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Minutes
from the November 16, 2017
Planning Commission Meeting
Town of Pendleton S.C.

After due notice to the press, The Town of Pendleton Planning Commission met in the Council Chambers of Town Hall.

Members Present: TK Page, Chuck Fleming, Sherrie Williams, Pam Patterson, Cindi Long

Members Absent: Colman Glaze, Janet Mc Neil

Staff Present: Tony Cirelli

Visitors Present: Lance Estep

1) **Appointment of a Chairman:** Since both the Chairman and Vice Chairman were absent, a vote to appoint a temporary chairperson was held, a motion was made by Pam Patterson to nominate Chuck Fleming, the motion was seconded by TK Page, and the vote to appoint Chuck Fleming as acting Chairman for the meeting was unanimous 5-0.

2) **Quorum and Agenda Approval:**

Establishment of a Quorum was confirmed by the Commission acting Chairman Chuck Fleming. A motion to re-arrange the agenda was made by Sherrie Williams to move Lance Estep's presentation to the first order of business and a motion to second was made by Pam Patterson, the vote to accept the amended agenda was approved unanimously 5-0.

Mr. Cirelli the Town Planner asked the Commission about moving the Planning Commission meetings to the second Thursday of the month, to give him more time to prepare agenda items for Town Council meetings which are on the first Monday of each month. All the Commission members agreed and Sherrie Williams made a motion to move Planning Commission meetings to the second Thursday of each month at 6pm. The motion was seconded by TK Page and the vote to move the meetings to the second Thursday of each month was unanimous 5-0.

3) **Approval of Minutes:**

The minutes were reviewed and Chairman Fleming asked if there were any changes or corrections. A motion was made by Sherrie to accept the minutes, the motion was seconded by Pam Patterson, and the vote to approve the minutes was unanimous 5-0.

4) **Public Comment:**

Planning Commission Chairman Fleming asked if there was any public comment, hearing no comments this section of the agenda was closed.

5) **New Business:**

A) Lance Estep from ACOG handed out an update on the town's zoning for discussion. The discussion center around Airbnb/ vacation rentals and town Councils involvement, food trucks



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and going with the Spartanburg model ordinance, not approving or disapproving Murals and only having a definition. The last item was traffic studies being required for Planned Unit Developments or part of the PD process. Lance then talked about the approval process for the zoning ordinance starting with a work session after a PC meeting in January, then a series of public input meetings and then winding up final adoption in late spring of 2018.

B) The Town Planner, Tony Cirelli gave the staff report on this 20.22 acre preliminary plat, named Miller Estates. Mr. Cirelli explained to the Commission that, Mr. Meehan and Mr. Bennett were developing this 59 lot subdivision behind the Waffle House and planned to develop it in 3 phases. Chairman Fleming asked what was going to be built on the property. Mr. Cirelli said, it was going to be detached single family built on 8000 sq. ft. lots. Mr. Fleming said he was not in favor of the preliminary because there was no walking trails, bike trails or any recreational open space areas at all on this property. Mr. Fleming said the developers were taking a piece meal approach to this development.

Acting Chairman Fleming then asked for a motion and TK Page motioned to table any action the Preliminary Subdivision request until the Developer was present and could provide some open space recreation or why he had none shown on the plan, the motion was seconded by Ms. Cindi Long. The vote was 5-0 to table action on this preliminary.

C) Tony Cirelli, the Town Planner then gave the staff report on a rezoning request on Dalton Road to rezone a 14.14 acre parcel from (AB) Area Wide Business to (MF) Multi-Family. Mr. Cirelli stated this request was being made by Mr. Rich Bennett and Mr. Jerry Meehan for an apartment developer they were selling the property to. A motion was made by Ms. Cindi Long to table the requested (MF) Zoning because no walking trails or recreation was planned for on this site. Mr. TK Page seconded the motion, the motion to rezone was tabled till next month with a vote of 5-0.

D) Tony Cirelli, the Town Planner then gave the staff report on a rezoning request on Dalton Road to rezone a 41.36 acre parcel from (AB) Area Wide Business to (CO) Conservation Open Space. Mr. Cirelli stated this request was being made by Mr. Rich Bennett and Mr. Jerry Meehan for the purpose of building a RV campground which would cater to the traveling public and to tailgaters for Clemson home games. A motion was made by Ms. Cindi Long to table the requested (CO) Zoning until the developers could show some open space and recreation. Mr. TK Page seconded the motion, the motion to rezone was tabled till next month with a vote of 5-0.



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6) Other Business:

The Commission discussed whether to hold a meeting in December, a motion was made by Cindi Long not to meet in December, the motion was seconded by TK Page. The vote not to meet in December was unanimous 5-0.

7) Adjourn:

The Chairman asked for a motion to adjourn. A motion was made by Sherrie Williams to adjourn, seconded by Cindi Long. The vote to adjourn was unanimous 5-0, the meeting adjourned at 6:55 PM.



Chairman

Date 12-14-17