

STATE OF SOUTH CAROLINA)
)
TOWN OF BLYTHEWOOD)

Ordinance 2017.010

AN ORDINANCE

AMENDING SECTION 155.180(F) TO PERMIT RESTAURANTS WITH DRIVE THROUGH, DRIVE-IN AND WALK UP SERVICE OUTRIGHT IN CERTAIN AREAS ON BLYTHEWOOD ROAD AND TO AMEND SECTION 155.182 TO EXCLUDE CERTAIN PORTIONS OF BLYTHEWOOD ROAD FROM MAXIMUM FACADE SET BACK AND OTHER REQUIREMENTS

WHEREAS, Blythewood Town Council as comprised in 2000 commissioned a consulting firm to study and make recommendation concerning future development and community appearance standards for the Town and surrounding area which resulted in a publication entitled "Town of Blythewood Master Plan" dated April 20, 2005, hereinafter the "Master Plan". The Master Plan was adopted by the Town Council as the "vision" for the future development of Blythewood; and,

WHEREAS, the Master Plan was used in large measure to compose the 2005 Comprehensive Plan and its updated version in 2015 adopted by Town Council on January 25, 2016; and,

WHEREAS, certain concepts set forth in the Master Plan and the Comprehensive Plan relate to the development of parcels along Blythewood Road from I-77 east to the existing Town Hall. Both plans envision that the Blythewood Road corridor will be developed into a "pedestrian friendly Town Center" with buildings placed in very close proximity to an imaginary new street right of way line. These concepts have been incorporated into the Town Code in Section 155.182; and,

WHEREAS, the expanded right of way for Blythewood Road has not been acquired by SCDOT and the Town is without resources for the acquisition of same; and,

WHEREAS, both plans appear to overlook the practical realities created by the built environment along Blythewood Road and the traffic loads currently carried by the road which include the following:

(i) There were and continue to be many developed parcels which do not conform to the desired pattern set forth in the plans. Existing structures along Blythewood Road are not of ages which makes it reasonable to assume that they will be demolished and reconstructed consistent with the criteria set forth in the plans at any time in the foreseeable future;

(ii) Blythewood Road serves as one of only two primary vehicular thoroughfares in the Town. Daily traffic averages 18,000 trips and this traffic count will only increase over time, at least until the automobile is replaced as the common mode of travel; and,

(iii) The practical effect of requiring new development along Blythewood Road to meet the building siting and driveway restrictions of the TC regulations has been to stifle new projects and cause the loss of desirable economic advances for the Town; and,

WHEREAS, while the goal of creating a shady, tree lined pedestrian corridor with store fronts located so as to open onto sidewalks on the edge of the right of way along Blythewood Road is a laudable objective, Town Council has determined that such a vision is not practical, realistic or feasible given the existing physical conditions over which Council has little or no control, the lack of financial resources available to the Town, and legal limitations on the Town's authority; and,

WHEREAS, it appears to Council that it is in the best interests of the citizens of the Town and essential to the economic development of the community to amend the Town Code so as to encourage but not require conformity with certain of the Town Center District regulations as applied to parcels located on Blythewood Road.

NOW THEREFORE IT IS ORDAINED BY BLYTHEWOOD TOWN COUNCIL in Council duly assembled this 25 day of September, 2017, as follows:

The Town of Blythewood Code of Ordinances is here amended as follows:

SECTION 1. SECTION 155.180 (F) TABLE OF PERMITTED USES AMENDED.

The following amendments to the Table of Permitted Uses set forth in Section 155.180(F) are hereby adopted:

(F) *Commercial zoning districts land use table.*

ZONING DISTRICT LAND USE	NO	NC	MO	MC	TC	CC	Conditions and Criteria
Restaurant, indoor and/or outdoor seating, and/or drive-through, and/or drive-in, and/or walk-up service. <u>Within the TC District, this land use category does not apply to those parcels fronting on Blythewood Road east of the Interstate 77 right-of-way.</u>	X	X	X	SE 20,000 sq. ft.	SE 40,000 sq. ft.	P	§ <u>155.181</u> (NN)
<u>Restaurant, indoor and/or outdoor seating, and/or drive-through, and/or drive-in, and/or walk-up service. This land use category only applies to those parcels fronting on Blythewood Road east of the Interstate 77 right-of-way.</u>					<u>P</u> <u>40,000</u> <u>sq. ft.</u>		

SECTION 2. SECTION 155.182 AMENDED.

Section 155.182 amended as follows: (new language in red)

(G) *Building front setbacks and sidewalk facade zones.*

(1) Building facades fronting on the portions of the following streets within the TC Town Center District shall have minimum and maximum front setbacks according to their corresponding street cross-section, so as to establish a sidewalk facade zone within the minimum and maximum widths. These building front setbacks shall be measured from the outer edges of the future rights-of-way of the corresponding street cross-sections, where wider than the current rights-of-way, and regardless of the current physical configurations of the street cross-sections.

Onsite parking areas and onsite vehicle circulation driveways shall not be located between such building facades and the street right-of-way.

- (a). Blythewood Road west of the Interstate 77 right-of-way (so as to exclude Blythewood Road east of the Interstate 77 right-of-way);
- (b). Main Street/Wilson Boulevard;
- (c). Langford Road;
- (d). Sandfield Road;
- (e). McNulty Road/McNulty Road Extension;
- (f). Boney Road;
- (g). Creech Road;
- (h). University Village Drive;
- (i). Community Road;
- (j). Locklier Road;
- (k). Montgomery Ridge Lane;
- (l). Blythe View Court.

(2) For properties or developments with multiple buildings, a building located completely to the rear of a frontage building in compliance with its corresponding street cross-section does not have to meet these building front setback and sidewalk facade zone requirements, and may have onsite parking areas and onsite vehicle circulation driveways between its facade and the street right-of-way.

(3) Building facades fronting on Blythewood Road east of the Interstate I-77 right of way within the TC Town Center District shall have a minimum front setback of 25 feet so as to establish landscape, curb and sidewalk facade zones with the minimum widths set forth on street cross section ST 05-63 below. These building front setbacks shall be measured from the outer edges of the existing rights-of-way. Onsite parking areas and onsite vehicle circulation driveways may be located between such building facades and the street right-of-way.

Building located completely to the rear of a frontage building or other building in front setback herein prescribed does not have to meet these building front

setback and sidewalk facade zone requirements, and may have onsite parking areas and onsite vehicle circulation driveways between its facade and the street right-of-way.

(4) Illustrated below are the corresponding street cross-sections for the TC Town Center District.

Street Cross-Section ST-95-63 for Blythewood Road west of the Interstate 77 right-of-way (so as to exclude Blythewood Road east of the Interstate 77 right-of-way) and Main Street/Wilson Boulevard

SECTION 3. SECTION 155.182 (H)(3) REPEALED.

Section 155.182 (H)(3) is hereby repealed.

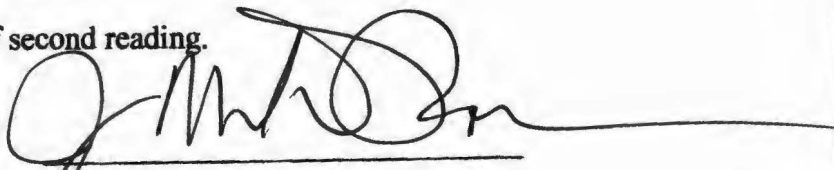
SECTION 4. 2015 COMPREHENSIVE PLAN AMENDED

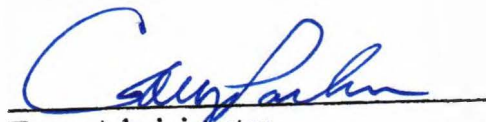
The 2015 Town of Blythewood Comprehensive Plan is hereby amended so as incorporate the findings of Town Council as set forth above and to conform to the within prescribed modifications of the Town Center District regulations.

SECTION 5. EFFECTIVE DATE

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

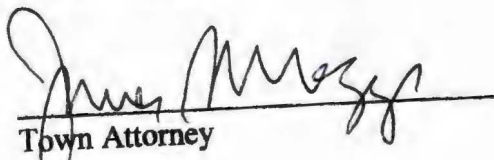
ATTEST:


Mayor


Town Administrator

June 26, 2017
First Reading

APPROVED AS TO FORM:


Town Attorney

September 25, 2017
Second Reading