



# PENDLETON

## SOUTH CAROLINA

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### History, Hospitality & Happenings!

Minutes  
from the October 19, 2017  
Planning Commission Meeting  
Town of Pendleton S.C.

Members Present: Coleman Glaze, Chuck Fleming, Sherrie Williams, Janet Mc Neil and TK Page.

Members Absent: Pam Patterson, Cindi Long.

Staff Present: Tony Cirelli, Steve Miller

Visitors Present: Lance Estep with ACOG, Jerry Meehan with Clemson Grove Investments, Austin Evert with Blue Water Design Group, Jay Martin with Arbor Engineering and Steve Mudge with The Serrus Company.

#### 1) Quorum and Agenda Approval:

Establishment of a Quorum was confirmed by the Commission Chairman Coleman Glaze and a motion to rearrange the agenda putting Lance Estep and his zoning ordinance presentation last on the agenda was made by Chuck Fleming, with Janet McNeil seconding the motion, the vote to accept the agenda was approved unanimously 5-0.

#### 2) Approval of Minutes:

The minutes were reviewed and Chairman Glaze asked if there were any changes or corrections. A motion was made by Sherrie Williams to accept the minutes, the motion was seconded by TK Page, and the vote to approve the minutes was unanimous 5-0.

#### 3) Public Comment:

Planning Commission Chairman Glaze asked if there was any public comment, hearing no comments this section of the agenda was closed.

#### 4) New Business:

A) The Commission Chairman introduced Mr. Steve Mudge and Jay Martin his engineer representing "The Falls at Meehan". Steve Mudge gave an overview of their requested variances as part of "The Major Change" to a PDMU and of the number of trips per day, using two entrances instead of the required three entrances. Mr. Mudge talked about what's going on in each phase of the Falls at Meehan, and passed out pictures of the proposed townhomes, his company wants to build in phase V. Jay Martin talked about the revision and changes to phase V. These Townhouses will be 3 bedrooms with 2 ½ baths, these type of Town Homes were built by Serrus in Weaverville, North Carolina and they had great success. The parcel below the Town homes will be assisted living and memory care. Chairman Glaze asked about access from the assisted living threw to the town homes.



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Steve Mudge said it wasn't planned for, Coleman also asked about slowing traffic down on some of the long straight away's in the single family areas and that they needed the 3 way and 4 way intersections to have stop signs to slow traffic and to protect walkers. Some general discussion continued about speed bumps and speed humps being used for safety. The Chairman then called for a vote on the variances. Mr. TK Page motion to approve the variances as submitted with two entrances for all the single family and the townhomes together. Sherrie Williams seconded the motion, the vote to approve the variance was 5-0. Chairman Glaze then asked for a motion to approve this "Major Change", TK Page motion to approve the Major Change to "The Falls at Meehan" as requested, with Chuck Fleming seconding the motion, the vote to approve this "Major Change" 5-0 to approve.

B) The Chairman Coleman Glaze then introduce the next item on the agenda which was originally approved by the Town back in 2006, named "The Preserve at Pendleton". Mr. Glaze said it was located on Woody Road behind the Bi-Lo Shopping Center. Chairman Glaze said, this is also a "Major Change" to a PDR district. Mr. Glaze, then introduced Austin Evert with Blue Water Design and Engineering, Austin then spoke about building the proposed 3 phases, and that this "Major Change" and that it was needed because the road design was different from the original design however, the new design had less lots. Mr. Evert's said this revised PDR would have only 153 lot instead of the 180+ lots. There would be a 25 foot buffer all the way around the outside boarder of the development, the setbacks would be #1) 15' in the front #2) 10' foot on the side and #3) 10' foot on the rear. There is also a variance requested for the number of trips per day out a single entrance, just as requested with the original PDR. Mr. Evert also said that the roads in this PD would be 22 feet wide and the homes would have garages. Janet McNeil said that this subdivision would have the same problem as "The Falls at Meehan" the need for stop signs at intersections, to slow traffic. Sherrie William asked Mr. Evert about doing away with several lots to add more green space and Mr. Evert said they were currently at their required open space with the current design. Chairman Glaze called for further questions, hearing none, he asked for a motion; Janet McNeil motioned to grant the variance on the number of trips per day out a single entrance. TK Page seconded her motion on the variance, and the vote to approve the variance was 5-0. Chairman Glaze then asked for a motion on "The Major Change" to a PDR. TK Page made a motion to approve the zoning request on "The Major Change" to a PDR, and send it on to Town Council for adoption. Mr. Chuck Fleming seconded the motion and the vote to approve and to send on to Town Council was 5-0.

C) Mr. Glaze introduced Mr. Jerry Meehan, representing Clemson Grove Development LLC, Mr. Meehan talked about the location of this single family subdivision to be located behind the Waffle House off Dalton Road. Mr. Meehan said the roads would be 22' wide, with parking in garages and driveways. Steve Miller, Town Administrator explained the zoning and subdivision approval process. Mr. Tony Cirelli said tonight the Commission was only acting on the zoning of



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the property from (AB) area Wide Business to (R-3) Medium Density.

The Commission would consider the proposed subdivision next month separately.

Ms. McNeil asked about the use of speed humps and speed bumps and which one should best be used to reduce speeding. Chairman Glaze asked about curb cuts and about Swaney Circle, and access to Clemson Blvd. Mr. Glaze also asked about whether the front part of "The Grove" along Clemson Blvd. was to stay (AB) or be changed. More discussion on the use of frontage roads and curb cuts continued in general. Mr. Miller explained how sewer was extended to this whole area, Chairman Glaze stated he was against a curb cut off of Clemson Blvd. for the proposed transmission shop and that a frontage road back to Dalton Drive needs to be built. Chairman Glaze called for a motion and TK Page motioned to approve and send on to Council the recommendation to rezone this property from (AB) to (R-3). Mr. Chuck Fleming seconded the motion with the vote to approve this rezoning and send on to Council, was 5-0 to approve.

D) Chairman Glaze, welcomed back Lance Estep from ACOG with more information on the zoning ordinance update. Lance had prepared an outline based on several items discussed at the last meeting. Lance used a visual presentation to address those items like flag lots, short term rentals, Airbnb, food trucks, chickens, murals and driveway and parking guidelines. Lance said, that the other thing need in the new ordinance is the use of more definition, so there would be less need of interpretation. Steve Miller Town Administrator spoke about B&B's vs. short term rentals, the issue of what is a primary residence. Steve said if a B&B rents for more than 14 days the owner has to pay the accommodations tax. Lance continued to speak about B&B's and said that the City of Clemson requires all B&B's to register and pay a \$100 registration fee. This discussion continued, with Lance talking about how staffing work levels and identifying all B&B's are the biggest problem. Janet McNeil, stated she liked option #2 in the outline. The discussion continued with Lance talking about how Town Council didn't need to be involved in the day to day approvals of B&B's, and that's where a good definition was needed. Steve Miller talked about staffing and enforcement and the possible loss of tax breaks for those people having a 4% property tax, but using their homes for B&B's and short term rental.

Lance then talked about food trucks and their use and in which zoning districts, and said Spartanburg had a good ordinance so did Clemson, but they both had issues. Members of the commission said they liked the Spartanburg ordinance the best.

The next item discussed was chickens and Lance said that the Town of Pendleton already has an Animal Control Ordinance and that it addressed chickens. The discussion then continued on about Murals with Lance saying that murals were a mess to deal with all the paramours, of size, location, the text of the mural and a time limit if any, and the definition.

The last item Lance talked about was the flag lot issue which he said was already addressed in the existing Land Development Regulations.

This completed the outline summary, Lance had for the Commission.



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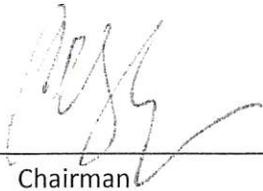
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**5) Other Business:**

Chairman Glaze asked if there was any other business and have none the chairman asked for a motion to adjourn.

**Adjourn:**

6) A motion was made by TK Page to adjourn, seconded by Sherrie Williams. The vote to adjourn was unanimous 5-0, the meeting adjourned at 8:07 PM.



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Chairman

Date

12/14/2017