



PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

Town of Pendleton
Planning Commission
Regular Meeting
November 14, 2024
Pendleton Town Hall, 6 pm

MINUTES:

1. Call to Order:

Chairman Mr. John Perkins called the meeting to order at 6:00 pm

2. Approval of prior meeting minutes: From the July 11, 2024 meeting.

Chairman Mr. John Perkins asked for a motion to approve the prior meeting minutes from the July 11, 2024, meeting. Mr. Chuck McCuen motioned to approve these minutes, and Ms. Jill Gemmill seconded the motion. All members voted in favor of at 6:02 pm.

3. Public Comments.

No public comments were made

4. Public Hearings:

- a. Hold a public hearing to gather information before making a recommendation to Pendleton Town Council to set permanent zoning of Areawide Business (AB) to recently annexed property located at 915 Pioneer Road having TMS# 40-13-02-008.
- b. Hold a public hearing to gather information before consideration of the Village Hills Small Area Master Plan.

Chairman Mr. John Perkins opened the Public Hearing at 6:03 pm and asked staff to read his report. Town staff, Mr. Poulson, read his report on the request to set permanent zoning of Areawide Business (AB) to 915 Pioneer Road and recommended approving the request.

Mr. West Cox, the applicant, introduced himself and explained that this address is currently vacant land and was requesting Areawide Business for future use, but he currently plans to use it as a parking lot for his office. There were no questions or further comments from the public on this item.

Chairman Mr. John Perkins opened the Public Hearing on the Village Hills Small Area Master Plan and asked Mr. Poulson to read his report on this item. Mr. Poulson read his report, explained what a TIF was, and informed the commission of the next steps in this process. Mr. Poulson pointed out the identified official map of this area and what was included in the Village Hills Small Area Master Plan. Mr. Poulson also explained the goals for redevelopment in this area and how this Master Plan fits into our current comprehensive plan for the Town of Pendleton. Mr. Poulson recommended the commission approve this Small Area Plan for the Village Hills Area.

Mr. Poulson introduced Mr. Mark Hart, who represents a major property owner in this area and the identified redeveloper for this plan. Mr. Hart introduced himself and gave some background information on his experience in redeveloping areas. Mr. Hart explained that Great Southern Homes has committed to working with the town to create an area that follows the town's goals and where people will want to live. He also explained how Great Southern Homes has hired an outside firm to help design and create a special housing product for this area that stands out.

Ms. Linda Symborski from 102 Pinckney Street commented that she was glad about redeveloping this area. She asked what the Town of Pendleton's definition of affordable housing was and how it would play a role in the TIF district. She also stated that she was concerned about building apartments in this area because of all the apartments currently being built in town.

With no other public comments made, Chairman Mr. John Perkins closed the public hearing at 6:20 pm.

5. Reports:

No reports to present

6. New Business / Action Item:

- a. Consideration of approving a resolution making a recommendation to Pendleton Town Council to set permanent zoning of Areawide Business (AB) to recently annexed property located at 915 Pioneer Road having TMS# 40-13-02-008.

Chairman Mr. John Perkins opened this action item and asked for any motions. Mr. Riley Morningstar made a motion to approve the request, and Ms. Melissa Jones seconded the motion. Chairman Mr. John Perkins polled the commission, with all members voting in favor of at 6:22 pm.

- b. Consideration of approving a resolution making a recommendation to Pendleton Town Council to approve the Village Hills Small Area Master Plan for the Town of Pendleton.

Chairman Mr. John Perkins opened this action item and asked for any motions. Mr. Chuck McCuen motioned to approve the recommendation, and Mr. Riley

Morningstar seconded the motion. Chairman Mr. Perkins opened the floor for questions from the commission at 6:24 pm.

Ms. Jill Gemmill asked town staff if what they were approving tonight was just the overall concept plan for this area and when they would be looking at the development details. Staff explained that this plan follows the town's comprehensive plan, and approval from the commission shows that they agree that this area needs redevelopment and that the concept of this plan works. Staff explained that the next step in this process was the development of a design ordinance that calls out the actual details for the design of this redevelopment.

Ms. Jill Gemmill also asked if the apartments located on the other side of Cherry Street were included in this plan to help define income levels to qualify for something. Staff explained that we included as many properties in this area as possible that might be affected by and benefit from redevelopment in the future.

Ms. Melissa Jones asked if a traffic study had been done for this redevelopment. Staff explained that a study would be a part of the development if needed. Staff informed the commission that the Clemson Area Transportation (CAT) system currently has a route through this area.

Ms. Pam Patterson asked Mr. Hart why his company was using an outside firm to develop this area. Mr. Hart explained that they often use outside firms, but they felt they wanted to bring in the best to do great design in this redevelopment.

Chairman Mr. John Perkins stated that he felt this was a unique opportunity for a town our size and appreciated all the work involved. He thanked the citizens who came out tonight to speak about this redevelopment.

After receiving a motion and a second, Chairman Mr. John Perkins polled the commission, with all members voting in favor of at 6:42 pm.

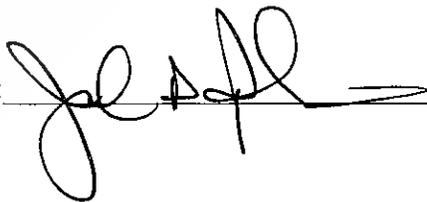
7. Updates:

No Updates given

8. Adjournment:

With no further business, Mr. Chuck McCuen made a motion to adjourn at 6:45 pm. Ms. Mellissa Jones seconded the motion with all members voting in favor of.

Chairman: _____



Date: _____

3/13/00



PENDLETON

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Town of Pendleton
Planning Commission
Regular Meeting
January 09, 2025
Pendleton Town Hall, 6 pm

MINUTES:

1. Election of Officers for 2025:

Chairman Mr. John Perkins asked the two new members recently appointed to the Planning Commission to introduce themselves. Ms. Sara Dawson and Mr. Skeet Holland introduced themselves.

Chairman Mr. John Perkins opened the floor for nominations of Chairperson for 2025. Mr. Riley Morningstar nominated Mr. John Perkins as Chairman for 2025. Ms. Melissa Jones seconded that motion, and all members voted unanimously.

Chairman Mr. John Perkins opened the floor for nominations of Vice-Chairperson for 2025. Mr. Riley Morningstar nominated Ms. Jill Gemmill as Vice-Chair for 2025. Mr. Chuck McCuen seconded the nomination, with all members voting in favor of at 6:05 pm.

Mr. John Perkins will serve as Chairman, and Ms. Jill Gemmill will serve as Vice-Chair of the Planning Commission for 2025.

2. Call to Order:

Chairman Mr. John Perkins called the meeting to order at 6:05 pm.

3. Approval of prior meeting minutes: Postponed until next meeting

Chairman Mr. John Perkins postponed the approval of the previous meeting minutes until our next meeting.

4. Public Comments:

There was no public in attendance.

5. Action Item:

- a. No Action Items for this meeting

6. Adjournment:

With no further business, Chairman Mr. John Perkins asked for a motion to adjourn. Vice-Chair Ms. Jill Gemmill made a motion, which Mr. McCuen seconded. All members voted in favor of at 6:30 pm.

Chairman: _____

Date: _____

3/13/2025