



PENDLETON

S O U T H C A R O L I N A

History, Hospitality & Happenings!

Town of Pendleton
Planning Commission
Regular Meeting
May 9, 2024
Pendleton Town Hall, 6 pm

AGENDA:

1. Call to Order:
2. Approval of prior meeting minutes: From the meeting of April 11, 2024.
3. Public Comments.
4. Reports:
5. New Business / Action Item:
 - a. Consideration of approving exterior elevations for a Townhome Group Development located on Lot 3A1A Cotesworth Street consisting of 3.68 Acres.
6. Updates:
7. Adjournment:



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: _____



PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

**Staff Report to the Town of Pendleton Planning Commission
Request for Consideration and Approval of Exterior Elevation Designs for a
Townhome Group Development located on Lot 3A1A Cotesworth St.**

Date of Report: April 5, 2024

Report By: David Poulson, Town Planner

Applicant: Dalton Road Holdings, LLC

Request: Approval of exterior elevation design plans for a Townhome group development.

Property Location: Lot 3A1A Cotesworth Street behind the new Circle K Gas Station.

Existing Zoning: Multi-Family (MF).

Surrounding Zoning & Land Use:

North: Zone: Planned Development Residential (PUD).
Land Use: Champions Village.

West: Zone: Light Industrial (LI).
Land Use: Clemson Self Storage.

East: Zone: Areawide Business (AB)
Land Use: Circle K Gas Station, Commercial Lots on Hwy 76

Existing Conditions: This property was originally annexed into Pendleton Town Limits in 2016 and initially zoned Areawide Business (AB). At that time, the developer intended to construct single-family homes, which was allowed in Areawide Business (AB) but was removed when the Zoning Ordinances were amended several years later. Dalton Road Holdings, LLC applied to rezone this property on May 09, 2023, from Areawide Business (AB) to a Low-Density Residential (R2), which allows single-family homes. After consideration and approval from the Planning Commission to recommend Town Council approve this rezoning request, conversations between council members and the developer took place in an attempt to improve the development on this site. After these conversations, both the developer and council members felt that this area of Town would benefit from a denser development and approved a zoning change to Multi-Family (MF), allowing for a Townhome Development, at their September 05, 2023 meeting.



PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

Reason for Request:

Pendleton Town Council passed an Ordinance imposing a temporary moratorium on the issuance of rezoning requests and construction permits for Duplex and Townhome developments in all zoning districts by a second and final reading of Ordinance 21-08 on July 12, 2021. As a result of this moratorium, the Pendleton Planning Commission established and recommended Town Council amend the Zoning Ordinances and add Article 6 Section 6-9, Townhome and Duplex Development Design Standards. Within these recommended standards, the Commission established minimum requirements for Townhome and Duplex Developments along with the approval process for all group developments. Since the Pendleton Planning Commission must now approve all exterior elevations in group developments, the owner is requesting approval of the submitted exterior design for this Townhome Development.





PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

Staff Recommendation:

Staff recommends **CONSIDERATION BY THE COMMISSION** of this request for the following reasons:

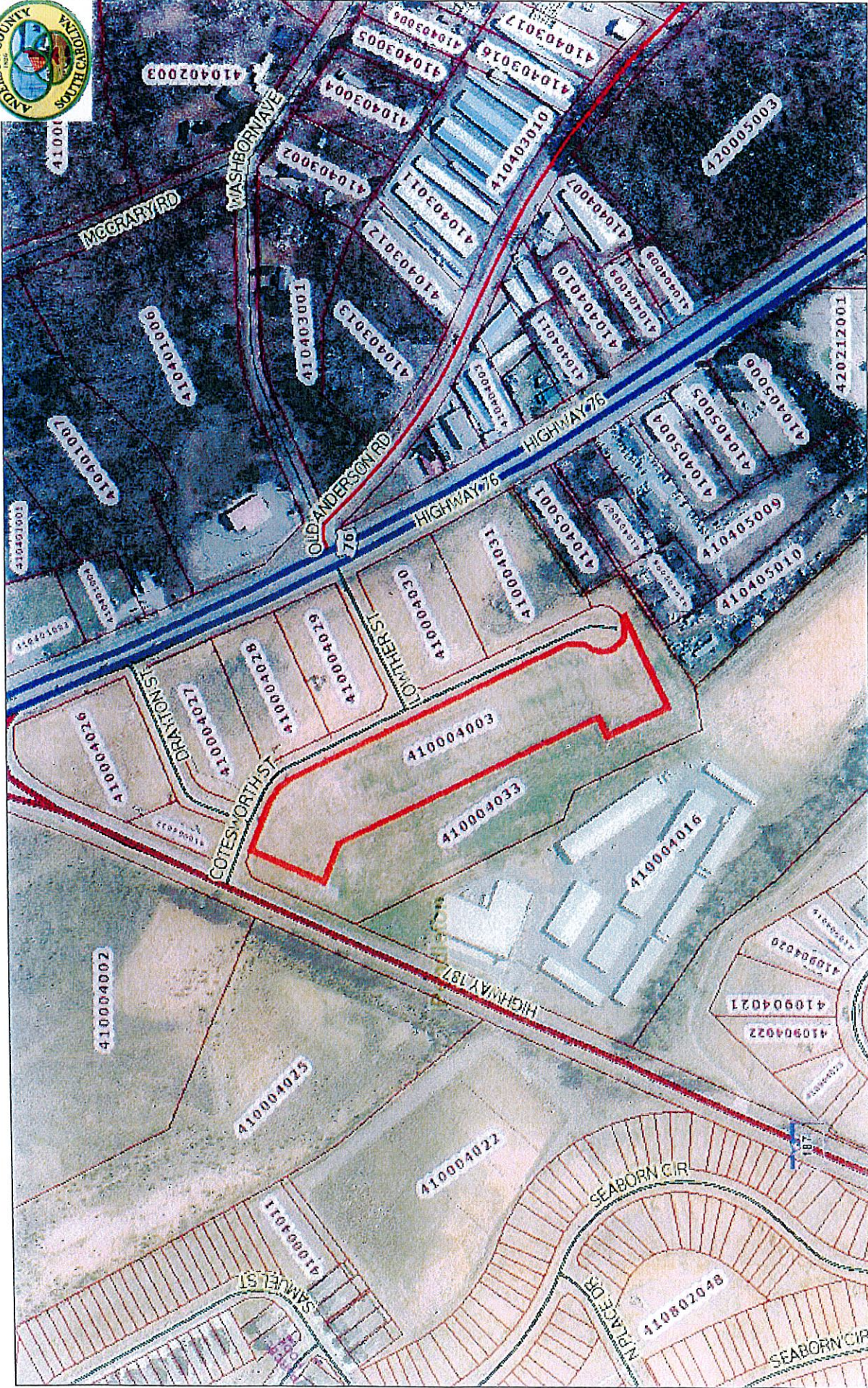
1. This property is classified as a Group Development, which requires Planning Commission approval for all exterior elevations.
2. The Board of Zoning Appeals granted a variance from the current Design Standards concerning the garages on these homes.

Attachment A: Article 6 Section 6-9- Townhome and Duplex Development Design Standards

Attachment B: Map of the Area.

Attachment C: Submitted Exterior Elevation Townhome Design.

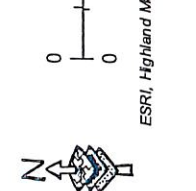
Anderson County



May 2, 2024 Disclaimer accepted.

TMS: 410004003
Owner: DALTON ROAD HOLDINGS LLC
Owner Address: 6004 HWY 24
City/State: TOWNVILLE SC
Deed Book: 12942
Tax District: 44
Sale Year: 2017

Zip Code: 29689
Current Plat: CP S 3031/8
Description: TR 3A1A COTESWORTH ST 3.68 AC
Market Value: \$368,000



1 in = 295 ft
 0 0.03 0.06 0.12 mi
 0 0.0475 0.095 0.19 km

ESRI, Highland Mapping, and Anderson County GIS

PP S 2871/6



ATTACHMENT: A

Article 6 Section 6-9 - Townhome and Duplex Development Design Standards

Purpose: Attention to building design encourages an aesthetically appealing and safe place to live. The following is the minimum requirement for Townhomes or Duplex Developments in all allowed zones. Overlay Districts, Planned Unit Developments, and Flexible Review Districts are subject to these requirements plus any additional requirements that may be imposed under those approval processes.

- All exterior elevations must be approved by the Planning Commission. If located inside an overlay district, these requirements will apply in addition to any Design Review Board requirements as set forth by the zoning ordinance for each corridor.
- Abutting townhouses shall have complementary but not identical facades as approved by the Planning Commission.
- Building facades and roofs shall include architectural elements that vary the appearance of a large building mass, break up long blank walls, express the individuality of each dwelling, and enhance the character of the neighborhood.
- The main entry to units adjacent to a public street shall face the street and provide direct access to the street sidewalk system.
- All mechanical equipment must be located in the rear or side yard.
- Garages must be recessed at minimum 12 inches from the front façade of the building. Detached, side load or rear loaded garage systems are preferred.
- Street trees are required on all new construction and must have a minimum of one (1) tree per (50) linear feet of road frontage. Existing trees to remain can be considered towards this requirement upon approval from the zoning administrator.
- Provide pedestrian entries that are clearly defined and highly visible from other buildings and public areas and consider safe alignments of sidewalks and paths
- Each townhouse unit shall feature a main entry that is covered and includes architectural features that provide weather protection and visual interest to the structure.
- Each unit must have a rear porch area. Size 100 SQFT
- For units without street frontage, main entries shall connect to the street sidewalk system through parking lots.
- Areas of development sites that are not occupied by buildings or infrastructure shall be landscaped with ground cover
- The current International Building Code requirements shall be adhered to, paying particular attention to the firewall requirements.
- Where new or substantially remodeled buildings are set back from property lines and sidewalks, intervening landscaping shall be designed to enhance the look of the structures.
- The maximum building height shall be two stories, but in no event shall the height exceed 40 feet
- Sidewalks must be installed. In cases where grade or other situations prohibit the installation of sidewalks, a payment of 150 percent of the cost must be made to the Town of Pendleton sidewalk fund by the developer. The Town of Pendleton reserves the right to determine the best location to allocate the sidewalk fund
 - The 150 percent will be calculated on the cost of all sidewalks, street trees, streetlights, curbing, or other infrastructure needed that can not be installed by the developer.
- Where these standards and the standards of the overlay district or underlying zoning district differ, the more restrictive standard shall prevail.