



PENDLETON

SOUTH CAROLINA

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Town of Pendleton Planning Commission
Regular Meeting and Public Hearing
May 21, 2009
6:30 pm Town Hall

MINUTES

Members Present: Coke Jeffords, Phillip Morgan, Lou Robinson, Dave Williford

Members Absent: Jim Smith (excused), Joe Pearson (excused),
Susann Griffin (unexcused)

Staff Present: Kris Kurjiaka

1. Opening Comments, Establishment of a Quorum

With Chairperson Jim Smith not available to attend the meeting, Vice Chairperson Lou Robinson called the meeting to order at 6:32 pm. She stated that Jim Smith and Joe Pearson gave prior notification of their absence and that their absences would be considered excused. Susann Griffin did not provide any notification of her absence and it would therefore be considered unexcused. With 4 of 7 Commissioners present, **a quorum was established.**

2. Approval of Minutes from February 19, 2009 Regular Meeting

Ms. Robinson stated that she read the minutes from the February meeting and did not see any corrections that she thought needed to be made. She asked if any of the Planning Commission members had any corrections or comments they would like to make concerning the minutes from the February 19th meeting. No one responded.

Ms. Robinson called for a motion to approve the February 19, 2009 Regular Meeting minutes. Mr. Jeffords made a **motion to approve the minutes**, and Mr. Williford **seconded the motion**. The motion passed unanimously with a vote of 4-0.

3. Public Comment



Ms. Robinson noted that no public was present for the meeting. She opened the public comment and, with no public to comment, immediately closed the public comment section of the meeting.

4. Old Business

Ms. Robinson stated that there was no old business to be discussed and that the meeting would move on to New Business.

5. New Business

Ms. Robinson stated that there would be two pieces of new business that would need to be discussed, and if the Planning Commission felt comfortable, a date for a public hearing could be set.

a) Amendment to Section 1102.1 of the Zoning Ordinance allowing rental, leasing, or sales offices as an accessory use in MF – Multi-Family Districts – Item for Discussion and Set Date for Public Hearing

Ms. Robinson stated that the first item for discussion is a proposed amendment to Section 1102.1 of the Zoning Ordinance which would allow the use of a rental or leasing office in the MF District. She asked Mr. Kurjiaka to briefly describe the proposed amendment.

Mr. Kurjiaka stated that the Zoning Ordinance does not currently allow a rental, leasing, or sales office in the multi-family district. He stated that the use of an office of this sort has been present in Pendleton in the past and that most cities and towns allow this in multi-family developments. The use of a rental, leasing, or sales office, however, could only be used for management of the properties within the same development in which the office is located and could not be used as a more general real estate office for properties scattered throughout the town or county.

Ms. Robinson asked if any of the planning commissioners had any questions or objections allowing this use in multi-family districts. No one had any comments.

Ms. Robinson asked if anyone wanted to make a motion to set a public hearing date. Mr. Williford made motion to have a public hearing regarding the amendment of Section 1102.1 to allow a rental, leasing, or sales office as an accessory use in an MF District. Mr. Jeffords seconded the motion. Ms. Robinson set the public hearing date for Thursday June 18th, 2009 along with the regularly scheduled Planning Commission meeting for June.



b) Amendment to Section 902.2.3(g) of the Zoning Ordinance regulating off-premise directional signs for non-profit organizations – Multi-Family Districts – Item for Discussion and Set Date for Public Hearing

Ms. Robinson stated that “item b” on the agenda is an amendment to the Zoning Ordinance regulating off-premise directional signs for non-profit organizations. She asked Mr. Kurjiaka to explain the revisions that are being proposed.

Mr. Kurjiaka stated that when the Town Council was in the approval stages for the Sign Ordinance, one of the items added was the allowance of off-premise signs. A non-profit organization that was located out of view of from a major road was allowed to have two off-premise directional signs to help direct traffic to the organization. One organization already applied for a permit for this type of sign and it was apparent that the regulations had to clearly state what the sign should look like to ensure uniformity throughout the Town.

Mr. Jeffords asked if the Sign Ordinance currently regulates the size of these signs.

Mr. Kurjiaka stated that the current ordinance allows each sign to be four square feet in area. The regulations being proposed would put require a sign with the exact dimensions, color of background, height from the ground, and would limit the content on the sign to the organization’s name, a directional arrow, and a logo.

Mr. Jeffords asked for clarification to make sure that this would only be for non-profit organizations.

Mr. Kurjiaka replied that the regulations would still only allow non-profits the opportunity to post off-premise signs.

Mr. Jeffords asked how the “Woodhaven” sign at the corner of Cherry Street and Lebanon Road would be treated.

Mr. Kurjiaka said that he believed these signs were grandfathered, as no one knows exactly how long they have been there and they existed before the current sign ordinance was approved.

Mr. Jeffords asked how the real estate “Open House” signs are regulated.

Mr. Kurjiaka stated that the “Open House” signs are allowed based on the sign ordinance and that the signs must not be left up after the open house is over.



Ms. Robinson asked how many requests there have been for the off-premise signs.

Mr. Kurjiaka stated that there has only been one request by a church for this type of sign, and that this one request made it evident that there needed to be something to guide how these signs looked.

Mr. Jeffords asked about the regulations to have the signs five feet high.

Mr. Kurjiaka stated that after measuring the heights of a few street signs, five feet was a fairly standard height at the bottom of the sign face. This would allow cars to see oncoming traffic without being blocked by a sign face.

Mr. Kurjiaka stated that he did not believe there would be many requests for these signs, but did think that it was worthwhile to ensure that the requests that do eventually come in will have signs that look attractive and provide some sort of unified design.

Ms. Robinson asked if anyone wanted to make a motion to set a public hearing date. Mr. Williford made motion to have a public hearing regarding the amendment of Section 902.2.3(g) of the Zoning Ordinance regulating off-premise directional signs for non-profit organizations. Mr. Morgan seconded the motion. Ms. Robinson set the public hearing date for Thursday June 18th, 2009 along with the regularly scheduled Planning Commission meeting for June.

6. Adjourn

With no more business left, Ms. Robinson called for a motion to adjourn. Mr. Jeffords made the **motion to adjourn** and Mr. Morgan **seconded the motion**. The motion passed with a unanimous vote of 4-0. The meeting adjourned at 6:45 pm.