



PENDLETON

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Minutes
Planning Commission Meeting
December 14, 2017
Town of Pendleton S.C.

After due notice to the press, The Town of Pendleton Planning Commission met in the Council Chambers of Town Hall.

Members Present: Coleman Glaze, Sherrie Williams, Pam Patterson, TK Page, and at 6:40pm Chuck Fleming attended

Staff Present: Tony Cirelli and Steve Miller

Visitors Present: Jerry Meehan, Richard Bennett, and Austin Evert

1) Quorum and Agenda Approval:

At 6:00pm, Chairman Coleman Glaze confirmed a quorum and asked for a motion to approved agenda. A motion was made by TK Page and seconded by Pam Patterson. The vote to approve the agenda was 4-0 votes.

2) Approval of Minutes:

The minutes were reviewed and the Chairman Glaze asked for a motion to approve or amend the minutes from November 16th, 2017. A motion was made by Pam Patterson and was seconded by TK Page. The vote to approve was 4-0.

3) Public Comment:

Chairman Glaze asked if there was any public comment. Hearing no comments this section of the agenda was closed.

4) New Business:

A) Approval of Preliminary Plat for Miller Estates

Mr. Jerry Meehan and Mr. Richard Bennett, the owners of Miller Estates, were here to ask for the approval of a preliminary plat. The first concern brought up on this topic was the possibility of a cell tower possibly falling onto a house, however the cell tower was not on the piece of land and was owned by the owners. It is possible the tower could fall, but because it isn't on his property there is nothing that can be done. They have talked with the lady on Swaney Cir. about the road and land around her, but haven't gotten a response. A motion was



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made by TK Page to approve the preliminary and the motion was seconded by Pam Patterson. The vote to approve the preliminary was unanimous 4-0.

B) Rezoning of 14.14 acres from AB to MF

Jerry Meehan and Richard Bennett were wanting to develop this piece of land from (AB) area wide business into a (MF) multi-family apartments. There is no site plan submitted yet, but there was a survey submitted of the rezoning of the land. There was a recommendation to add parks and recreation since there will most likely be families that have children living in those homes. Tony then brought to attention that a site plan must be submitted first before discussing recommendations because this action was only the regarding rezoning. A motion was made by TK Page and the motion was seconded by Sherrie Williams. The vote to approve to approve the rezoning was unanimous 4-0.

C) Rezoning of 41.36 acres from AB to CO

Jerry Meehan and Richard Bennett want to rezone this piece of land from (AB) area wide business to a (CO) conservation open space. They are considering making it into a camping/RV park and will lease the spaces. Mr. Meehan went on to explain how high-end motorhome owners travel very often need spaces for RV's, especially for game days, and that he believes making a park like this so close to Clemson, where there are no parks, will bring in more visitors to the town and help the small businesses in Pendleton to grow. Pam asked for some more clarification on how leasing out the spaces will work. Mr. Meehan then said that he plans on leasing them for only a set amount of days to customers instead of selling the spots, monthly or year-round. A motion to approve the request was made by Sherrie Williams and the motion was seconded by TK Page. The vote to approve was unanimous 4-1 with Chuck Fleming now in attendance and Pam Patterson voting against the motion.

D) Rezoning of a PDR (Major Change) on East Queen Street

Paul Harrison at Blue Water Design is asking for a major change to a PDR. The land is proposed to have 73 lots ranging from 6,500 to 10,000 square feet per lot. It is currently called Pendleton Cottages, but due to there being another 'cottages' development in town, there will most likely need to be a name change. When approved ten years ago, it was called Renaissance Place and will be renamed to Renaissance Place. They will be doing away with the town houses. There is a concern that since it is so close to the school, there will be very bad traffic trying to come out onto E. Queen St. Since E. Queen St. is a state road, a recommendation was made to talk with DOT about putting a red light up at the entrance along with a center turn lane. A motion was made by Sherrie Williams to approve the "major change" request and the motion was seconded by Pam Patterson. The vote to approve was unanimous 5-0.



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5) Other Business:

A) A final vote was made on moving Planning Commission meetings to the second Thursday of the month as of January 1st, 2018. A motion was made by Chuck Fleming and the motion was seconded by Pam Patterson. The vote to approve was unanimous 5-0.

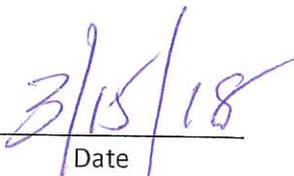
B) Tony then gave an update on murals for Linda McCuen who is going to the Zoning Board of Appeals on January 4th, 2018.

6) Adjourn:

The Chairman asked for a motion to adjourn. A motion was made by Pam Patterson to adjourn and seconded by Chuck Fleming. The vote to adjourn was unanimous 5-0. The meeting was adjourned at 7:23pm.



Chairman



Date