



PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

Town of Pendleton
Design Review Board
April 7, 2022
Pendleton Town Hall, 6 pm

Members Present: Mr. Byron Edwards, Ms. Mattie Jain, Ms. Susan Bristow, and Mr. Fitzgerald Smith
Members Absent with notice: Ms. Ann Smith

Minutes:

1. Call to Order:

Vice-Chairman Edwards called the meeting to order at 6 pm.

- 2. Approval of prior meeting minutes:** From the meeting of January 6, 2022
Vice-Chairman Edwards asked for a motion to approve the minutes from this meeting.
Ms. Jain made a motion to approve the minutes and was seconded by Mr. Smith. All members voted in favor of.

3. Public Comments:

Vice-Chairman Edwards opened the floor for public comments at 6:01 pm, but no comments were made.

4. Action Item:

- a. The consideration for approval of design plans for the construction of a new 9,000 Square Foot Commercial Daycare Center to be located on South Mechanic Street, inside the South Mechanic Street Overlay District.

Town staff presented the Board with their staff report and explained that the applicant has applied to construct a new 9,000 sq ft commercial building on a vacant lot inside Town limits. The applicant wants to open a complete daycare center at this location in addition to one she owns at Patrick Square in the City of Clemson. Staff introduced the applicant and her Architect to the Board to answer any further questions the Board may have.

Ms. Jain stated that the plan was well developed, and she thought it would be an asset to the Town.

Mr. Edwards mentioned the way it is presented with the parking lot on the side of the property, it doesn't have the appearance of having the main entrance facing Mechanic St. Mr. Edwards asked if the applicant would consider constructing some type of overhang over the front door to make it stand out better. The Architect, Mr. Zugg, stated they would do that.

Mr. Smith asked the developer if there was any particular reason they designed it that way. Mr. Zugg stated there wasn't but can understand the need for this overhang.

Ms. Jain made a motion to approve the design plans as submitted with the condition to construct an overhang over the front door at 6:11 pm. Ms. Bristow seconded the motion, with all members voting in favor of.

- b. The consideration for approval of design plans for a façade change and upgrade at 161 East Queen Street.

Vice-Chairman Edwards opened the item for discussion. Ms. Jain stated that the proposed changes would really make the building look better and asked how fast they could get it done. No other comment was made by a Board Member

Ms. Jain made a motion to approve design plans as submitted at 6:16 pm. Ms. Bristow seconded the motion, with all members voting in favor of.

- c. The consideration for approval of design and elevation plans for the construction of a new home at 349 West Queen Street inside the West Queen Street Overlay District.

Vice-Chairman Edwards opened this item for discussion and asked the Board if they had questions.

Ms. Jain stated that the plans showed it is a two-bedroom with no closet in room number two. The applicant stated that the closet for bedroom number two is part of the bathroom.

Ms. Jain stated that the overall design looked commercial and questioned whether it fits the area or not.

Mr. Edwards stated that the design submitted doesn't show any columns on the porch and thinks that it would look better if there were. The applicant stated that he could add columns to the front porch and carport area.

Ms. Jain stated that the way the roof is constructed is what makes it look commercial to her, but she understands this trend is what you will see in the future. She also stated that we are supposed to keep within the characteristics of the neighborhood.

Mr. Edwards asked what the pitch was on the roof that our ordinance requires a specific pitch on mono-pitch roofs. Mr. Edwards stated these drawings are not clear enough to make a decision and feel the Board needs more details on how you will make this fit into the area. Mr. Edwards suggested the applicants supply a materials list to include color and other things such as columns and what it will actually look like.

Ms. Jain made a motion to table this action item for the applicant to gather the needed information for the Board. Ms. Bristow seconded the motion, with all members voting in favor of.

5. Adjournment:

There being no further business to discuss, Mr. Smith made a motion to adjourn at 6:35 pm. Ms. Jain seconded the motion, with all members voting in favor of.

Chairman

Ann Bator Smith

Date:

May 4, 2022