



PENDLETON

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Town of Pendleton
Planning Commission
December 9, 2021
Regular Meeting / Public Hearing
6:00 pm at Town Hall

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

Members present Ms. Cindi Long, Ms. Lou Robinson, Mr. Chuck McCuen, Ms. Barbara Hamburg, Dr. Naresh Jain, and Mr. Adam Chapman.

Members absent Ms. Pam Patterson,

Staff Present: David Poulson

Minutes

1. **Call to Order:**

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

2. **Approval of Minutes:**

Mr. McCuen made a motion to approve the November 11, 2021, meeting minutes. Dr. Jain seconded the motion, with all members voting in favor of.

3. **Public Hearing:**

Chairman Long opened the public hearing for the proposed rezoning of Lot B and Lot C Lebanon Road to (R-2) Low-Density Residential at 6:01 pm. There were no public comments made.

4. **Public Comment:**

Chairman Long opened the public comments portion of the meeting at 6:01 pm, but no comments were made.

5. **Action Item:**

- a. Consideration of approving a Resolution making a recommendation to Town Council to set permanent zoning for the recently annexed property known as Lot B and Lot C, Lebanon Road to (R-2) Low-Density Residential.

Chairman long opened the floor for discussion, and the following commission members made comments.

Ms. Hamberg asked what the total acreage for this property was and what type of houses would be built here. Staff explained that the total was four acreage and that we have not been presented any development or design plans for this site yet.



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Ms. Robinson asked about the surrounding properties in that area and what they were currently zoned. Staff explained that the property in that area was zoned (R-2), but there were also (MF) Multifamily and (LI) Light Industrial.

Mr. Chapman asked what the Town's future land use plan called for in this area. Staff informed the commission that the future land use called for low-density residential.

Ms. Robinson asked if the commission approved this rezoning, how many lots would be allowed by (R-2) zoning on this property. Staff explained that (R-2) Low-Density required minimum lot sizes of 10,000 square feet, allowing four lots per acre. Staff pointed out that the intent and current request was for one (1) home on one (1) acre lots but understood the commission's concern.

Mr. McCuen asked if there was a way to limit how many houses were built on these lots after the zoning was granted. Staff explained that under the current density request, one (1) home per one (1) acre was considered a minor subdivision, and approval is granted at staff level. If the developer wanted to subdivide this property into more than that, it would be considered a major subdivision which would require submittal to and approval from the Planning Commission.

Dr. Jain asked if the commission could approve this request to rezone but include the conditions that it is limited to the four one-acre lots. Staff informed the commission that they could place those conditions on approval if they voted to do so.

Dr. Jain made a motion to approve the resolution, recommending Town Council to set permanent zoning of (R-2) Low-Density Residential to this property with the conditions that it only be allowed to be subdivided into four lots at 6:16 pm. Mr. Chapman seconded the motion with all members voting in favor of it.

- b. Presentation of information related to the appointment of Chairman and Vice Chairman for the 2022 calendar year.

Town staff informed the commission that Town Council had elected to postpone any new appointments to this board for (60) sixty days so that they had the opportunity to become familiar with the current members and applicants. Due to this extension by council, we will be postponing appointments of chairman and vice-chair until then.

6. **Adjournment:** With no further business to discuss, Mr. McCuen made a motion to adjourn at 6:17 and was seconded by Ms. Hamburg. All members voted in favor of.

Chairman

Cynthia Long

Date

12/09/21