



PENDLETON

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

History, Hospitality & Happenings!

Town of Pendleton
Planning Commission
Regular Meeting
April 9, 2026
Pendleton Town Hall, 6 pm

Minutes:

1. Call to Order:

Chairman Holland called the meeting to order at 6:00 pm

2. Approval of prior meeting minutes:

Ms. Jones had one correction she wanted to add to the minutes. The minutes did not address the major concerns that she stated during the previous meeting. She would like those addressed and corrected.

Motion to accept the minutes as amended by Mr. Baldwin, seconded by Ms. Dawson.

All those present were in favor,

3. Public Comments.

Chairman Holland opened this portion of the meeting; there were no public comments

4. Public Hearings:

- a. Hold a public hearing to receive public input on a request for approval of Preliminary Plat Subdivision for a Planned Unit Development (PDMU) located off Cherry Street Extension having TMS#62-00-08-009 and 63-00-01-007.

Chairman Holland opened the Public Hearing portion of the meeting at 6:02 pm.

Chairman Holland recused himself because he lives in the HOA.

At 6:03, Vice Chair Dawson stepped in as acting chair and asked staff to read their report

Mr. Rines of Town Staff read his report and recommendation to the planning commission

Public comment portion of the hearing

Karen Rehrig 446 Beecove Way

She lives in Falls at Meehan and frequently walks through the area in question. She put information out on social media about the meeting. She agrees with removing the trees and not replacing them. However, a letter from Clemson Cooperative Extension suggested different trees. She is in full agreement; however, some folks from the Facebook page said they disagree with full removal. She asked whether she could read their statements aloud to the commission.

Ms. Gemmill stated that if you are an elected board member sent here by the HOA, you can share the community's opinions, unless you represent yourself.

Ms. Rehrig asked if there were any other questions for her.

Ms. Jones asked how long she had lived there.

Ms. Rehrig stated she lived there for a year and rented it for two.

Ms. Gemmill asked whether a representative from the HOA was present.

Ms. Rehrig stated that two were present.

Staff reminded the applicant to talk during the action item.

Mr. Rick Lewis- President of the HOA.

Stated they reached out to the affected homeowners of phase I. It's 60 percent running; take them out. 35 percent replace them. Everyone has varying thoughts that have been discussed before. Right now, they need to regroup and discuss. He was split down the middle. He happened to like the trees. He said there was a concern about further damage, but Ed can also speak to that. The trees they recommend don't have the type of roots that cause the damage the maples do. Staff missed including Crooked Cedar Way in their report.

Ms. Gemmill asked if he was asking the commission not to render a decision.

Mr. Lewis stated that, in his understanding, if they proceed without replacing the trees, the Town Council must vote. As a side note, he'd been under a lot of (ineligible), he spent a lot of time reading the mayor's dissertation on her plans. He thought that if they took the trees, we would become like every other cookie-cutter subdivision in the town of Pendleton. Having said that, there are things that, as a board, we would have to figure out. If they replace them, they will do it for one-for-one, including the ones we have already removed. They should select a tree. There are trees they could use that the arborist suggested last time.

Ms. Gemmill said if one-for-one replacement is your plan, then you need to work with town staff.

Mr. Lewis stated that's correct. What we should do, in my opinion, is proceed as normal, let it go to the town council, and give us, as a board, time to discuss. Right now, we want to keep a petition to not keep them. This will give us time to keep the trees.

Vice Chair Dawson asked if they wanted to table a motion.

Mr. Lewis said right now, we want to petition not to put them back in, which will give us time for due diligence as a board to discuss what is best for the community.

Ms. Gemmill stated the commission hasn't decided; it only goes to the town council if we make a recommendation. If we vote on it tonight, we could decide yes or no.

Mr. Baldwin stated that will go to the town council. Laying the cards on the table, you could withdraw and come back to use later with an alternate plan.

Rick stated that Ed is on board with me; we only need to vote. I respectfully request a withdrawal to consider the impact on our subdivision and the Town. He thanked the commission and returned to the audience.

Motion to accept the withdrawal by Vice Chair Dawson; Ms. Gemmill seconded; all those present were in favor.

5. Updates:

Staff had no additional reports

6. Adjournment:

Ms. Gemmill moved to adjourn.

Ms. Jones seconded, and all those present were in favor at 6:19

Chairman: C. A. Allard Date: 5-14-26