

Pendleton Planning Commission  
Regular Meeting  
February, 17, 2005  
7:00 PM

Member Present: Teresa Horton  
Gussie Gibson  
Jim Noonan  
Joe Pearson  
Philip Morgan

Public Present: Ben Daniel  
Thomas Daniel  
Greg Dawkins  
Bill Dunn  
Tony Cirelli  
Tim Porter  
Art Cook  
Ben Morton  
Jeremy Gillespie

Chairman Horton called the meeting to order.

Minutes were read and approved.

Jim Smith and Joe Weatherly gave prior notice that they would not be attending the meeting.

Pendleton Station presented preliminary plans to the Planning Commission. Pendleton Station contractors explained how they worked very hard with Anderson County to meet their requirements and did not realize that when the property was annexed into Pendleton that they would have to meet different requirements. Pendleton Station contractors presented the Planning Commission with variances, waiting on approval by the Pendleton Board of Adjustments. The variances included on-street parking, right-of-way reduction, setback reductions due to sidewalks, buffer reductions, and relief

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from the definition of family. Pendleton Station has received DOT approved for entryways, DHEC approval and Richard Bork is in the process of approving the sewer systems. Anderson County 911 has approved the street names. Pendleton Station contractors are planning to put neighborhood commercial businesses such as dry cleaners, convenience stores and other stores to meet the needs of the residents. Pendleton Station contractors are planning to have all phases completed within five years and already have forty people ready to put up deposits.

After open discussion between Pendleton Planning Commission and Pendleton Station contractors, Philip Morgan made a motion to approve the preliminary plans for Pendleton Station. Jim Noonan seconded that motion and it was a unanimous vote to approve the preliminary plans for Pendleton Station.

Chairman Horton opened the floor for public comments. Art Cook and Jeremy Gillespie explained how they would like to put a subdivision or retirement homes on Woody Road and wanted to get some input from the Planning Commission. Art Cook, the developer explained to the Planning Commission how he was aware that the property currently did not allow subdivisions but was aware that it is being considered for future zoning for PD-R. Mr. Cook explained how he wanted to work with the town to meet the desires of the town as well as the potential residents of the town homes.

Chairman Horton thanked the public for coming since there was no more public comments. Chairman Horton opened the floor to the Planning Commission for election nominations for new chairman. Gussie Gibson nominated Teresa Horton as chairman, Joe Pearson seconded that motion, and there was a unanimous vote to approve. Chairman Horton opened the floor for nominations for vice chairman, and Jim Newman nominated Gussie Gibson and Teresa Horton seconded that motion with a unanimous vote to approve.

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Chairman Horton opened the discussion about the subdivision ordinance. She stated that the Planning Commission should look at curving, lighting and stop signs. Chairman Horton stated that Clemson's Subdivision Ordinance had good lighting, sidewalk and curving requirements. Chairman Horton suggested that the sidewalks and curbs should be concrete as minimum requirements. She suggested to the Commission to look for other subdivisions online with concrete curving and sidewalks and street signs.

Chairman Horton adjourned the meeting at 9:05 PM.