



PENDLETON

SOUTH CAROLINA

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Planning Commission
May 13, 2021- 6pm
Regular Meeting

Minutes

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

Members Present: Ms. Cindi Long, Ms. Lou Robinson, Ms. Pamela Patterson, Dr. Naresh Jain, Mr. Chuck McCuen, and Ms. Barbara Hamburg.

Staff Present: David Poulson, Steve Miller

1) Call to Order:

Chairman Long called the meeting to order at 6:00 pm.

2) Approval of prior meeting minutes:

Mr. McCuen made a motion to approve the March 11, 2021, meeting minutes at 6:01 pm. Dr. Jain seconded the motion with all members in favor of.

3) Public Hearing:

Chairman Long opened the public hearing on the proposed recommended changes to the Town of Pendleton's zoning ordinance and the hearing on the proposed zoning change of 540 East Main Street at 6:03pm. Mr. Steve Miller explained the process for the public comment on these two items.

3) Public Comments:

Chairman Long opened the public comment portion at 6:04 pm. Mr. Poulson gave the commission and the audience a brief overview of the proposed changes to section 4-3 of the Towns Zoning Ordinances and the changes being recommended. There were no public comments on this action item.

Mr. Poulson then gave a brief overview of the rezoning request for 540 East Main Street and the following members of the public made comments. Everyone was given three (3) minutes to speak.

Byron Edwards, Lilian Valentine, Tom Schurch, Nancy LeMaster, Nathan Missel, Dustin Albright, Anna Grace Hickman, Anita Schurch, Heather Kline-Schaffer, Powell Hickman, Jackie Reynolds, Emily Green, Karl Pokorny, Brian Powell. All which spoke in opposition to the rezoning.

Also, in attendance and speaking were Mr. Justin Hursh, a realtor representing the property owners, Mr. Joe Walters representing the developer, and Melanie Giles representing Bluewater Civil Design engineering company. Mr. and Mrs. Ben Morton also spoke to during public comment.

4) Action Item:

4a. Consideration of a Resolution assigning permanent zoning for property located at Highway 187 and Bickford Circle proposed for annexation into Town Limits.

Staff informed the commission that this action item would need to be postponed until the next commission meeting. Chairman Long postponed this action item to be brought back at their next meeting.

4b. Consideration of a resolution recommending updates and changes to the Town's Zoning Ordinances. Chairman Long asked for a motion to recommend this Resolution to Town Council at 6:48 pm and Ms. Patterson made that motion with Ms. Hamburg seconding it. All members voted in favor of.

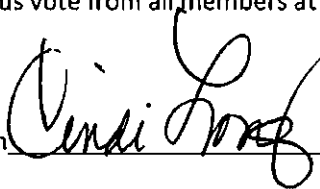
4c. Consideration of a Resolution for a zoning change for 540 East Main Street from Agriculture Forest (AF) to a Flexible Review District (FRD).

Town staff provided a summary of this action item and introduced the staff report. Chairman Long asked for comments and discussion and after several questions from the Planning Commission Members, Mr. McCuen asked to postpone the decision on this rezoning request so the commission could hold a work session on this item and gather further information concerning this rezoning. Chairman Long asked for a motion to postpone this rezoning request for two weeks and hold a work session to discuss further at 7:26 pm. Dr. Jain made the motion to postpone which was seconded by Ms. Patterson. All members voted in favor of and the work session was scheduled for May 25, 2021, at 5:30

5) Meeting Adjourned:

There being no further business, a motion to adjourn was made by Dr. Jain and seconded by Mr. McCuen with a unanimous vote from all members at 7:30 pm.

Chairman



Date

6-10-2021