



PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

Town of Pendleton
Planning Commission
Called Meeting, November 11, 2021
Pendleton Town Hall, 6 pm

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. Pam Patterson, Dr. Naresh Jain, Mr. Chuck McCuen, and Ms. Barbara Hamburg.

Members absent W/ Notice: Ms. Lou Robinson, Mr. Adam Chapman

Staff Present: David Poulson

MINUTES:

1. Call to Order:

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

2. Approval of prior meeting minutes:

Mr. McCuen made a motion to approve the October 14, 2021, meeting minutes. Ms. Hamburg seconded the motion, with all members voting in favor of.

3. Public Hearing:

Chairman Long opened the Public Hearing at 6:01pm and there were two comments made;

Byron Edwards from 220 North Broad Street, stated concern about the amount of development as well as the view of the development in the Town of Pendleton. He also talked about concerns for trees on Hwy 187 and the use of them as a buffer to block views on Hwy 187.

Carla Partain from 634 Crenshaw Street questioned the feasibility of this development. She stated that she was told that this property was supposed to be protected land and she was also concerned about traffic on Hwy 187.

Chairman Long closed the Public Hearing at 6:03 pm.

4. Public Comment:

There were no public comments made.

5. Action Item:

- a. The consideration of a Resolution by the Town of Pendleton Planning Commission making a recommendation to Pendleton Town Council to re-zone property located on Highway 187 and Bickford Circle from Conservation-Open Space (CO) to Flexible Review District (FRD) and to accept the Statement of Intent and other matters related thereto.

Mr. Poulson, Town Planner, started with a summary of his staff report concerning this development and re-zoning request from the developer and informed the commission that Mr. Jamie McCutchen was present to present this plan to them.

Mr. McCutchen introduced himself and began his presentation of the development plan, Statement of Intent and design plan for the development called Sunrise Development. Mr. McCutchen went over their Statement of Intent and passed out pictures of houses that were representative of the one proposed for this site. After Mr. McCutchen's finished with his presentation, Chairman Long asked for questions by the commission.

Ms. Hamburg stated that she has concerns about the way the houses look. She mentioned that all the houses look alike, and you cannot tell any difference from any other house on Hwy 187. She mentioned that she would like to see some brick exteriors and a diversity of looks. Ms. Hamburg also questioned if these houses would be affordable housing for everyone? Ms. Hamburg asked Mr. McCutchen what other projects this builder had completed that they could look at? Mr. McCutchen's informed the commission that this builder had completed several developments in Florida as well as Charlotte NC.

Mr. McCuen asked if any traffic studies have been completed to address the additional traffic on Hwy 187? Mr. McCutchen explained that SCDOT had approved a left turn lane into the neighborhood and Mr. McCuen asked if they could do this on both sides of the entrance? Mr. McCuen asked about the layout design of the development. He asked if any of the houses could be turned to face each other to create the "know your neighbor" feel in this area? Mr. McCuen also asked about street trees and landscape trees and said that more than the minimum needed to be done. Mr. McCuen also inquired about the actual look of the houses, the size of the houses and the minimum and maximum square footage of the homes. Mr. McCuen stated that the houses presented to them need to represent the actual houses being built in this development. Mr. McCuen was also concerned about the buffer areas around the perimeter of the development and specifically if there was going to be a buffer on Hwy 187? Lastly, Mr. McCuen asked if the density of the development could be reduced and still work for the developer? He also wanted to make sure they

had a plan for raised intersections on the long straight-a-ways inside this development. Mr. McCutchen's stated that he did not have answers to most of those questions but would be glad to consult with the builder and get back to staff.

Dr. Jain asked if this development would have a Homeowners Association inside of it? Mr. McCutchen's stated there was.

Chairman Long asked if there was the possibility of someone building a larger home with a maximum square footage next to a smaller home? Mr. McCutchen's responded that the developer usually designs the way houses are grouped in the development.

Chairman Long asked if there were any further comments or questions from the commission and hearing none asked if there were any motions? Mr. McCuen stated that he thought the commission needed more information on this project before any decision was made and Ms. Hamburg made a motion at 6:55 pm to postpone any action on this item until a later date to get that information. The motion was seconded by Ms. Patterson with all commission members voting in favor of.

6. Adjournment:

There being no further business, a motion to adjourn was made by Mr. McCuen and seconded by Ms. Patterson with a unanimous vote from all members at 7:04 pm.

Planning Commission Chairman



Date 12-9-21