



Memo

To: Town Council
From: K. Brian Cook, Town Administrator
Date: August 26, 2019 **First Reading - Approved (3-2) Second Reading 10-2-19**
Subject: Zoning Map Amendment – (2019-02-MA) (Zoning Public Hearing)
D-1 (Development District) to LI-2 (Limited Industrial 2 District)
Location: Blythewood / Locklier / Community Roads
TMS# 15100-01-06(p) (+/- 70 acres)
TMS# 12600-03-20 (+/- 30 acres)
TMS# 15100-03-04 (+/- 62.03)
(Total +/- 162 acres)

The applicant, Richland County Economic Development Office (Tiffany Harrison), has requested to rezone the above referenced parcels. If approved, the amendment would rezone +/- 162 acres from D-1 (Development District) to LI-2 (Limited Industrial – Two District).

D-1 Development District. This district is intended to provide for large tracts of land located primarily on the fringe of urban growth where the predominant character of urban development has not yet been fully established, but where the current characteristics of use are predominantly residential or agricultural with scattered related uses. It is further recognized that future demand for developable land will generate requests for amendments in zone designations to remove land from the D-1 classification and place it into other more intensely developed classifications as a natural consequence of urban expansion.

LI-2 Limited Industrial 2 District. This district allows a wider variety and greater intensity of manufacturing uses than the LI Limited Industrial District, but not the most intense manufacturing uses of the BI Basic Industrial District.

Staff has provided a list of permitted uses and bulk regulations for each district in your packet.

The surrounding zoning districts:

- North - TC (Town Center) and RU (Rural) in unincorporated Richland County
- South - LI-2 (Light Industrial 2 District) and RU (Rural) in unincorporated Richland County
- East - TC (Town Center) and LI-2 (Light Industrial 2 District)
- West – PDD (Planned Development District) and RU (Rural) in unincorporated Richland County



Town Council, on 3-25-19, updated the **Master Plan Priorities List** with the recommended preference for prioritization listing Economic Development as a number one priority. From that list, which is included in your packet, staff has highlighted three areas for information:

**O-33: Catalytic project: technology village site in southwest Blythewood*

**O-36: Identify and prepare key properties for redevelopment*

**O-5: Catalytic project: mixed-use development west of I-77*

The Town of Blythewood Comprehensive Plan (excerpts)

***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.

***3.2 Opportunities**

**Establish a technology village west of I-77 in southern Blythewood*

**New LI-2 District*

**Town has nearly 1,000 acres of land available for commercial/industrial development*

***8.1 Inventory**

There are no industrial activities in the town. There are large industrial areas just south of the Town as well as large potential industrial sites east of I-77 within the newly annexed areas. A mini-warehouse facility is located along Community Drive right next to the I-77 on-ramp and a new 636 acre industrial site is being planned for the west side of I-77.

The Town of Blythewood Comprehensive Plan, as well as the Master Plan, both contemplated the potential for a light/limited/research industrial land use in the southwest area of Blythewood. The primary consideration for the Planning Commission and Town Council are what specific areas are best suited for this zoning and potential uses; taking into account citizen input, along with economic, environmental, cultural, residential, and community facilities elements. The ultimate goal being to guide and direct orderly growth and development while maintaining quality of life for our citizens.



After hearing testimony at the Planning Commission meeting on July 1, 2019, a vote was taken for the rezoning request to be deferred until the Planning Commission meeting on August 5, 2019. The Planning Commission requested additional details regarding the intended use from the applicant.

The Planning Commission met on August 5, 2019. A motion to recommend to Council to approve the rezoning request was made resulting in a 3 to 3 vote. The tie vote results in the rezoning request being forwarded as “no recommendation” to Town Council.

STATE OF SOUTH CAROLINA)
TOWN OF BLYTHEWOOD) **ORDINANCE NO. 2019.012**

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP AND ZONING DISTRICT CLASSIFICATION FOR TAX PARCELS R15100-01-06 (Portion- approximately 70 acres of 117.76 acre parcel), R12600-03-20 (30 acres) and R15100-03-04 FROM D-1 TO LI-2- LIMITED INDUSTRIAL

WHEREAS, application has been made on behalf of the owners of the within described property for rezoning of the subject properties; and,

WHEREAS, the Town of Blythewood Planning Commission has reviewed the proposed rezoning and has forwarded its recommendation to Town Council concerning the same; and,

WHEREAS, it appears desirable and in the best interests of the citizens of Blythewood that the subject properties be rezoned as herein provided.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Town Council of the Town of Blythewood in Council duly assembled, this ___ day of _____, 2019, that:

SECTION 1. Zoning District Classifications Amended.

The subject properties, Tax Parcels R15100-01-06 (portion- approximately 70 acres of 117.76 acre parcel), R12600-03-20 (30 acres) and R15100-03-04 as shown on Exhibit A attached hereto and made a part hereof by reference are hereby rezoned from the D-1 to LI-2- Limited Industrial District.

SECTION 2. Zoning Map Amended.

The official Zoning Map of the Town of Blythewood shall be amended to reflect the rezoning approved in Section 1 above.

SECTION 3. Effective Date.

This Ordinance shall be effective as of the date of second reading.

ATTEST: TOWN ADMINISTRATOR

MAYOR

APPROVED AS TO FORM:

TOWN ATTORNEY

FIRST READING

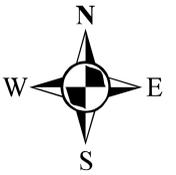
SECOND READING

EXHIBIT A

ORDINANCE NO. 2019.012

Town of Blythewood Zoning Map

Version 12/21/17



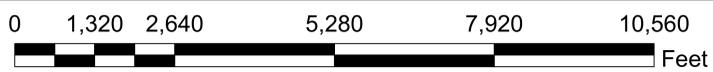
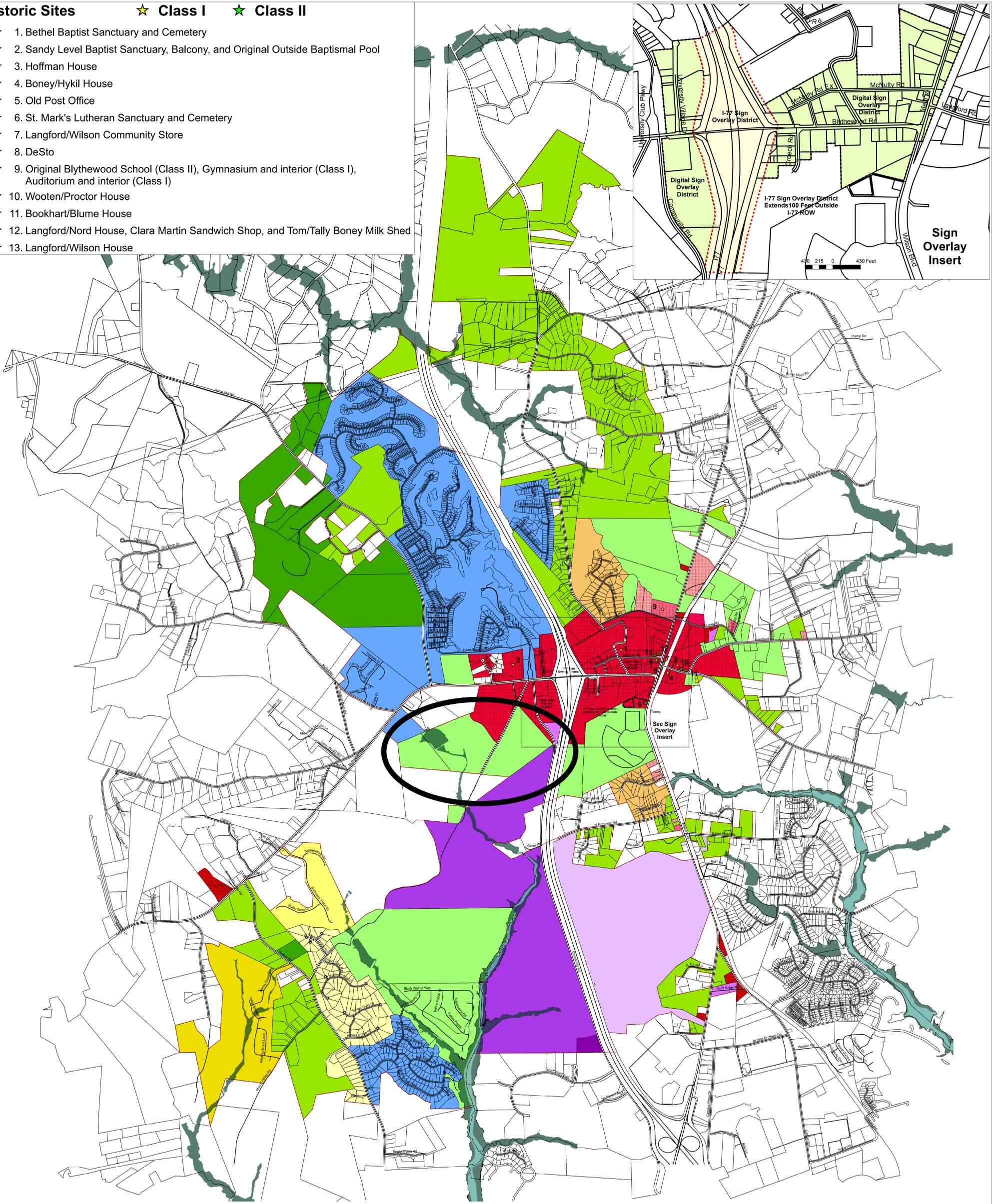
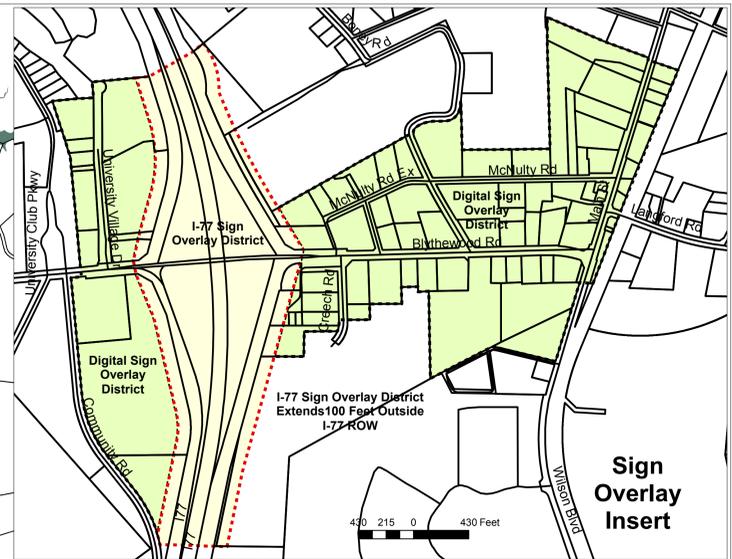
Legend

RE - Rural Estate District	R-5 - General Residential District	LIRP - Light Industrial Research Park District	Municipal Boundary
RU - Rural District	NO - Neighborhood Office District	LI - Limited Industrial District	Parcels
D-1 - Development District	NC - Neighborhood Commercial District	LI-2 - Limited Industrial Two District	FPO-100-Year Floodplain Overlay District
R-40 - Low Density Residential District	MO - Multi-neighborhood Office District	BI - Basic Industrial District	FWO-100-Year Floodway Overlay District
R-20 - Low Density Single-Family Residential District	MC - Multi-neighborhood Commercial District	PD - Planned Development District	500-Year Floodplain
R-12 - Single-Family Residential District	TC - Town Center District	Annexed - Zoning Pending	
R-8 - 1 and 2-Family Residential District	CC - Community Commercial District	AO - Architectural Overlay District	

Historic Sites

★ Class I ★ Class II

- ★ 1. Bethel Baptist Sanctuary and Cemetery
- ★ 2. Sandy Level Baptist Sanctuary, Balcony, and Original Outside Baptismal Pool
- ★ 3. Hoffman House
- ★ 4. Boney/Hykil House
- ★ 5. Old Post Office
- ★ 6. St. Mark's Lutheran Sanctuary and Cemetery
- ★ 7. Langford/Wilson Community Store
- ★ 8. DeSto
- ★ 9. Original Blythewood School (Class II), Gymnasium and interior (Class I), Auditorium and interior (Class I)
- ★ 10. Wooten/Proctor House
- ★ 11. Bookhart/Blume House
- ★ 12. Langford/Nord House, Clara Martin Sandwich Shop, and Tom/Tally Boney Milk Shed
- ★ 13. Langford/Wilson House





D-1 DEVELOPMENT DISTRICT

§ 155.285 PERMITTED USES

<i>D-1 Permitted Uses</i>	<i>SIC Code</i>	<i>SIC Description</i>	<i>Parking Spaces Required</i>
Non-commercial horticulture or agriculture; including the keeping of poultry or animals	01	Agricultural production, orchard, greenhouse, nursery	None
Single-family dwelling	88	Private household	2 per dwelling unit
Government building or facility	91, 92, 93, 94, 96, 96	General government, justice, public order, safety, finance and the like	1 per 200 sq. ft. gross floor area
Neighborhood and community public park and recreational facilities, tennis court, swimming pool, ball field or golf course	7992	Golf club, nonmembership	1 per 4 patrons at maximum capacity
	7997	Golf clubs, membership Swimming clubs, membership Tennis clubs, membership	
	7999	Swimming pools, except membership Tennis clubs, nonmembership Tennis courts, outdoor and indoor operation of, nonmembership	
	8412	Historic and heritage sites	
	8422	Nature parks	
Accessory uses on same lot with principal use, as follows:			
(1) Private garage for vehicles;			
(2) Open parking are for 2 motor vehicles per dwelling unit may be used for 1 commercial vehicle up to 1 ton in capacity per dwelling unit;			



(3) Shed for storage of building or lot maintenance equipment;
(4) Private kennel for not more than 3 dogs or 3 cats with minimum 6 foot fence for exterior kennel;
(5) Private swimming pool, including deck, bath house or cabana; boat dock;
(6) Disaster shelter;
(7) Private garden; greenhouse; slathouse up to 8 ft. high; and
(8) Private tennis, outdoor recreation and picnic facilities.

§ 155.286 CONDITIONAL USES

<i>D-1 Conditional Uses</i>	<i>SIC Code</i>	<i>SIC Description</i>	<i>Parking Spaces Required</i>
Church, synagogue, temple, or place of worship, including religious education building, parsonage, or parish office, off-street parking for members and visitor without pay, and recreation facilities, provided all following conditions are met: (1) Use is conducted in a permanent structure; and (2) Building setback 25 ft. from property.	8661	Religious organization, churches and the like	1 space for each 4 seats in main assembly room
Public utility substation, water tower, (see special exception, § 155.287 , for communication) provided all following conditions are met: (1) Structures are enclosed by an appropriate security fence; (2) No office, commercial operation, or storage of vehicles or equipment is permitted; and (3) A landscape strip at least 5 ft. wide is planted and maintained along exterior lot lines.	49	Electric, gas, water, sanitary sewer	1 space
Cemetery, provided all following conditions are met: (1) Minimum 5 acre lot;	6553	Cemetery	None



(2) No crematorium or dwelling except caretaker;			
(3) Front yard setback greater than 70 ft. from center of street or 10 ft. from street right-of-way line; and			
(4) Non-illuminating sign not over 30 sq. ft. in area to 10 ft. in height.			
Temporary contractor office and equipment shed, provided that all following conditions are met:	1521	General contractor, single-family houses	1 for each 300 sq. ft. of office area
(1) Used in connection with construction on premises;			
(2) Must not cause traffic congestion or nuisance; and			
(3) For term up to 1 year, may be renewed once.			
Customary home occupation in single-family dwelling, provided all of the following conditions are met:			
(1) Conducted inside dwelling by resident family members;			
(2) Utilizes not more than 25% of total dwelling floor area;			
(3) No change in exterior appearance of dwelling;			
(4) No outside display of products;			
(5) No sale of products except those made on premises or consumables incidental to a service;			
(6) Create no health or safety hazard, noise, offensive emissions, traffic hazard, unsightly conditions or nuisance; and			
(7) Activity is not visibly evident outside dwelling, except for a wall-mounted sign not over 4 sq. ft. in area.			
For bed and breakfast inn, see special exceptions, § 155.287 .			



§ 155.287 SPECIAL EXCEPTIONS

<i>D-1 special Exception</i> (approved by the Board of Zoning Appeals after hearing)	<i>SIC Code</i>	<i>SIC Description</i>	<i>Parking Spaces Required</i>
<p>Unlighted, regulation-size or par 3 golf course, provided the Board of Zoning Appeals determines:</p> <p>(1) Adequate off-street parking is provided;</p> <p>(2) No building permitted except maintenance shed, clubhouse (including limited eating facility and pro shop), cart storage, restrooms, rain shelters and gate house;</p> <p>(3) No permitted building or parking facility shall be within 300 ft. of a dwelling;</p> <p>(4) Adequate provisions for access and traffic safety; and</p> <p>(5) The use is compatible with the district.</p>	<p>7992 7991</p>	<p>Golf course, public; golf courses, membership</p>	<p>Number and location set by Board; minimum 1 for every 200 sq. ft. of building area, plus 2 for each golf hole</p>
<p>Private kindergarten or pre-school nursery, provided the Board of Zoning Appeals determines:</p> <p>(1) Applicable state regulations are met;</p> <p>(2) Minimum 20,000 square foot lot;</p> <p>(3) Structures minimum 25 ft. from residential property;</p> <p>(4) Conditions imposed for safety, traffic, impact on district; and</p>	<p>8221 8351</p>	<p>Kindergarten (with academic program); child day care services</p>	<p>1 for each employee</p>



(5) The use is compatible with the district.			
Cluster single-family development, provided that the Board of Zoning Appeals determines:	88	Private household	2 for each dwelling unit
(1) Detached single-family units on minimum of 2 acres not exceed density per entire tract;			
(2) May exceed density per acre;			
(3) Lot requirements per house may be waived subdivision regulations are met;			
(4) Adequate provisions for access and traffic safety; and			
(5) The use is compatible with the district.			
Conversion of existing dwelling to bed and breakfast, with provisions outlined in § 155.375	7011	Bed and breakfast inn	Location set by Board; minimum 1 for each guest room plus 2 for resident innkeeper
Colleges, universities, and professional schools	822	Colleges, universities, professional schools	1 for each classroom and admin. office
Communication tower, see §§ 155.355 <i>et seq.</i>	48	Communication	1 space

§ 155.288 REGULATIONS

Minimum lot area	20,000 sq. ft.
Minimum lot area per dwelling unit	20,000 sq. ft.
Minimum lot width at front building line	100 ft.
Minimum front yard depth	40 ft.



Minimum setback from second street frontage	Side street on corner lot: 40 ft.
	Rear street on double frontage lot: 40 ft.
Minimum side yard	Principal and accessory structures: 15 ft.
Minimum rear yard	Principal and accessory structures: 30 ft.
Maximum structure height	35 ft. to the roof line (not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles and antennae)
Visibility requirements	Corner lot: no obstruction between heights of 3 ft. and 10 ft. above finished street level within 25 ft. of intersection of street rights-of-way lines
	Private drive: no obstruction over height of 30 inches with 10 ft. of street
Off-street parking area requirements	See §§ 155.410 <i>et seq.</i>
Signs	See §§ 155.425 <i>et seq.</i>
Supplemental regulations	See §§ 155.370 <i>et seq.</i> ; §§ 155.330 <i>et seq.</i> ; §§ 155.355 <i>et seq.</i>

LI-2 LIMITED INDUSTRIAL 2 DISTRICT

§ 155.260 PERMITTED USES

LI-2 Permitted Uses	NAICS Code	NAICS Description	Parking Spaces Required
Textile mills	313	Industries in the Textile Mills subsector group establishments that transform a basic fiber (natural or synthetic) into a product, such as yarn or fabric that is further manufactured into usable items, such as apparel, sheets, towels, and textile bags for individual or industrial consumption.	One for each 300 sq. ft. of inside work area floor space
Textile product mills	314	Industries in the Textile Product Mills subsector group establishments that make	One for each 300 sq. ft. of inside



		textile products (except apparel). With a few exceptions, processes used in these industries are generally cut and sew (i.e., purchasing fabric and cutting and sewing to make nonapparel textile products, such as sheets and towels).	work area floor space
Apparel manufacturing	315	Industries in the Apparel Manufacturing subsector group establishments with 2 distinct manufacturing processes: (1) Cut and sew (i.e., purchasing fabric and cutting and sewing to make a garment); and (2) The manufacture of garments in establishments that first knit fabric and then cut and sew the fabric into a garment.	One for each 300 sq. ft. of inside work area floor space
Footwear manufacturing	3162	This industry comprises establishments primarily engaged in manufacturing footwear (except orthopedic extension footwear).	One for each 300 sq. ft. of inside work area floor space
Other leather and allied Product manufacturing	3169	This industry comprises establishments primarily engaged in manufacturing leather products (except footwear and apparel) from purchased leather or leather substitutes (e.g., fabric, plastics).	One for each 300 sq. ft. of inside work area floor space
Wood window and door manufacturing	321911	This U.S. industry comprises establishments primarily engaged in manufacturing window and door units, sash, window and door frames, and doors from wood or wood clad with metal or plastics.	One for each 300 sq. ft. of inside work area floor space
All other miscellaneous wood product manufacturing	321999	This U.S. industry comprises establishments primarily engaged in manufacturing wood products (except establishments operating sawmills and preservation facilities; establishments manufacturing veneer, engineered wood products, millwork, wood containers, pallets, and wood container parts; and	One for each 300 sq. ft. of inside work area floor space



		establishments making manufactured homes (i.e., mobile homes) and prefabricated buildings and components).	
Converted paper product manufacturing	3222	This industry group comprises establishments primarily engaged in converting paper or paperboard without manufacturing paper or paperboard.	One for each 300 sq. ft. of inside work area floor space
Printing and related support activities	323	Industries in the Printing and Related Support Activities subsector print products, such as newspapers, books, labels, business cards, stationery, business forms, and other materials, and perform support activities, such as data imaging, platemaking services, and bookbinding. The support activities included here are an integral part of the printing industry, and a product (a printing plate, a bound book, or a computer disk or file) that is an integral part of the printing industry is almost always provided by these operations. Processes used in printing include a variety of methods used to transfer an image from a plate, screen, film, or computer file to some medium, such as paper, plastics, metal, textile articles, or wood. The printing processes employed include, but are not limited to, lithographic, gravure, screen, flexographic, digital, and letterpress.	One for each 300 sq. ft. of inside work area floor space
Pharmaceutical and medicine manufacturing	3254	This industry comprises establishments primarily engaged in 1 or more of the following: (1) Manufacturing biological and medicinal products; (2) Processing (i.e., grading, grinding, and milling) botanical drugs and herbs; (3) Isolating active medicinal principals from botanical drugs and herbs; and	One for each 300 sq. ft. of inside work area floor space



		(4) Manufacturing pharmaceutical products intended for internal and external consumption in such forms as ampoules, tablets, capsules, vials, ointments, powders, solutions, and suspensions.	
Plastics and rubber products manufacturing	326	Industries in the Plastics and Rubber Products Manufacturing subsector make goods by processing plastics materials and raw rubber. The core technology employed by establishments in this subsector is that of plastics or rubber product production. Plastics and rubber are combined in the same subsector because plastics are increasingly being used as a substitute for rubber; however the subsector is generally restricted to the production of products made of just 1 material, either solely plastics or rubber.	One for each 300 sq. ft. of inside work area floor space
Steel product manufacturing from purchased steel	3312	This industry group comprises establishments primarily engaged in manufacturing iron and steel tube and pipe, drawing steel wire, and rolling or drawing shapes from purchased iron or steel.	One for each 300 sq. ft. of inside work area floor space
Aluminum sheet, plate, and foil manufacturing	331315	This U.S. industry comprises establishments primarily engaged in: (1) Flat rolling or continuous casting sheet, plate, foil and welded tube from purchased aluminum; and/or (2) Recovering aluminum from scrap and flat rolling or continuous casting sheet, plate, foil, and welded tube in integrated mills.	One for each 300 sq. ft. of inside work area floor space
Other aluminum rolling, drawing, and extruding	331318	This U.S. industry comprises establishments primarily engaged in: (1) Rolling, drawing, or extruding shapes (except flat rolled sheet, plate, foil,	One for each 300 sq. ft. of inside work area floor space



		<p>and welded tube) from purchased aluminum; and/or</p> <p>(2) Recovering aluminum from scrap and rolling, drawing, or extruding shapes (except flat rolled sheet, plate, foil, and welded tube) in integrated mills.</p>	
Copper rolling, drawing, extruding, and alloying	33142	<p>This industry comprises establishments primarily engaged in 1 or more of the following:</p> <p>(1) Recovering copper or copper alloys from scraps;</p> <p>(2) Alloying purchased copper;</p> <p>(3) Rolling, drawing, or extruding shapes, (e.g., bar, plate, sheet, strip, tube, wire) from purchased copper; and</p> <p>(4) Recovering copper or copper alloys from scrap and rolling, drawing, or extruding shapes (e.g., bar, plate, sheet, strip, tube, wire).</p>	One for each 300 sq. ft. of inside work area floor space
Nonferrous metal (except copper and aluminum) rolling, drawing, and extruding	331491	<p>This U.S. industry comprises establishments primarily engaged in:</p> <p>(1) Rolling, drawing, or extruding shapes (e.g., bar, plate, sheet, strip, tube) from purchased nonferrous metals; and/or</p> <p>(2) Recovering nonferrous metals from scrap and rolling, drawing, and/or extruding shapes (e.g., bar, plate, sheet, strip, tube) in integrated mills.</p>	One for each 300 sq. ft. of inside work area floor space
Forging and stamping	3321	<p>This industry comprises establishments primarily engaged in 1 or more of the following:</p> <p>(1) Manufacturing forgings from purchased metals;</p> <p>(2) Manufacturing metal custom roll forming products;</p> <p>(3) Manufacturing metal stamped and spun products (except automotive, cans, coins); and</p>	One for each 300 sq. ft. of inside work area floor space



		(4) Manufacturing powder metallurgy products. Establishments making metal forgings, metal stampings, and metal spun products and further manufacturing (e.g., machining, assembling) a specific manufactured product are classified in the industry of the finished product. Metal forging, metal stamping, and metal spun products establishments may perform surface finishing operations, such as cleaning and deburring, on the products they manufacture.	
Cutlery and handtool manufacturing	3322	<p>This industry comprises establishments primarily engaged in 1 or more of the following:</p> <p>(1) Manufacturing metal kitchen cookware (except those manufactured by casting (e.g., cast iron skillets) or stamped without further fabrication), utensils, and/or nonprecious and precious plated metal cutlery and flatware;</p> <p>(2) Manufacturing saw blades, all types (including those for power sawing machines); and</p> <p>(3) Manufacturing nonpowered hand and edge tools.</p>	One for each 300 sq. ft. of inside work area floor space
Plate work and fabricated structural product manufacturing	33231	<p>This industry comprises establishments primarily engaged in manufacturing 1 or more of the following:</p> <p>(1) Prefabricated metal buildings, panels and sections;</p> <p>(2) Structural metal products; and</p> <p>(3) Metal plate work products.</p>	One for each 300 sq. ft. of inside work area floor space
Ornamental and architectural metal products manufacturing	33232	<p>This industry comprises establishments primarily engaged in manufacturing 1 or more of the following:</p> <p>(1) Metal-framed windows (i.e., typically using purchased glass) and metal doors;</p>	One for each 300 sq. ft. of inside work area floor space



		(2) Sheet metal work; and (3) Ornamental and architectural metal products.	
Metal can, box, and other metal container (light gauge) manufacturing	33243	This industry comprises establishments primarily engaged in forming light gauge metal containers.	One for each 300 sq. ft. of inside work area floor space
Hardware manufacturing	3325	This industry comprises establishments primarily engaged in manufacturing metal hardware, such as metal hinges, metal handles, keys, and locks (except coin-operated, time locks).	One for each 300 sq. ft. of inside work area floor space
Spring and wire product manufacturing	3326	This industry comprises establishments primarily engaged in: (1) Manufacturing steel springs by forming, such as cutting, bending, and heat winding, metal rod or strip stock; and/or (2) Manufacturing wire springs and fabricated wire products from wire drawn elsewhere (except watch and clock springs).	One for each 300 sq. ft. of inside work area floor space
Machine shops	33271	This industry comprises establishments known as machine shops primarily engaged in machining metal and plastic parts and parts of other composite materials on a job or order basis. Generally machine shop jobs are low volume using machine tools, such as lathes (including computer numerically controlled); automatic screw machines; and machines for boring, grinding, and milling.	One for each 300 sq. ft. of inside work area floor space
Turned product and screw, nut, and bolt manufacturing	33272	This industry comprises establishments primarily engaged in: (1) Machining precision turned products; or	One for each 300 sq. ft. of inside work area floor space



		(2) Manufacturing metal bolts, nuts, screws, rivets, and other industrial fasteners. Included in this industry are establishments primarily engaged in manufacturing parts for machinery and equipment on a customized basis.	
Metal valve manufacturing	33291	This industry comprises establishments primarily engaged in manufacturing 1 or more of the following metal valves: (1) Industrial valves; (2) Fluid power valves and hose fittings; (3) Plumbing fixture fittings and trim; and (4) Other metal valves and pipe fittings.	One for each 300 sq. ft. of inside work area floor space
Ball and roller bearing manufacturing	332991	This U.S. industry comprises establishments primarily engaged in manufacturing ball and roller bearings of all materials.	One for each 300 sq. ft. of inside work area floor space
Small arms ammunition manufacturing	332992	This U.S. industry comprises establishments primarily engaged in manufacturing small arms ammunition.	One for each 300 sq. ft. of inside work area floor space
Fabricated pipe and pipe fitting manufacturing	332996	This U.S. industry comprises establishments primarily engaged in fabricating, such as cutting, threading, and bending metal pipes and pipe fittings made from purchased metal pipe.	One for each 300 sq. ft. of inside work area floor space
All other miscellaneous fabricated metal product manufacturing	332999	This U.S. industry comprises establishments primarily engaged in manufacturing fabricated metal products (except forgings and stampings, cutlery and handtools, architectural and structural metals, boilers, tanks, shipping containers, hardware, spring and wire products, machine shop products, turned products, screws, nuts and bolts, metal valves, ball and roller bearings, ammunition, small arms and other	One for each 300 sq. ft. of inside work area floor space



		ordinances and accessories, and fabricated pipes and pipe fittings).	
Machinery manufacturing	333	Industries in the Machinery Manufacturing subsector create end products that apply mechanical force, for example, the application of gears and levers, to perform work. Some important processes for the manufacture of machinery are forging, stamping, bending, forming, and machining that are used to shape individual pieces of metal. Processes, such as welding and assembling are used to join separate parts together. Although these processes are similar to those used in metal fabricating establishments, machinery manufacturing is different because it typically employs multiple metal forming processes in manufacturing the various parts of the machine. Moreover, complex assembly operations are an inherent part of the production process.	One for each 300 sq. ft. of inside work area floor space
Computer and electronic product manufacturing	334	Industries in the Computer and Electronic Product Manufacturing subsector group establishments that manufacture computers, computer peripherals, communications equipment, and similar electronic products, and establishments that manufacture components for such products.	One for each 300 sq. ft. of inside work area floor space
Electric lamp bulb and part manufacturing	33511	This industry comprises establishments primarily engaged in manufacturing electric light bulbs and tubes, and parts and components (except glass blanks for electric light bulbs).	One for each 300 sq. ft. of inside work area floor space
Lighting fixture manufacturing	33512	This industry comprises establishments primarily engaged in manufacturing electric lighting fixtures (except vehicular), nonelectric lighting	One for each 300 sq. ft. of inside work area floor space



		equipment, lamp shades (except glass and plastics), and lighting fixture components (except current-carrying wiring devices).	
Small electrical appliance manufacturing	33521	This industry comprises establishments primarily engaged in manufacturing small electric appliances and electric housewares, household-type fans (except attic fans), household-type vacuum cleaners, and other electric household-type floor care machines.	One for each 300 sq. ft. of inside work area floor space
Major appliance manufacturing	33522	This industry comprises establishments primarily engaged in manufacturing household-type cooking appliances, household-type laundry equipment, household-type refrigerators, upright and chest freezers, and other electrical and nonelectrical major household-type appliances, such as dishwashers, water heaters, and garbage disposal units.	One for each 300 sq. ft. of inside work area floor space
Electrical equipment manufacturing	3353	This industry comprises establishments primarily engaged in manufacturing power, distribution, and specialty transformers; electric motors, generators, and motor generator sets; switchgear and switchboard apparatus; relays; and industrial controls.	One for each 300 sq. ft. of inside work area floor space
Communication and energy wire and cable manufacturing	33592	This industry comprises establishments insulating fiber-optic cable, and manufacturing insulated nonferrous wire and cable from nonferrous wire drawn in other establishments.	One for each 300 sq. ft. of inside work area floor space
Wiring device manufacturing	33593	This industry comprises establishments primarily engaged in manufacturing current-carrying wiring devices and noncurrent-carrying wiring devices for wiring electrical circuits.	One for each 300 sq. ft. of inside work area floor space
All other electrical equipment and	33599	This industry comprises establishments primarily engaged in manufacturing	One for each 300 sq. ft. of inside



component manufacturing		electrical equipment (except electric lighting equipment, household-type appliances, transformers, motors, generators, switchgear, relays, industrial controls, batteries, communication and energy wire and cable, and wiring devices).	work area floor space
Automobile and light duty motor vehicle manufacturing	33611	This industry comprises establishments primarily engaged in: (1) Manufacturing complete automobile and light duty motor vehicles (i.e., body and chassis or unibody); or (2) Manufacturing chassis only.	One for each 300 sq. ft. of inside work area floor space
Motor vehicle body and trailer manufacturing	3362	This industry comprises establishments primarily engaged in: (1) Manufacturing motor vehicle bodies and cabs or; (2) Manufacturing truck, automobile and utility trailers, truck trailer chassis, detachable trailer bodies, and detachable trailer chassis. The products made may be sold separately or may be assembled on purchased chassis and sold as complete vehicles. Motor homes are units where the motor and the living quarters are contained in the same integrated unit, while travel trailers are designed to be towed by a motor unit, such as an automobile or a light truck.	One for each 300 sq. ft. of inside work area floor space
Motor vehicle gasoline engine and engine parts manufacturing	33631	This industry comprises establishments primarily engaged in: (1) Manufacturing and/or rebuilding motor vehicle gasoline engines and engine parts; and/or (2) Manufacturing and/or rebuilding carburetors, pistons, piston rings, and engine valves, whether or not for vehicular use.	One for each 300 sq. ft. of inside work area floor space



Motor vehicle electrical and electronic equipment manufacturing	33632	This industry comprises establishments primarily engaged in manufacturing and/or rebuilding electrical and electronic equipment for motor vehicles and internal combustion engines. The products made can be used for all types of transportation equipment (i.e., aircraft, automobiles, trucks, trains, ships) or stationary internal combustion engine applications.	One for each 300 sq. ft. of inside work area floor space
Motor vehicle steering and suspension components (except spring) manufacturing	33633	This industry comprises establishments primarily engaged in manufacturing and/or rebuilding motor vehicle steering mechanisms and suspension components (except springs).	One for each 300 sq. ft. of inside work area floor space
Motor vehicle brake system manufacturing	33634	This industry comprises establishments primarily engaged in manufacturing and/or rebuilding motor vehicle brake systems and related components.	One for each 300 sq. ft. of inside work area floor space
Motor vehicle transmission and power train parts manufacturing	33635	This industry comprises establishments primarily engaged in manufacturing and/or rebuilding motor vehicle transmissions and power train parts.	One for each 300 sq. ft. of inside work area floor space
Motor vehicle seating and interior trim manufacturing	33636	This industry comprises establishments primarily engaged in manufacturing motor vehicle seating, seats, seat frames, seat belts, and interior trimmings.	One for each 300 sq. ft. of inside work area floor space
Motor vehicle metal stamping	33637	This industry comprises establishments primarily engaged in manufacturing motor vehicle stampings, such as fenders, tops, body parts, trim, and molding.	One for each 300 sq. ft. of inside work area floor space
Other motor vehicle parts manufacturing	33639	This industry comprises establishments primarily engaged in manufacturing and/or rebuilding motor vehicle parts and accessories (except motor vehicle gasoline engines and engine parts, motor vehicle electrical and electronic equipment, motor vehicle steering and	One for each 300 sq. ft. of inside work area floor space



		suspension components, motor vehicle brake systems, motor vehicle transmissions and power train parts, motor vehicle seating and interior trim, and motor vehicle stampings).	
Aircraft manufacturing	336411	This U.S. industry comprises establishments primarily engaged in 1 or more of the following: (1) Manufacturing or assembling complete aircraft; (2) Developing and making aircraft prototypes; (3) Aircraft conversion (i.e., major modifications to systems); and (4) Complete aircraft overhaul and rebuilding (i.e., periodic restoration of aircraft to original design specifications).	One for each 300 sq. ft. of inside work area floor space
Aircraft engine and engine parts manufacturing	336412	This U.S. industry comprises establishments primarily engaged in 1 or more of the following: (1) Manufacturing aircraft engines and engine parts; (2) Developing and making prototypes of aircraft engines and engine parts; (3) Aircraft propulsion system conversion (i.e., major modifications to systems); and (4) Aircraft propulsion systems overhaul and rebuilding (i.e., periodic restoration of aircraft propulsion system to original design specifications).	One for each 300 sq. ft. of inside work area floor space
Other aircraft parts and auxiliary equipment manufacturing	336413	This U.S. industry comprises establishment primarily engaged in: (1) Manufacturing aircraft parts or auxiliary equipment (except engines and aircraft fluid power subassemblies); and/or (2) Developing and making prototypes of aircraft parts and auxiliary equipment.	One for each 300 sq. ft. of inside work area floor space



		Auxiliary equipment includes such items as crop dusting apparatus, armament racks, inflight refueling equipment, and external fuel tanks.	
Other transportation equipment manufacturing	3369	This industry group comprises establishments primarily engaged in manufacturing transportation equipment (except motor vehicles and parts, aerospace products and parts, railroad rolling stock, ship building, and boat manufacturing).	One for each 300 sq. ft. of inside work area floor space
Furniture and related product manufacturing	337	Industries in the Furniture and Related Product Manufacturing subsector make furniture and related articles, such as mattresses, window blinds, cabinets, and fixtures. The processes used in the manufacture of furniture include the cutting, bending, molding, laminating, and assembly of such materials as wood, metal, glass, plastics, and rattan. However, the production process for furniture is not solely bending metal, cutting and shaping wood, or extruding and molding plastics. Design and fashion trends play an important part in the production of furniture. The integrated design of the article for both esthetic and functional qualities is also a major part of the process of manufacturing furniture. Design services may be performed by the furniture establishment's work force or may be purchased from industrial designers.	One for each 300 sq. ft. of inside work area floor space
Miscellaneous manufacturing	339	Industries in the Miscellaneous Manufacturing subsector make a wide range of products that cannot readily be classified in specific NAICS subsectors in manufacturing. Processes used by these establishments vary significantly, both among and within industries. For	One for each 300 sq. ft. of inside work area floor space



		<p>example, a variety of manufacturing processes are used in manufacturing sporting and athletic goods that include products such as tennis racquets and golf balls. The processes for these products differ from each other, and the processes differ significantly from the fabrication processes used in making dolls or toys, the melting and shaping of precious metals to make jewelry, and the bending, forming, and assembly used in making medical products. The industries in this subsector are defined by what is made rather than how it is made. Although individual establishments might be appropriately classified elsewhere in the NAICS structure, for historical continuity, these product-based industries were maintained. In most cases, no one process or material predominates for an industry. Establishments in this subsector manufacture products as diverse as medical equipment and supplies, jewelry, sporting goods, toys, and office supplies.</p>	
Convenience stores	44512	<p>This industry comprises establishments known as convenience stores or food marts (except those with fuel pumps) primarily engaged in retailing a limited line of goods that generally includes milk, bread, soda, and snacks.</p>	Six spaces per 1,000 sq. ft. of gross floor area
Gasoline stations with convenience stores	44711	<p>This industry comprises establishments engaged in retailing automotive fuels (e.g., diesel fuel, gasohol, gasoline) in combination with convenience store or food mart items. These establishments can either be in a convenience store (i.e., food mart) setting or a gasoline station setting. These establishments may also provide automotive repair services.</p>	Six spaces per 1,000 sq. ft. of gross floor area



General warehousing and storage	49311	This industry comprises establishments primarily engaged in operating merchandise warehousing and storage facilities. These establishments generally handle goods in containers, such as boxes, barrels, and/or drums, using equipment, such as forklifts, pallets, and racks. They are not specialized in handling bulk products of any particular type, size, or quantity of goods or products.	One for each 300 sq. ft. of inside work area floor space
Refrigerated warehousing and storage	49312	This industry comprises establishments primarily engaged in operating refrigerated warehousing and storage facilities. Establishments primarily engaged in the storage of furs for the trade are included in this industry. The services provided by these establishments include blast freezing, tempering, and modified atmosphere storage services.	One for each 300 sq. ft. of inside work area floor space
Farm product warehousing and storage	49313	This industry comprises establishments primarily engaged in operating bulk farm product warehousing and storage facilities (except refrigerated). Grain elevators primarily engaged in storage are included in this industry.	One for each 300 sq. ft. of inside work area floor space
Publishing industries (except internet)	511	Industries in the Publishing Industries (except Internet) subsector group establishments engaged in the publishing of newspapers, magazines, other periodicals, and books, as well as directory and mailing list and software publishing. In general, these establishments, which are known as publishers, issue copies of works for which they usually possess copyright.	One for each 300 sq. ft. of inside work area floor space
Motion picture and sound recording industries	512	Industries in the Motion Picture and Sound Recording Industries subsector group establishments involved in the	One for each 300 sq. ft. of inside work area floor space



		production and distribution of motion pictures and sound recordings.	
Data processing, hosting, and related services	518	Industries in the Data Processing, Hosting, and Related Services subsector group establishments that provide the infrastructure for hosting and/or data processing services.	One for each 300 sq. ft. of inside work area floor space
Activities related to credit intermediation	5223	This industry group comprises establishments primarily engaged in facilitating credit intermediation by performing activities, such as arranging loans by bringing borrowers and lenders together and clearing checks and credit card transactions.	One for each 300 sq. ft. of inside work area floor space
Accounting, tax preparation, bookkeeping, and payroll services	5412	This industry comprises establishments primarily engaged in providing services, such as auditing of accounting records, designing accounting systems, preparing financial statements, developing budgets, preparing tax returns, processing payrolls, bookkeeping, and billing.	One for each 300 sq. ft. of inside work area floor space
Architectural services	54131	This industry comprises establishments primarily engaged in planning and designing residential, institutional, leisure, commercial, and industrial buildings and structures by applying knowledge of design, construction procedures, zoning regulations, building codes, and building materials.	One for each 300 sq. ft. of inside work area floor space
Landscape architectural services	54132	This industry comprises establishments primarily engaged in planning and designing the development of land areas for projects, such as parks and other recreational areas; airports; highways; hospitals; schools; land subdivisions; and commercial, industrial, and residential areas, by applying knowledge of land characteristics, location of buildings and	One for each 300 sq. ft. of inside work area floor space



		structures, use of land areas, and design of landscape projects.	
Engineering services	54133	This industry comprises establishments primarily engaged in applying physical laws and principles of engineering in the design, development, and utilization of machines, materials, instruments, structures, processes, and systems.	One for each 300 sq. ft. of inside work area floor space
Testing laboratories	54138	This industry comprises establishments primarily engaged in performing physical, chemical, and other analytical testing services, such as acoustics or vibration testing, assaying, biological testing (except medical and veterinary), calibration testing, electrical and electronic testing, geotechnical testing, mechanical testing, nondestructive testing, or thermal testing. The testing may occur in a laboratory or on-site.	One for each 300 sq. ft. of inside work area floor space
Industrial design services	54142	This industry comprises establishments primarily engaged in creating and developing designs and specifications that optimize the use, value, and appearance of their products. These services can include the determination of the materials, construction, mechanisms, shape, color, and surface finishes of the product, taking into consideration human characteristics and needs, safety, market appeal, and efficiency in production, distribution, use, and maintenance.	One for each 300 sq. ft. of inside work area floor space
Computer systems design and related services	5415	This industry comprises establishments primarily engaged in providing expertise in the field of information technologies through 1 or more of the following activities: (1) Writing, modifying, testing, and supporting software to meet the needs of a particular customer;	One for each 300 sq. ft. of inside work area floor space



		<p>(2) Planning and designing computer systems that integrate computer hardware, software, and communication technologies;</p> <p>(3) On-site management and operation of clients' computer systems and/or data processing facilities; and</p> <p>(4) Other professional and technical computer-related advice and services.</p>	
Management, scientific, and technical consulting services	5416	This industry comprises establishments primarily engaged in providing advice and assistance to businesses and other organizations on management, environmental, scientific, and technical issues.	One for each 300 sq. ft. of inside work area floor space
Scientific research and development services	5417	This industry comprises establishments primarily engaged in conducting research and experimental development in the physical, engineering, and life sciences.	One for each 300 sq. ft. of inside work area floor space
Advertising agencies	54181	This industry comprises establishments primarily engaged in creating advertising campaigns and placing such advertising in periodicals, newspapers, radio and television, or other media.	One for each 300 sq. ft. of inside work area floor space
Public relations agencies	54182	This industry comprises establishments primarily engaged in designing and implementing public relations campaigns.	One for each 300 sq. ft. of inside work area floor space
Media buying agencies	54183	This industry comprises establishments primarily engaged in purchasing advertising time or space from media outlets and reselling it to advertising agencies or individual companies directly.	One for each 300 sq. ft. of inside work area floor space
Media representatives	54184	This industry comprises establishments of independent representatives primarily engaged in selling media time or space for media owners.	One for each 300 sq. ft. of inside work area floor space



Outdoor advertising	54185	This industry comprises establishments primarily engaged in creating and designing public display advertising campaign materials, such as printed, painted, or electronic displays; and/or placing such displays on indoor or outdoor billboards and panels, or on or within transit vehicles or facilities, shopping malls, retail (in-store) displays, and other display structures or sites.	One for each 300 sq. ft. of inside work area floor space
Direct mail advertising	54186	This industry comprises establishments primarily engaged in: (1) Creating and designing advertising campaigns for the purpose of distributing advertising materials (e.g., coupons, flyers, samples) or specialties (e.g., key chains, magnets, pens with customized messages imprinted) by mail or other direct distribution; and/or (2) Preparing advertising materials or specialties for mailing or other direct distribution.	One for each 300 sq. ft. of inside work area floor space
Business support services	5614	This industry group comprises establishments engaged in performing activities that are ongoing routine business support functions that businesses and organizations traditionally do for themselves.	One for each 300 sq. ft. of inside work area floor space
Full-service restaurants	722511	This U.S. industry comprises establishments primarily engaged in providing food services to patrons who order and are served while seated (i.e., waiter/waitress service) and pay after eating.	One space per 75 sq. ft. of gross floor area
Cafeterias, grill buffets, and buffets	722514	This U.S. industry comprises establishments, known as cafeterias, grill buffets, or buffets, primarily engaged in preparing and serving meals for immediate consumption using cafeteria-	One space per 75 sq. ft. of gross floor area



		style or buffet serving equipment, such as steam tables, refrigerated areas, display grills, and self-service nonalcoholic beverage dispensing equipment.	
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§ 155.261 CONDITIONAL USES

<i>LI-2 Conditional Uses (approved by Zoning Administrator if all conditions met)</i>	<i>NAICS Code</i>	<i>NAICS Description</i>	<i>Parking Spaces Required</i>
One-family dwelling for watchman or caretaker, provided all following conditions are met: (1) Dwelling is located on premises of permitted use; and (2) Head of household is employed in a permitted use as watchman or caretaker.	NA	NA	One space
Communication tower, see §§ 155.355 <i>et seq.</i>	NA	NA	One space
Garage for repair and servicing of motor vehicles, provided all following conditions are met: (1) Operations are in a fully enclosed building; and (2) No open storage of wrecked vehicles or dismantled parts or visible beyond premises.	81111	This industry comprises establishments primarily engaged in providing mechanical or electrical repair and maintenance services for automotive vehicles, such as passenger cars, trucks, and vans, and all trailers. These establishments may specialize in a single service or may provide a wide range of these services.	Three for each service bay



<p>Temporary uses, provided all following conditions are met:</p> <p>(1) Christmas tree sale, on vacant lot not to exceed 45 days;</p> <p>(2) Firework stands on the same lot with a permitted principal use, only for 2 15-day periods per year; and</p> <p>(3) Contractor's office and equipment shed:</p> <p>(a) Used in connection with construction on premises;</p> <p>(b) Must not cause traffic congestion or nuisance;</p> <p>(c) For term up to 1 year;</p> <p>(d) May be renewed once; and</p> <p>(4) Religious meeting, in tent or temporary structure for a period not to exceed 60 days.</p>	NA	NA	One for each 300 sq. ft. of office space
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§ 155.262 SPECIAL EXCEPTIONS

<i>LI-2 Special Exceptions (approved by Board of Zoning Appeals after hearing)</i>	<i>NAICS Code</i>	<i>NAICS Description</i>	<i>Parking Spaces Required</i>
Sale of manufactured homes provided that the conditions below are met.	453930	This industry comprises establishments primarily engaged in retailing new	One per 200 sq. ft. of



<p>(1) The use is compatible with the district adequate parking for employees and customers is provided;</p> <p>(2) Adequate provisions are made for access and traffic safety;</p> <p>(3) No outside storage of junk or salvage is permitted;</p> <p>(4) No nuisance will be created beyond the premises by noise, vibrations, smoke, gas, fumes, odor, dust and the like;</p> <p>(5) Conditions are imposed to protect adjacent property from adverse impact; and</p> <p>(6) Applicable environmental regulations are met.</p>		<p>and/or used manufactured homes (i.e., mobile homes), parts, and equipment.</p>	<p>retail floor area</p>
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§ 155.263 REGULATIONS

The following regulations apply to all uses in LI-2 Districts.

<p>Minimum lot area</p>	<p>None</p>
<p>Minimum lot width at building line</p>	<p>100 ft.</p>
<p>Minimum front yard depth</p>	<p>25 ft.</p>
<p>Minimum setback from second street frontage</p>	<p>Side street on corner lot: 25 ft. Rear street on double frontage lot: 25 ft.</p>
<p>Minimum side yard</p>	<p>30 ft. from interior side lot line in, or 1/10 of lot width, but not less than 10 ft.</p>



Minimum rear yard	30 ft. from interior rear lot line in, or 1/10 of lot depth, but not less than 10 ft.
Maximum lot coverage	No maximum except as needed to meet other requirements herein
Maximum structure height	100 ft. when fire regulations are observed. (Not applicable to utility height and communication towers, chimneys, flag poles, and antennas) For structures in excess of 40 ft. in height, an additional 6 ft. of setback from a residential zoning district boundary is required for each additional foot or fraction thereof in structure height, for a maximum structure height of 100 ft.
Visibility requirements	Corner lot: no obstruction between heights of 3 ft. and 10 ft. above finished street level within 14 ft. of intersection of street right-of-way lines Private drive: no obstruction over height of 30 inches within 10 ft. of street
Off-street parking area and loading area requirements	See §§ 155.410 <i>et seq.</i> Truck terminal: paved acceleration and deceleration lanes at least 10 ft. wide and 100 ft. long are required at entrance and exit of terminal site which must have access to and from major street
Screening	See landscaping, supplemental regulations, § 155.380 . Planting screen, fence or wall at least 6 ft. high is required along all interior lot lines abutting any district not separated by a street, except BI
Signs	See §§ 155.425 <i>et seq.</i>
Storage	No open storage of junk or salvage materials is permitted with any use in the district
Subdivision regulations	Applicable regulations must be met
Supplemental regulations	See §§ 155.355 <i>et seq.</i>



Town Council

Meeting Date: 3-25-2019

Agenda Item: Master Plan Priorities Update

A priorities list has been provided, updated by Councilman Gordge with consultation with Mayor Ross and Town Administrator.

The list is in two parts: Transportation and Others.

Most of the Transportation items are Penny Projects so the recommendation is to continue with those as agreed. It would be worth pursuing funding for one or two trails through SC Parks and Rec/CMCOG potentially.

Under others, we have identified recreation facilities, developing Doko and looking at opportunities to improve our codes and ordinances, so it is recommend we continue to focus on those items already being worked on and highlighted in red.

Transportation items under 6 includes a transit plan, pedestrian sheds, sidewalks, etc.

The recommended preference for prioritization is:

- 1 Economic Development
- 2 Land Use
- 3 Infrastructure
- 4 Architecture
- 5 Environment
- 6 Transportation

MASTER PLAN PRIORITIES

ID	Description	Units/Length (ft.)	Est. Cost	Timeline	Responsible Party	Funding Source	Priority	Sub-Group	Review March 2019
T-5	Amend zoning ordinance to include minimum sidewalk standards	n/a	Admin. Time	Short Term	Town	Town	1.01	Transportation - Ped/Bicycle	Planning Commission to consider and make recommendations
T-4	Widening and Streetscape improvements: I-77 to Syrup Mill inc. traffic Circle at Cobblestone			Short Term	SCDOT	County	1.031	Transportation - Ped/Bicycle	Penny Project now in ROW acquisition stage thru end 2019
T-4	Streetscape improvements: McNulty from Main to Blythewood Rd			Short Term	SCDOT	County	1.032	Transportation - Ped/Bicycle	Penny project: public meeting held Jan 24th 2019, design proceeding with 2-lane plan
T-4	Streetscape improvements: Blythewood Rd from I-77 to Main St. including traffic Circle at Creech			Short Term	SCDOT	County	1.033	Transportation - Ped/Bicycle	Penny Project: will now follow after Creech Road
T-4	Creech Road Connector to Main St.			Short Term	SCDOT	County	1.034	Transportation - Ped/Bicycle	Penny Project: preliminary design work started Jan. 2019
T-4	Widening: Blythewood Rd from Syrup Mill to Fulmer			Short Term	SCDOT	County	1.035	Transportation - Ped/Bicycle	Penny Project: No progress, low priority
T-1	Sidewalks on Blythewood Road I-77 overpass (when resurfaced). See also Project O26	1,500	\$91,000	Short Term	Town	Town	1.05	Transportation - Ped/Bicycle	Specifications currently being discussed with SCDOT
T-3	Shared bicycle lane markings on Blythewood Road between Syrup Mill and Hwy. 21	4,200	\$19,000	Short Term	SCDOT	SCDOT	1.06	Transportation - Ped/Bicycle	Was Locklier. Included in CTIP/Penny Program
T-9	Streetscape improvements: Main Street, McLean Road south to St. Marks church	3,000	\$2,236,000	Mid Term	SCDOT	SCDOT	2.03	Transportation - Ped/Bicycle	SCDOT will assess repairs needed for Mclean again
T-11	Multiuse trail: Boney Road/Town Hall Park connector	13,900	\$2,198,000	Mid Term	SCDOT	Federal, Town, Private	2.041	Transportation - Ped/Bicycle	Planning Commission to develop Greenway/Trail Plan. Financial aid potentially available through grant from SC Dept. Parks & Recreation
T-13	Multiuse trail: Langford/Fulmer	12,896	\$2,039,000	Mid Term	SCDOT	Federal, Town, Private	2.042	Transportation - Ped/Bicycle	
T-12	Multiuse trail: Creech Road extension	12,456	\$1,970,000	Mid Term	SCDOT	Federal, Town, Private	2.043	Transportation - Ped/Bicycle	
T-14	Multiuse trail: Round Top Trail	6,607	\$1,045,000	Mid Term	SCDOT	Federal, Town, Private	2.044	Transportation - Ped/Bicycle	
T-15	Multiuse trail: Beasley Creek Greenway	15,736	\$2,488,000	Mid Term	SCDOT	Federal, Town, Private	2.045	Transportation - Ped/Bicycle	
T-6	Streetscape improvements: McNulty Avenue east of Boney Road	1,400	\$1,482,000	Mid Term	SCDOT	SCDOT	2.05	Transportation - Ped/Bicycle	Included in CTIP/Penny Program
T-7	Streetscape improvements: McNulty Avenue west of Boney Road	1,200	\$474,000	Mid Term	SCDOT	SCDOT	2.08	Transportation - Ped/Bicycle	Included in CTIP/Penny Program
T-22	Realign Blythewood Road/ Langford Road intersection	1	\$464,000	Mid Term	SCDOT	SCDOT	2.09	Transportation - Vehicular	Cost estimate unrealistic. Partnership with CMOG and AECOM to prepare a requirements plan. Public meeting April 2019
T-8	Streetscape improvements: Boney Road from Blythewood Road to Bethel Hanberry	1,100	\$401,000	Mid Term	SCDOT	SCDOT	2.10	Transportation - Ped/Bicycle	Nothing to report
T-23	Realign Boney Road to connect to Oakhurst Place	1	\$132,000	Mid Term	SCDOT	SCDOT	2.11	Transportation - Vehicular	Part of Richland 2 long range plan
T-28	New I-77 overpass between exits 24 and 27	1	\$11,500,000	Long Term	SCDOT	SCDOT, Federal	3.02	Transportation - Vehicular	No information to report

MASTER PLAN PRIORITIES

ID	Description	Units/Length (ft.)	Est. Cost	Timeline	Responsible Party	Funding Source	Priority	Sub-Group	Review March 2019
T-26	Locklier Road widening and paving	12,200	\$6,173,000	Long Term	Town, SCDOT	SCDOT	3.03	Transportation - Vehicular	No information to report
T-27	Extension of Creech Road south to Firetower Road and to new overpass	7,800	\$3,947,000	Long Term	Town, SCDOT	SCDOT	3.04	Transportation - Vehicular	No information to report
T-30	New road from new overpass west to Locklier Road	7,600	\$3,846,000	Long Term	SCDOT	SCDOT	3.05	Transportation - Vehicular	No information to report
T-29	New road from new overpass east to Hwy. 21	4,600	\$2,328,000	Long Term	SCDOT	SCDOT	3.06	Transportation - Vehicular	No information to report
T-25	New roundabout at Blythewood Road and Creech Road	1	\$299,000	Long Term	SCDOT	SCDOT	3.09	Transportation - Vehicular	Included in CTIP/Penny Program
T-32	Rimer Pond Road/railroad underpass feasibility study	1	\$40,000	Long Term	Richland County	County	3.10	Transportation - Vehicular	At County expense
T-33	New park-and-ride lot and bus stop west of I-77	1	TBD	Long Term	SCDOT	SCDOT	3.11	Transportation - Transit	Joint venture between COMET/Blythewood started 9/1/2017 to evaluate ridership potential. Very low interest, recommending COMET stops trial
T-34	New multi-modal transportation center	1	TBD	Long Term	SCDOT	SCDOT, Federal	3.12	Transportation - Transit	Nothing to report

MASTER PLAN PRIORITIES

ID	Description	Units/Length (ft.)	Est. Cost	Timeline	Responsible Party	Funding Source	Priority	Sub-Group	Review March 2019
O-1	Implement changes to comprehensive plan		Admin. Time	Short Term	Town	Town	1.01	Land Use	Continued attention ≥ 5 years. Council to look at annexation criteria. Re-evaluate opportunities for extending sports/playing fields, amphitheater, etc. Recreation committee to be formed?
O-2	Enact updates to Blythewood zoning ordinance and other dev. regulations		Admin. Time	Short Term	Town	Town	1.02	Land Use	Continuous process driven by need. Long term the ordinances for Land Use and Zoning/Development need a re-write to aid understanding/implementation
O-12	Enter into water negotiations with Town of Winnsboro and City of Columbia		TBD	Short Term	Towns and City	Town	1.07	Infrastructure	Continue negotiations as demands dictate.
O-26	Landscaping on Blythewood Road/I-77 overpass. (See also Project T1)		TBD	Short Term	Town	Town	1.09	Economic Dev	Discussion on-going with SCDOT for more attractive/functional barriers on bridge
O-27	Landscaping and signage along I-77 approach		TBD	Short Term	Town	Town	1.10	Economic Dev	Mostly completed. Chamber/businesses to add EV charging signage when all are serviceable.
O-32	Develop marketing materials		TBD	Short Term	Town, Chamber of Commerce	Town, Private	1.15	Economic Dev	On-going: web-site for Manor and Town. Chamber now has its own web-site.
O-19	Reconstruct old depot		TBD	Short Term	Town, Private	Town, Private	2.12	Facilities	Sale pending completion of title issues
O-20	Emergency services - Resident advisory notices; Transition fire department to full time		\$850,000/year	Short Term	Richland County	Richland County	2.13	Facilities	Town Administrator and Councilman Baughman to report incidents to 911 Control Center; residents can sign-up for notifications on Richland County web-site; new stations on Langford and Blythewood under discussion - was Mid-term
O-8	Install historic markers at various sites		TBD	Mid Term	Town, Historical Society	Town	2.03	Arch/Historical	Replaced Garden Club with Historical Society. \$7000 est cost removed - TBD
O-15	Investigate an ordinance to adopt the Richland County stormwater program		TBD	Mid Term	Town	Town	2.08	Infrastructure	Join RC Storm water program: on-going.
O-33	Catalytic project: technology village site in southwest Blythewood		TBD	Mid Term	Private	Private	2.18	Economic Dev	On-going - 636 acres already designated LI-2 on zoning map.
O-35	Identify and prepare key properties for redevelopment		TBD	Mid Term	Town, Chamber of Commerce	Town	2.20	Economic Dev	Ed Parler maintains an inventory of available properties. Include in new web site
O-36	Investigate development and business relocation		TBD	Mid Term	Town	Town	2.21	Economic Dev	Changed 'Enact' to 'Investigate'
O-29	Establish a Blythewood development authority		Admin. Time	Long Term	Town	Town	1.12	Economic Dev	Was Short term
O-4	Catalytic project: redevelopment site including and south of existing town hall		TBD	Long Term	Private	Private	2.01	Land Use	None currently under development
O-5	Catalytic project: mixed-use development west of I-77		TBD	Long Term	Private	Private	2.02	Land Use	None currently under development
O-9	Historic village: purchase land at McNulty and Main Street		TBD	Long Term	Private	Private	2.04	Arch/Historical	Was Mid term. Cost est. \$320,000 removed - now TBD.
O-10	Historic village: relocate threatened historic buildings from other sites		TBD	Long Term	Private	Private	2.05	Arch/Historical	
O-16	New Blythewood Town Hall/Amphitheater		TBD	Long Term	Town	Town	2.09	Facilities	Amphitheater construction completed Mid 2017. Enhancements completed mid 2018. Now looking at permanent, covered Farmers Market
O-25	Establish community gardens throughout town		TBD	Long Term	Town, Private	Private	2.17	Environment & Open space	Was Mid term - butterfly garden completed



ZONING MAP AMENDMENT APPLICATION

Application Date: June 4, 2019

Fee Schedule

Conventional Map Amendment - \$100.00 for each 10 acres or portion thereof
Planned Development Map Amendment - \$100.00 for the first 15 acres or portion thereof, plus \$100.00 for each additional 10 acres or portion thereof
Deferral by Applicant - an additional 50% of the original application fee

Applicant (check one)

- Adopted motion of Town Council
- Adopted motion of Planning Commission
- Zoning Administrator
- Owner of the property affected
- Agent authorized by the owner

Owner of the Property Affected

Name(s): David A. Swygert Family Partnership, Alberta Swygert Family Partnership

Mailing Address: _____

Telephone Numbers: _____

Email Address: _____

Signature(s): _____

(OVER)

171 Langford Road, PO Box 1004, Blythewood, SC 29016
www .townofblythewoodsc.gov
(803)754-0501



Zoning Map Amendment Application - Page 2

Agent Authorized by the Owner

Name: Richland County Economic Development - Tiffany Harrison

Mailing Address: 1201 Main Street, Suite 910
Columbia, SC 29201

Telephone Numbers: 803-576-1344

Email Address: harrison.tiffany@richlandcountysc.gov

Signature: *Tiffany Harrison*

Property Affected

Tax Map Numbers: R15100-01-06 (Portion - approximately 70 acres of 117.76 acre parcel)
R12600-03-20;

Property Address: S/S Locklier Road
E/S Blythewood Road

Property Acreage: ~ 100 acres (~70 acres of R15100-01-06; full 30 acres of R12600-03-20)

Current Zoning District: D-1

Current Land Use: Agricultural

Proposed Zoning District: LI-2

Proposed Land Use: Light Industrial

Required Attachments

- Metes and bounds legal description
- Plat(s) in compliance with current Standards of Practice Manual for Surveying in South Carolina

FOR USE BY TOWN OF BLYTHEWOOD STAFF

Submittal Date: _____ File Number: _____

Fee Received: _____ Received By: _____

171 Langford Road, PO Box 1004, Blythewood, SC 29016
www .townofblythewoodsc.gov
(803)754-0501

Ms. Tiffany Harrison
Deputy Director
Richland County Economic Development Office
1201 Main Street, Suite 910
Columbia, SC 29201

Dear Ms. Harrison,

I am the owner of two parcels that Richland County is contemplating purchasing that will be developed by the Economic Development Office as an industrial park.

Please let this letter serve as authorization for you to apply to the Blythewood Planning Commission on my behalf to rezone approximately 70 acres of TMS R15100-01-06 and all of parcel R12600-03-02 from D-1 to LI-2.

Should you have any questions, please do not hesitate to contact me.

Sincerely,



Wayne Swygert on behalf of David A. Swygert Family Partnership and Alberta S. Swygert Family Partnership

4 June 2019

Date



ZONING MAP AMENDMENT APPLICATION

Application Date: June 4, 2019

Fee Schedule

Conventional Map Amendment - \$100.00 for each 10 acres or portion thereof
Planned Development Map Amendment - \$100.00 for the first 15 acres or portion thereof, plus \$100.00 for each additional 10 acres or portion thereof
Deferral by Applicant - an additional 50% of the original application fee

Applicant (check one)

- Adopted motion of Town Council
- Adopted motion of Planning Commission
- Zoning Administrator
- Owner of the property affected
- Agent authorized by the owner

Owner of the Property Affected

Name(s): Barbara Swygert Lux

Mailing Address: _____

Telephone Numbers: _____

Email Address: _____

Signature(s): _____

(OVER)

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(803)754-0501



Zoning Map Amendment Application - Page 2

Agent Authorized by the Owner

Name: Richland County Economic Development - Tiffany Harrison

Mailing Address: 1201 Main Street, Suite 910
Columbia, SC 29201

Telephone Numbers: 803-576-1344

Email Address: harrison.tiffany@richlandcountysc.gov

Signature: 

Property Affected

Tax Map Numbers: R15100-03-04

Property Address: N/S Locklier Road

Property Acreage: 62.03 Acres

Current Zoning District: D-1

Current Land Use: Agricultural

Proposed Zoning District: LI-2

Proposed Land Use: Light Industrial

Required Attachments

- Metes and bounds legal description
- Plat(s) in compliance with current Standards of Practice Manual for Surveying in South Carolina

FOR USE BY TOWN OF BLYTHEWOOD STAFF

Submittal Date: _____ File Number: _____

Fee Received: _____ Received By: _____

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(803)754-0501

Ms. Tiffany Harrison
Deputy Director
Richland County Economic Development Office
1201 Main Street, Suite 910
Columbia, SC 29201

Dear Ms. Harrison,

I am the owner of a parcel that Richland County is contemplating purchasing that will be developed by the Economic Development Office as an industrial park.

Please let this letter serve as authorization for you to apply to the Blythewood Planning Commission on my behalf to rezone TMS R15100-03-04 from D-1 to LI-2.

Should you have any questions, please do not hesitate to contact me.

Sincerely,


Barbara Swygert Lux

6-7-19
Date