



PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

Town of Pendleton Planning Commission
Regular Meeting
September 15, 2011
6:30 pm Town Hall

MINUTES

Members Present: Bill Dunlap, Coke Jeffords, Coleman Glaze, Janet Huntman, Lou Robinson, Dave Williford

Members Absent: Carl Heltzel (unexcused)

Staff Present: Kristopher Kurjiaka

1. Opening Comments, Establishment of a Quorum

Chairperson Jeffords called the September 15, 2011 Planning Commission Regular Meeting to order at 6:30 pm. With 6 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. Ms. Robinson made a motion to adopt the meeting and Mr. Williford seconded the motion. The agenda for the September 15, 2011 Planning Commission Regular Meeting was adopted unanimously.

3. Approval of Minutes for August 18, 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 August 18, 2011 Regular Meeting and Public Hearing.



PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

Mr. Williford stated that on Page 4 of 9 that the word “pursing” should be “pursuing”.

Mr. Jeffords asked if anyone had any other corrections.

With no further corrections being suggested, Mr. Jeffords called for a motion to approve the minutes for the August 18, 2011 Regular Meeting and Public Hearing. Ms. Huntman made a **motion to approve the August 18, 2011 Regular Meeting and Public Hearing minutes with the correction as discussed**, and Ms. Robinson **seconded the motion**. The motion passed unanimously with a vote of 6-0.

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.

Mayor Randy Hayes, 609 S. Mechanic Street, stated that he appreciates the work that the Planning Commission has putting forth for the Comprehensive Plan. Mr. Hayes stated that one concern he has is the quantity and quality of the manufactured homes in town. He stated that he had reviewed the State and County ordinances and would like the PC to revisit the issue of manufactured homes. He stated that there is a strong need for affordable housing, but that the affordable housing should reflect the quality of the town that it is in. Mr. Hayes stated that the Zoning Ordinance does have design standards for manufactured homes, but does not include a timeline for compliance. He stated that occupancy should not be allowed until all the standards are met. He stated that the only control that the town has at the moment withholding access to water and sewer utilities. He asked the Planning Commission to consider this in the near future.

Mr. Jeffords asked if there was anyone else from the public that would like to speak.

With no further requests from the public, Mr. Jeffords closed the “Public Comment” section of the meeting.

5. New Business

a) Sign Regulations for Areawide Business District



PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

Mr. Jeffords stated the only item under “New Business” is a discussion of the sign regulations for Highway 76. He stated that the Planning Commission had briefly discussed this at the August PC meeting. He asked Mr. Kurjiaka to explain the materials passed out to the Planning Commission prior to the meeting.

Mr. Kurjiaka stated that each Planning Commission member should have three items that were left at their seats for the meeting. He stated that the first document was a portion of the Anderson County sign regulations, which included the height and area allowed for signs in the county. The County allows 50 feet in height on the section of Hwy 76 near Pendleton and 1.5 square feet of sign area per one foot of road frontage. One of the other documents was a portion of the Town of Pendleton Sign Ordinance showing sign regulations for the Areawide Business District. The last document was pictures of signs from in and around Pendleton with the estimated sizes of the signs. Mr. Kurjiaka stated that many of the pictures have a six foot ruler in them to provide a sense of scale.

Ms. Robinson stated that the Pendleton Sign Ordinance had different sign standards for properties with shopping centers on them as opposed to single businesses.

Mr. Glaze stated that some of the pictures provided were taken in Clemson. He asked what the regulations for Clemson stated.

Mr. Kurjiaka stated that he was not sure what Clemson’s regulations for sign height and area were.

Mr. Glaze stated that it seemed like Clemson would be more compatible to what Pendleton would want than the regulations for signs in Anderson County.

Ms. Robinson stated that the Town would probably prefer to have sign regulations more like Clemson, but that on Hwy 76 business in town are in competition with those in Anderson County. Although it would be preferable for the County to have regulations closer to those in Pendleton, that is unlikely. The Town will have to get closer to what is allowed in the unincorporated county.

Mr. Glaze stated that a picture and information on the Tri-County Technical College would be a nice addition to the pictures. He stated that the Tri-County sign is not very obtrusive and is attractive.

Ms. Huntman asked what the correct height for uniformity would be for Hwy 76.

Mr. Jeffords stated that the 50 foot height allowed by the County would be more suitable for visibility on the interstate.



PENDLETON

S O U T H C A R O L I N A

History, Hospitality & Happenings!

Mr. Kurjiaka stated that the County allows up to a 100 foot sign for properties within 1000 feet of the interstate.

Mr. Jeffords stated that 50 feet is too high an allowance for signs in Pendleton.

Mr. Williford stated that even the 50 feet is more for business off the interstate – to attract business from those who have exited.

Ms. Robinson stated that it might be a cost issue, but that she liked the signs that had a brick base.

Mr. Jeffords stated that he would like the Planning Commission to come to a consensus on a consistent height for signs on Hwy 76.

Mr. Williford asked what heights the two Bi-Lo signs were that were in the pictures given to the PC.

Mr. Kurjiaka stated that the Pendleton Bi-Lo had a 25 foot sign while the Clemson Bi-Lo on Hwy 93 had a 12 foot sign.

Mr. Glaze asked what height the Palmetto Bank sign is.

Mr. Kurjiaka stated that it is 8 feet tall.

Mr. Williford stated that the bank had to get a variance for the sign to be that tall.

Mr. Kurjiaka stated that businesses on Hwy 76 have a need for signs, but that the Planning Commission has to find the balance between the visual impact signs can have on a streetscape and the businesses need for the sign. He stated that it is a compromise between allowing a certain height to allow in-town business to compete with businesses in the County versus creating a positive impression of Pendleton.

Mr. Dunlap stated that if all of the Hwy 76 corridor were in town limits, this would be an easier decision. He stated that having the different regulations makes this much more complex.

Ms. Robinson stated that the County regulations are a factor, but that it is not the only factor.

Mr. Williford asked if there was any sign that showed what Anderson County's maximum regulations were.



PENDLETON

S O U T H C A R O L I N A

History, Hospitality & Happenings!

Ms. Robinson stated that the Sunoco sign was very close to the maximum allowance for sign height and area in the County. She stated that this is one of the reasons why the Town should have different sign regulations for Hwy 76 than it has for South Mechanic Street.

Mr. Jeffords asked if anyone would like to propose a maximum sign height.

Ms. Huntman stated that she thought 25 feet tall would be adequate.

Mr. Glaze stated that he agreed with 25 feet, as the Bi-Lo sign is already that height.

Ms. Robinson stated that she thought 25 feet was much too high. She stated that the current regulations already allow 20 feet for shopping centers.

Mr. Dunlap asked how the Subway sign was allowed.

Ms. Robinson stated that the Subway sign was put up before the Corridor Guidelines were created.

Mr. Jeffords stated that Subway got a variance for the sign after it was already erected.

Mr. Jeffords asked the Planning Commission needed an informal vote to get an idea of where the PC stands on the maximum height of signs.

The poll of the PC yielded a 3-3 vote as to whether 25 feet was an acceptable maximum height. Ms. Huntman, Mr. Glaze, and Mr. Dunlap thought that 25 feet was the correct height while Mr. Jeffords, Ms. Robinson, and Mr. Williford thought that the height should be lower. With a tie vote, the motion did not carry.

Mr. Williford stated that if the concern was getting the height to the height of Bi-Lo's existing sign, Bi-Lo wouldn't suffer if they had to have a 20 foot sign when they decide to replace their existing sign.

Mr. Jeffords asked if the PC would like to have an informal vote on the 20 foot height.

The poll of the PC yielded a 4-2 vote to have 20 feet as the maximum sign height on Hwy 76. Mr. Jeffords, Ms. Robinson, Mr. Williford, and Mr. Dunlap thought 20 feet was the correct height while Ms. Huntman and Mr. Glaze thought the height should be higher.



PENDLETON

S O U T H C A R O L I N A

History, Hospitality & Happenings!

Mr. Jeffords stated that 20 feet was not final, but was something that the Planning Commission could work with as discussion continued.

Mr. Glaze stated that the town might want to get input from the businesses. He stated that if the town was going to dictate what sign sizes are allowed, they should ask the businesses.

Mr. Kurjiaka stated that many businesses will just want the biggest sign possible.

Mr. Glaze stated that cost is a factor in the size of the signs that businesses choose.

Ms. Robinson asked if the height would be a height from the base of the sign or a height from the grade of the road. She stated that she would prefer it be measured from the grade of the road.

All the Planning Commission agreed that the height of the sign should be measured from the grade of the road.

Mr. Kurjiaka asked if the PC would want to consider road frontage in calculating allowable sign area. He stated that the PC should take caution in lightening the standards too much to avoid the look that Hwy 76 in Anderson has been stuck with. He stated that now is the time to look at the standards while considering what the PC would like to see Hwy 76 look like in 20 years.

Mr. Jeffords asked if the PC wanted to establish a different size for single retail establishment signs. He stated that the PC may want to consider the width, height, and vacant space.

Mr. Kurjiaka stated that the current ordinance measures the area by multiplying the height from the highest point to the width at the widest point. He stated that the current sign regulations for shopping centers are 20 feet in height by 12 feet in width and 240 square feet allowed.

Ms. Robinson asked what the right-of-way width is on Hwy 76.

Mr. Kurjiaka stated that it is 100 feet from the center on the section of Hwy 76 north of the Mechanic Street intersection and that he was unsure of the right-of-way width south of that intersection.

Mr. Williford stated that the businesses that need the signs most are the gas stations and fast food restaurants that are trying to snatch the transient crowd. He stated that Bi-Lo doesn't have the same need.



PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

Ms. Robinson asked if the PC wanted to look at anything else on the Hwy 76 corridor besides just signs.

Mr. Jeffords stated that the PC could look at other aspects, but that for this meeting it would be best to stick to just the signs.

Mr. Dunlap asked what the possibilities were that the Town could annex some of the property on Hwy 76.

Mr. Kurjiaka stated that the town should want to annex as much commercially viable land as possible, especially on Hwy 76. He stated that ideally the town would have all the properties up to Hwy 187 annexed within the next 20 years.

Mr. Dunlap stated that there are some large pieces of property that could accommodate a large business.

Mr. Jeffords stated that the only real enticement for annexation is the availability of sewer. He asked Mr. Kurjiaka where the sewer line ends.

Mr. Kurjiaka stated that the sewer line ends at CVS.

Ms. Robinson stated that the sewer could be extended at some point and that the PC should consider that the sign regulations may at some point apply to Hwy 76 up to the intersection with Hwy 187.

Mr. Jeffords asked Mr. Kurjiaka to come up with a recommendation for signage on Hwy 76.

Mr. Kurjiaka stated that he would attempt to put together a recommendation by the next meeting.

Mr. Jeffords stated that he wasn't so interested in limiting the size of the sign, but limiting the size of the sign on the pole. He stated that he does not like the 20 foot monument sign. He stated that he wants the businesses on Hwy 76 that are inside the town limits to be competitive with those outside town limits.

Mr. Jeffords asked if there were any further comments regarding the signs that needed to be addressed at this meeting.

No further comments were made.



PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

6. Old Business

No items were listed under "Old Business" on the agenda.

7. Other Business

No items were listed under "Other Business" on the agenda.

8. Adjourn

With no further questions or business left, Mr. Jeffords called for a motion to adjourn. Mr. Williford made the **motion to adjourn** and Mr. Glaze **seconded the motion**. The motion passed with a unanimous vote of 6-0. The meeting adjourned at 7:41 pm.