



# PENDLETON

## SOUTH CAROLINA

History, Hospitality & Happenings!

Town of Pendleton  
Planning Commission  
Regular Meeting  
February 17, 2022  
Pendleton Town Hall, 6 pm

Members present: Ms. Lou Robinson, Dr. Jain, Ms. Pam Patterson, and Mr. Chuck McCuen  
Members absent with notice: Ms. Cindi Long, Ms. Barbarba Hamburg. Without notice: Mr. Adam Chapman.

### MINUTES:

**1. Call to Order:**

Ms. Robinson called the meeting to order at 6:00 pm.

**2. Approval of prior meeting minutes:** From the meetings of January 13, 2022, and January 25, 2022.

Ms. Robinson asked for a motion to approve these minutes from the last two meetings at 6:00 pm. Dr. Jain made a motion to accept the minutes and was seconded by Mr. McCuen. All members voted in favor of.

**3. Public Comments:**

Ms. Robinson opened the Public Comments portion of the meeting at 6:02 pm. There were no public comments made.

**4. Action Item:**

Ms. Robinson asked for a motion to move a tabled item from the October 14, 2021, meeting back to the commission for consideration. Mr. McCuen made the motion to move the tabled action item back to the commission for consideration. Ms. Patterson seconded the motion with all members voting in favor of at 6:02 pm.

- a. The consideration for approval of design plans for a Townhome Group Development known as Pendleton Townhomes located at 804 South Mechanic Street.

Ms. Robinson opened the action item at 6:02 pm and asked staff to give a brief overview of this project presented to the commission for a recommendation to Town Council. Mr. Poulson explained how the Design Review Board has approved this development with conditions and that the Planning Commission had tabled it at an

earlier meeting to gather further information. Ms. Robinson asked if there were any questions from the commission.

Dr. Jain asked about a fence at the rear of the property to be used as a safety barrier from people and kids possibly falling down the steep grade behind these units. Mr. Collins said that they have not planned to include a fence in this area because they designed the grade to be gradual and shouldn't be a problem. Mr. Collins stated that they plan to do some vegetated landscaping in this area.

Ms. Robinson asked the developer about sidewalks and the possibility of a crosswalk on Mechanic Street to connect to the other side of the road where there are sidewalks. The developer stated that they had already discussed this possibility with staff and agreed to seek permission from SCDOT to do this. Because it is a state road, SCDOT will have to approve this.

Mr. McCuen stated that he also was concerned about the steep grade at the rear of the property and asked if the developer could install a vegetated barrier such as tall shrubs at the top of this area? Mr. Collins stated that they could do that if the commission wanted them to.

Ms. Patterson asked if this development would include a Homeowners Association? Mr. Collins stated it would and that they would be responsible for the landscaping, lighting, and other items in this development.

Dr. Jain made a motion to approve these design plans with the following conditions at 6:33 pm:

1. A vegetated barrier of no less than 4 feet tall at the time of planting will be installed on the rear property line of this development to be used as a barrier to the steep grade and,
2. The developer will seek permission from SCDOT to install a crosswalk on Mechanic Street connecting to the sidewalk on the opposite side of the road.

Mr. McCuen seconded this motion to approve with conditions, and all members voted in favor of.

- b. The consideration of a Resolution by the Pendleton Planning Commission making a recommendation to Pendleton Town Council to amend the current Zoning Ordinance specifically by adding Article 6 Section 6-9 – Townhome and Duplex Development Design Standards as a result of the current moratorium.

Ms. Robinson asked staff to brief the commission on this action item at 6:33 pm. Mr. Poulson explained that these recommendations were a result of the current moratorium that Town Council imposed on the issuance of permits for Townhome and Duplex developments earlier in the year. Mr. Poulson explained that the addition of these specific design standards would make it easier for developers to know what

is required when presenting these types of homes. It would also allow the commission to guide these developments and make decisions easier.

Mr. McCuen made a motion to recommend Town Council amend the current Zoning Ordinance specifically by adding Article 6 Section 6-9 -- Townhome and Duplex Development Design Standards. Ms. Patterson seconded the motion, with all members voting in favor of at 6:34 pm

**5. Adjournment:**

There being no further business, Dr. Jain made a motion to adjourn at 6:35 pm. Mr. McCuen seconded this motion, with all members voting in favor of.

Chairman:



Cindi Long

Date: 5/12/2022