



# PENDLETON

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

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## History, Hospitality & Happenings!

Town of Pendleton  
Planning Commission  
Regular Meeting  
April 10, 2025  
Pendleton Town Hall, 6 pm

### MINUTES:

#### 1. Call to Order:

Chairman Mr. Perkins called the meeting to order at 6:00 pm. Chairman Mr. Perkins wished Mr. Owen Rains, Assistant Town Planner, a happy birthday before approval of the prior meeting minutes.

#### 2. Approval of prior meeting minutes: From the March 13, 2025, meeting.

Chairman Mr. Perkins asked if there was any discussion or questions on the submitted minutes for the prior meeting. After none, Mr. McCuen made a motion to approve them as submitted. Ms. Jones seconded the motion, with all members voting in favor of at 6:00 pm.

#### 3. Public Comments.

Chairman Mr. Perkins opened the Public Comment portion of the meeting at 6:02 pm.

Mr. Cunningham from 105 Hillandale Rd spoke with concern about traffic congestion and noise problems they observed coming from Highway 76.

Ms. Michelle Hewitt from 103 Hillandale Rd spoke about the traffic and noise vehicles make on Highway 76. Ms. Hewitt mentioned that she would like to see some type of traffic calming in this area and asked if the Pendleton Police Department could patrol this area more.

#### 4. Public Hearings:

- a. Hold a public hearing to gather information before consideration of a Commercial Group Development located off HWY 76 and Hillandale Rd having TMS# 41-01-01-006.

Chairman Mr. Perkins opened the Public Hearing portion of the meeting at 6:09 pm. Planning staff, Mr. Poulson, read his report on this action item and informed the commission that the applicant was present if they had any questions.

Mr. Cunningham from 105 Hillandale Rd asked if the public could get a copy of the packet that the commission receives. Staff explained that the same packet was available for download from the town's website, and printed copies were available near the door to the council chambers. Mr. Cunningham also spoke against approving the proposed commercial group development because of the traffic it will create and the light and noise pollution it will cause. He asked the commission to deny the request.

Ms. Michelle Hewitt from 103 Hillandale Rd spoke against approving this development because she is concerned about the additional traffic noise and stormwater issues that clearing this lot will create for the neighborhood. She also talked about the displacement of wildlife that clearing this area will cause.

Mr. Richard Baldwin from 204 Hillandale Rd stated that after speaking with the developer, he felt there was a responsible way to develop this site. He commended the developer for spending time with them and explaining his goal for this area. Mr. Baldwin stated that he felt this proposed development was better than what he was allowed to do on this property and that Austin would be a good neighbor.

Mr. John Campbell from 102 Hillandale Rd stated that he agreed with Mr. Baldwin and that he believes the proposed development is the best choice for this property versus what all is allowed.

Mr. James Gantz from 135 Hillandale Rd stated that he was concerned about only having a 5-foot buffer along his property. Mr. Gantz said that he appreciated Mr. Meares' moving the buildings closer to the Highway and away from his property but would like to ask that he leave as many trees along the property line as possible.

The applicant, Mr. Austin Meares, spoke and explained his goal for this development. Mr. Meares pointed out all the changes he had made to the proposed site since speaking with the neighbors and stated that his goal was to be a good neighbor. Mr. Meares asked if the commission had any questions for him.

Chairman Mr. Perkins asked Mr. Meares to point out and explain all the changes he had made to the plan. Mr. Meares said they wanted to stay away from the "Strip Mall" concept and that they increased the buffer zone by eliminating one entrance at the rear of the property. These changes allowed them to move the building closer to the Highway and away from the neighbor's house.

Mr. McCuen asked the developer what kind of buffering he would be willing to include along the back side of this plan. Mr. Meares said he would like to leave as many natural trees as possible, install fencing where applicable, and add shrubbery vegetation.

Mr. McCuen also asked about his plan for lighting in the parking lot and on the buildings. Mr. McCuen asked him to consider very direct lighting that will reduce light pollution in this development. Mr. Meares said he agreed and planned to hire a specialty engineer to develop the lighting plan.

Mr. Holland asked if they had conducted an SCDOT traffic study for this area and if this entrance on Highway 76 had been approved. Mr. Meares stated that it had been approved, and the goal of having an entrance onto Highway 76 was to try to cut down through traffic in the Hillandale neighborhood.

Ms. Dawson asked the developer if they had considered the stormwater issues that the neighbors pointed out in this area. Mr. Meares stated that his engineer had developed a complete stormwater plan that included a retention pond on this lot to handle the drainage.

Chairman Mr. Perkins asked the developer to explain the function and plan for the retention pond. Mr. Meare's engineer explained that the retention pond would be designed and built to SCDHC standards and would be large enough to handle the stormwater.

Ms. Jones asked if he planned to design the buildings to fit the neighborhood's design behind them. Mr. Meares states that his goal was to do everything he could to make these buildings fit into the surroundings.

Ms. Jones also asked about the type of business he thought would go on this development. Mr. Meares said that he sees regular 9 am to 5 pm style shops and offices in this area.

Mr. McCuen stated that he appreciated Mr. Meares's approach to this development and his efforts in listening and meeting with the neighbors about how this development will affect the community.

**5. Reports:**

No report was given

**6. New Business / Action Item:**

- a. Consideration of approving a proposed Commercial Group Development located off HWY 76 and Hillandale Rd having TMS# 41-01-01-006

With no further questions from the commission, Chairman Mr. Perkins made a motion to approve the site plan as presented, which Mr. Holland seconded.

Before a vote was taken, Mr. McCuen asked if he could propose an alternative motion to approve the site plan with specific conditions. These conditions included the submission of a buffer plan incorporating fencing where appropriate and a natural, undisturbed buffer along the property line adjacent to neighboring homes. Additionally, the developer would be required to submit a lighting plan for staff approval.

Staff clarified that there was an active motion and a second on the floor to approve the site plan as originally submitted. For an alternative motion—with conditions—to be considered, the Chairman first needed to call for a vote on the current motion. If the motion to approve as submitted failed to receive a majority vote, it would be considered void, allowing a new motion to be introduced.

Chairman Mr. Perkins then called for a vote on the original motion, asking all those in favor to signify by raising their hand. The motion to approve the plan as submitted did not receive the necessary votes and was therefore not adopted.

Following this, Mr. McCuen made a motion to approve the site plan with the previously discussed conditions. Ms. Dawson seconded the motion, and all members voted in favor of. The motion passed unanimously at 6:50 pm.

**7. Updates:**

No updates were given.

**8. Adjournment:**

With no further business, Mr. Holland made a motion to adjourn, which Ms. Jones seconded. All members voted in favor of at 6:51 pm.

Chairman: \_\_\_\_\_

Date: \_\_\_\_\_

