



APPROVED 1/19/2012

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Town of Pendleton Planning Commission
Regular Meeting and Public Hearing
December 15, 2011
6:30 pm Town Hall

MINUTES

Members Present: Bill Dunlap, Coke Jeffords, Lou Robinson, Dave Williford

Members Absent: Coleman Glaze (excused), Carl Heltzel (unexcused), Janet Huntman (unexcused)

Staff Present: Kristopher Kurjiaka

1. Opening Comments, Establishment of a Quorum

Chairperson Jeffords called the December 15, 2011 Planning Commission Regular Meeting and Public Hearing to order at 6:30 pm. With 4 of 7 Commissioners present, **a quorum was established.**

2. Adoption of Agenda

Mr. Jeffords asked if any of the Planning Commission members had any items that they would like to address during this meeting that were not already on the agenda.

With no new items suggested, Mr. Jeffords called for a motion to adopt the agenda. Mr. Williford made a motion to adopt the agenda and Ms. Robinson seconded the motion. The agenda for the December 15, 2011 Planning Commission Regular Meeting and Public Hearing was adopted unanimously.

3. Approval of Minutes for November 17, 2011 Regular Meeting and Public Hearing

Mr. Jeffords asked if the Planning Commission had any changes that needed to be made to the minutes that were distributed for the November 17, 2011 Regular Meeting and Public Hearing.



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With no corrections being suggested, Mr. Jeffords called for a motion to approve the minutes for the November 17, 2011 Regular Meeting and Public Hearing. Ms. Robinson made a **motion to approve the November 17, 2011 Regular Meeting and Public Hearing minutes as distributed**, and Mr. Williford **seconded the motion**. The motion passed unanimously with a vote of 4-0.

4. Public Comment

Mr. Jeffords opened the floor for public comment. He stated that any public wishing to speak should state their name and address before making their comments and that the comments should include only those items relating to the Planning Commission and the Planning Commission's duties. He stated that if the public had a comment concerning the proposed amendments to the sign regulations that the comment should be made during the public hearing section for that item.

Randy Hayes, Mayor and Resident 609 S. Mechanic Street – Mr. Hayes thanked the commission members for their hard work and asked that they convey that message to the members that were not present. He stated that the Planning Commission has been doing a great job and stated that they would have many opportunities in the coming years to do much more. He stated that in addition to thanking the PC members for their work he also wanted to update them on the "Health and Sanitation" regulations that the PC had recommended to Council. He stated that the Council was expected to return their comments on the document that was recommended by the end of November. As the PC meeting, no Council member had returned any comments. He stated that it is an important issue and thanked the Planning Commission for their willingness to work on it.

With no other requests to comment, Mr. Jeffords closed the "Public Comment" section of the meeting.

5. New Business

a) Cottages at Pendleton – Presentation by owner Jim Wilson

Mr. Wilson stated that in the past couple months he had talked with Mr. Kurjiaka about adding new units to the Cottages property. He stated that Mr. Kurjiaka recommended presenting the idea to the Planning Commission first to get an initial reaction to the idea. Mr. Wilson stated that the current zoning allows single family housing and that a change in zoning to multi-family would be required in order to get the density that he desired. He stated that the process would include



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a couple phases; the first phase covering the building of homes where units used to exist and the second phase would incorporate new units on the undeveloped portions of the property.

Ms. Robinson asked if all the existing units are occupied.

Mr. Wilson stated that all the units were being rented and were occupied. He stated that the last time he met with the Planning Commission that he was requesting variances to allow subdivision of the property. Since then he had listed the properties to check the market, but found that there was little interest in individual purchase of the properties. He stated that the units were advertised for rent and were quickly filled.

Ms. Robinson asked how many units were currently at the Cottages.

Mr. Wilson stated that there are 14 units, 13 of which are in a state to be rented.

Mr. Jeffords asked whether Mr. Wilson was planning on building addition units on the vacant property and in what order this was going to be done.

Mr. Wilson stated that Phase 1 would be to build units where old units had existed and that Phase 2 and 3 would be new units on the vacant property. He stated that the new units would be two and three bedroom units similar to the existing units.

Mr. Jeffords asked if a new road would be built through the property.

Mr. Wilson stated that a new driveway to the units for the new units. The new driveway would be one way exiting at the top of Riverside Street to prevent backup.

Mr. Dunlap stated that he had been the real estate agent for this property. He stated that it seemed like the Cottages were getting good tenants and that it was a nice community.

Ms. Robinson asked if the units were occupied mostly by students or if it was a mixture.

Mr. Dunlap stated that there were only two students renting units and the rest were mixed, including some professionals.

Mr. Jeffords asked how many units are expected to be added.

Mr. Wilson stated that he would be proposing around 30 new units.



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Ms. Robinson asked if the units would be the same square footage.

Mr. Wilson stated that there has been demand for 3 bedroom units, so some of the units would be bigger than the existing units. He stated that the market is much stronger for rental than ownership of these units. He stated that rent for the units is affordable—not the cheapest, but a good value.

Mr. Dunlap stated that all the existing units were rented within a two week span of opening them for rental.

Mr. Jeffords stated that it appeared to be a much improved area. He stated that he will be anticipating the final details.

Mr. Williford stated that he would wait to make any judgment until there was a plan to look at.

Mr. Jeffords asked if there were any other questions concerning this item.

With no other questions or comments, the PC moved on to “Old Business”.

6. Old Business

a) Sign Regulations for Areawide Business

Mr. Jeffords stated that the Planning Commission had been discussing the sign regulations for the Areawide Business District for the past few months. He stated that the Planning Commission had received a copy of the final proposed revisions. He asked the Planning Commission if they had any comments or questions regarding the revisions.

Ms. Robinson asked if the “Directory Signs” was a new part of the section.

Mr. Kurjiaka stated that the information for directory signs had been in Section (c), but was moved as is to Section (f) to allow for the changes that the Planning Commission had been discussing.

Mr. Jeffords asked if the Planning Commission had any other questions or comments before open the floor for the “Public Hearing”.

With no further comment, Mr. Jeffords **opened the “Public Hearing” section** of the meeting. He stated that the public hearing was only to be used for public comments relating to the proposed changes to the sign ordinance.



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Mr. Randy Hayes asked the Planning Commission what height was proposed for the monument style signs.

Mr. Kurjiaka stated that monument style signs would be allowed 15 feet in height.

Mr. Hayes stated that in respect to possible future development, he stated that 20 feet would be more attractive than 15 feet.

Mr. Jeffords asked if there were any public that would like to speak.

With no other public requesting to speak, **the "Public Hearing" section of the meeting was closed.**

Mr. Williford stated that if Mr. Hayes' comments were based on feedback from a business that he would support the height increase.

Mr. Jeffords stated that he did not have any issue with it.

Mr. Hayes stated that some signage for business is iconic and can be important in competing with other nearby businesses. He stated that the pole sign can sometimes detract from the appearance of the streetscape or business.

Mr. Kurjiaka asked the Planning Commission if they would like to combine the "Pole-Supported Business Signs" with the "Monument-Style Business Signs" in order to make the height, and consequently the sign area, equivalent.

The Planning Commission agreed with this assessment.

Mr. Jeffords called for a motion to recommend approval of the sign regulations for Section 902.6.3. Mr. Williford made a **motion to recommend approval of the sign regulations for Section 902.6.3 as discussed by the Planning Commission**, and Mr. Dunlop **seconded the motion**. The motion passed unanimously with a vote of 4-0.

Mr. Jeffords asked if the Planning Commission had any further questions regarding this item.

With no further comment, the Planning Commission moved on to "Other Business."

7. Other Business

a) Internet Sweepstakes Business



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Mr. Jeffords asked if Mr. Kurjiaka would explain the nature of the item "Internet Sweepstakes Business".

Mr. Kurjiaka stated that a couple gentlemen had asked about locating a business on Hwy 76 in Pendleton that they described as an "Internet Sweepstakes Business". The business has multiple computer stations on which they sell minutes of usage. Within that time, it is possible for the user to win credits worth more internet time. Mr. Kurjiaka was not sure if the accumulated play time could be exchanged for cash, but was fairly confident that was the case from reading responses of other communities who have dealt with that business type. Mr. Kurjiaka stated that he asked the gentlemen who were proposing the use to provide more information on the business type and to give a couple examples that would show more about the business. He stated that he requested to have this information before the meeting but has did not receive the information. He stated that he was initially hoping that the Planning Commission could make some determination on the item, but without obtaining any further information from the gentlemen requesting the use, Mr. Kurjiaka recommended that a determination be withheld until the request is more complete. He stated that he still believed it was important that the Planning Commission was aware of the request.

Mr. Williford stated that the use seemed a lot like gambling. He asked if this was regulated in SC State Law.

Mr. Kurjiaka stated that machines used for gambling are regulated by state law, but that there has not yet been a ruling as to whether the units classify as gambling machines. This would be up to the law enforcement to confiscate the machines and then the magistrate to make the determination. The town would have the ability to determine whether the use type is allowable under a certain zoning district.

b) Town Meeting on Tuesday, January 31, 2012

Mr. Jeffords asked if Mr. Kurjiaka would inform the Planning Commission as to what this meeting would be about.

Mr. Kurjiaka stated that the Town Meeting on Tuesday, January 31, 2012 would have a dual purpose: 1) Review the Your Town event and discuss the results of the event, and 2) Begin the process of visioning for the Town. Mr. Kurjiaka stated that a couple sheets were distributed to the Planning Commission for the PC meeting that explained some of what would be discussed for the visioning. He stated that he would like the PC to review these sheets and provide some input on these.



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Mr. Jeffords asked if there were any comments or questions.

With no comments or questions, the Planning Commission moved on to the final agenda item.

8. Adjourn

Mr. Jeffords called for a motion to adjourn. Mr. Williford made the **motion to adjourn** and Mr. Dunlap **seconded the motion**. The motion passed with a unanimous vote of 4-0. The meeting adjourned at 7:24 pm.