PENDLETON
SOUTH CAROLINA
History, Hospitality & Happenings!

Town of Pendleton
Planning Commission
Regular Meeting
July10, 2025
Pendleton Town Hall, 6 pm

MINUTES:

1. **Call to Order:**
Chairman Mr. Perkins called the meeting to order at 6:00 pm

2. **Approval of prior meeting minutes:**
Chairman Mr. Perkins asked if there were any comments or questions on the minutes from the June 12, 2025, meeting. With no questions or corrections, Mr. McCuen made a motion to approve as submitted. Ms. Gemmill seconded the motion with all members voting in favor of at 6:00 pm.

3. **Public Comments**.
Chairman Mr. Perkins opened the public comments portion of the meeting at 6:01 pm.

Ms. Sarah Stokowski from 18 Karkinnen Court spoke and expressed her concerns for the new development and asked the commission not to approve the request from the developer.

Ms. Linda Symborski from 1200 Cherry Street Extension spoke about the development and pointed out several issues that she felt were wrong with the plan.

Mr. Skip Still from 1016 Challedon Way spoke against supporting the development being considered tonight. Mr. Still mentioned that this development would affect their neighborhood because of the increased traffic it would bring.

4. **Public Hearings:**
    a. Hold a public hearing to gather information before making a recommendation to Pendleton Town Council to amend the current Zoning Ordinance and change the process for requesting a Major Change to a Planned Unit Development (PUD).

Chairman Mr. Perkins opened the Public Hearing portion of the meeting at 6:10 pm, where Town Staff read their report to the commission.

Ms. Linda Symborski from 1200 Cherry Street Extension spoke and asked the commission to avoid complicating this process with demands from a developer.

Ms. Nancy Von Meyer from 404 Westminster Dr. spoke and suggested that the commission put an expiration date on a PUD if no work has been started. Ms. Von Meyer also mentioned that the new UDO should be where we address issues like this.

Mr. Alex Symborski from 1200 Cherry Street Extension spoke and asked the commission to mandate a signed request from the property owner when a request is made to rezone property to a PUD. He also asked that they require the property to be presented on an official map when a request is made.

With no further public comments, Chairman Mr. Perkins closed the public hearing at 6:16 pm.

b. Hold a public hearing to receive public input on a request from the Center Park Group / CPG Development, LLC, to make a Major Change to a Planned Unit Development on property located off Cherry Street Extension having TMS #s 62-00-08-009 and 63-00-01-007.

Chairman Mr. Perkins opened this portion of the Public Hearing at 6:17 pm.

Ms. Lynda Symborski spoke in opposition to this development and their request to be granted a major change. She supplied information to town staff and asked that it be handed out to the commission members. She mentioned that there was missing documentation on this Planned Residential Development and discrepancies with the original annexation of this property. Ms Symborski asked the commission to deny this request from the developer.

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

5. **New Business / Action Item:**

a. The consideration of approving a resolution making a recommendation to Pendleton Town Council to amend Article 3 Planned Development District Section 3-6 subsection 3H1 Major Change of the current Zoning Ordinance and officially change the process for requesting a Major Change to a Planned Unit Development (PUD).

Chairman Mr. Perkins opened the action item for discussion at 6:21 pm.

Ms. Gemmill asked about comments made during the public comment portion of the meeting. She asked who would address those issues and suggestions, and when would be the appropriate time to address those suggestions. Staff explained that those questions and topics brought up during the public comment portion would be addressed in a later meeting. Staff explained that the commission was charged with only considering the change in process at this time.

With no further comments, Mr. Holland made a motion to approve the request to change the process for a request to a Major Change. Ms. Jones seconded the motion, and the Chairman, Mr. Perkins, asked all members to vote by a roll call. The members voted as follows: Mr. Holland, yes, Ms Jones, yes, Ms. Gemmill, yes, Chairman, yes. Ms. Dawson, yes, Mr. Morningstar, yes, and Mr. McCuen abstained. The motion passed with a majority vote.

b. The consideration of approving a resolution making a recommendation to Pendleton Town Council to accept the request from The Center Park Group / CPG Development LLC and make a Major Change to the current Planned Unit Development Zoning (PUD) on property located off Cherry Street Extension, having TMS#s 62-00-08-009 and 63-00-01-007

Staff read their report on this action item and informed the commission that the applicants were present for any questions the commission might have for them. Staff explained the request was to remove the current approved senior living facility and replace it with a more conventional, flexible-use commercial area.

Mr. Mark Mathewson from the Center Park Group spoke and explained their idea and plans for the newly proposed flexible commercial area instead of the senior living facility, requiring this major change.

Mr. Holland asked if they had a timeline for developing this commercial area. Mr. Mathewson stated that they would probably build the first 100 home units and then look to build the commercial area.

Ms. Dawson asked what drew this developer to come to this area. Mr. Mathewson stated that this was a great place to live and they wanted to grow their business in this area. He also stated that there was a clear direction that people wanted to live here, and they were in the business of supplying that demand.

Ms. Gemmill asked where the senior living facility was going to be located in the old requirements of the PUD. Staff explained that no exact area was called out for the facility on the old plans; it just required it. Ms. Gemmill also asked if it was accurate that the town has lost documents from this PUD. Staff explained that was correct.

Ms. Gemmill also asked about a citizen's comments during the public hearing portion, questioning the dates of the ordinances on the annexation of this property. Staff explained that Ms. Symborski had questioned that original documentation, but the items for discussion tonight only dealt with the request from the developer.

Ms. Jones stated that it was unfortunate that there was no interest from anyone in doing a senior living facility on this property.

Ms. Gemmill asked about the zoning on this property, and staff explained that the zoning followed the property through different owners, and this developer was not seeking a rezoning.

Mr. Morningstar asked Mr. Mathewson what they would do if Town Council denied their request. Mr. Mathewson explained that they would build the current approved number of housing units on the property under the current zoning, and they would call out open space for a future senior living facility that they would try to find someone to build. Mr. Morningstar asked staff what the approved number of units allowed on this property was. Staff explained that there were some questions on density and that the only paperwork we had located was the zoning that made it a PUD, required a senior living facility, and allowed 10 units per acre.

Mr. McCuen asked if this property could be rezoned from the current PUD, since it was such a long time ago, he felt that what needs to be done is to rezone the property, and asked what our options are. Staff explained that when Mr. Mathewson first came to our office, we explained that they had three options for developing this land. They could build what was already approved by right, ask for a rezoning of the property, or ask for a major change to eliminate the senior living facility. At that time, the developer didn't want to rezone the property, so they are asking for a major change to the senior living requirements. Staff explained that it is challenging to rezone property against the will of the owner. Although it can be done in some instances, it almost always constitutes a regulatory taking of the highest and best use of the property.

Chairman Mr. Perkins asked if they had the option to hold a work session on this item before making any recommendation on it. He also asked Mr. Mathewson if he would be ok with this. Mr. Mathewson said that he understood the commission's desire to hold a work session and would not have an issue with that. He did say that he would rather have a ruling tonight, but understood where they were coming from.

Ms. Gemmill asked if the town's attorney had reviewed this issue. Staff explained that it had been. Staff also explained that if the commission had legal questions or issues they would like addressed, they could have an executive session with the town's attorney to get the answers and advice they wanted.

Ms. Gemmill made a motion to postpone this item until they could seek legal advice from the attorney on the legal status of this property. Mr. McCuen seconded the motion. Chairman Mr. Perkins asked for a roll call of each member on this motion. Mr. Holland, No, Ms. Jones, Abstained, Ms. Gemmill, vote to postpone, Chairman, vote to postpone, Ms. Dawson, postpone, Mr. Morningstar, yes, Mr. McCuen, Abstained. Motion to postpone passed.

6. **Updates:**
   No updates were given

7. **Adjournment:**
   With no further business, Mr. McCuen motioned to adjourn, which Ms. Dawson seconded. All members voted in favor of.

Chairman: ______________________ Date: 9/11/25

PENDLETON
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Town of Pendleton
Planning Commission
Regular Meeting
August 14, 2025
Pendleton Town Hall, 6 pm

MINUTES:

1. **Call to Order:**
   Chairman Mr. Perkins called the meeting to order at 6:00 pm.

2. **Approval of prior meeting minutes:** Postponed until next meeting

3. **Public Comments.**
   Chairman Mr. Perkins opened the public comments portion at 6:00 pm.

   Ms. Lyda Symborski from 1200 Cherry Street Extension spoke and wanted to supply the Commission with items to consider during their executive session. She also stated that she was speaking for the Village at Town Creek Apartments owners because they could not be there tonight. She described how the surrounding neighborhood was a very rural area and was made up of senior citizens and retirees. She talked about the traffic issues this development would bring to the area. She stated that the neighbors would rather support a senior living facility on this property.

4. **Public Hearings:**
   a. Hold a public hearing to gather information before making a recommendation to Pendleton Town Council to adopt the Ordinance establishing Design Guidelines for the Village Hills Tax Incremental Finance District (TIF).

   Chairman Mr. Perkins opened the Public Hearing portion of the meeting at 6:05 pm. Town staff read his report and explained the town's goal to redevelop this area of town. He explained that the Commission was being asked to consider the draft design ordinance presented to them tonight and explained how this Ordinance will set the standards for development in this area.

Mr. Holland asked if they could change the side setback on allowable lots in the design guidelines, and if it could be changed to 10 feet. Staff explained that we could address that question when we get to the action item of the meeting.

Mr. Alex Symborski asked if the TIF was 200+ acres with 160 parcels, and he would like to know how many of those parcels are fractional parcels. He also stated that he would like a better description of the property in this area.

With no further comments, Chairman Mr. Perkins closed the public hearing on this item at 6:08 pm.

5. **Executive Session:**
   a. Entering executive session, pursuant to SC Code of Laws Section 30-4-70(a)(2), to receive legal advice regarding Planned Development Districts, modifications thereof, and related issues.

Chairman Mr. Perkins asked for a motion to enter into executive session to receive legal advice regarding Planned Development Districts, modifications thereof, and related issues.

Mr. Holland made a motion to enter into executive session, which Ms. Jones seconded. All members voted in favor of at 6:09 pm.

Chairman Mr. Perkins exited the executive session and stated that no votes or actions were taken during the executive session at 7:50 pm.

6. **New Business / Action Item:**
   a. The consideration of approving a resolution making a recommendation to Pendleton Town Council to adopt the Ordinance establishing Design Guidelines for the Village Hills Tax Incremental Finance District (TIF).

Chairman Mr. Perkins opened the action item for the consideration of a resolution making a recommendation to Pendleton town council to adopt the Ordinance establishing Design Guidelines for the Village Hills Tax Incremental Finance District (TIF).

Ms. Rebecca Vance from Vance LLC presented the draft Ordinance to the Commission and briefly explained each area of the guidelines.

Mr. Holland asked Ms. Vance about the side setbacks on the smaller cottage home lot sizes and stated that he felt they should be larger. He stated that, in his opinion, a minimum of 10 feet side setbacks between homes should be established. Ms. Vance explained that this size setback is the standard when dealing with smaller cottage-style homes and is regulated by the fire code.

Mr. McCuen thanked Ms. Vance for removing the vinyl siding options in this Ordinance and said that not having vinyl siding usually lends to a better product.

Ms. Jones asked about the color palette and the terracotta red color. She wanted to know what shade of red this would be and if we could eliminate it.

Mr. McCuen asked if the stacked flats were three stories tall, if there would be any elevators in these buildings, or if there would be ADA requirements on the base floor levels. Ms. Vance stated that there were no elevators in these buildings and that they would be regulated by the ADA requirements for stacked flats.

The commissioners thanked Ms. Vance for her work on this document and looked forward to seeing the project completed.

Mr. Mark Hart with United Builders was in the audience, but no questions were asked of him.

Chairman Mr. Perkins explained that the Commission had two options for moving this Ordinance forward. Chairman Mr. Perkins asked staff what options they had to receive public comments on this item. Staff explained that they could make the recommendation to Town Council as submitted or postpone any action until after a public feedback session was held.

Ms. Jones motioned to postpone any decision until a public charrette could be held for feedback on the Ordinance. Mr. Holland seconded the motion, with all members voting in favor of at 8:20 pm.

7. **Consideration of Motions(s)/Vote(s) from executive session, if needed.**
   There were no motions or votes from the executive session.

8. **Updates:**
   No new updates were given

9. **Adjournment:**

With no further business, Mr. McCuen made a motion to adjourn, which was seconded by Ms. Jones. All members voted in favor of.

Chairman: ______________________ Date: 9/11/25