



PENDLETON

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

History, Hospitality & Happenings!

Town of Pendleton
Planning Commission
Regular Meeting
September 08, 2022
Pendleton Town Hall, 6 pm

MINUTES:

1. Call to Order:

All members were present, and the meeting was called to order by Chair, Cindi Long.

2. Approval of prior meeting minutes: from the meeting of August 11, 2022.

Chuck McCuen made a motion to approve the minutes. Barbara Hamberg seconded. Unanimous.

3. Public Comments:

David Poulson, Town Planner, gave an outline of tonight's agenda.

There were no public comments at this time.

4. Public Hearing:

- a. Public hearing to receive public comments on a requested zoning change for 540 East Main Street having a TMS # of 40-11-03-009 from Agriculture Forest (AF) to Flexible Review District (FRD) along with the statement of intent and preliminary designs for this project

The Public Hearing was opened by Chair, Cindi Long. David Poulson, Town Planner, provided his staff report on the proposed project.

Pam Patterson asked how the Town's infrastructure will hold up to the development. David Poulson, Town Planner, stated the developer must install the infrastructure to the Town's standards.

Ben Shirley, Project Developer, and Josh Baker, Project Engineer, were in attendance to present the proposed project.

Carolyn & Mary Francis, daughters of the property owner, Ben Morton, were present to represent the Morton Family and spoke about their support of the project and the sale of their family land.

Hilda Anderson read a note from Carl Pokorny, who could not attend tonight, and shared his thoughts on the proposed development.

Byron Edwards stated the purpose of zoning is to protect the public interest, and he presented the State Code of Laws on Local Planning and Zoning. The Planning Commission needs to consider a meeting that involves more community input.

Scott Ward presented a petition in support of the rezoning and the Morton Family.

Elizabeth Boleman-Herring stated she feels it is Groundhog Day in Pendleton with this rezoning coming back for another vote, and if this proposal is accepted, she would suggest the prior developer that was turned down pursue action due to the proposals being so similar.

Dustin Albright stated he was present and speaking on behalf of Michael Sherrill, who could not be present tonight, and spoke about additional options for the development.

Thomas Shirley stated he was afraid the precedent set would be an issue with the proximity to the Pendleton Oil Mill properties and does the Town want that on E. Main Street so close to the square.

Linda Symborski stated she hopes the Planning Commission maintains some integrity and follows the Pendleton Comprehensive Plan, specifically when it mentions small-town charm.

Anita Schurch stated the East side of Pendleton is a community of homeowners who want to leave a legacy for Pendleton. She further stated she does not want the project developed into an anonymous subdivision and that it should have an identity.

Nathan Missell stated he has a few concerns with traffic, and he would like to see less volume. He encourages the Board to have more public input and receive more information on the current infrastructure.

Tom Schurch was present and stated he supports the development of this land, but as a landscape architect, he spoke about some significant issues with the proposed project and recommends tabling the vote.

Ben Shirley, Project Developer, and Josh Baker, Project Engineer, followed up with final comments.

Naresh Jain made a motion to close the Public Hearing. Chuck McCuen seconded. Unanimous.

5. Discussion Item:

- a. Discussion from staff introducing the Planning Commission to the “West Side of Pendleton Neighborhood Revitalization Plan”.

David Poulson, Town Planner, provided an overview of this Plan and the Town’s next steps to apply for a CDBG grant to fund phases of the Plan.

6. Action Item:

- a. Consideration of a Resolution by the Town of Pendleton Planning Commission making a recommendation to Pendleton Town Council to re-zone 540 East Main Street having TMS # 40-11-03-009 from Agriculture Forest (AF) to Flexible Review District (FRD), and to accept the statement of intent for the Flexible Review District and other matters related thereto.

The Planning Commission members asked questions of the developer.

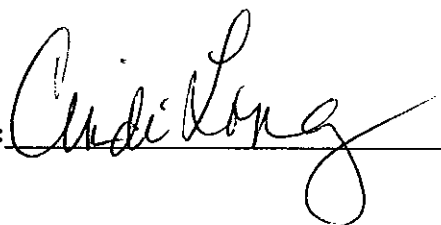
Lou Robinson made a motion to recommend to Town Council to rezone 540 E. Main Street as outlined in 6.a. Naresh Jain. Seconded. Unanimous.

The additional tax map number for the property will be added to the documents.

7. Adjournment:

With no further business to discuss, at 7:27 PM, Chuck McCuen made a motion to adjourn. Naresh Jain seconded. Unanimous.

Chairwoman:



Date: 10/13/2022