



PENDLETON

SOUTH CAROLINA

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Town of Pendleton
Planning Commission and Town Council
Joint Work Session
February 18, 2010
7:00 pm Town Hall

MINUTES

PC Members Present: Susann Griffin, Coke Jeffords, Phillip Morgan, Joe Pearson, Lou Robinson, Jim Smith, Dave Williford

PC Members Absent: None

TC Members Present: Frank Crenshaw, Sandra Gantt, Randy Hayes, Denise Jackson, Bruce Kalley

TC Members Absent: None

Staff Present: Teri Sloan (Administrator), Kristopher Kurjiaka (Planner)

1. Opening Comments

Mayor Randy Hayes called the meeting to order at 7:00 pm. With all members of the Planning Commission and Town Council attending, **a quorum was present.**

2. Discuss proposed Planned Development on Cherry Street Extension to be named "The Gardens at Town Creek".

Mayor Hayes began the meeting by expressing his disappointment in the tone of some of the comments that were made during the past Town Council Meeting and this night's Planning Commission Meeting. He asked that in the future comments remain factual and avoid accusatory tones.

Mayor Hayes stated that at the February Town Council Meeting it seemed as though there were many questions about the proposed development "The Gardens". After gathering questions from the Council and the Planning Commission, the only question from Council concerned traffic. He asked Mr. Kurjiaka, Town Planner, if he would like to speak regarding possible impacts of traffic from the proposed development.



PENDLETON

SOUTH CAROLINA

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Mr. Kurjiaka stated that he called the SC Department of Transportation and talked with Kevin McLaughlin, Head Traffic Engineer of District Two. A traffic count done in 2008 by SCDOT showed that current traffic on Cherry Street from Lebanon Road east to US 178 was at a count of 275 trips per day. Kevin McLaughlin said that two lane roads could possibly accommodate up to 9,000 trips per day and that unless a couple thousand more trips were added to the road, there shouldn't be any need for major improvements. Kevin McLaughlin also said that the developer must obtain an Encroachment Permit for any entrances onto Cherry Street, and that this permit will ask for information that will help SCDOT determine if any new improvements or changes will need to be made on Cherry Street. Mr. Kurjiaka stated that in addition to the information provided by the SCDOT Traffic Engineer, Apex Homes also had their engineers calculate estimated trips generated for Phase I of "The Gardens" using similar software as SCDOT uses for traffic impact studies. The information provided by Apex Homes showed that Phase I would generate about 288 weekday trips and 240 weekend trips. This would raise traffic counts on Cherry Street to just under 600 trips per day, well under the threshold that would require further improvements for Cherry Street. The impact of these trips would be further reduced once the new traffic gets closer to the center of Town, as vehicles will be dispersed onto Lebanon Road, East Main Street, and Cherry Street.

Mayor Hayes asked if any of the Town Council or Planning Commission had further questions regarding the proposed development.

Ms. Griffin asked if the plans for this project were presented to and approved by the Pendleton Fire Department and whether the project meets accessibility standards.

Mayor Hayes stated that the developer has done what was required by PD-MU standards. Those requirements included providing adequate accessibility and setbacks. He asked if the developer, Chuck Peterson, would like to speak to this point.

Mr. Peterson stated that the booklet presented to the Planning Commission and Town Council included a page, Sheet #12, which showed accessibility for emergency vehicles. The Anderson County Fire Department provided specifications for their largest fire truck. An image of this truck and accessibility for this truck has been charted on Sheet #12 by the developer's engineer.

Ms. Griffin asked whether the setbacks of the buildings were taken into consideration.

Mr. Peterson stated that the Anderson County Fire Department saw the plans and provided to the Town a letter showing that it meets their standards.



PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

Mr. Kalley stated that he had talked with Chief Pruitt of the Pendleton Fire Station. There had been issues in the past with not submitting plans for approval to the Fire Department, but not for this development. He stated that the representation of the fire truck in the booklet was far bigger than anything Pendleton has.

Mr. Kalley stated that he was concerned about the management company and was unsure who would be managing the facility.

Mr. Peterson stated that he had been purposely vague in the past regarding the management company. As his part in Apex Homes, Mr. Peterson was in charge of the construction side of the facility and was not part of the discussion within Apex Homes about the management company. He stated that Frieda Weeks with Agape Management would be working with three others in managing this project. The management company will be Senior Integrated Management Services. The four people proposed to manage this facility currently do not work together, but have over 100 years experience in running nursing homes.

Ms. Jackson asked who owns the property.

Mr. Peterson stated that Apex Homes will remain the owner of the property.

Mr. Smith stated during the Planning Commission meeting that Randy Strickland advised the Town to get a copy of the Certificate of Need from the developer for this project. Mr. Smith asked if the developer could clarify where Apex Homes stands in the process of obtaining a Certificate of Need.

Mr. Peterson stated that the Skilled Care Facility will need to have a Certificate of Need filed for it. Apex Homes is in the process of applying for a CON. The South Carolina Health Care Association does a feasibility study for each county to determine need. A letter was presented to the Town that stated there was a need for 256 beds and that applications for a Certificate of Need are rarely turned down when there is a clear need in the County.

Ms. Gantt stated that one of the speakers during the Public Comment section of the Planning Commission meeting stated that public transit from the development would not be available and that transit issues would be present in helping the people within the development meet their daily needs like grocery stores and pharmacies. Ms. Gantt asked what the expectations were for the mobility of the people within the development.

Mr. Peterson stated that many of the residents will be fully mobile and will be able to drive themselves wherever they may need to go. This would not be an



issue for those in the Skilled Care Facility as they would not be mobile enough nor have the need to move off of the property.

Ms. Griffin asked if a project like this was covered in the Comprehensive Plan.

Mayor Hayes stated that on Page 2 of the handout, the Town Comprehensive Plan specifically states:

Comprehensive Plan, Housing Goals and Strategies, Page 73

Action Strategies	Responsible Parties	Time Frame
➤ Encourage the development of an assisted living center within the town, so as residents age they are able to continue to live within the town rather than leave to seek assistance elsewhere.	Town Administration / Staff	Long range

Mayor Hayes noted that Alex Symborski was requesting to speak. Mayor Hayes stated that in a Town Council work session, the general public would not usually be allowed to speak, but Mr. Symborski would be allowed on this occasion. Mayor Hayes stated that in allowing a member of the general public to speak, he would like to recognize the work that the Planning Commission put into reviewing “The Gardens”. During the Planning Commission’s review, there were many opportunities to speak and be heard. The Mayor urged that the public make an effort to speak during the regular meetings and public hearings rather than request to speak during the work sessions. He asked Mr. Symborski to speak.

Mr. Symborski stated that Apex Homes is in the process of purchasing the property and has not yet fully purchased it. He asked the Council to admit to the possibility that something may go awry with the proposed development and that the Town should keep a close eye on the project’s progress. He stated that if the Town proceeds with caution and monitors the progress, the project can be good.

Mayor Hayes stated that in making decisions about large projects like this one, the Council should be considering their children and grandchildren for the impacts. This project will be much scrutinized and the Town wants to make sure that it is going to turn out to be what is being proposed. He asked if the TC or PC had any further questions.

Mr. Crenshaw asked if there were any considerations as for sewer capacity for this project.

Mr. Peterson stated that he gave the Public Works Director, Richard Bork, an approximate capacity and also talked with Doris at the Wastewater Treatment



PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

Plant. Neither Richard nor Doris gave any indication that capacity would be an issue. Doris said that a building of the size of the Skilled Care Facility would not be an issue.

Mayor Hayes asked if any of the TC or PC members had any comments.

No one had any comments.

3. Adjourn.

With no further business, Mayor Hayes stated that the meeting was adjourned. The meeting ended at 7:27pm.