

Pendleton Planning Commission
Called Meeting for Pendleton Station
April, 5, 2005
7:00 PM
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Member Present: Teresa Horton
Jim Noonan
Jim Smith
Philip Morgan
Johnny Weatherly

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.

Gussie Gibson and Joe Pearson gave prior notice that they would not be attending the meeting.

Teresa Horton addressed the fact that the Planning Commission has authority over all site plans for Planned Development; therefore all variances will be going before Planning Commission not Board of Adjustments.

Thomas Daniels explained that the buffers reduction that they were requesting were not against town property. He also stated the Definition of Family was not a serious issue. He discussed the

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floor plans of Pendleton Station in reference to the bedrooms. He explained that the six bedroom townhouses were divided where the 4-bedroom had separate entryways then the two-bedrooms. He also stated that he felt that their plans did not go against the ordinance regarding Definition of Family.

Chairman Horton opened the floor for public comments.

Pam Roland stated that the Town should have been working with the developers step by step on every process involving Pendleton Station.

Teresa Horton responded that Pendleton Station started outside the Town limits and Anderson County originally dealt with the plans. Now that the property was being annexed in to Pendleton, the Planning Commission does in fact still have input on the subdivision and can influence it to fit Pendleton's zoning ordinances.

Pam Roland also had concerns regarding pace of growth in Pendleton and how it would affect traffic congestion, overcrowded schools, quality of life etc. She does not want Pendleton to conform to fit Pendleton Station, but believes Pendleton Station should conform to fit Pendleton.

Dave Fields spoke in reference to his letter he wrote to Mayor Burdette, in which he stated that he did not feel that the Planning Commission and the Board of Adjustments had adequate information to make good decisions regarding the variances that Pendleton Station requested concerning parking and housing. He expressed concerns about the Definition of Family as well.

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Deloris Fields addressed the issue of student housing and the impact that off-campus students would have on the community. She stated that she believed that it would cause other problems as well, i.e., police issues with manpower and their ability to police the subdivision as well as the town.

Karen Meehan addressed the Planning Commission with regard to the developers. She raised the question as to exactly who the developers had worked with Anderson County as they had not been specifically mentioned. She also referred to the report that is to be completed by Steve Pelisser and what information it would contain, such as how Pendleton Station would affect the town in regard to student housing and traffic in relation to the character of Pendleton Station. Ms. Meehan compared Pendleton Station to Clemson and the problems they have with regard to the college students and stated that Pendleton Station should have to work to meet the character of Pendleton not Pendleton meet the character of Pendleton Station.

Chairman Horton opened to floor for any questions or comments from the Planning Commission.

Jim Smith expressed his concerns regarding the Definition of Family and the other variances that were on the agenda, and the issues they must consider in relation to those variances. The three issues are 1) on street parking, 2) buffers, and 3) definition of family. He also asked Thomas Daniel to clarify if Pendleton Station need relief from the Definition of Family. He went on to ask pertinent question in regard to having more than 2 unrelated people living in one unit.

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Thomas Daniel responded by saying that he has not changed anything since the project began and again asserted that the project had been approved in Anderson County without any changes. Tony Cirelli explained his theory in comparing the units with a tourist home. He then went on to say that they would never be dealing with more than four bedrooms because of the townhouses having two private entrances for the six bedroom units. Jim Smith did not agree with that comparison.

Jim Pearson indicated another problem would be with the student rentals and the issues that would follow including violation of in place ordinances in town.

Thomas Daniel reiterated that there would only be one buyer purchasing the townhouse and they would ultimately be responsible for compliance with the ordinance of Definition of Family.

Chairman Horton asked if there were any comments or concerns regarding the on street parking variance. She went on to say that she had spoken with Mr. Hopkins in Anderson County and Mr. Hopkins stated that with on street parking it does slow down traffic. Johnny Weatherly went on to indicate his concerns in relation to the safety risk on street parking would cause to children of the neighborhood. Teresa Horton informed those in attendance that if the Planning Commission allows on street parking in this planned subdivision, it does not mean that it can go in anywhere else. Each planned development is approved individually.

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Thomas Daniel stated they were attempting to have more parking than required and that is why they were asking for on street parking. Johnny Weatherly voiced his concern in regard to on street parking and the effect it would have in the future if that particular neighborhood grew to possibly accommodate a public school. Greg, with Dunn & Associates stated that this development has allowed parallel parking areas so people will not be parking in the lanes of travel, and they have planned an extra 20 feet of street for parking exceeding the Town's requirement. Tony Cerilli explained that the roads were following county guidelines and met their requirements.

Teresa Horton moved that the Commission look at each variance and vote.

Teresa Horton asked for motion on Variance 1 for on street parking.

J. Smith made motion to deny on street parking.

J. Noonan seconded the motion.

3 were against on street parking (Smith, Noonan, and Morgan)

2 were in favor of on street parking (Horton and Weatherly)

Motion carried to deny on street parking.

Teresa Horton asked for motion on Variance 2, buffer width reduction.

J. Noonan made motion to allow the buffer width reduction

P. Morgan seconded the motion.

4 in favor of buffer width reduction (Horton, Noonan, Morgan and Weatherly)

1 opposed (Smith)

Motion carried to allow the buffer width reduction.

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Teresa Horton asked for motion on Variance 3 for relief from definition of Family or did the Planning Commission think Pendleton Station qualified to follow the definition of Dwelling Group? The definition of dwelling group is a building or portion of building occupied or intended for occupancy by several unrelated persons or families but in which separate cooking facilities are not provided for such group dwelling. Included the terms rooming house, fraternity house or sorority house. A hotel, motel or tourist home shall not be deemed to be a group dwelling as herein defined. The definition of family shall be defined to include the following groups of persons and no others. The one pertaining to Pendleton Station is basically no more than 2 unrelated persons living and cooking together as a single housekeeping unit for townhouses and condominiums.

Jim Noonan stated that the ordinance needs to be clarified and that he objected to more than 3 unrelated people whether it is a condo or a townhouse but feels that 2 unrelated people is kind of too strict. He also indicated that they should make a recommendation to counsel to redefine and work on the ordinance.

Teresa Horton stated that they should go with the ordinance that they have and that they should address it as the number unrelated.

Jim Smith made motion to deny relief from definition of family being no more than 2 unrelated people living in same unit.

Jim Noonan seconded.

Unanimous vote to deny relief from definition of family

Teresa Horton adjourns the meeting.

Respectfully Submitted by: _____