 6-29-530 of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994.

**NOW, THEREFORE, BE IT ORDAINED** by the Governing Body of the Town of Blythewood in Council duly assembled and by the authority of the same:

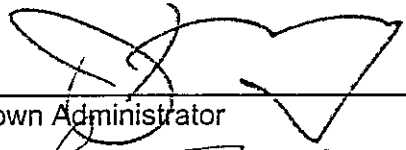
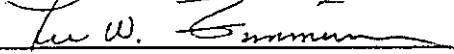
**Section 1:** That the revised Comprehensive Plan recommended by the Blythewood Planning Commission on August 11, 2008 is adopted as the Town of Blythewood Comprehensive Plan, 2008.

**Section 2:** That the Town of Blythewood Comprehensive Plan, 2008 replaces all previous versions of the Town's Comprehensive Plan.

**Section 3:** That this Ordinance shall become effective upon adoption by Town Council.

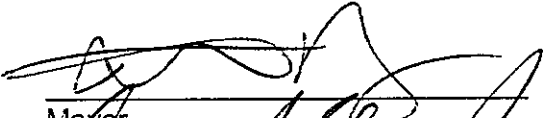
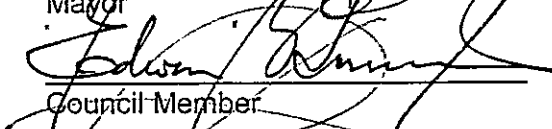
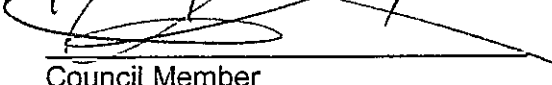
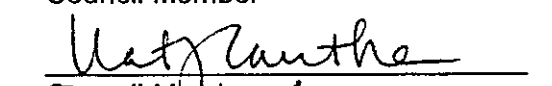
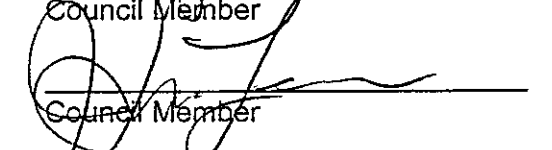
BE IT ENACTED this 29th day of September, 2008 as witness our hands and seals, in Council done, at Blythewood, South Carolina.

ATTESTED:

  
\_\_\_\_\_  
Town Administrator  
  
\_\_\_\_\_  
Town Attorney

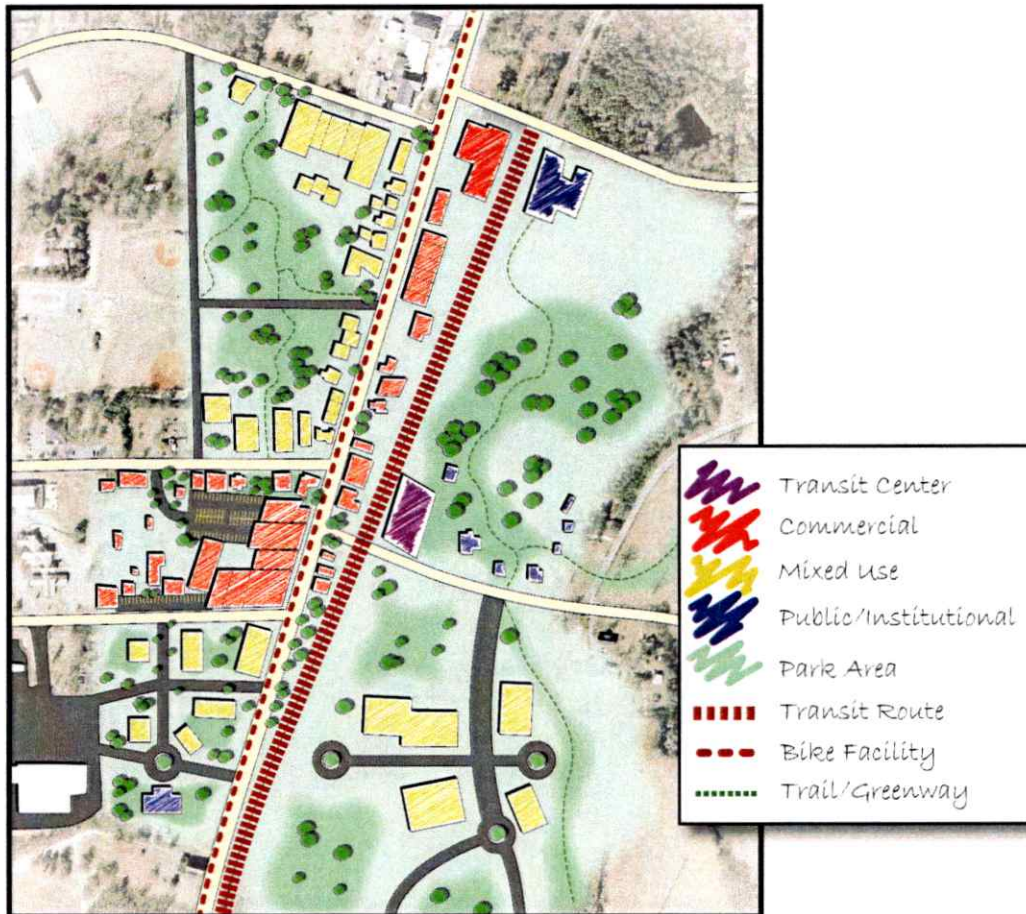
August 25, 2008  
\_\_\_\_\_  
First Reading

September 29, 2008  
\_\_\_\_\_  
Second Reading

  
\_\_\_\_\_  
Mayor  
  
\_\_\_\_\_  
Council Member  
  
\_\_\_\_\_  
Council Member  
  
\_\_\_\_\_  
Council Member  
  
\_\_\_\_\_  
Council Member

# FINAL DRAFT

## TOWN OF BLYTHEWOOD COMPREHENSIVE PLAN 2008





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# CHAPTER 1

## INTRODUCTION AND PURPOSE

### 1.1 Introduction

The goal of this plan update is to establish a set of guidelines and procedures for implementing the development objectives of the Town of Blythewood, and to provide direction for the conservation, identity and growth of the town. The Plan is intended for use by government agencies, citizens, and both the public and private organizations concerned with planning within the town.

The Plan describes the framework for the arrangement of land use, public services, and transportation and how they will contribute towards making the town a distinct and desirable community in the region. The focus of the 1991 study update was to create a "...land use inventory within the town limits and to examine changes in land use over time as well as by annexation." That Plan was updated in 1997.

The stage for the 1997 update of the Plan was set by the study of the *Blythewood, SC Town Center* conducted by Clark Smith Architect. The issues, goals and objectives developed through this document formed the vision of what the Comprehensive Plan should look like. The Plan focused on the town's beautification, growth, economic development, land use, image, and how these goals can be achieved through various implementation techniques.

The 2004 plan update was "annexation" driven, as over 1600 acres of developed and undeveloped land has been added to the town. New issues needed to be addressed and a new plan developed.

This 2008 Plan update is arranged into 12 Chapters beginning with an Introduction, followed by a chapter for each of the required elements looking at the existing conditions and the needs for that specific element. Chapter 11 describes each of the goals and their objectives to address the needs with Chapter 12 providing an Implementation plan to meet those goals and objectives.

## 1.2 Plan Purpose

The purpose of a comprehensive plan is to assist officials and citizens of an area to build a better community and improve its surroundings. The Blythewood Comprehensive Plan provides: (1) the primary direction regarding development of the public and private sectors of the town; (2) a stable land use pattern for the town and surrounding area and; (3) the tools with which the town can guide or direct the orderly growth and development of their area of influence.

A comprehensive plan also provides a forum for local elected officials to discuss growth and development in the town and the surrounding area. The plan addresses how best to deal with the subject in a positive and effective manner and offers a variety of information through statistics, demographics, and a visual assessment of the Town of Blythewood. The plan will assist in implementing a source of action and serve as a basis for land use control regulations and ordinances. In essence, the plan is a guide for Blythewood's future land uses, both public and private, and a land use guide for areas that may be annexed in the future.

This planning effort must include the provision of adequate public utilities and transportation facilities, continued improvement in the public education system, an emphasis on the quality of life. The Blythewood Comprehensive Plan contains numerous recommendations for these areas. As development occurs, the Town must be aware that growth, while good for the economy, can begin to detract from those very characteristics of life in Blythewood that are highly valued. The rapid growth of a community can lessen the sense of place and community cohesiveness that make life in a small town attractive to many. The town's regulatory ordinances should provide protection for specific land uses, enhance the visual quality of growth and encourage development practices that create stronger neighborhoods and provide more opportunities for interaction.

This 2008 comprehensive plan update has been developed under the guidelines of the *South Carolina Comprehensive Planning Enabling Act of 1994*.

## CHAPTER 2

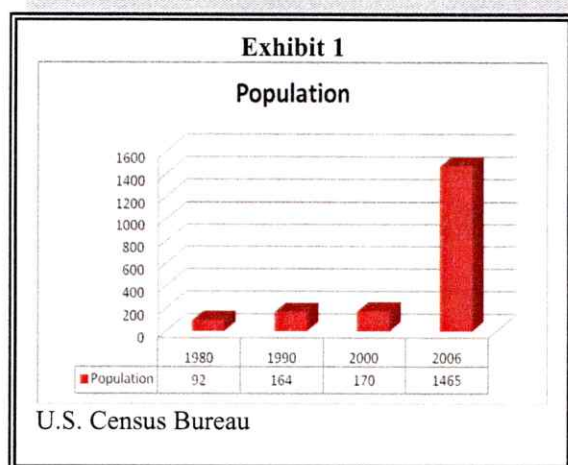
### POPULATION ELEMENT

#### 2.1 Inventory

As shown in Exhibit 1 the town has experienced tremendous growth since the 1980 Census. The significant population increase from 2000 to the special census count in 2006 is a result of a combination of factors. First, the town's successful agreements for water service from the Town of Winnsboro and sewer service from Palmetto Utilities brought the necessary infrastructure for urban development to the town. Second, the water agreement gave the town a bargaining tool for additional annexation into the town. Third, the town annexed large, developing subdivisions, providing the opportunity for new residential development in the town. Due to the rapid growth, it is difficult to identify any significant change in demographics over the years, but the change in median age does "stand-out."

Despite the increase in population, when presumably new families have moved into the town or have been annexed into the town, the median age of the residents increased from 37.8 to 40.2 years. This phenomenon is common in older, declining community where young adults are moving away and few new residents moving into the community. In Blythewood's situation, it appears that an older population is moving into the town. Housing stock, which will be discussed in Chapter 7 plays a role in this change, but so does developments such as Cobblestone which has amenities that appeal to retirees.

Since the 2006 special Census, population projections are not available. CMCOG developed population projections for the year 2035 to be used in the Long Range Transportation Plan. The 2035 projected population for the study area shown on exhibit 1 is 20,684



#### Recently Approved Residential Developments

- Oakhurst
- Cambridge Place
- Cambridge Point
- Red Gate phase 1\*
- Red Gate phase 2\*
- Blythe Creek

\*Contiguous to the Town

#### 2000 Census

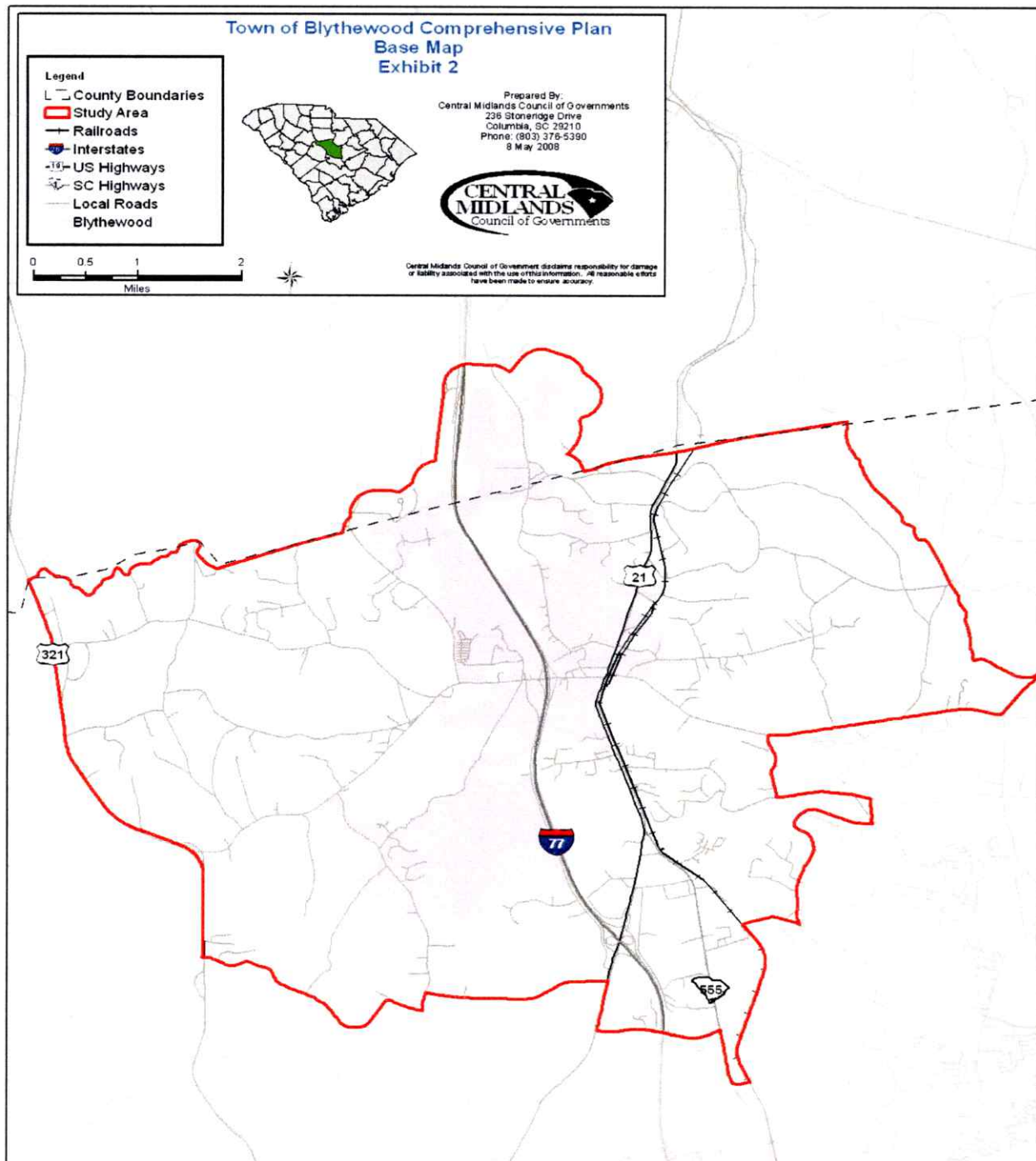
- Total Population 170
- Median age 37.8
- Male 77
- Female 93
- White 138
- Black 31

#### 2006 Special Census

- Total Population 1,465
- Median age 40.2
- Male 715
- Females 750
- White 1,072
- Black 362

## 2.2 Needs

The town has experienced tremendous growth during the decade, but it has also seen the median age of the population increase during this time. The town needs to ensure that its decisions accommodate the older population. Adopting principles such as **universal design**, which provides standards for universal access in public and private developments, is one way to address the needs of an aging population. Additionally, **encouraging a mix of housing types** combined with a **mix of uses** in a vibrant setting will help attract younger residents.



## CHAPTER 3

### ECONOMIC ELEMENT

#### 3.1 Inventory

##### *Background*

Even before its incorporation in 1879, Blythewood's existence was tied to a major thoroughfare. Historically, the railroad served as the lifeline for the town. Even the original name of Doko described the town's role as a "watering place" for the trains passing through the region. With the closing of the depot in 1968, and the completion of I-77 through Columbia, the interstate has replaced the railroad as the catalyst for development, and has had an even greater impact. Both the railroad and the interstate brought commercial development to the center, or "heart" of the town. Commercial activities, such as shops and restaurants, developed to serve not only the residents in the area but travelers who were passing through the town. The interstate has had a greater impact on the town since people can more easily commute to Columbia for work, as well as making travel to other destinations much more convenient.

##### *Recent Development*

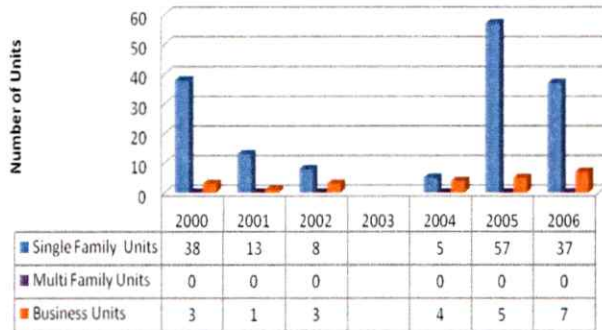
The availability of water and sewer service has made the anticipated growth in the town a reality. In the past five (5) years, two motels, several restaurants and a new 50,000 square foot shopping center were constructed. Additional, large tracts of land were platted for subdivisions. Exhibit 3 shows the number of building permits issued in the town since 1999, most of which were issued in subdivisions. The result of this increase in development is also reflected in Exhibit 4 which shows a steady increase in gross sales since 1999.

##### *Employment*

Exhibits 5 and 6 present employment by industry and occupation from the 2000 Census.

Exhibit 3

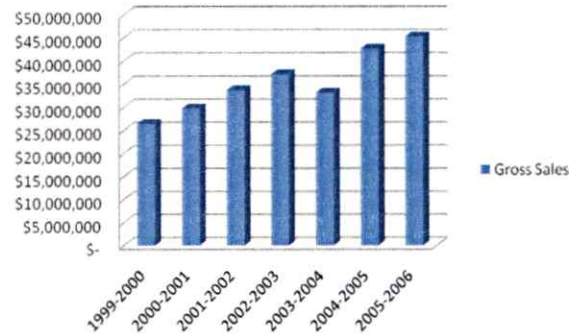
## New Units Constructed



Central Midlands COG

Exhibit 4

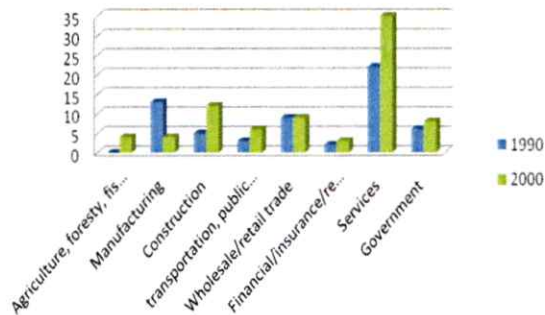
## Gross Sales



South Carolina Department of Revenue

Exhibit 5

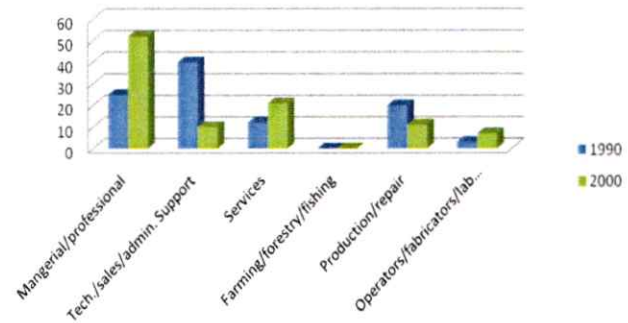
## Employment by Industry



US Census Bureau

Exhibit 6

## Employment by Occupation



US Census Bureau

### 3.2 Needs

The town's economy is based almost solely on the service industry, with restaurants and retail being the predominant activities. The service industry is dependent upon a large customer base, and in the case of the service industry in the Town of Blythewood, that base is much larger than the population within the town's boundary. While the town has seen strong economic growth during the recent years, this increase is principally due to the recent availability of water and sewer, making commercial development much more economically feasible. The previous pace of growth is expected to slow, but should still keep pace with the growing population in the area. The town needs to **accommodate this continued growth in an orderly fashion** that respects both the **existing built environment** as well as **the existing natural environment**.

The town recently annexed over 900 acres with the prospect of encouraging a technology based industrial park. Little has been done toward this end, and most of the property is still undeveloped. As part of its master planning exercise, the town should **identify possible uses** for this property and work with the property owners toward achieving that vision.

## CHAPTER 4

### NATURAL RESOURCES ELEMENT

#### 4.1 General

The Town of Blythewood is located in the northern portion of Richland County, near the border with Fairfield County. It lies at the intersection of Blythewood Road with I-77, and is approximately 10 miles north of the intersection of I-77 and I-20.

#### 4.2 Inventory

##### 4.2.1 Soil and Slope

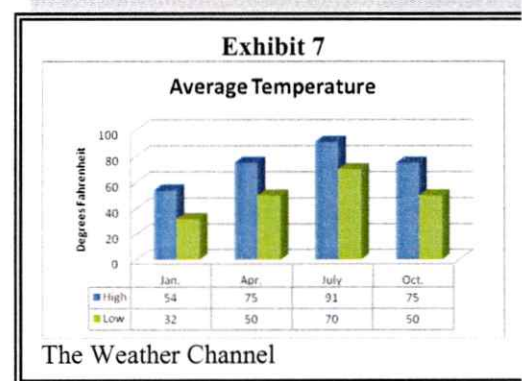
Blythewood is located in the Coastal Plain area of Richland County. This class of soil is generally found on smooth ridges and stream terraces of the Coastal Plain along elevations of 100 to 250 feet with marginal to moderate slopes. The Coastal Plain is divided into two subclasses: the Lakeland and Pelion-Johnston associations. The Lakeland association is the only one found in Blythewood. It consists of deep, gently sloping to strongly sloping, excessively drained soils which formed in sandy marine sediment. These soils have a dark gray sandy surface layer of up to 80 inches. Low water capacity and inherently low fertility for farming generally limit existing natural growth to woodlands.

##### 4.2.2 Climate

The temperate climate provides hot and usually humid summers due to warm, moist air from the Atlantic Ocean. The winters are moderately cold but short, moderated by the Appalachian Mountains in the northwest that impede cold air movement from the north. The average winter temperature is 48 degrees, and the average summer temperature is 80 degrees (see Exhibit 7). The total annual precipitation of 47 inches is fairly evenly distributed among the seasons. Prevailing winds are from the southwest with an average wind speed of nine miles per hour.

##### 4.2.3 Streams, Wetlands and Hazards

Prior to recent annexations, there were very few areas in the town that were susceptible to flood damage based on the FEMA Flood Insurance Rate Maps. As a result, the town never adopted a flood protection ordinance, however, an All Natural Hazards Mitigation Plan has been adopted and is administered by the Central Midlands Council of



Governments. With the recent annexations, particularly to the Ashley Oaks area, additional flood zone areas have been added to the town. Exhibit 8 shows flood prone areas and wetlands currently in the town. Without a flood protection program developed under the National Flood Insurance Program (NFIP), property owners will have difficulty purchasing flood insurance.

In 2004 the Central Midlands Council of Governments developed a regional Hazard Mitigation Plan under the guidance and funding of the South Carolina Emergency Preparedness Division. Adoption of the plan is a prerequisite for certain disaster relief funding for the local governments. The plan identifies likely hazards in the community and possible mitigation steps to reduce losses from those hazards.

#### 4.2.4 Air Quality

On March 12<sup>th</sup>, 2008, the U.S. Environmental Protection Agency reduced the ground-level ozone standard to .075 parts per million (PPM). As a result, a monitor in Richland County has an average reading above the new standard from the years 2004-2006. The South Carolina Department of Health and Environmental Control will submit boundaries of "Non-Attainment Areas" to the EPA by March, 2009. In addition to the health concerns from poor air quality, the status of "Non-Attainment" has economic consequences including a more stringent permitting process for industries and additional transportation planning requirements.

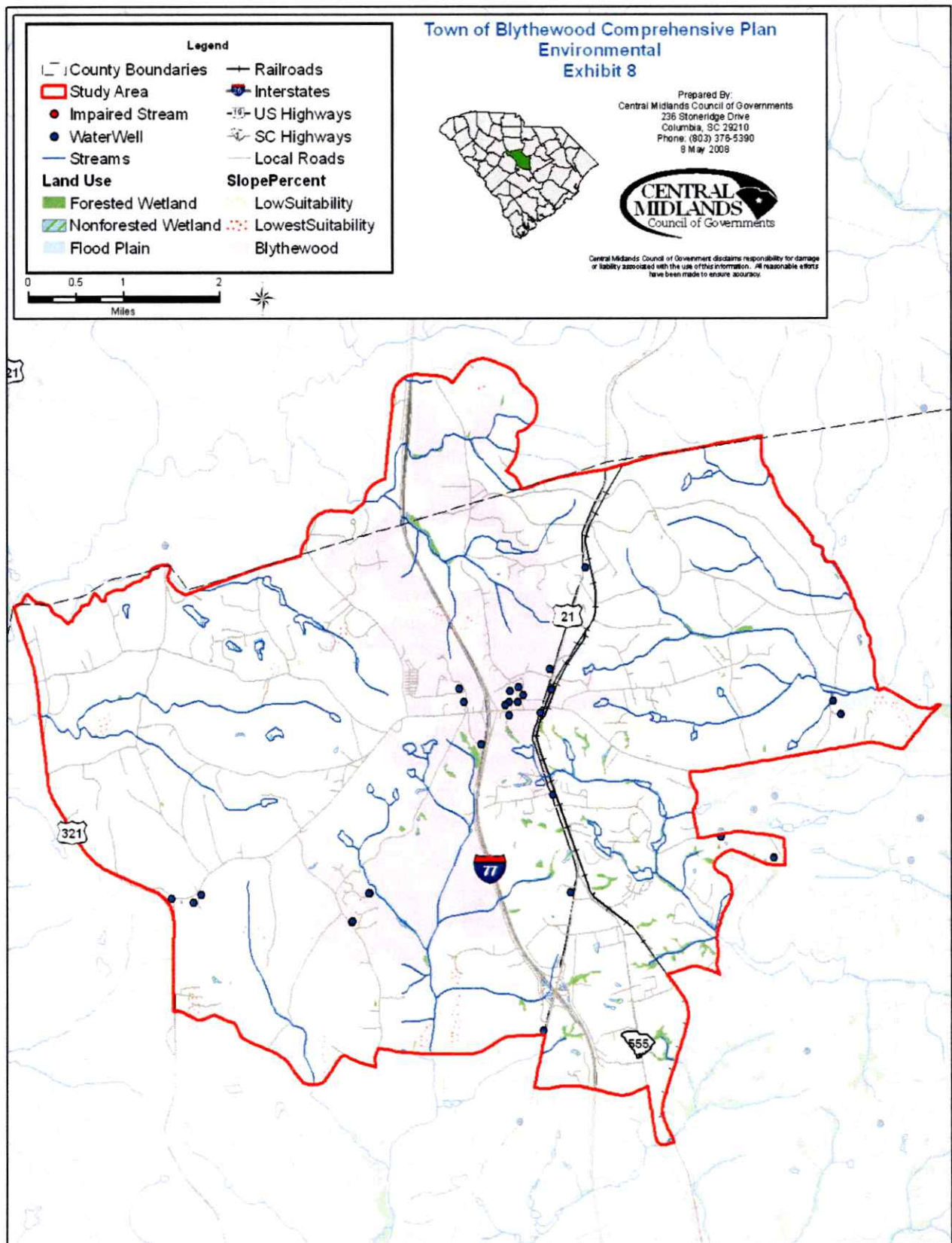
#### 4.3 Needs

The town has a rich supply of natural resources within its boundaries and an even richer supply within close proximity. However, much of this treasure is not formally protected. A simple step that the town should take is to **adopt flood development standards** that would protect the floodplain/floodway in the town. This would also aid the property owners in the town by making flood insurance available for those who have property with a floodplain/floodway delineated. Steps will be taken to periodically update the All Natural Hazards Mitigation Plan.

In broader cases, the town should work with developers to **identify sensitive areas** as generally reflected on exhibit 8 and create development plans that help preserve/protect these sensitive areas.

The town should encourage and participate in the regional activities designed to improve air quality such as **SmartRide** (commuter bus service provided by the Central Midlands Regional Transit

Authority), **carpooling, staying in at lunch, and reducing excessive idling.** On the local level, the town can address activities such as **limiting open burning,** and encouraging **mixed use developments** that reduce the need for vehicle trips.



## CHAPTER 5

### CULTURAL RESOURCES ELEMENT

#### 5.1 Historic Background

The original settlement had its beginnings near the only railroad depot in this part of the county and was named Doko, an Indian name meaning "watering place." This essentially was the depot's purpose since steam engines stopped here to take on fuel and water. The town of Blythewood acquired its name through the establishment of the Blythewood Female Institute in 1860. Established one mile west of the Doko depot by Dr. S. W. Bookhart, the institute took its name from the surrounding landscape. The local citizens, taking a liking to the name, adopted it as the name of the village in 1877.

On December 24, 1879, by Act of the South Carolina General Assembly, the village was incorporated as the Town of Blythewood. Boundaries were drawn to make a circle one-quarter mile around with the train depot as the center for a total of 126 acres. A November 24, 1875 plat of Doko shows that roads were laid out west of the railroad and given names representing those families settling in the area. There are no records of elections during this period. Until 1913, Blythewood was a part of Fairfield County, but by vote of its citizens, joined Richland County. For almost 100 years the town had no formal governmental structure. Some residents became dissatisfied with what they perceived to be inadequate representation and on February 15, 1974 were able to get then Governor John C. West to reenact the Town Charter of 1879. It was not until March 26, 1974 that the first elections were held to elect the first Mayor and council members.

The railroad was the lifeline of the village during the early years. Cotton and other products from the local farms and plantations were shipped from the depot. There had been settlers in the area for some time, but it was the depot and turn-out (side track for loading and unloading) which was the catalyst for the town's development. The railroad, originally known as the Charlotte and South Carolina Railroad, was built in the 1850's, with the first route from Charlotte to Columbia. In 1888 the railroad became the Richmond and Danville Railroad Company, and was later purchased and operated by the present Southern Railway Company in 1900. The current owner is Norfolk Southern Railroad. The depot served Blythewood for 98 years until it was discontinued and demolished on June 30, 1968.

## 5.2 Inventory

### Historic Sites

The area in and around Blythewood is rich in historical resources; however, there are only a few historically significant structures within the town limits. The town recently adopted historic preservation guidelines to help identify and preserve historic structures. The Town of Blythewood Architectural Review Board will be monitoring the status of structures for inclusion on the list of historical significant structures. Below is the initial list of historically significant sites developed under the historic preservation guidelines.

| Historical Name                                                                                       | Date of Construction (ca.)           |
|-------------------------------------------------------------------------------------------------------|--------------------------------------|
| Bethel Baptist Sanctuary and Cemetery                                                                 | 1864                                 |
| Sandy Level Baptist Sanctuary and Cemetery<br>Sandy Level Slave Balcony<br>Sandy Level Baptismal Pool | 1856                                 |
| George Peter Hoffman House                                                                            | 1855                                 |
| Boney/Hykil House                                                                                     | 1859                                 |
| Old Post Office/Wilson 5, 10 & 25                                                                     | 1912                                 |
| St. Marks Lutheran Sanctuary and Cemetery                                                             | 1885 (est.)<br>1930 (bld.)           |
| Langford/Wilson Community Store                                                                       | 1914                                 |
| DeSto and sister building                                                                             | 1920                                 |
| Original Blythewood School 3 blds.<br>Blythewood School Rock Columns                                  | Late 1920's early 1930's<br>1939 gym |
| Wooten Procter House                                                                                  | 1925                                 |
| Bookhart/Blume House                                                                                  | 1905                                 |
| Clara Martin Sandwich Shop                                                                            | Early 1950's                         |
| Tom/Tally Bone Barn and Milk Shed                                                                     |                                      |
| Langford/Peterson House                                                                               | 1895                                 |
| Langford/Wilson House                                                                                 | 1914                                 |

## 5.3 Needs

The town's Architectural Review Board was instrumental in the development of historic preservation guidelines and has also developed a list of historic sites based on these guidelines. As this list grows, the town will need to work with property owners to **implement the historic preservation guidelines**. The creation of a **historic district** and the **identification of funding sources** for the repair and maintenance of historic properties should be created.

## CHAPTER 6

### COMMUNITY FACILITIES ELEMENT

#### 6.1 Inventory

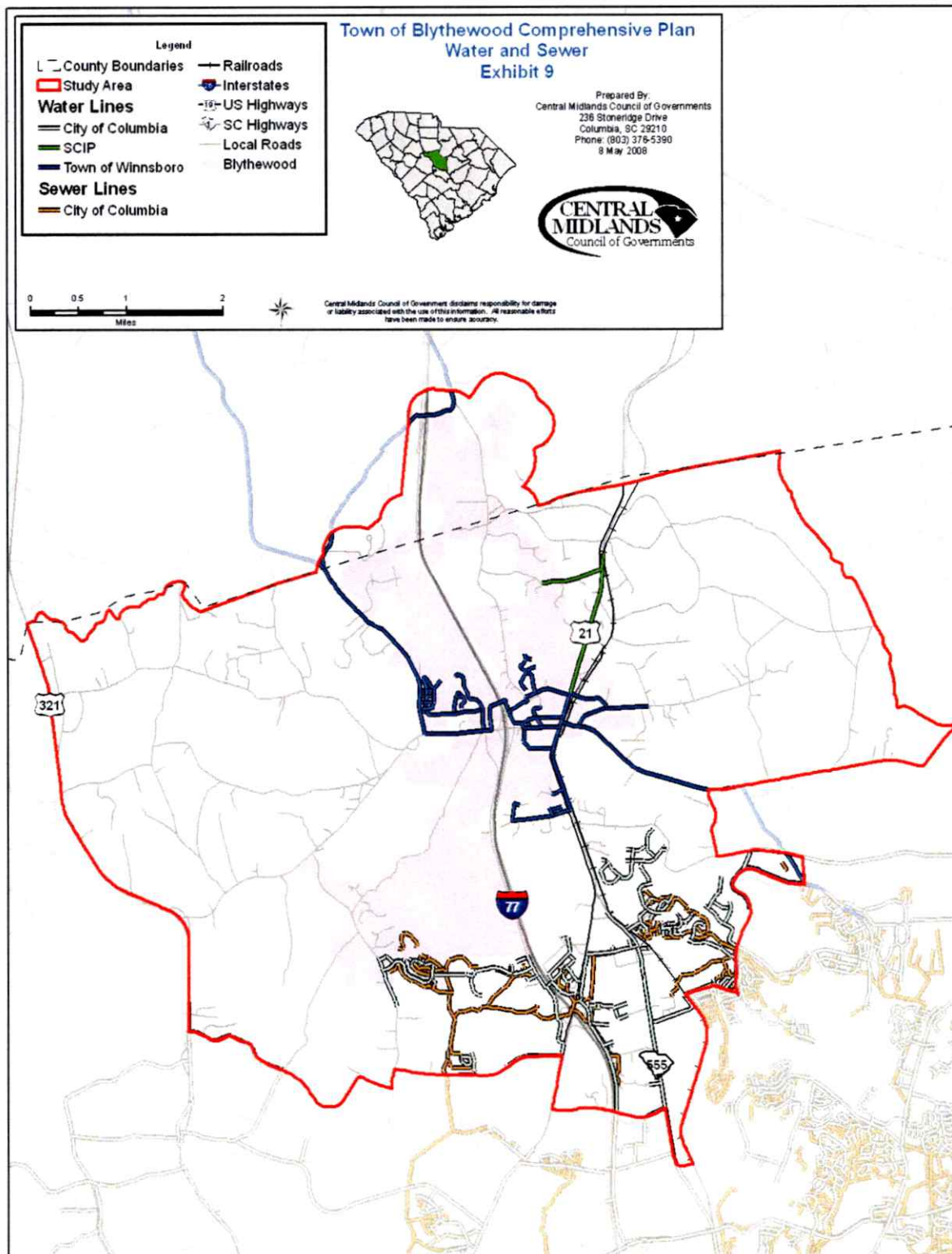
##### 6.1.2 Water and Sewer

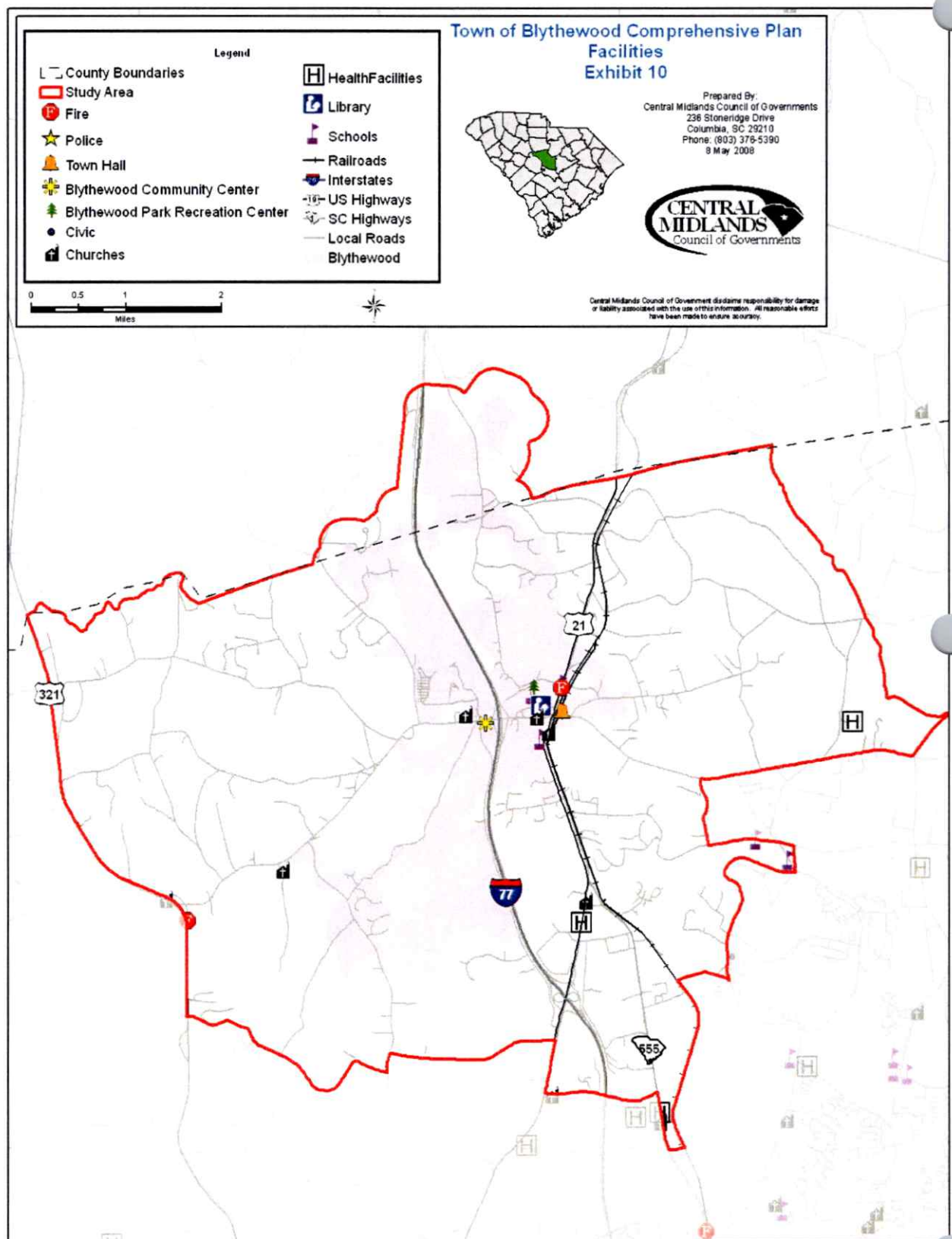
The Town of Winnsboro began providing water service to the Town of Blythewood in 1997. Initially, only certain areas of Blythewood had access to water service. The remainder of the town was connected to the system in the fall of 2001 – spring of 2002. The Town of Winnsboro gets its raw water supply from a 192 acre lake, Sandy Creek and a quarry/reservoir which was added in the fall of 2000. The average pumpage is 1.2 MGD, and the total plant capacity is 3.1 MGD. The total storage capacity, including elevated, ground and pressure tanks, is in excess of 3.5 million gallons. Recent drought conditions have impacted the capacity of the Town of Winnsboro's water system. Alternative sources of water are being sought, including a possible inter-basin transfer from the Broad River watershed.

Recent annexations toward the south have added properties served by the City of Columbia. Like many municipalities, the City of Columbia ties future annexation to water service. As the water system expands towards the Town of Blythewood, the town's ability to grow towards the south could be severely limited, particularly with significant commercial and industrial property along the Killian Road interchange of I-77.

Palmetto Utilities provided sewer service starting in 1997. Palmetto Utilities is a private utility system franchised to provide sewer service to the northeastern portion of Richland County. Granted a contract and franchise by Richland County and the Public Service Commission, Palmetto Utilities provides service to several large developments including: Briarcliffe Estates, Longcreek Plantation, The Summit and Woodbranch. Palmetto Utilities operates a land application plant located in Kershaw County with a permitted capacity of 2.25 MGD.

There are several large tracts of land, both inside the town limits and outside the town, which may require water volumes and sewer capacity greater than that available from Winnsboro and Palmetto Utilities. In those cases, the City of Columbia may be the provider.





**6.1.3 Solid Waste**

For residential solid waste, Carolina Container Corporation and Cloud Garbage Service serve the Blythewood area.

**6.1.4 Public Safety**

Fire and EMS: An EMS and fire facility is located on U.S. 21 just north of Blythewood Road. This facility is operated by Richland County.

Police: The Richland County Sheriff's Department provides policing in the Blythewood area. The department has established a separate facility in Blythewood at the fire station that provides both patrol and administrative functions.

**6.1.5 Recreation**

Richland County Recreation Commission operates a 21.64 acre recreation complex located on Boney Road, across from Bethel/Hanberry Elementary School. A recreation center with meeting rooms, weight room, and basketball facilities was added to the complex in the spring of 2000.

**6.1.6 Town Hall and Meeting Facilities**

Town Hall: Town Hall is located at 171 Langford Road in the Hoffman House. Currently 4 staff members and the Mayor have offices in Town Hall. There is room for additional staff as needs grow.

The town has two additional employees who do ground maintenance.

Community Center: The town owns and maintains a community center located at 311 Blythewood Road. The facility, with a capacity of around 100 people, is used for Town Council meetings and other town meetings, but is also available for rental. There have been discussions about what to do with the facility ranging from renovating the existing structure, building a new community center on the site, or even selling the property for development.

**6.1.7 Schools and Libraries**

Schools: There are three schools located within the town limits: Bethel/Hanberry Elementary, Blythewood High School and the Blythewood Lifelong Learning Center. Students from the elementary school are sent to Blythewood Middle School and then to Blythewood High School which opened in 2005. According to the 2007 Long Range Facility

Study, Richland County School District Two projects a 26% increase in population between 2000 and 2015. As a result, the district's proposed 10-year plan calls for six new elementary schools, two new middle schools and two new high schools.

Library: A branch of the Richland County Public Library is located on McNulty Road. It is a 4,000 square foot facility and has a circulation of 29,824 items. This is a new facility, so there are no immediate plans for expansion.

## 6.2 Needs

The town has agreements with service providers for water, sewer, police, and fire. Additionally, the town does not maintain a recreational facility. While it makes fiscal sense for the town to continue these agreements, there may be a time when the services provided are not sufficient to meet the needs of the town's residents either because of limited capacity of the provider or that the residents have higher expectations of service levels.. The town should conduct a detailed **analysis for service level needs** to determine at what point the town should begin providing services and how the town would pay for these services.

## CHAPTER 7

### HOUSING ELEMENT

#### 7.1 Inventory

One key indicator in the rapid growth the town has seen since 1990 is the number of the dwelling units in the town. At the 1990 Census, there were 71 dwelling units. By the 2000 census, the number of units had grown to 111; an additional 40 units over the 10 year period. With the 2006 Special Census however, the number of dwelling units had increased to 618; an increase of over 500 units. Data on the age and condition of these units is not available from the special census, but as Exhibit 3 in Chapter 3 shows, there were over 100 units permitted from the period of 2000 to 2005, indicating that significant number of the units in the town are relatively new and should be in good condition. At the time of the 1990 census, prior to the annexations and construction that has recently occurred, of the 71 units in the town, 48 of the units were built prior to 1960, and 20 units were built prior to 1939. Some of these structures, particularly along Blythewood Road have either been converted to commercial use, or demolished; however, there are still units in the original part of town that may need repair.

#### 7.2 Affordable Housing

For the purpose of this document, "affordable housing" is defined as:

*Residential housing that, so long as the same is occupied by lower or very low income households, requires payment of monthly housing costs of no more than thirty percent of one-twelfth adjusted annual income.*

There are two ways to determine affordable housing thresholds. The first is based on the median household income based on the 2000 Census (1999 income figures). The second is based on the Department of Housing and Urban Development FY 2006 income levels for the Columbia Area. This data is used by the Community Development Block Grant for income verification. Given the rapid growth the town has experienced since 2000 (1999 data) and that the special Census count for 2006 did not include income data, any analysis done using existing data would not be accurate. Once income data for the 2010 Census is available, this chapter should be updated to include an analysis of affordable housing thresholds for the various income levels (moderate, low and very low).

### 7.3 Needs

Recent developments approved provide a mix of housing prices in the town, but not a mix of housing types. The dominant type of housing is single-family residential. While the real estate market helps determine the type of housing that is needed, the town should encourage the inclusion of multi-family housing in the town in the core commercial area.

## CHAPTER 8

### LAND USE ELEMENT

#### 8.1 Inventory

##### *Existing Land Uses*

###### **Commercial:**

Commercial development is concentrated on Blythewood Road, McNulty Road and U.S. 21. There are a couple of isolated commercial establishments located east of the railroad tracks. Because of the access to I-77, most of the intense commercial development has occurred along Blythewood Road, between I-77 and Boney Road.

**Residential:** Within the town limits, as well as the surrounding areas, the most common land uses are residential and rural. The residential development is almost entirely single family on large lots. There are five "neighborhoods" within the town limits: Cobblestone (formerly The University Club), Ashley Oaks, Dawson Creek, Dawson Pond, and Oakhurst. In addition, one new neighborhood, Blythe Creek, is under development. Residential uses are found in every part of town.

Cobblestone (formerly The University Club), located west of I-77 on Blythewood Road, is a Planned Development District. Currently, there is a 27-hole golf course, club house and training facility for the University of South Carolina Golf Team. The Village at Blythewood is a commercial development adjacent to Cobblestone with retail and personal services. There are plans for residential development, short-term housing for overnight guests and additional commercial/office development on the remainder of the commercial property. Near the intersection of Blythewood Road and Highway 21 there are discussions regarding several "town center" projects that would incorporate a mix of commercial, residential and civic uses.

###### **Industrial:**

The concrete plant on McLean Road and a mini-warehouse facility on Community Road are the only industrial use sites located in the town.

###### **Rural/Agricultural**

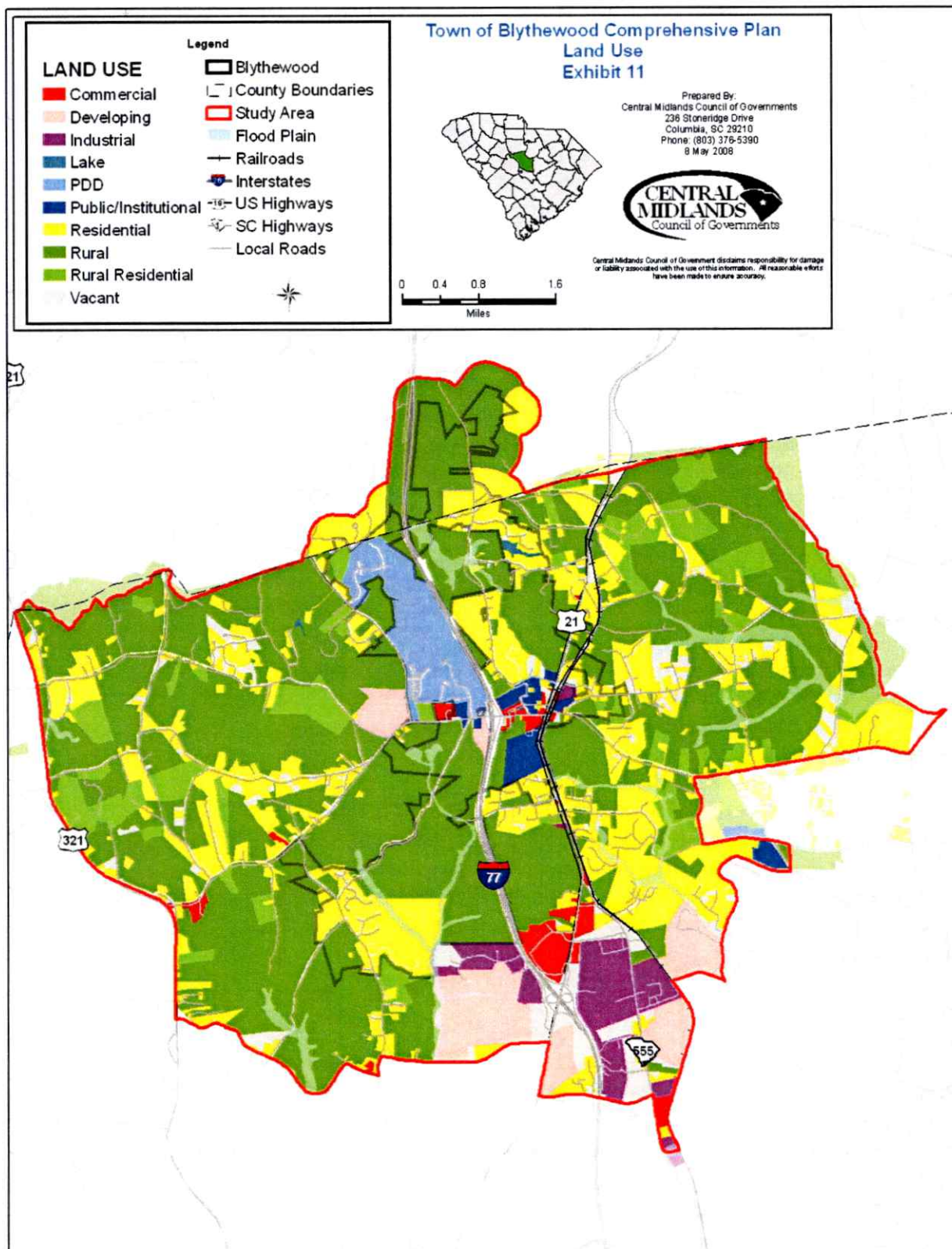
This is by far the largest land use classification on the existing land use map. Some of the property is in active use, such as horse farms.

The remainder is either residential on very large parcels or as large undeveloped tracts being held until opportunity for development is presented.

## 8.2 Needs

Rural communities that experience rapid growth run the risk of losing the rural character. Land use decisions should be sensitive to the rural character of the community by focusing **urban development** at the commercial core of the town, implementing development standards that **reflect and enhance the rural character** of the town while working with service providers to ensure **that infrastructure is sensitive to the rural character**. The **future land use map** in the comprehensive plan provides a conceptual pattern of land use for the town to use as guidance. The master plan should identify specific urban development desired and the intensity of the development the community feels is appropriate.

Growth is occurring to the west, south and east of the town. The town should develop an annexation plan that identifies potential areas of annexation and the cost/benefit of annexing those areas. Emphasis on expanding the employment base as well as the revenue base of the town should be considered when deciding on areas of annexation. The annexation plan should be respectful of the policies identified in the Comprehensive Plan and any other planning documents developed by the town.



## CHAPTER 9

# TRANSPORTATION

### 9.1 Existing Conditions

#### **Air:**

The Town of Blythewood is approximately 25 miles from the Columbia International Airport and 78 miles from the Charlotte Douglas International Airport. Both airports provide domestic flights to major cities, and Charlotte Douglas provides international flights.

#### **Road:**

By far, the most important highway running through the town is I-77. It has reduced the drive time to Columbia and the surrounding communities, but also provides direct access to Charlotte, as well as I-20, and I-26. The Blythewood interchange is the first significant interchange north of Columbia and south of Charlotte.

U.S. 21, which parallels I-77, is a major thoroughfare for local traffic, and provides an alternate route to Columbia. Blythewood Road serves as a connector between I-77 and U.S. 21, and as a result, has become the commercial corridor for the town. Recent improvements to Blythewood Road include sidewalks, and a traffic light at Boney Road. Additionally there have been intersection improvements at Blythewood Road and Highway 21 to help with traffic generated by the new Blythewood High School

The transportation network, functioning as the circulatory system, brings people and goods into the community and provides the means by which they can move freely from one activity to another. To a large extent, the economic and social well being of Blythewood is dependent upon a transportation system that minimizes delay, congestion, and hazards; problems generally attributed to narrow pavement, poor alignment, inadequate intersections, or improper parking.

Thoroughfares perform multiple functions by providing roadways for vehicles, access to abutting properties and corridors for utilities. These functions are served best by rights-of-way that are of adequate width and continuously aligned. Thoroughfares and other streets generally utilize between 20 and 30 percent of developed urban land. This is more land than is utilized by any other urban use except single-family homes and represents a large public investment. It is therefore appropriate to carefully select street locations, alignment and width.

The street system in Blythewood is confined to classifications based on traffic volume counts compiled by the South Carolina Department of Transportation. Thoroughfares with relatively higher traffic volumes are classified as major (interstate, principal arterial and minor arterial), while those with intermediate and lower volumes are designated as collector streets. Minor residential streets are not considered part of the thoroughfare networks. Primarily, the major thoroughfares serve traffic passing through Blythewood. The collector routes pick up traffic from minor residential streets, provide circulation throughout the community, and serve as the supporting framework for the major streets by funneling traffic to them.

Major thoroughfares (interstate, principal arterial, minor arterial) – Primary purpose of this type of road is to provide rapid, convenient movement throughout and around the town. Appropriate characteristics of these streets include: designed for heavy and through traffic; planned to form boundaries that separate developed incompatible land uses; right-of-way and paved width designed according to traffic-carrying demand and desirable speed.

Collector Streets – Perform the function of collecting minor or local street traffic and carrying through the town to the major streets. Characteristics of this type of street include: provides connections between various sections of the community; accommodates turning, parking, loading and unloading from all types of transportation vehicles; constructed with a minimum of 60 foot right-of-way.

Blythewood is served by Interstate Highway 77 and U.S. Highway 21, as well as by a network of farm to market roads maintained by the State Department of Highway and Public Transportation and Richland County. One of the principle characteristics of the downtown area is the *limited* grid network of roads. The grid network eases congestion by providing multiple routes from one point to another, but also foster alternative modes of transportation such as walking and bicycling. While I-77 and the railroad limit the connections that can be made to this grid, as development continues to occur outside of the downtown area, connections to this grid should be encouraged when feasible.

**Railroad:**

Although an active track owned by Norfolk Southern Railroad passes through the town limits, Blythewood has no rail service, with connections available in Columbia. There are proposals for commuter rail and high speed rail service with possible stops in the Town of Blythewood.

**Public Transit:**

Currently, public transit is not available to Blythewood. Central Midlands Regional Transit Authority has studied a possible commuter bus route to downtown Columbia, similar to the SmartRide service from the City of Newberry and the City of Camden.

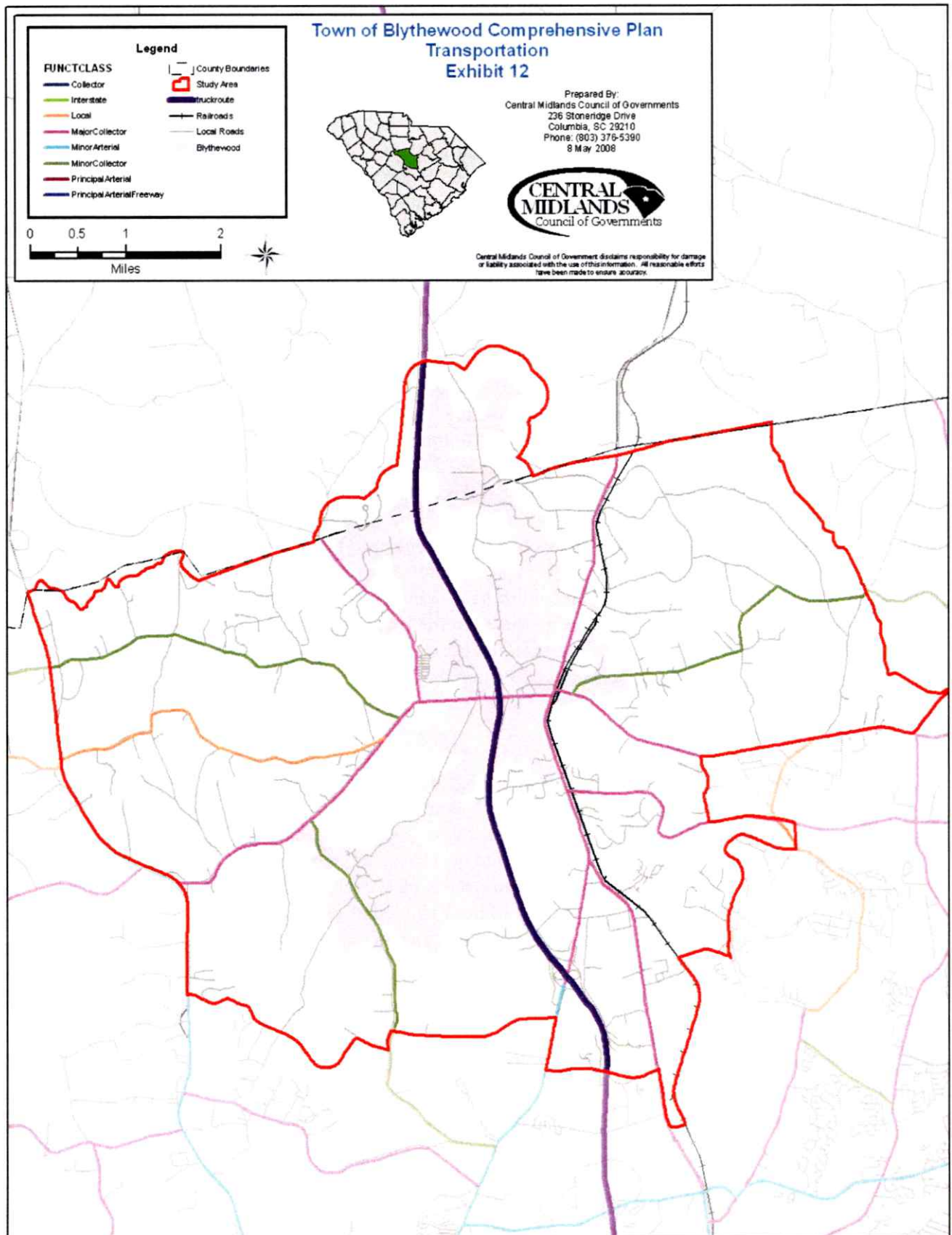
**Bike/Ped:**

Sidewalks outside of the downtown area are limited to what has been installed as part of subdivisions. There are no formal bicycle facilities in the town.

**9.2 Needs**

Both Richland County and the MPO (Columbia Area Transportation Study) are developing transportation plans that will impact the Blythewood community. In April, 2008, a draft of the recommendations from Richland County was released for public comment. The preliminary recommendation includes the widening of Blythewood Road to 5 lanes from I-77 to Syrup Mill Road (this portion is listed in Richland County 8-year funding plan) and to 3 lanes from Syrup Mill Road to Winnsboro Road. To address bicycle and pedestrian needs, the preliminary recommendations also include sidewalk improvements on Blythewood Road from I-77 to Main Street and shoulder improvements on Blythewood Road from Winnsboro Road to Main Street.

Land use and transportation decisions should be related. Since the town has no direct influence on the transportation system, it should influence those decisions with **land use policy and design criteria**. The policies and criteria that the town puts into place should **encourage an efficient transportation system that is multi-modal, incorporates universal design, extends the existing grid system when feasible, and is context sensitive** towards the rural character of the town.



## CHAPTER 10

### PRIORITY INVESTMENT

#### 10.1 Existing Conditions

The impact that infrastructure can have on an area is clearly evident with the growth of the town over the last decade; after the town successfully negotiated water and sewer service for the area. The initial investment by the providers was carefully planned in coordination with the town, but since then, the continued expansions of these systems are principally based on the demand of the developers.

As was discussed in the community facilities element, many of the town's services are contracted out to other providers. From a financial perspective, this has benefited the town, resulting in Town Council abolishing the town's property tax. Most of the town's revenues are comprised of license and permit fees, accommodations taxes, and State shared revenue.

Even though the town provides few services beyond the administrative services available at Town Hall, Town Council has explored ways to provide additional value to the residents, business owners and visitors to the town, such as free WiFi access in the commercial district and the possible redevelopment of the community center.

#### 10.2 Needs

The town has discussed the possible need to provide certain services as the population grows. Services such as public safety, specifically police, are the most frequently discussed services since 1) they are easier to fund and 2) having a police force responsive to local needs is important. However, providing other services may need to be discussed as demand and expectations grow and capacity by the current provider becomes insufficient.

The town needs to work with all service providers, not only to **monitor the demand and capacity of the services**, but to also **prioritize areas for future investment**. This should be based on an **efficient and effective plan** agreed upon by all parties and includes development of property currently in the town limits, but also identifies areas for future annexation. One opportunity to develop such a plan is the Master Plan is beginning to create in 2008.

## CHAPTER 11

### THE PLAN

#### ***SUSTAINABLE BLYTHEWOOD***

**Vision:** *The Town of Blythewood is a modern community with a small-town atmosphere. The town has embraced the policy of sustainable development by emphasizing the postulate of meeting current needs without compromising the ability of future generations to meet their needs.*

#### **Goals**

- 1. All planning should be done in the form of complete and integrated communities containing housing, shops, work places, schools, parks and civic facilities essential to the daily life of the residents;**

One key to having a pedestrian friendly “community” is to make all essential uses and services close enough to each other that someone could walk from one use to another. This concept is also expressed as a “**pedestrian shed**”, (see #2 below) and is the basis for defining a “community.”

**Objective:** Amend the town’s land use policies to place a “community focus” to development, like the one pictured below, by requiring a mixture of uses, or in the case of smaller developments, requiring that they are located within walking distances of existing uses and services essential for a neighborhood and have a logical connection to those uses and services.

**Elements Impacted:** Population, Community Facilities, Housing, Land Use, Transportation, Priority Investment



2. Development size should be designed so that housing, jobs, daily needs and other activities are within easy walking distance to each other;

A pedestrian shed is an area defined as the distance that can be traveled from the edge to the center of the area, typically 1,320 feet (1/4 mile). A mix of civic, commercial, and residential uses should be located within the defined pedestrian shed, and design standards enhancing pedestrian access such as a grid road network, sidewalks, and streetscaping, should also be implemented. These characteristics are similar to the ones found in “traditional neighborhood developments.” The illustration below shows the differences between “traditional neighborhood development” and “sprawl development.”

*Objective* Amend the town’s land use ordinances to implement standards for pedestrian sheds in strategic locations throughout the town.

*Elements Impacted:* Population, Economic, Community Facilities, Housing, Land Use, Transportation, Priority Investment



<http://www.cooltownstudios.com/images/tndsprawl.jpg>

**3. As many activities as possible should be located within easy walking distance of transit stops;**

Currently the town does not have transit service, either locally or through the Central Midlands Regional Transit Authority. Transit service would permit those who cannot drive and those who chose not to drive to be able to live in Blythewood but still be able to travel to other parts of the region.

**Transit Oriented Development (TOD)** is a similar concept to pedestrian sheds in that the TOD is a defined area within a 1/2 mile radius to a transit stop. Development within a TOD is characterized by a mixture of uses, such as civic, office, commercial, and others. Development is also higher in density to take advantage of the proximity to transit. A **bus-rapid transit (BRT)** system along Highway 21 connecting the core commercial area with the industrial development along the corridor, or even the commercial development at the I-77/Killian Road interchange is a possible long-term goal. The BRT stations should be designed so that they could be converted to commuter-rail stations in the future. Other potential TOD opportunities include **high-speed rail** and even commuter bus service from a park-n-ride at the interchange.

*Objective:* As growth continues in the Blythewood area, the town should plan for transit service by identifying opportunities for transit development. Some examples include a **park-n-ride** near the interchange to accommodate commuter bus service to downtown Columbia, and **identifying transit stops near the center of pedestrian sheds**, expanding the area of the shed beyond the 1/4 mile radius, working to establish **bus rapid transit service** and developing standards for possible **TOD's**.  
(See Exhibit 15)

*Elements Impacted:* Population, Economic, Community Facilities, Housing, Land Use, Transportation

**COMPONENTS OF TRANSIT ORIENTED DESIGN**

- Walkable design with pedestrian as the highest priority
- Train station as prominent feature of town center
- A regional node containing a mixture of uses in close proximity including office, residential, retail, and civic uses
- High density, high-quality development within 10-minute walk circle surrounding train station
- Collector support transit systems including trolleys, streetcars, light rail, and buses, etc
- Designed to include the easy use of bicycles, scooters, and rollerblades as daily support transportation systems
- Reduced and managed parking inside 10-minute walk circle around town center / train station

<http://www.transitorienteddevelopment.org/tod.html>



Bus Rapid Transit  
<http://www.csus.edu/news/imageload/trollyreshallslarge.jpg>

4. **The town should contain a diversity of housing types to enable citizens from a wide range of economic levels and age groups to live within its boundaries;**

Most of the residential development in the town is single-family owner-occupied, and most were built since 1990. There are no multi-family options which appeal to both the younger and older age groups. Several projects have been proposed, a “**town center**” project with a residential component located at the intersection of Blythewood Road and Highway 21, has received planned development district approval, but as of this writing, has not moved forward with development. The image below shows a multi-family development with good design standards.

*Objective:* As has been discussed earlier, the town should **facilitate opportunities for well-designed, high density residential development** as part of larger developments. These mixed-use developments should be strategically located to take advantage of existing services capable of supporting higher densities. Preference should be given to higher density development in the core commercial district through **incentives** such as quicker review process, to encourage development that can take advantage of the proximity to the commercial core.

*Elements Impacted:* Population, Economic, Housing

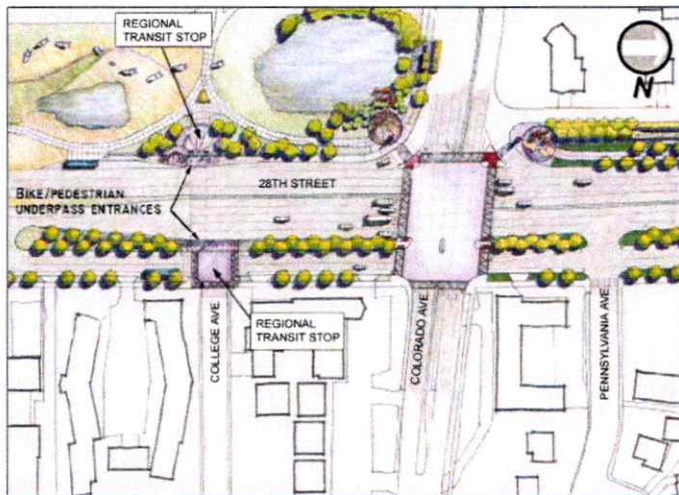


5. The location and character of development should be consistent with a larger transit network;

While regional commuter service to downtown Columbia is many years away, CMCOG has conducted a study of the feasibility of such service. A Winnsboro to Columbia route was one of 6 routes initially studied for commuter service, but was not considered for further study. Bus rapid-transit service and high-speed rail service are still options for this corridor.

*Objective:* As was discussed earlier, there is no transit service to the Town of Blythewood, but the town should still **make land use decisions with the possibility of bus rapid-transit, commuter bus service and even high-speed rail service in the future.** Decisions should range from land use patterns, including the location of transit stops in pedestrian shed, and the creation of TOD districts, to “**complete streets**” designs standards that accommodate multi-modal transportation standards for new and existing streets. The illustration below shows the characteristics of a “complete street.”

*Elements Impacted:* Population, Community Facilities, Housing, Land Use, Transportation



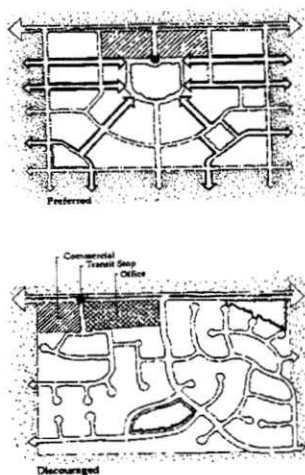
APA *Complete Streets* audio CD

6. **Developments should have a center focus that combines commercial, civic and recreational uses;**

Mixed use developments provide a vibrant urban environment by bringing compatible residential, commercial and public land-uses together. These areas are typically pedestrian friendly, are higher in density and have a variety of uses allowing a person to live, work, play and shop in one place. Having a development with a mixture of uses is not enough, however, the development should be integrated in a way that results in the commercial, civic and recreation uses being a focal point to the community. The drawing below illustrates a community with a central focus and one without.

*Objective:* The future land use map identifies general locations for neighborhood centers. **The Town's zoning ordinance should be amended to establish development and use standards for these centers.** While large development should have neighborhood centers integrated within the development, smaller residential developments can "share" a common neighborhood center if the neighborhood has logical connections to the neighborhood center.

*Elements Impacted:* Population, Community Facilities, Cultural Resources, Housing, Land Use



7. **The town should contain an ample supply of specialized open space in the form of squares, greens and parks whose frequent use is encouraged through placement and design;**

The town has very little formal open space identified, but there have been discussions and plans developed for a formal park at the current town hall site, and other town center developments have identified open spaces such as landscaped squares and roundabouts. New residential developments should provide both active and passive open space that is well connected to the entire neighborhood.

*Objective:* **Amend the Town's land use regulations** to require formal open space as part of large developments, particular mixed use. The open space should be strategically located to accommodate use by as many people as possible, and should accommodate active use, not just passive.

*Elements Impacted:* Population, Community Facilities, Natural Resources, Cultural Resources, Land Use



8. **Public spaces should be designed to encourage the attention and presence of people at all hours of the day and night;**

There is little public open space in the town and hardly any available after the formal programs offered during the day. Public space that can accommodate activities at night such as gazebos, bandstands, informal stages, and multi-use sport courts or even well lighted walking paths and gardens should be a focus for future plans by the town. Making these areas easily accessible and even incorporated with larger developments will help ease the concerns of safety, particular for those using the space at night.

*Objective:* **Develop a public space master plan**, identifying both active and passive space in the town with an implementation strategy.

*Elements Impacted:* Population, Community Facilities, Natural Resources, Cultural Resources, Land Use



9. The town should have a well-defined edge, such as agricultural greenbelts or wildlife corridors, permanently protected from development;

The town is fortunate to have a strong rural community within and just outside the town limits. Additionally, the town has worked with Richland County to define a 3-mile buffer from the current town limits as a step towards a joint planning program to facilitate development in the buffer that is compatible with the town's standards for future annexation. One concept that should be discussed by the town and the county is a **Greenbelt**. Greenbelts not only help to preserve natural resources, but also help to control infrastructure cost by limiting sprawl and giving service providers a predictable development pattern.

*Objective:* With input from the rural community, particularly the owners of the horse farms, **identify a potential greenbelt around the town and incorporate this greenbelt in the future land use map.** The town should negotiate with the water and sewer providers to ensure that encroachment in the greenbelt is limited. The town and the County should also **develop a policy of "Minimum Assured Development Area" (MADA)** which allows for the development of property with greater protection of natural resources.

*Elements Impacted:* Community Facilities, Natural Resources, Cultural Resources, Land Use

10. **Streets, pedestrian paths and bike paths should contribute to a system of fully connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees and lighting; and by discouraging high speed traffic;**

Beyond the core area of town, bicycle and pedestrian connections are sparse; limited to what has been included as part of a residential development. A basic plan for bicycle/pedestrian connections is proposed as part of the future land use plan. A multi-modal transportation system that incorporates the principles of **complete streets** and **universal design** gives those people who cannot drive or choose not to drive the opportunity to travel safely and conveniently.

*Objective:* **Develop and implement a bike and pedestrian plan** that identifies connections from the furthest edges of town to the core area. These routes should have additional design standards to ensure they maintain their bike/pedestrian attraction. Connections should be made to the regional bike and pedestrian network as identified in the COATS Bike and Pedestrian Plan.

*Elements Impacted:* Population, Community Facilities, , Land Use, Transportation, Priority Investment

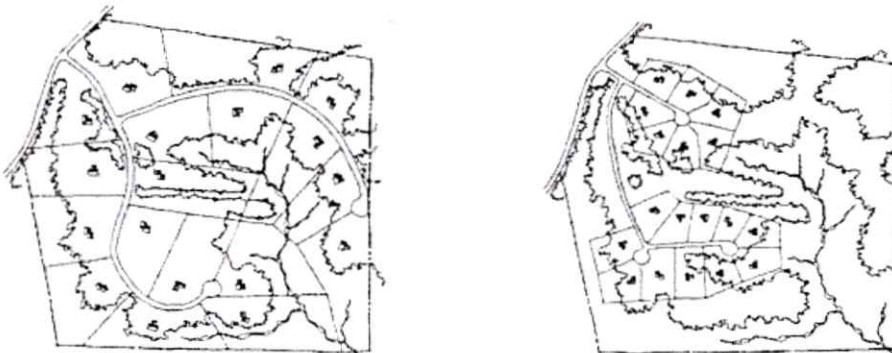


**11. Wherever practicable, the natural terrain, drainage and vegetation of the town should be preserved with superior examples contained within parks or greenbelts;**

Natural features such as terrain, drainage and vegetation not only provide visual stimulation but also have a practical function by providing natural drainage and improving air quality. The identification of conservation/preservation opportunities should be an integral part of the development approval process.

*Objective:* Amend the town's land development ordinances to help identify areas of conservation/preservation prior to the development plans being made by requiring developers to identify natural features, including significant slopes, natural drainage features and significant vegetation (including tree stands.)

*Elements Impacted:* Population, Community Facilities, Natural Resources, Cultural Resources, Land Use



<http://www.planning.co.medina.oh.us/seville/Seville%20Subsite/Appendixc.htm>

**12. Development design should help conserve resources and minimize waste;**

**Green Building**

“...is the practice of increasing the efficiency with which buildings use resources – energy, water and materials - while reducing building impacts on human health and the environment, through better siting, design, construction, operation, maintenance and removal – the complete building life cycle.”

The US Green Building Council has promulgated LEED (Leadership in Energy and Environmental Design) standards for projects ranging from new commercial construction to new homes and even for neighborhood development. There are only a handful of LEED certified buildings in the region, including a dormitory on the campus of the University of South Carolina. Since the standards are new, there are still obstacles to wide-spread adoption of the green building standards, including concerns about increased costs and complicating the building process.

***Objective:* Amend the Town’s land development ordinances to provide incentives for developers and builders to use green building standards. The town should also serve as a model by ensuring that its projects are designed and built to green building standards.**

***Elements Impacted:*** Population, Economic, Housing, Land Use, and Transportation

**13. Communities should provide for efficient use of water through the use of natural drainage, drought tolerant landscaping and recycling;**

As of January 22<sup>nd</sup>, 2008 all but 2 counties were listed under “Severe Drought Status” by the South Carolina Drought Response Committee. Their findings indicated that

“...streamflows were still well below normal for this time of year, many reservoirs are below normal elevations, and groundwater levels have only slowly started to improve from near record low levels...”

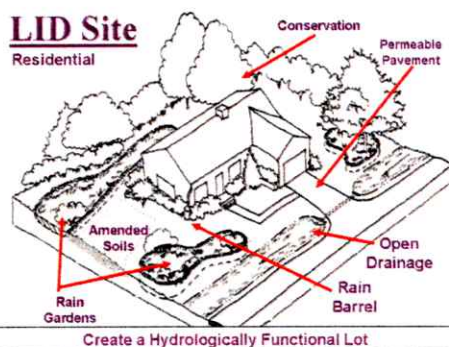
When surveyed by the State Climatology Office in October 2007, the Town of Winnsboro reported that they were under mandatory water restrictions. The importance of having a sufficient water supply cannot be over emphasized. Activities such as Low Impact Development, water harvesting, and drought-tolerant landscaping would ease the demand on the Town of Winnsboro’s water supply.

*Objective:* **Amend the Town’s land use regulations** to incorporate Low Impact Development standards, water harvesting, drought-tolerant landscaping and other water conservation standards.

*Elements Impacted:* Population, Economic, Housing, Land Use, and Transportation

**What Can Affect Availability of Water**

- Most of South Carolina’s water comes from North Carolina and Georgia
- Annual variations
- Seasonal variations
- Water quality
- Water resource management



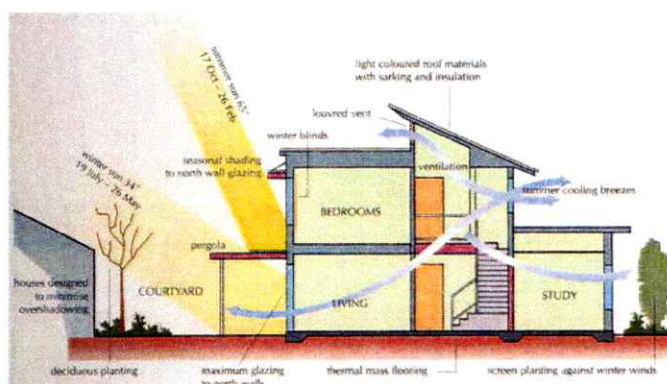
<http://orene.ces.ncsu.edu/content/Continuing+Education>



**14. The street orientation, the placement of buildings and the use of shading should contribute to energy efficiency of the community.**

The location and placement of a building can contribute to the regulation of the building's temperature and lighting needs. For example, trees, landscaping and hills can provide shade and block winds, and strategically placed windows can allow for more natural sunlight. Both help to lower the energy needs of the building.

*Objective:* **Adopt and implement energy efficiency standards** for new construction and significant renovations based on the US Green Building Council's LEED program or other similar standards.



[http://static.flickr.com/57/210729465\\_f17e2aa667\\_o.jpg](http://static.flickr.com/57/210729465_f17e2aa667_o.jpg)

## ***Benefits of Green Building***

### **Environmental benefits:**

- Enhance and protect ecosystems and biodiversity
- Improve air and water quality
- Reduce solid waste
- Conserve natural resources

### **Economic benefits:**

- Reduce operating costs
- Enhance asset value and profits
- Improve employee productivity and satisfaction
- Optimize life-cycle economic performance

### **Health and community benefits:**

- Improve air, thermal, and acoustic environments
- Enhance occupant comfort and health
- Minimize strain on local infrastructure
- Contribute to overall quality of life

<http://www.usgbc.org/DisplayPage.aspx?CMSPageID=1718>

## **CHAPTER 12**

### **IMPLEMENTATION**

#### **Project One: Zoning Ordinance**

DISCUSSION: One of the most powerful tools for implementing the Comprehensive Plan is the Town's Zoning Ordinance. It is important that the zoning ordinance implement a "long term" view of the plan. As such, the town should update its zoning ordinance to include the following objectives as discussed in Chapter 11:

- Mixed use district
- Pedestrian overlay district
- Multifamily development standards
- Transit overlay districts
- Neighborhood Center standards
- Open space standards
- Public space standards
- Greenbelt district
- Road/bicycle/pedestrian design standards
- Green building standards

COMPREHENSIVE PLAN ELEMENTS IMPACTED: All

IMPLEMENTATION ACTION: With professional assistance, the Planning Commission should prepare and recommend a new Zoning Ordinance for adoption by the Town Council.

TIMETABLE:

- Planning Commission recommends a zoning ordinance by January 31, 2010
- Public hearing and adoption by Town Council by March 2010
- Enforcement by the Zoning Board of Appeals and by the appropriate town departments
- Incorporate as part of the Master Plan

## **Project Two: Land Development Regulations**

DISCUSSION: The Town's Land Development Regulations provide design standards for residential subdivisions and large group residential and commercial developments. Therefore, these standards will have a significant impact on the development of the town. To implement the objectives in Chapter 11, the town should amend the Land Development Regulations to address the following:

- Design standards that accommodate bike/pedestrian and transit facilities
- Design standards for multi-family development
- Open space standards
- Public space standards
- Roads, bicycle and pedestrian standards

COMPREHENSIVE PLAN ELEMENTS IMPACTED: All

### **IMPLEMENTATION ACTION:**

With professional assistance, the Planning Commission should prepare and recommend new Land Development Regulations for adoption by the Town Council.

### **TIMETABLE:**

- Planning Commission recommends land development regulations by January 2010
- Public hearing and adoption by Town Council by March 2010
- Enforcement by the Planning Commission and by the appropriate town staff
- Incorporate as part of the Master Plan

## **Project Three: Coordination**

DISCUSSION: The town is dependent upon several agencies for services including water, sewer, transportation and public safety. The town should continue to work with the service providers to ensure that the citizens of the town are receiving the best level of service possible. Additionally, the town should work with the service providers to ensure that the infrastructures they provide are consistent with the policies of the town, for example:

- Future transit stops are located within pedestrian overlay districts and TOD overlay districts;
- Water and sewer extensions are consistent with the open space plan and greenbelt district;
- Road improvements are sensitive to the rural character of the community and follow “complete streets” principles
- Bicycle and pedestrian facilities provide logical connections.

COMPREHENSIVE PLAN ELEMENTS IMPACTED: community facilities, land use, transportation, natural resources.

### **IMPLEMENTATION ACTION:**

The town should work with service providers to identify the changing needs of the town and coordinate infrastructure changes that comply with town policies.

### **TIMETABLE:**

- Town staff identifies all service providers in the community by September 2008
- Town staff and Town Council schedule coordination meetings with the service providers by December 2008

- Town Staff and the Planning Commission review and make comments on plans by the service providers: continuous

## **Project Four: Additional Studies**

DISCUSSION: The Comprehensive Plan is the foundation for decision making by the town, but also the foundation for additional planning to be accomplished by the town. Some of the recommendations will require additional analysis that is beyond of the scope of this plan. These additional studies include:

- A master plan
- An open space plan
- A bicycle and pedestrian plan

COMPREHENSIVE PLAN ELEMENTS IMPACTED: All

### **IMPLEMENTATION ACTION:**

The town should hire a consultant or consultants to develop supporting plans that further the policies of the Comprehensive plan. Once complete, the recommendations in the supporting plans should be implemented by the town through the appropriate mechanisms.

### **TIMETABLE:**

- Master Plan
  - The town has engaged Tunnel Spangler & Walsh (TSW) as our Master Plan consultants and is currently commencing the 'charrette' process. A schedule to for completion in 9-12 months.
  - Open Space Plan
  - The Open Space Plan will be completed as a portion of the Master Plan.

- The town should implement the recommendations from the Open Space Plan through appropriate mechanisms.
- A Bicycle and Pedestrian Plan
  - The city has hired TSW as our consultant.
  - The Bicycle and Pedestrian Plan will be completed as a portion of the Master Plan.
  - The town should implement the recommendations from the Bicycle and Pedestrian Plan through appropriate mechanisms.

Exhibit 13

Town of Blythewood

Blythewood Comprehensive Plan

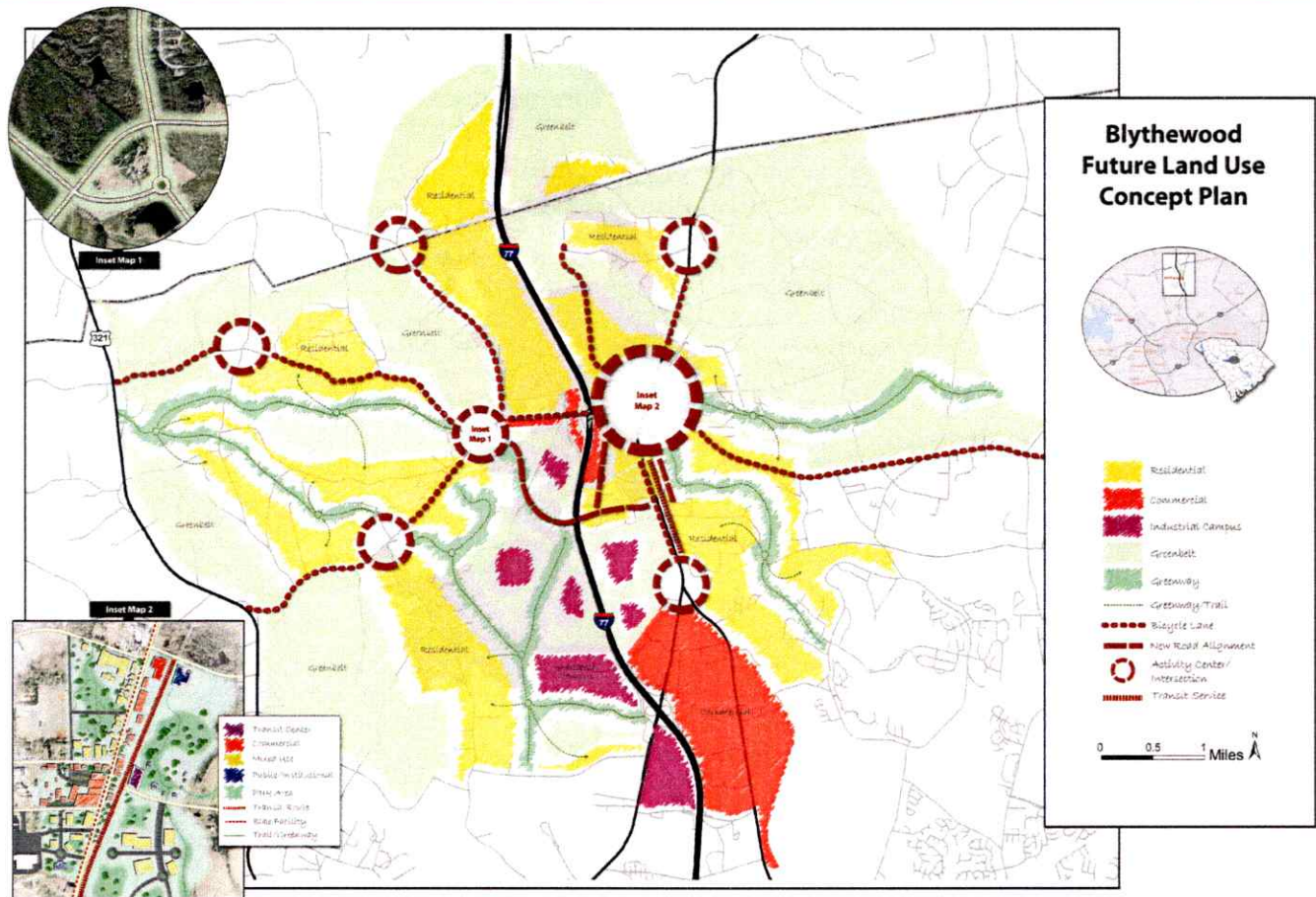


Exhibit 14

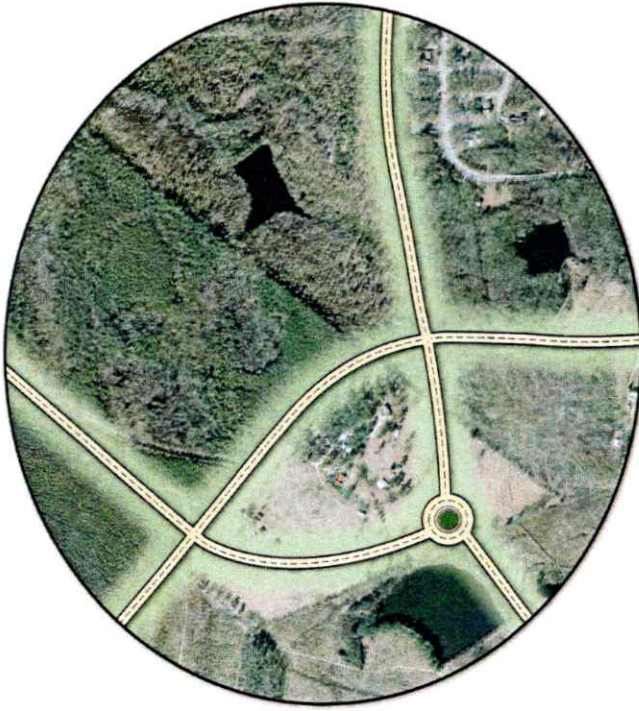
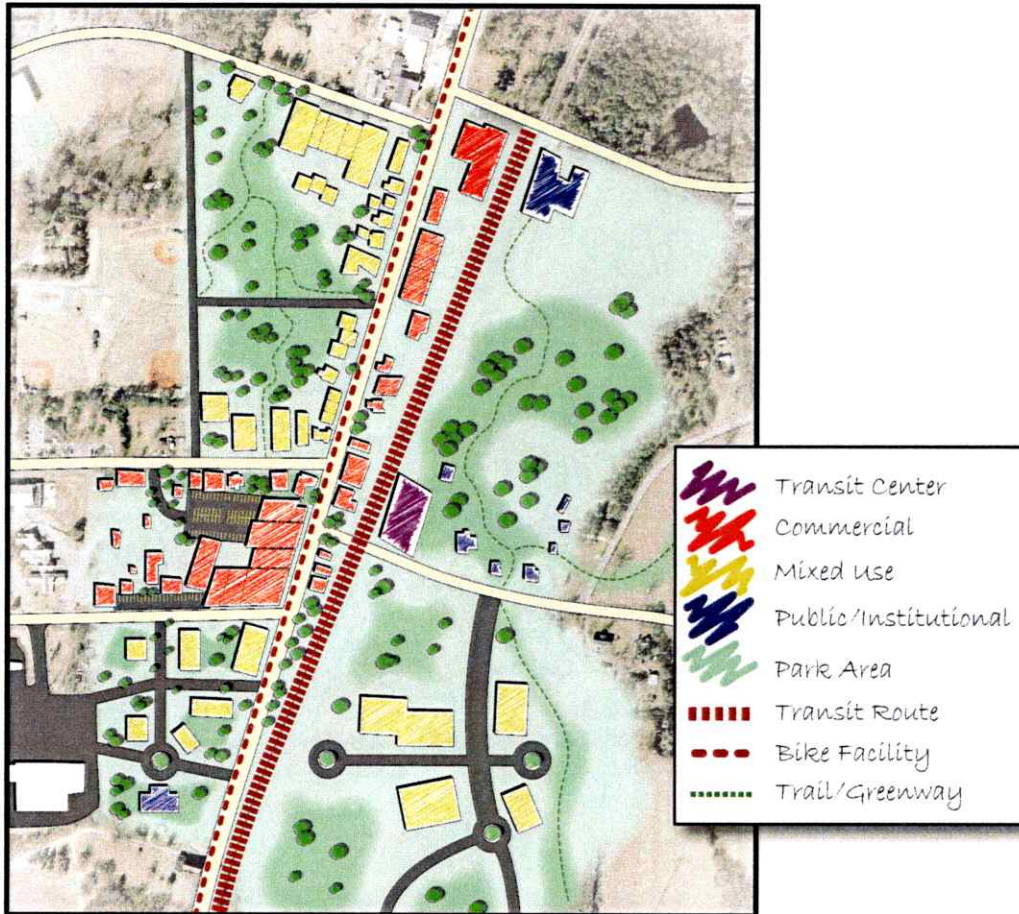


Exhibit 15



STATE OF SOUTH CAROLINA )  
 )  
TOWN OF BLYTHEWOOD )

RESOLUTION – Regarding Release  
of Bonds – Cobblestone Park

**WHEREAS**, between April 25, 2005 and October 24, 2006, in lieu of completion of the physical development and installation of the required improvements previous to the approval of final plats for multiple phases of the Cobblestone Park subdivision, Ginn – LA University Club LTD, LLP provided certain bonds to the Town of Blythewood in compliance with Town of Blythewood Code of Ordinance §§153.185 through 153.187; and,

**WHEREAS**, on September 26, 2008 the Town Engineer has determined that Ginn – LA University Club LTD, LLP has completed all requirements of the land development regulations guaranteed by bonds; and,

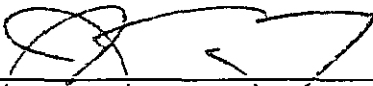
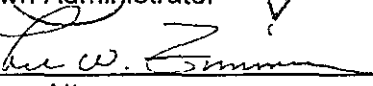
**WHEREAS**, on September 8, 2008 the Town of Blythewood Planning Commission approved the final plats of the phases subject to the bonds;

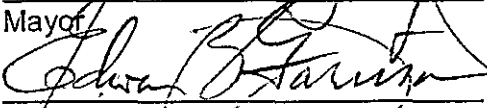
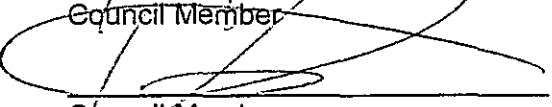
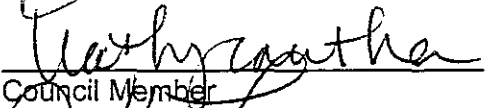
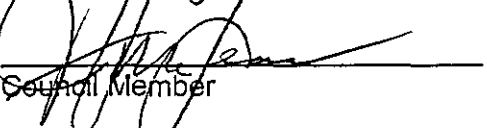
**NOW, THEREFORE, BE IT RESOLVED** by the Governing Body of the Town of Blythewood in Council duly assembled and by the authority of the same, the bonds listed herein, executed by Hartford Fire Insurance Company and provided to the Town of Blythewood by Ginn – LA University Club LTD, LLP, are RELEASED.

20BCSDK4228 (Cobblestone Park – Parcel P-7)  
20BCSCZ4698 (Cobblestone Park – Parcel P-8)  
20BCSDZ6638 (Cobblestone Park – Parcel P-9)  
20BCSDZ6637 (Cobblestone Park – Parcel P-10)  
20BCSDK4229 (Cobblestone Park – Parcel P-11)  
20BCSEF0094 (Cobblestone Park – Parcel P-14)  
20BCSEF0096 (Cobblestone Park – Parcel P-15)  
20BCSEF0097 (Cobblestone Park – Parcel P-15, Water and Sewer Extension)  
20BCSDK4241 (Cobblestone Park on-site and off-site improvements)  
20BCSDK4240 (Cobblestone Park off-site improvements)

BE IT RESOLVED this 29th day of September, 2008 as witness our hands and seals, in Council done, at Blythewood, South Carolina.

ATTESTED:

  
\_\_\_\_\_  
Town Administrator  
  
\_\_\_\_\_  
Town Attorney

  
\_\_\_\_\_  
Mayor  
  
\_\_\_\_\_  
Council Member  
  
\_\_\_\_\_  
Council Member  
  
\_\_\_\_\_  
Council Member  
  
\_\_\_\_\_  
Council Member

***Ginn-LA University Club, Ltd., LLLP***

September 9, 2008

Mr. John Perry  
Town Administrator  
Town of Blythewood  
PO Box 1004  
Blythewood, SC 29016

Dear Mr. Perry:

The purpose of this letter is to formally request that a vote to release twelve subdivision bonds be placed on the Blythewood Town Council agenda for the meeting scheduled for September 29, 2008. The subdivision bonds of interest that were executed by Hartford Fire Insurance Company and provided to the Town of Blythewood by Ginn - LA University Club LTD, LLP are listed below:

20BCSDK4228 (Cobblestone Park - Parcel P-7)  
20BCSCZ4698 (Cobblestone Park - Parcel P-8)  
20BCSDZ6638 (Cobblestone Park - Parcel P-9)  
20BCSDZ6637 (Cobblestone Park - Parcel P-10)  
20BCSDK4229 (Cobblestone Park - Parcel P-11)  
20BCSEF0094 (Cobblestone Park - Parcel P-14)  
20BCSEF0096 (Cobblestone Park - Parcel P-15)  
20BCSEF0097 (Cobblestone Park - Parcel P-15, Water and Sewer Extension)  
~~20BCSDZ6625 (Cobblestone Park - Parcel P-17, The Farm Infrastructure)~~  
~~20BCSDZ6626 (Cobblestone Park - Parcel P-17, The Farm Pump Stations)~~  
20BCSDK4241 (Cobblestone Park on-site and off-site improvements)  
20BCSDK4240 (Cobblestone Park off-site improvements)

*not ready per Austin Eckles.*  
*man*

For your convenience, I have enclosed copies of these bonds for your reference. As always, please feel free to contact me with any questions or concerns during this process.

**GINN - LA UNIVERSITY CLUB LTD., LLLP**

*A. Eckles*

Austin Eckles  
Project Manager  
Cobblestone Park  
843-297-1817 (mobile)  
[aeckles@ginncompany.com](mailto:aeckles@ginncompany.com)

cc: Bobby Masters  
Eileen Coleman  
Laura Sennett  
John Dotson

***244 University Club Parkway, Blythewood, SC 29016***  
***Phone 803-333-8220 Fax 803-786-7900***

**Ginn - LA University Club LTD, LLLP Outstanding Bonds for Cobblestone Park**

| <b>Bond Number</b>     | <b>Amount</b>              | <b>Date</b>          | <b>Description</b>                      |
|------------------------|----------------------------|----------------------|-----------------------------------------|
| 20BCSDK4228            | \$2,962,620.63             | 7/27/2005            | Parcel P-7                              |
| 20BCSCZ4698            | \$2,913,826.25             | 4/12/2005            | Parcel P-8                              |
| 20BCSDZ6638            | \$625,576.25               | 8/21/2006            | Parcel P-9                              |
| 20BCSDZ6637            | \$805,969.38               | 8/21/2006            | Parcel P-10                             |
| 20BCSDK4229            | \$1,112,046.25             | 7/27/2005            | Parcel P-11                             |
| 20BCSEF0094            | \$69,896.25                | 10/23/2006           | Parcel P-14                             |
| 20BCSEF0096            | \$160,535.00               | 10/23/2006           | Parcel P-15                             |
| 20BCSEF0087            | \$885,558.75               | 10/23/2006           | Parcel P-15 / Water and Sewer Extension |
| <del>20BCSDZ6625</del> | <del>\$12,373,009.19</del> | <del>6/28/2006</del> | <del>Parcel P-17 Infrastructure</del>   |
| <del>20BCSDZ6626</del> | <del>\$926,103.13</del>    | <del>6/28/2006</del> | <del>Parcel P-17 Pump Stations</del>    |
| 20BCSDK4241            | \$1,000,000.00             | 9/13/2005            | On-site and off-site improvements       |
| 20BCSDK4240            | \$3,000,000.00             | 9/13/2005            | Off-site infrastructure                 |

***Ginn-LA University Club, Ltd., LLLP***

September 9, 2008

Mr. John Perry  
Town Administrator  
Town of Blythewood  
PO Box 1004  
Blythewood, SC 29016

Dear Mr. Perry:

The purpose of this letter is to formally request that a vote to release twelve subdivision bonds be placed on the Blythewood Town Council agenda for the meeting scheduled for September 29, 2008. The subdivision bonds of interest that were executed by Hartford Fire Insurance Company and provided to the Town of Blythewood by Ginn – LA University Club LTD, LLP are listed below:

20BCSDK4228 (Cobblestone Park – Parcel P-7)  
20BCSCZ4698 (Cobblestone Park – Parcel P-8)  
20BCSDZ6638 (Cobblestone Park – Parcel P-9)  
20BCSDZ6637 (Cobblestone Park – Parcel P-10)  
20BCSDK4229 (Cobblestone Park – Parcel P-11)  
20BCSEF0094 (Cobblestone Park – Parcel P-14)  
20BCSEF0096 (Cobblestone Park – Parcel P-15)  
20BCSEF0097 (Cobblestone Park – Parcel P-15, Water and Sewer Extension)  
20BCSDZ6625 (Cobblestone Park – Parcel P-17, The Farm Infrastructure)  
20BCDSZ6626 (Cobblestone Park – Parcel P-17, The Farm Pump Stations)  
20BCSDK4241 (Cobblestone Park on-site and off-site improvements)  
20BCSDK4240 (Cobblestone Park off-site improvements)

For your convenience, I have enclosed copies of these bonds for your reference. As always, please feel free to contact me with any questions or concerns during this process.

**GINN – LA UNIVERSITY CLUB LTD., LLLP**



Austin Eckles  
Project Manager  
Cobblestone Park  
843- 297-1817 (mobile)  
[aeckles@ginncompany.com](mailto:aeckles@ginncompany.com)

cc: Bobby Masters  
Eileen Coleman  
Laura Sennett  
John Dotson

***244 University Club Parkway, Blythewood, SC 29016***  
***Phone 803-333-8220 Fax 803-786-7900***

**Ginn - LA University Club LTD, LLLP Outstanding Bonds for Cobblestone Park**

| <b>Bond Number</b> | <b>Amount</b>   | <b>Date</b> | <b>Description</b>                      |
|--------------------|-----------------|-------------|-----------------------------------------|
| 20BCSDK4228        | \$2,962,620.63  | 7/27/2005   | Parcel P-7                              |
| 20BCSCZ4698        | \$2,913,826.25  | 4/12/2005   | Parcel P-8                              |
| 20BCSDZ6638        | \$625,576.25    | 8/21/2006   | Parcel P-9                              |
| 20BCSDZ6637        | \$805,969.38    | 8/21/2006   | Parcel P-10                             |
| 20BCSDK4229        | \$1,112,046.25  | 7/27/2005   | Parcel P-11                             |
| 20BCSEF0094        | \$69,896.25     | 10/23/2006  | Parcel P-14                             |
| 20BCSEF0096        | \$160,535.00    | 10/23/2006  | Parcel P-15                             |
| 20BCSEF0087        | \$885,558.75    | 10/23/2006  | Parcel P-15 / Water and Sewer Extension |
| 20BCSDZ6625        | \$12,373,009.19 | 6/28/2006   | Parcel P-17 Infrastructure              |
| 20BCDSZ6626        | \$926,103.13    | 6/28/2006   | Parcel P-17 Pump Stations               |
| 20BCSDK4241        | \$1,000,000.00  | 9/13/2005   | On-site and off-site improvements       |
| 20BCSDK4240        | \$3,000,000.00  | 9/13/2005   | Off-site Infrastructure                 |

# SUBDIVISION BOND

Bond No. 20BCSDK4228

KNOW ALL MEN BY THESE PRESENTS, that we Ginn-LA University Club Ltd., LLLP  
28 Bridgeside Boulevard, Suite 200  
Mount Pleasant, SC 29465  
as Principal, and Hartford Fire Insurance Company, Hartford Plaza, Hartford, CT 06115  
authorized to do business in the State of Connecticut, as Surety, are held and firmly bound unto  
The Town of Blythewood, 141 Langford Road, Blythewood, SC 29016  
as Obligee, in the penal sum of Two Million Nine Hundred Sixty-Two Thousand Six Hundred  
Twenty and 63/100 (\$ 2,962,620.63 ) DOLLARS, lawful money of the  
United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors,  
administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Ginn-LA University Club Ltd., LLLP  
has agreed to construct in Cobblestone Park - Parcel P-7

the following improvements: to guarantee the construction of certain improvements and  
infrastructure as designed and specified by WK Dickson Engineers in their project  
number WKD 40233.00 CA Site Construction Plans - Cobblestone Park @ The University  
Club - Blythewood, Richmond County, South Carolina, dated April 27, 2005

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall  
construct or have constructed, the improvements herein described and shall save the Obligee harmless from any loss,  
cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to  
remain in full force and effect.

Signed, sealed and dated this 27th day of July, 2005.

Ginn-LA University Club Ltd., LLLP

By: Robert L. Miller Principal

Hartford Fire Insurance Company

By: Richard A. Gazaway  
Richard A. Gazaway, Attorney-in-Fact

# SUBDIVISION BOND

Bond No. 20BCSCZ4698

KNOW ALL MEN BY THESE PRESENTS, that we Ginn-LA University Club Ltd., LLLP

28 Bridgeside Boulevard, Suite 200, Mount Pleasant, South Carolina 29465

as Principal, and Hartford Fire Insurance Company, Hartford Plaza, Hartford, Connecticut  
authorized to do business in the State of CT, as Surety, are held and firmly bound unto

06115

The Town of Blythewood, 141 Langford Road, Blythewood, South Carolina 29016

as Obligor, in the penal sum of Two Million Nine Hundred Thirteen Thousand Eight Hundred  
Twenty-Six and 25/100 (\$ 2,913,826.25 ) DOLLARS, lawful money of the

United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors,  
administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Ginn-LA University Club Ltd., LLLP

has agreed to construct in Cobblestone Park, Parcel P-8

the following improvements: to guarantee the construction of certain site improvements and  
infrastructure as designed and specified by WK Dickson Engineers in their project  
number WKD 40223.00 Site Construction Plans - Cobblestone Park @ The University  
Club - Blythewood, Richland County, South Carolina October 2004.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall  
construct or have constructed, the improvements herein described and shall save the Obligor harmless from any loss,  
cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to  
remain in full force and effect.

Signed, sealed and dated this 12th day of April, 2005

Ginn-LA University Club Ltd., LLLP

Principal

By: \_\_\_\_\_

Hartford Fire Insurance Company

By: \_\_\_\_\_

Richard A. Gazaway, Attorney-in-Fact

## SUBDIVISION BOND

Bond No. 20BCSDZ6638

KNOW ALL MEN BY THESE PRESENTS, that we Ginn - LA University Club  
Ltd., LLLP

28 Bridgeside Boulevard, Suite 200

Mount Pleasant, SC 29465

as Principal, and Hartford Fire Insurance Company, Hartford Plaza, Hartford, CT 06115

authorized to do business in the State of Connecticut, as Surety, are held and firmly  
bound unto The Town of Blythewood, South Carolina, 141 Langford Road, Blythewood,  
South Carolina 29016

as Obligee, in the penal sum of Six Hundred Twenty-Two Thousand Five Hundred Seventy-  
Six and 25/100 (\$ 625,576.25) DOLLARS, lawful money of the United States of America, for  
the payment of which well and truly to be made, we bind ourselves, our heirs, executors,  
administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Ginn - LA University Club Ltd., LLLP

has agreed to construct in Cobblestone Park - Parcel P - 9

the following improvements: to guarantee the construction of certain improvements and  
infrastructure as designed and specified by WK Dickson in their project number WKD  
40233.08.CA - Cobblestone Park @ The University Club - Phases 9 & 10 - Blythewood,  
Richmond Country, South Carolina, dated May 2006.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if  
the said Principal shall construct or have constructed, the improvements herein described and  
shall save the Obligee harmless from any loss, cost or damage by reason of its failure to  
complete said work, then this obligation shall be null and void; otherwise to remain in full force  
and effect.

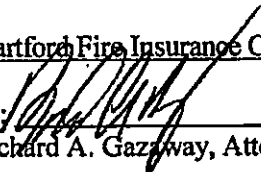
Signed, sealed and dated this 21st day of August, 2006.

Ginn - LA University Club Ltd., LLLP

Principal

By: \_\_\_\_\_

Hartford Fire Insurance Company

By: 

Richard A. Gazaway, Attorney-in-Fact

## SUBDIVISION BOND

Bond No. 20BCSDZ6637

KNOW ALL MEN BY THESE PRESENTS, that we Ginn - LA University Club  
Ltd., LLLP

28 Bridgeside Boulevard, Suite 200

Mount Pleasant, SC 29465

as Principal, and Hartford Fire Insurance Company, Hartford Plaza, Hartford, Ct 06115

authorized to do business in the State of CT, as Surety, are held and firmly  
bound unto The Town of Blythewood, South Carolina, 141 Langford Road, Blythewood,  
South Carolina 29106,

as Obligee, in the penal sum of Eight Hundred Five Thousand Nine Hundred Sixty-Nine  
and 38 / 100 (\$ 805, 969.38) DOLLARS, lawful money of the United States of America, for the  
payment of which well and truly to be made, we bind ourselves, our heirs, executors,  
administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Ginn - LA University Club Ltd., LLLP

has agreed to construct in Cobblestone Park - Parcel P - 10

the following improvements: to guarantee the construction of certain improvements and  
infrastructure as designed and specified by WK Dickson in their project number WKD  
40233.08.CA - Cobblestone Park @ The University Club - Phases 9 & 10 - Blythewood,  
Richmond Country, South Carolina, dated May 2006.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if  
the said Principal shall construct or have constructed, the improvements herein described and  
shall save the Obligee harmless from any loss, cost or damage by reason of its failure to  
complete said work, then this obligation shall be null and void; otherwise to remain in full force  
and effect.

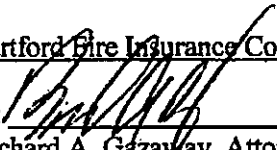
Signed, sealed and dated this 21st day of August,  
2006.

Ginn - LA University Club Ltd., LLLP

Principal

By: \_\_\_\_\_

Hartford Fire Insurance Company

By:  \_\_\_\_\_

Richard A. Gazaway, Attorney-in-Fact

## SUBDIVISION BOND

Bond No. 20BCSDK4229

KNOW ALL MEN BY THESE PRESENTS, that we Ginn-LA University Club Ltd., LLLP  
28 Bridgeside Boulevard, Suite 200  
Mount Pleasant, SC 29465  
as Principal, and Hartford Fire Insurance Company, Hartford Plaza, Hartford, CT 06115  
authorized to do business in the State of Connecticut, as Surety, are held and firmly bound unto  
The Town of Blythewood, 141 Langford Road, Blythewood, SC 29016  
as Oblige, in the penal sum of One Million One Hundred Twelve Thousand Forty-Six  
and 25/100 (\$ 1,112,046.25 ) DOLLARS, lawful money of the  
United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors,  
administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Ginn-LA University Club Ltd., LLLP  
has agreed to construct in Cobblestone Park - Parcel P-11  
the following improvements: to guarantee the construction of certain improvements and  
infrastructure as designed and specified by WK Dickson Engineers in their project  
number WKD 40233.00 CA Site Construction Plans - Cobblestone Park @ The University  
Club - Blythewood, Richland County, South Carolina, dated April 27, 2005

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall  
construct or have constructed, the improvements herein described and shall save the Oblige harmless from any loss,  
cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to  
remain in full force and effect.

Signed, sealed and dated this 27th day of July, 2005

Ginn-LA University Club Ltd., LLLP  
By: Robert L. Mullen Principal

Hartford Fire Insurance Company  
By: Richard A. Gazaway Attorney-in-Fact

SUBDIVISION BOND

Bond No: 20BCSEF0094

KNOW ALL MEN BY THESE PRESENTS, that we, Ginn-LA University Club Ltd., LLLP, 28 Bridgeside Boulevard, Suite 200, Mount Pleasant, South Carolina 29465, as Principal, and Hartford Fire Insurance Company, Hartford Plaza, Hartford, Connecticut 06115 authorized to do business in the State of South Carolina, as Surety, are held and firmly bound unto The Town of Blythewood, South Carolina, 141 Langford Road, Blythewood, South Carolina 29016, as Oblige, in the penal sum of Sixty Nine Thousand Eight Hundred Ninety-Six and 25/100 (\$69,896.25) DOLLARS, lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Ginn-LA University Club Ltd., LLLP has agreed to construct, in Cobblestone Park - Parcel

(Phase) P - 14, the following improvements:

The construction of certain improvements and infrastructure as designed and specified by WK Dickson Engineers in their project number WKD # 40233.09.CA - Site Construction Plans for Cobblestone Park Community Center - Blythewood, Richland County, South Carolina, dated June 2006.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct or have constructed, the improvements herein described and shall save the Oblige harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 23rd day of October, 2006.

Ginn - LA University Club Ltd., LLLP  
Principal

By: Robert Mason

Hartford Fire Insurance Company  
Surety

By: Richard A. Gazaway

Richard A. Gazaway, Attorney-in-Fact

SUBDIVISION BOND

Bond No: 20BCSEF0096

KNOW ALL MEN BY THESE PRESENTS, that we, Ginn-LA University Club Ltd., LLLP, 28 Bridgeside Boulevard, Suite 200, Mount Pleasant, South Carolina 29465, as Principal, and Hartford Fire Insurance Company, Hartford Plaza, Hartford, Connecticut 06115 authorized to do business in the State of South Carolina, as Surety, are held and firmly bound unto The Town of Blythewood, South Carolina, 141 Langford Road, Blythewood, South Carolina 29016, as Obligee, in the penal sum of One Hundred Sixty Thousand Five Hundred Thirty Five and no/100 (\$160,535.00) DOLLARS, lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Ginn-LA University Club Ltd., LLLP has agreed to construct, in Cobblestone Park - Parcel

(Phase) P - 15, the following improvements:

The construction of certain improvements and infrastructure as designed and specified by WK Dickson Engineers in their project number WKD # 40233.14.CA - Site Construction Plans for Cobblestone Park - Water and Sewer Extension in Blythewood, Richland Country, South Carolina, dated September 2006.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct or have constructed, the improvements herein described and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 23rd day of October, 2006.

Ginn - LA University Club Ltd., LLLP

Principal

By: Robert M. Mark

Hartford Fire Insurance Company

Surety

By: Richard A. Gazaway

Richard A. Gazaway, Attorney-in-Fact

SUBDIVISION BOND

Bond No: 20BCSEF0097

KNOW ALL MEN BY THESE PRESENTS, that we, Ginn-LA University Club Ltd., LLLP, 28 Bridgeside Boulevard, Suite 200, Mount Pleasant, South Carolina 29465, as Principal, and Hartford Fire Insurance Company, Hartford Plaza, Hartford, Connecticut 06115 authorized to do business in the State of South Carolina, as Surety, are held and firmly bound unto The Town of Blythewood, South Carolina, 141 Langford Road, Blythewood, South Carolina 29016, as Oblige, in the penal sum of Eight Hundred Eighty Five Thousand Five Hundred Fifty Eight and 75/100 (\$885,558.75) DOLLARS lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Ginn-LA University Club Ltd., LLLP has agreed to construct, in Cobblestone Park - Parcel (Phase) P- 15/ Water and Sewer Extension, the following improvements:

The construction of certain improvements and infrastructure as designed and specified by WK Dickson Engineers in their project number WKD # 40233.14.CA - Site Construction Plans for Cobblestone Park Water and Sewer Extension - Blythewood, Richland County, South Carolina, dated September 2006.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct or have constructed, the improvements herein described and shall save the Oblige harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 23rd day of October, 2006.

Ginn - LA University Club Ltd., LLLP  
Principal

By: Robert M. Masters

Hartford Fire Insurance Company  
Surety

By: Richard A. Gazaway

Richard A. Gazaway, Attorney-in-Fact

# SUBDIVISION BOND

Bond No. **20BCSDZ6625**

KNOW ALL MEN BY THESE PRESENTS, that we GINN-LA UNIVERSITY CLUB LTD., LLLP

26 BRIDGESIDE BOULEVARD, SUITE 200

MT. PLEASANT, SC 29464

as Principal, and HARTFORD FIRE INSURANCE COMPANY  
HARTFORD PLAZA, HARTFORD, CT 06115

authorized to do business in the State of CT, as Surety, are held and firmly bound unto

THE TOWN OF BLYTHEWOOD, 141 LANGFORD ROAD, BLYTHEWOOD, SC 29016

as Oblige, in the penal sum of TWELVE MILLION THREE HUNDRED SEVENTY THREE THOUSAND NINE

AND 19/100 (\$ 12,373,009.19 ) DOLLARS, lawful money of

the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, GINN-LA UNIVERSITY CLUB LTD, LLLP

has agreed to construct in COBBLESTONE PARK, PARCEL P-17 (THE FARM)

the following improvements: TO GUARANTEE THE CONSTRUCTION OF CERTAIN IMPROVEMENTS AND INFRASTRUCTURE AS

DESIGNED AND SPECIFIED BY W.K. DICKSON ENGINEERS IN THEIR PROJECT NUMBER 40233.04.CA SITE  
CONSTRUCTION PLANS FOR COBBLESTONE PARK @ THE UNIVERSITY CLUB - THE FARM - BLYTHEWOOD,  
RICHMOND COUNTY, SOUTH CAROLINA, DATED MAY 2006 AND REVISED JUNE 21, 2006.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall construct, or have constructed, the improvements herein described and shall save the Oblige harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 28TH day of JUNE, 2006.

GINN-LA UNIVERSITY CLUB LTD, LLLP

By: Robert F. Masters Principal

HARTFORD FIRE INSURANCE COMPANY

By: Richard A. Gazaway  
RICHARD A. GAZAWAY Attorney-in-Fact

# SUBDIVISION BOND

Bond No. **20BCDSZ6626**

KNOW ALL MEN BY THESE PRESENTS, that we GINN-LA UNIVERSITY CLUB LTD., LLLP  
28 BRIDGESIDE BOULEVARD, SUITE 200  
MT. PLEASANT, SC 29464

as Principal, and HARTFORD FIRE INSURANCE COMPANY  
HARTFORD PLAZA, HARTFORD, CT 06115

authorized to do business in the State of CT, as Surety, are held and firmly bound unto

THE TOWN OF BLYTHEWOOD, 141 LANGFORD ROAD, BLYTHEWOOD, SC 29016

as Obligee, in the penal sum of NINE HUNDRED TWENTY SIX THOUSAND ONE HUNDRED THREE AND 13/100

(\$ 926,103.13 ) DOLLARS, lawful money of  
the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors,  
administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, GINN-LA UNIVERSITY CLUB LTD., LLLP

has agreed to construct in COBBLESTONE PARK, PARCEL P-17 (THE FARM)

the following improvements: TO GUARANTEE THE CONSTRUCTION OF CERTAIN IMPROVEMENTS AND PUMP STATIONS  
AS DESIGNED AND SPECIFIED BY W.K. DICKSON ENGINEERS IN THEIR PROJECT NUMBER 40233.05.CA SITE

CONSTRUCTION PLANS FOR COBBLESTONE PARK @ THE UNIVERSITY CLUB - PUMP STATION SYSTEMS - THE FARM -  
BLYTHEWOOD, RICHMOND COUNTY, SOUTH CAROLINA, DATED MAY 2006.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall  
construct, or have constructed, the improvements herein described and shall save the Obligee harmless from any loss, cost or  
damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to remain in full  
force and effect.

Signed, sealed and dated this 28TH day of JUNE, 2006.

GINN-LA UNIVERSITY CLUB LTD., LLLP

By: Robert F. Masters Principal

HARTFORD FIRE INSURANCE COMPANY

By: Richard A. Gazaway  
RICHARD A. GAZAWAY Attorney-in-Fact

## SUBDIVISION BOND

Bond No. 20BCSDK4241

KNOW ALL MEN BY THESE PRESENTS, that we Ginn-LA University Club Ltd., LLLP  
28 Bridgeside Blvd., Suite 200, Mount Pleasant, SC 29465  
as Principal, and Hartford Fire Insurance Company, Hartford Plaza, Hartford, CT 06115  
authorized to do business in the State of CT, as Surety, are held and firmly bound unto  
The Town of Blythewood, 141 Langford Road, Blythewood, SC 29016  
as Obligee, in the penal sum of One Million and No/100 Dollars  
( \$ 1,000,000.00 ) DOLLARS, lawful money of the  
United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors,  
administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Ginn-LA University Club Ltd., LLLP  
has agreed to construct in Cobblestone Park at the University Club  
the following improvements: to guarantee the completion of the design of the infrastructure,  
on-site and off-site improvements, permitting and other related work per the agreement  
by and between Ginn-LA University Club Ltd., LLLP and the Town of Blythewood dated

September 9, 2005.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall  
construct or have constructed, the improvements herein described and shall save the Obligee harmless from any loss,  
cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to  
remain in full force and effect.

Signed, sealed and dated this 13th day of September, 2005

Ginn-LA University Club Ltd., LLLP  
By: Robert L. Miller Principal  
ROBERT L. MILLER, VEE PRESIDENT

Hartford Fire Insurance Company  
By: Richard A. Gazaway  
Richard A. Gazaway, Attorney-in-Fact

# SUBDIVISION BOND

Bond No. 20BCSDK4240

KNOW ALL MEN BY THESE PRESENTS, that we Ginn-LA University Club Ltd., LLLP  
28 Bridgeside Blvd., Suite 200, Mount Pleasant, SC 29465

as Principal, and Hartford Fire Insurance Company, Hartford Plaza, Hartford, CT 06115  
authorized to do business in the State of CT, as Surety, are held and firmly bound unto  
The Town of Blythewood, 141 Langford Road, Blythewood, SC 29016  
as Oblige, in the penal sum of Three Million and No/100 Dollars

(\$ 3,000,000.00 ) DOLLARS, lawful money of the  
United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors,  
administrators, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, Ginn-LA University Club Ltd., LLLP  
has agreed to construct in Cobblestone Park at the University Club

the following improvements: to guarantee the construction of all off-site infrastructure  
improvements per the agreement by and between Ginn-LA University Club Ltd., LLLP  
and the Town of Blythewood dated September 9, 2005.

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall  
construct or have constructed, the improvements herein described and shall save the Oblige harmless from any loss,  
cost or damage by reason of its failure to complete said work, then this obligation shall be null and void; otherwise to  
remain in full force and effect.

Signed, sealed and dated this 13th day of September, 2005

Ginn-LA University Club Ltd., LLLP  
By: Robert L. Miller Principal  
ROBERT L. MILLER, VICE PRESIDENT

Hartford Fire Insurance Company  
By: Richard A. Gazaway  
Richard A. Gazaway, Attorney-in-Fact



1432 Sunset Boulevard ■ West Columbia, South Carolina 29169 ■ 803/739-2888 ■ Fax 803/739-2277

September 26, 2008

Mr. John P. Perry  
Town Administrator  
Town of Blythewood  
Post Office Box 1004  
Blythewood, South Carolina 29016-1004

Re: Cobblestone Park – Phases 7, 8, 9, 10, 11, 14 and 15  
HPG File Nos. 05035, 05017, 06062, 05036, 06078, 06079

Dear John:

We have made a site inspection of the above referenced phases of work. Based on our ride through of the projects, upon issuance of the various water system operating permits, issuance of various sanitary sewer system operating permits and receipt of final plats we recommend approval of each of the phases listed and release of the bonds as necessary.

Should you have any questions, please give me a call.

Sincerely,  
HPG AND COMPANY

A handwritten signature in dark ink, appearing to read "Charles K. Parnell".

Charles K. Parnell, P.E.

September 27, 2008

Mr. John Perry, CED  
Town Administrator  
171 Langford Road  
Blythewood, South Carolina 29016

RE: Interest in Serving on the Planning Commission

Dear Mr. Perry,

I have been a resident of Blythewood for several years and it is the place where my late husband and I built our dream home. When we started building in Blythewood along Boney Road in the Lake Ashley subdivision, McDonald's had not yet opened. That gives you an idea of the growth that I have witnessed.

I strongly believe in Mayor Bailey's statement that "Blythewood is a town poised for the next century" and as the second fastest growing community in the Midlands, I would be honored to serve on the Planning Commission to help *plan* that growth.

Attached is a copy of my résumé. If you have any questions, the best way to contact me is on my cell phone at 667-2878. I appreciate the opportunity to be of service to my community.

Sincerely,

Ernestine Middleton

Attachment (1)

**ERNESTINE MIDDLETON**

579 Boney Road

Blythewood, South Carolina 29016

803-667-2878 Mobile Phone 803-737-2063 Office 803-735-0154 Home

Ernestine.middleton@gmail.com 803-737-2893 Fax

=====

**EDUCATION**

Fairleigh Dickinson University, Rutherford, New Jersey

Master of Public Administration May 1977

Concentration: Management of Organizations/Personnel Administration

Howard University, Washington, D.C.

Bachelor of Science May 1973

Major: Psychology Minor: Sociology

Truth Bible College & Seminary, Columbia, South Carolina

Doctorate of Theology May 1999

Numerous training seminars and courses on organizational development, strategic planning, change management and human resource management

**EXPERIENCE**

October 2003 to Present

Director of Internal Operations

SC Education Lottery (SCEL)

Responsible for directing three major operational divisions of SCEL: Human Resources, Operations & Customer Service and the Licensing Division

Major Accomplishments:

- o Cost savings initiatives through automation and policy revisions of the licensing process exceeding \$500,000
- o Developed strategic planning process for SCEL and responsible for monitoring its implementation
- o Directed and coordinated all major organizational development and restructuring initiatives to improve productivity and efficiency
- o Perform many special projects involving cost benefit analysis, restructuring and short & long term planning at the direction of the Executive Director or the Commission

August 2001 to October 2003

Director of Human Resources

SC Education Lottery

Responsible for developing and administering effective human resources programs which are responsive to the needs and consistent with the goals of the agency and its employees. Directs the day-to-day and strategic activities of the HR department; provides leadership and expertise to the executive officers and senior managers on organizational and human resources issues.

Major Accomplishments:

- Played a pivotal role with the Executive Director to achieve the best start-up of a lottery to date
- Recruited and staffed 85% of the entire agency within 90 days
- Developed all policies and procedures for human resource management and related operational practices

August 2002 - 2006

Adjunct Professor

*Webster University*

*Ft. Jackson, Columbia, South Carolina*

Provide instruction to graduate students (primarily military and some civilians) in human resource management courses

September 1983 to August 2001

*Manager, Human Resources Development Services (Program Manager II)*

*Office of Human Resources, Budget and Control Board*

Served as manager of the Human Resources Development Services (HRDS) program area and as a member of OHR's senior management team. HRDS provides services and consultation in the areas of recruitment and workforce planning; employee development; and organizational development. Duties included conducting executive searches for agency heads, coordinating and managing annual career fairs, managing a temporary employment program, and certified management programs, as well as managing customized courses for state agencies. In addition, I was responsible for developing policy and procedures for human resource management and administering programs to assist applicants, agencies, and employees. Position required leadership and technical assistance to agencies on a broad range of human resource management issues. In addition to management responsibilities, I served as a mediator-arbitrator for the alternative dispute resolution process (Grievance Procedure).

Major Accomplishments:

- Chaired committees on the Board's Diversity Task Force initiated to become model for diversity in state government;
- Directed the reengineering of the State Career Center creating a more efficient model system for recruiting quality applicants for hard-to-fill positions. The reengineering project received the "Honorable Mention" award distinction from the *National Association of Personnel Executives*;
- Coordinated the restructuring of the Interagency Merit System by decentralizing administrative functions;
- Developed an executive search process, which has saved the State over \$400,000 in search fees;
- Served as the team leader for OHR's role in restructuring state government;
- Increased the availability of women, minorities, and disabled applicants for state positions;

- ☐ Staffed senior management positions in the newly created Department of Public Safety;
- ☐ Working with legislators, drafted proposal for a change in legislation which resulted in opening all classified vacancies to the public;
- ☐ Developed and produced a video which highlights state government and career opportunities and;
- ☐ Directed the Interagency Merit System and coordinated program changes with the Merit System Council;
- ☐ Assisted with developing the very successful Annual State Government Career Fair; and
- ☐ Co-managed the merger of recruitment services and employee and organizational development services into one program function.

October 1978 to September 1983

*Employment and Training Administrator*

Personnel Division, City of Columbia, South Carolina

Responsible for all administrative duties including planning, budgeting, and subcontracting for a federally funded employment and training program (C.E.T.A.) to serve economically and socially disadvantaged people. Reviewed quarterly data on the Columbia metropolitan labor market to plan training and employment programs for targeted areas. Directed staff in the delivery of services, which included transportation, retraining, childcare, and testing. Developed requests for proposals, procured services; negotiated contracts with service providers, and monitored the subcontracts for program effectiveness. Responsibilities also included audit resolution, technical assistance, negotiation with private industry for job placements, and regulatory compliance.

Major Accomplishments

- ☐ Developed programs resulting in the employment of 1,500 economically disadvantaged people.
- ☐ Administered over 10 million dollars in federal funds without any audit exceptions
- ☐ Member of a task force that developed a job search and retention training model, " Making It Work" which included a video and work book for participants. This program was marketed and used nationally.
- ☐ Developed short and long-range strategic training plans in conjunction with the private sector that positively impacted a large metropolitan and rural area.

April 1978 to September 1978

*Grants Writer/ Planner II*

Office of the Governor, Columbia, South Carolina

Responsible for writing state grants for disabled veterans and youth. Monitored subgrants for compliance with federal regulations.

February 1976 to February 1978

*Training Officer*

Personnel Department, City of Newark, New Jersey

Responsible for the management of the Personnel Development Section which provided training and professional development for 10,000 municipal employees. Duties included administering the Intergovernmental Personnel Act grants, managing the tuition reimbursement program, publishing a newsletter, and conducting in-service training programs.

Major Accomplishments

- ☐ Developed course curriculum and conducted a 144- hour Management Development Program for the Mayor's Office of Policy and Development.

- ❑ Initiated and developed the Troubled Employee Program to increase productivity by addressing alcoholism, drug abuse, and other employee problems.
- ❑ Developed the Upward Mobility Program for employees in dead-end career paths.

June 1973 to February 1976

*Personnel Technician* promoted to *Senior Personnel Technician*

Personnel Department, City of Newark, New Jersey

Responsibilities included recruiting technical and professional employees. Duties included campus recruiting, interviewing, testing and referral for placement as well as serving as the EEO / Affirmative Action Coordinator for the department. Conducted new employee orientation and redesigned the application for employment.

#### AWARDS AND HONORS

HR Professional of the Year Finalist, South Carolina State Chamber of Commerce

Nominated for Powers Award, North American Association of State and Provincial Lotteries

First Place Team Award Winner, ELOS Case Study, Lottery College

Team Leader, Honorable Mention Award, National Association of Personnel Executives

Graduate of Leadership South Carolina

Top State Manager, Executive Education Program, Duke University

Proclamation for Outstanding Performance to a State Agency, State Housing and Finance Commission

Featured in the State Government Focus Section, Outstanding State Employee, The State newspaper

Featured in the Black Pages Directory

SC Diversity Leadership Academy, The Riley Institute at Furman University (Inaugural Midlands Class)

#### CIVIC AND COMMUNITY VOLUNTEER ACTIVITIES

President, Women United for Service and Sisterhood

Vice President, Citizens Watch Homeowners Association, Blythewood, South Carolina

Former Sunday School Teacher, Abundant Life Outreach Ministries

Relay for Life, American Cancer Society (*Third Place Award Winner*)

Former Auxillary Probation Officer, Department of Juvenile Justice

School Board Candidate, Richland County School District II in '00

#### PERSONAL

DOB: July 21, 1951

Member, Bibleway Church of Atlas Road

*References are available upon request including personal, professional and community involvement*

Town Calendar Color Key:

|              |                                               |
|--------------|-----------------------------------------------|
| Purple:      | Volunteer Committees                          |
| Gold:        | Greater Blythewood Chamber of Commerce (GBBC) |
| Green:       | Blythewood Community Center (BCC)             |
| Blue Green:  | Farmer's Market                               |
| Silver:      | Town Hall/Staff/Holidays                      |
| Green Brown: | Board of Zoning Appeals (BZA)                 |
| Rose:        | Planning Commission (PC)                      |
| Aqua:        | Architectural Review Board (ARB)              |
| Blue:        | Town Council (TC)                             |

# October 2008

| October 2008 |    |    |    |    |    |    | November 2008 |    |    |    |    |    |    |
|--------------|----|----|----|----|----|----|---------------|----|----|----|----|----|----|
| S            | M  | T  | W  | T  | F  | S  | S             | M  | T  | W  | T  | F  | S  |
| 5            | 6  | 7  | 8  | 9  | 10 | 11 | 2             | 3  | 4  | 5  | 6  | 7  | 8  |
| 12           | 13 | 14 | 15 | 16 | 17 | 18 | 9             | 10 | 11 | 12 | 13 | 14 | 15 |
| 19           | 20 | 21 | 22 | 23 | 24 | 25 | 16            | 17 | 18 | 19 | 20 | 21 | 22 |
| 26           | 27 | 28 | 29 | 30 | 31 |    | 23            | 24 | 25 | 26 | 27 | 28 | 29 |

| Monday                    |  | Tuesday                                                                                 |  | Wednesday                                                                                               |  | Thursday                                                                                        |  | Friday                              |  | Sat/Sun                                                                         |  |
|---------------------------|--|-----------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------|--|-------------------------------------|--|---------------------------------------------------------------------------------|--|
|                           |  |                                                                                         |  | October 1                                                                                               |  | October 2                                                                                       |  | October 3                           |  | October 4                                                                       |  |
|                           |  |                                                                                         |  | BHS Boys Track Team Week<br>2:00pm Staff Meeting<br>4:00pm Beasley Creek Ribbon Cutting (Beasley Creek) |  | BHS Boys Track Team Week<br>4:00pm CEU Training - Complete Streets (Town Hall Conference Room)  |  | BHS Boys Track Team Week<br>MAW VAC |  | 7:00am BHS Touchdown Club (TH Front Lawn)<br>12:00pm Family Reunion (BCC)       |  |
| 9:00am FM BOD (Town Hall) |  | 6:00pm Weight Loss (BCC)<br>6:30pm Town Hall Tour (Greg Gable - Cub Scouts) (Town Hall) |  | 7:00pm Staff Meeting                                                                                    |  | 5:00pm Joint PC Meeting (Cola & RC) (Cobblestone Park Tennis Center)<br>6:00pm Lions Club (BCC) |  | 10:00am Lions Club (BCC)            |  |                                                                                 |  |
| 6:00pm PC (Town Hall)     |  | 13:00pm Weight Loss (BCC)<br>6:00pm BZA - Days Inn Variance Application (BCC)           |  | 14:00pm Staff Meeting                                                                                   |  | 16:00pm American Legion (BCC)                                                                   |  | 17:00am Farmer's Market (Town Hall) |  |                                                                                 |  |
| 7:00pm ARB (Town Hall)    |  | 20:00pm Weight Loss (BCC)<br><i>7:00 TC call mtg.</i>                                   |  | 21:00pm Staff Meeting                                                                                   |  | 23:00pm Lions Club (BCC)                                                                        |  | 24:00pm Blythefest (TUMC)           |  | 25:00pm Blythefest (TUMC)<br>7:00am Yard Sale (BCC)<br>8:30am EP (Southern Pig) |  |
| 7:30pm Town Council (BCC) |  | 27:00pm Weight Loss (BCC)                                                               |  | 28:00pm Staff Meeting                                                                                   |  | 30:00pm Staff Meeting                                                                           |  | 31:00pm                             |  |                                                                                 |  |

## December 2008

[illegible][illegible]

# December 2008

| December 2008 |    |    |    |    |    |    | January 2009 |    |    |    |    |    |    |
|---------------|----|----|----|----|----|----|--------------|----|----|----|----|----|----|
| S             | M  | T  | W  | T  | F  | S  | S            | M  | T  | W  | T  | F  | S  |
| 1             | 2  | 3  | 4  | 5  | 6  | 7  | 4            | 5  | 6  | 7  | 8  | 9  | 10 |
| 8             | 9  | 10 | 11 | 12 | 13 | 14 | 11           | 12 | 13 | 14 | 15 | 16 | 17 |
| 15            | 16 | 17 | 18 | 19 | 20 | 21 | 18           | 19 | 20 | 21 | 22 | 23 | 24 |
| 22            | 23 | 24 | 25 | 26 | 27 | 28 | 25           | 26 | 27 | 28 | 29 | 30 | 31 |
| 29            | 30 | 31 |    |    |    |    |              |    |    |    |    |    |    |

| Monday     |                       | Tuesday |                                                    | Wednesday |                      | Thursday |                              | Friday |                                          | Sat/Sun |                                    |
|------------|-----------------------|---------|----------------------------------------------------|-----------|----------------------|----------|------------------------------|--------|------------------------------------------|---------|------------------------------------|
| December 1 | 7:00pm BZA (BCC)      | 2       | 6:00pm Weight Loss (BCC)                           | 3         | 2:00pm Staff Meeting | 4        |                              | 5      |                                          | 6       |                                    |
| 8          | 6:00pm PC (Town Hall) | 9       | 6:00pm Weight Loss (BCC)                           | 10        | 2:00pm Staff Meeting | 11       | 6:00pm Lions Club (BCC)      | 12     |                                          | 13      |                                    |
| 15         | 7:30pm TC (BCC)       | 16      | 6:00pm Weight Loss (BCC)<br>7:00pm ARB (Town Hall) | 17        | 2:00pm Staff Meeting | 18       | 6:30pm American Legion (BCC) | 19     | 8:00am Life Line Health Screenings (BCC) | 20      | 8:00am Farmer's Market (Town Hall) |
| 22         |                       | 23      | 6:00pm Weight Loss (BCC)                           | 24        | 2:00pm Staff Meeting | 25       |                              | 26     |                                          | 27      | 8:30am EP (Southern Pig)           |
| 29         |                       | 30      | 6:00pm Weight Loss (BCC)                           | 31        | 2:00pm Staff Meeting |          |                              |        |                                          | 28      |                                    |



# United States Department of the Interior

NATIONAL PARK SERVICE  
1849 C Street, N.W.  
Washington, D.C. 20240

IN REPLY REFER TO:

RECEIVED  
SEP 29 2008  
BY: *AM*

H36(2256)

SEP 23 2008

Ms. Jennifer Satterthwaite  
South Carolina Department of Archives & History  
8301 Parklane Road  
Columbia, SC 29223

Dear Ms. Satterthwaite:

Thank you for forwarding the necessary documentation concerning the Town of Blythewood's application for participation in the Certified Local Government (CLG) Program. I have reviewed your submission and am pleased to concur in your recommendation that Blythewood be certified under the provision of Section 101(c) of the National Historic Preservation Act. The date of certification will be recorded as the date of this letter. We are also providing a copy of this letter to the Town of Blythewood.

If you have any questions about this letter, please feel free to contact me by phone at 202-354-2062, or by email at [megan\\_brown@nps.gov](mailto:megan_brown@nps.gov).

Sincerely,

Megan J. Brown  
Certified Local Government Program Coordinator

cc: John Perry, Town of Blythewood

**Martha Weaver**

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**From:** Martha Weaver  
**Sent:** Friday, September 26, 2008 4:15 PM  
**To:** 'Martin Mobley'; 'Kujawa, Dawn'; 'sehill@thestate.com'  
**Cc:** John Perry  
**Subject:** Town Council 9/29/08 Meeting Agenda  
**Attachments:** BLYTHEWOOD TOWN COUNCIL 09-29-08 AGENDA.doc

Dear all -

Monday's town council meeting agenda is attached. Please call if there are any questions.

Kind regards,  
Martha Weaver  
Municipal Clerk/HR Manager  
Town of Blythewood  
Tel: 803-754-0501  
Fax: 803-754-0563

9/26/2008

## (PLEASE PRINT LEGIBLY)

**BLYTHEWOOD TOWN COUNCIL**

## AGENDA ITEM

## ADDRESS

NAME

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.