



PENDLETON

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Town of Pendleton Planning Commission
Regular Meeting
February 18, 2010
6:30 pm Town Hall

MINUTES

Members Present: Susann Griffin, Coke Jeffords, Phillip Morgan, Joe Pearson, Lou Robinson, Jim Smith, Dave Williford

Members Absent: None

Staff Present: Kristopher Kurjiaka

1. Opening Comments, Establishment of a Quorum

Chairperson Jim Smith called the meeting to order at 6:31 pm. He stated that the meeting would be followed by a Joint Work Session with the Planning Commission and Town Council. With all Commissioners present, **a quorum was established.**

2. Approval of Minutes from:

a) January 21, 2010 Regular Meeting and Public Hearing

Mr. Smith stated that the Planning Commission had received the draft minutes for the January 21st meeting in their packets. He asked if any of the Planning Commission members had any comments they would like to make concerning the minutes. No one had any comments.

Mr. Smith called for a motion to approve the January 21, 2010 Regular Meeting and Public Hearing minutes. Mr. Jeffords made a **motion to approve the minutes**, and Mr. Williford **seconded the motion**. The motion passed unanimously with a vote of 7-0.

3. Public Comment

Mr. Smith stated that the Public Comment section of the meeting was usually reserved for items relating to the Planning Commission. However, a few people were requesting to speak about an issue that had moved on to the Town Council.



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Since the public would not be allowed to speak in the Work Session, Mr. Smith stated that the public may speak on this issue but should be brief. Speakers should stand up and state their name and residence into the microphone as well as writing it on the “Speaker Request Form”.

Mr. Smith opened the public comment section of the meeting.

Patricia Straka – Resident, 101 Pruitt Street: Ms. Straka stated that she would like to see a feasibility study done for the proposed development on Cherry Street. She stated that she would like to see, in writing, a study that addresses impacts on the property and town like traffic and environmental impacts. She stated her concern about the lack of access to public transportation and any connection to everyday needs like a grocery store and pharmacy. She stated that she did not want to see cheap housing in an inappropriate place. She asked that the Town look into and Apex Homes’ track record and stated her concerns regarding their experience in Town and with nursing home facilities. She stated that at the last meeting, conflicts of interest seemed apparent and quoted a portion of the State ethics laws. She asked that the Town get Apex Homes to first clean up “The Villages at Town Creek” before allowing them to begin on a new project.

Linda Symborski – Out of Town, Neighbor to Proposed Cherry Street Development: Ms. Symborski stated that she agreed with much of what was stated by Ms. Straka. She reiterated the point that the Town should have a comprehensive feasibility study done. She stated her concern with traffic and the numerous accidents that have occurred on the bend of the road adjacent to the proposed development. She stated that she was worried about Phase II and the concept of a “group dwellings” that would amount to 150 extra units. She asked the Town to consider Phase II further before completely approving Phase I. She also stated her concern about noise that would come from the proposed project. She stated that she was not against a nursing home in Town, just against where it is currently proposed for. She asked why the developer could not use part of the property where “The Villages at Town Creek” is currently located. She asked that the Planning and Zoning Administrator to make sure the development is Town is balanced. She stated that she would like to see the Town adopt a more encompassing method to notify the public about annexations, stating that she only found out about this particular annexation at the last minute.

David Alverson – Out of Town, Woodhaven Drive, Chalendon Subdivision: Mr. Alverson stated that he believed Cherry Street was already a depressed area. The infrastructure is not sufficient for new development. The streets are narrow with no shoulders and there aren’t any sidewalks. The presence of Edgewood Square and the drug activity there does not help the reputation of the area. Mr. Alverson expressed concern about located the proposed development, “The



Gardens” on a portion of Cherry Street with a sharp bend and limited visibility. There is potential for more accidents and apparent safety concerns exist.

Randy Strickland – Resident, 209 South Mechanic Street: Mr. Strickland asked what a real estate company was doing getting involved in a skilled care facility. He stated that he would like to see a contract signed with a management company prior to approval of the development. Has the developer obtained a Certificate of Need? He stated that he does not want to see construction of a building for one need and, if that doesn’t work out, for the building to be changed later. He asked that before the project is approved that the Town see a Certificate of Need and make sure who the management company will be for the facility.

Mr. Smith asked if there were any further public comments.

With no further comments, **the “Public Comment” section of the meeting was closed.**

4. Old Business

Mr. Smith asked if the Planning Commission had any old business that they would like to discuss. No member stated any old business to discuss.

5. New Business

a) Vote for positions of Chairperson, Vice Chairperson, and Secretary of the Planning Commission

Mr. Smith stated that every year in February the Planning Commission votes for the positions of Chairperson, Vice Chairperson, and Secretary.

Mr. Smith asked for nominations for the position of Chairperson.

Mr. Jeffords nominated Mr. Smith for the position of Chairperson of the Planning Commission. Ms. Robinson seconded the nomination.

Mr. Smith asked if anyone else had a nomination. No one responded.

Mr. Smith called for a vote for the position of Chairperson. **Mr. Smith was unanimously voted by a 6-0 vote as the Chairperson of the Planning Commission.**

Mr. Smith opened the floor to the Planning Commission for nominations for the position of Vice Chairperson.



Mr. Jeffords nominated Ms. Robinson for the position of Vice Chairperson of the Planning Commission. Ms. Griffin seconded the nomination.

Mr. Smith asked if anyone else had a nomination. No one responded.

Mr. Smith called for a vote for the position of Vice Chairperson. **Ms. Robinson was unanimously voted by a 6-0 margin as the Vice Chairperson of the Planning Commission.**

Mr. Smith then asked if anyone would have any objection to Mr. Kurjiaka being appointed to the position of Secretary. No one had any objections. Mr. Smith stated that **Mr. Kurjiaka was officially appointed to the position of Secretary of the Planning Commission.**

Mr. Smith asked if any of the Planning Commission members had any new business that they would like the Planning Commission to discuss. No one present any new business.

6. Adjourn

Mr. Smith stated that although the Planning Commission had already voted to recommend approval of "The Gardens at Town Creek", the Planning Commission might want to make more comments regarding the proposed development. Mr. Smith stated that these comments could be made at the Work Session that will immediately follow the current meeting and will be held in the Town Hall Conference Room.

With no more business left, Mr. Smith called for a motion to adjourn. Mr. Jeffords made the **motion to adjourn** and Ms. Robinson **seconded the motion**. The motion passed with a unanimous vote of 7-0. The meeting adjourned at 6:52 pm.