



PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

Planning Commission
August 12, 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. Lou Robinson, Ms. Pamela Patterson, Dr. Naresh Jain, Mr. Adam Chapman, and Mr. Chuck McCuen.

Members Absent: Ms. Cindi Long, Ms. Barbara Hamberg, (with notice).

Staff Present: David Poulson

1) Call to Order:

Vice-Chair Lou Robinson called the meeting to order at 6:00 pm. She also introduced the newly appointed member Mr. Adam Chapman and welcomed him to the Commission.

2) Approval of prior meeting minutes:

Ms. Patterson made a motion to approve the July 8, 2021, meeting minutes at 6:02 pm. Dr. Jain seconded the motion with all members in favor of.

3) Public Comments:

Vice-Chair Robinson opened public comment at 6:02

No public comments were made.

4) Discussion Item:

4a. Presentation of information and updates related to the Town Moratorium Ordinance.

Mr. Poulson presented the Commission with an update on Staff recommendations concerning what items could be addressed in the Zoning Ordinance after the Moratorium was completed. Mr. Poulson stated that Staff suggested changing our current Table of Uses and District Purposes only to allow Townhomes and Duplex's in Multi-Family, Planned Development, and Flexible Review District zoning areas going forward. This would simplify our zoning ordinances and make it easier to stay updated on this type of development. Mr. Chapman asked Staff where this Moratorium came from and what brought this about. Staff stated that Town Council imposed this Moratorium to allow the Planning Commission and Staff to review our process for Townhome and duplex developments inside the Town of Pendleton.

4b. Presentation of information related to Accessory Buildings located in Agricultural Forrest (AF) zoning.

Mr. Poulson explained that Town Council directed the Planning Commission and Staff to revisit the number of accessory buildings permitted on land zoned Agricultural Forrest inside the Town of Pendleton. Mr. Poulson explained this resulted from the recent update to Article 4, use regulations for accessory buildings, and informed the Commission that Staff recommended changing section 5b to read "the number of accessory buildings for properties of 10 acres or less should be limited to three (3)". Staff also added new wording to this section to read. Any property containing more than ten (10) acres, zoned industrial or government use, the number of accessory structures would not be regulated as long as the zoning administrator approved any plans.

Mr. McCuen asked Staff if there would be an appeal process for this new change because he feels that many pieces of property do not contain ten acres but could be considered mini-farms. Mr. McCuen stated that he felt that this regulation would deter residents from living small farm lifestyles and should include a formal appeals process inside the Ordinance. Mr. Poulson noted that this wording was only a suggestion, and the final restrictions and guidelines would come from the Planning Commission and be forwarded to Town Council. Dr. Jain asked Staff if they could see what other cities and towns are doing with these same regulations and bring information back to the Commission.

4c. Presentation of information related to the 2021 Town of Pendleton Comprehensive Plan.

Mr. Poulson informed the Planning Commission about the current plan for our scheduled "Tour of the Town" and how much time commission members had to dedicate to this trip? The Commission recommended staying with the September 9th meeting but have a starting time of 4 pm.

5) Meeting Adjourned:

There being no further business, a motion to adjourn was made by Ms. Patterson and seconded by Dr. Jain with a unanimous vote from all members at 6:24 pm.

Chairman Low Robinson Date 09/09/2021