



PENDLETON

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Minutes
from the March 17, 2016
Planning Commission Meeting
Town of Pendleton S.C.

After due notice to the press, the Pendleton Planning Commission met in the Council Chambers of Town Hall. Members Present: Lou Robinson, Coleman Glaze, Chuck Fleming, TK Page, Karry Walker, Joshua Schaffer and Janet Huntman.

Members Absent: None

Staff Present: Tony Cirelli

Visitors Present: Jack and Anna Glenn, Tommy Brock, Kevin and Brittany Detman.

1) Quorum and Agenda Approval:

Chairman Lou Robinson established that a quorum did exist and a motion for approval of the agenda was made from Chuck Fleming, seconded by TK Page, with a vote of 7-0 to approve.

2) Approval of Minutes:

The minutes from the December 17, 2015 meeting were reviewed and a motion for approval was made by Mr. TK Page, seconded by Colman Glaze, a vote of 7-0 was made to approve the minutes.

3) Public Comment:

No public comments were made at this time.

4) New Business:

Planning Commission Chairman, Lou Robinson opened the meeting welcoming everyone. Ms. Robinson then explained the procedure for the public hearing and the rezoning request.

Tony Cirelli, Town Planner, gave the staff report along with the location for the rezoning request and that staff recommended approval of the rezoning.

The applicant, Mr. Glenn, made a comment, about how these duplexes would be used as income property. If approved, the duplexes would be leased by a property management company, who would manage the day to day operation. Chairman Robinson asked if any of these units would front on Greenville Street or would they front on Crenshaw Street. Mr. Glenn said all units would be facing Crenshaw Street and the 200' feet of "The Greenville Street Corridor Overlay Zone", would be left undisturbed.

Mr. Glenn, also replied to the concerns Chairman Robinson and Coleman Glaze had about parking safety for the renters, saying the proposed parking would be moved to the front of the proposed duplexes for



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safer access for the renter. Chairman Robinson asked whether Mr. Glenn had his curb cuts approved by SCDOT yet, and Mr. Glenn said he did. At this point the Commission members reviewed the renderings of the duplexes and the proposed plat.

Mr. Kevin Detman and his wife Brittany, spoke separately about the need for security in the area and increased crime from low income renters. Mr. Glenn spoke up and said back ground checks would be done on all renters and a property management firm would oversee the daily needs and security, plus with a rent of \$750 a month these units will attract a better class of renter.

Mr. Glaze said, he knows safety everywhere is a big concern now a days. Mr. Glaze stated that Pendleton Police Chief Burdette had said in the past that it will help deter some crime, once the police department starts patrolling and the police presence become more visible.

Ms. Walker said that drugs/crime happen everywhere to rich and poor alike, we just need to be cognizant of our surroundings because the police can't be everywhere and protect everyone all the time. (This comment from Ms. Walker was added back into the minutes at the April 28, 2016 meeting after having been missed in the original draft)

Chairman Robinson asked if anyone else had anything to offer, hearing none, a vote was called for. A motion to approve the rezoning from (AF) agriculture/ forestry to (MF) multi-family was made by Mr. Coleman Glaze and seconded by Mr. TK Page. The vote to rezone was approved 7-0, with a recommendation for Town Council to approve this rezoning.

5) **Other Business:**

Chairman Robinson discussed training options, and asked Tony to see if a training session could be scheduled at town hall.

6) **Adjournment:**

With no further business Chairman Robinson motioned to adjourn the meeting. Motion was seconded by Mr. TK Page, the meeting adjourned at 7:36 pm.

Chairman

Date