



# PENDLETON

## SOUTH CAROLINA

### History, Hospitality & Happenings!

Town of Pendleton  
Planning Commission  
Regular Meeting  
April 11, 2024  
Pendleton Town Hall, 6 pm

#### **MINUTES:**

#### **1. Call to Order:**

Chairman Mr. Perkins called the meeting to order at 6:00 pm.

#### **2. Approval of prior meeting minutes:** From the meeting of March 01, 2024.

Chairman Mr. Perkins noted a couple of amendments that needed to be made to the submitted minutes from the March 01, 2024, meeting. Mr. Poulson noted the required amendments and stated they would be corrected by the next meeting. Mr. McCuen motioned to approve the minutes with the noted amendments corrected. Ms. Gemmill seconded this motion, with all members voting in favor of at 6:01 pm.

#### **3. Public Comments.**

Mr. Poulson informed the commission that he had received an email comment from a citizen and was asked to read it to the commission for public comment. The email was from Ms. Ava Wall from Stephens Rd, and she spoke out against the rezoning request.

Ms. Barbara Hamburg from 907 Crouch Drive commented that this side of Pendleton is not getting the development like the other side is and said she understood the concerns of residents in this area. Ms. Hamburg stated that she felt that this rezoning needed to be approved because this area has not seen any development in a long time.

- The applicant, Mr. Coponen, arrived at approximately 6:05 pm due to traffic issues.

#### **4. Public Hearings:**

- a. Hold a Public Hearing to gather information before making a recommendation to Pendleton Town Council to rezone five parcels located off Brown Road and Central Road from Agriculture Forest (AF) to Low-Density Residential (R2).

Chairman Mr. Perkins opened the Public Hearing portion of this meeting at 6:02 pm and asked staff to provide the background information for this request. Mr. Poulson read the commission his report and explained that the applicant was requesting a rezoning of this property to allow for future development in this area. Mr. Poulson also pointed out that in the packet submitted to the commission members, he included a draft of the future subdivision of these lots but explained it was just for reference.

Ms. Patterson asked how many houses were being considered in the future development of these lots. Staff explained that the developer was looking at approximately 25 homes in this area.

Ms. Robinson stated that she was concerned about traffic on these two roads and asked if the driveways would be entering off Brown Road and Central Road or would there be interior roads. Staff explained that we had not seen any official plans but could express the commission's concerns when the developer submitted them.

Ms. Robinson asked if they intended to combine all the lots into one if the rezoning was granted. Staff explained that they had not yet been made aware of whether they were going to combine them all into one.

Mr. Coponen, the applicant, introduced himself to the commission and informed them of their intentions with this rezoning request. He stated that they plan to construct single-family housing on these lots.

Ms. Gemmill asked what their plan was for the trees and grading on these lots. Mr. Coponen stated that they planned only to disturb the area where the house would be built. The lots will be narrow and deep.

Mr. McCuen asked how many houses would be built here. Mr. Coponen stated roughly 25 to 28 in total.

Mr. McCuen asked what roads they would be using for entrances to these homes. Mr. Coponen said they would use Brown Road, Central Road, and other roads as needed.

Mr. Morningstar asked what the market rate would be for these homes. Mr. Coponen stated between high \$200,000 to low \$300,000.

Ms. Jones asked staff to re-read Ms. Ava Wall's public comment email to the applicant, which the staff did.

Chairman Mr. Perkins stated that the R2 zoning that is being requested fits with the surrounding zoning in this area and follows the town's comprehensive plan.

**5. Reports:**

None

**6. New Business / Action Item:**

- a. Consideration of approving a resolution making a recommendation to Town Council to rezone property located off Brown Road and Central Road having TMS#s 39-06-05-022, 39-06-06-004, 39-06-06-003, 39-00-04-006, and 40-04-03-006 from Agriculture Forest (AF) to Low-Density Residential (R2).

Chairman Mr. Perkins opened this action item up for discussion at 6:25 pm. Ms. Gemmill made a motion to approve the rezoning request and recommend Town Council rezone this property from Conservation-Open Space (CO) to Low-Density Residential (R2). Mr McCuen seconded the motion, with all members voting in favor of it.

- b. Consideration of approving exterior elevations for a Townhome Group Development located on Lot 3A1A Cotesworth Street consisting of 3.68 Acres.

Staff explained that this action item was being postponed until a later date due to an application for an appeal to the Board of Zoning Appeals for this property.

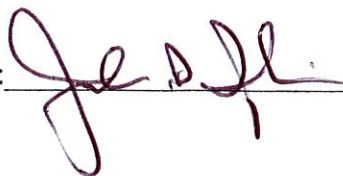
**7. Updates:**

No updates given

**8. Adjournment:**

With no further business, Mr. McCuen made a motion to adjourn the meeting at 6:30 pm. Ms. Jones seconded the motion, with all members voting in favor of.

Chairman: \_\_\_\_\_



Date: \_\_\_\_\_

