PENDLETON
SOUTH CAROLINA
History, Hospitality & Happenings!

Town of Pendleton
Planning Commission
Regular Meeting
May 14, 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:**
   Mr. Baldwin motioned to approve the minutes; Ms. Jones seconded. Mr. Moloney abstained from voting. Motion passed with all those present being in favor.

3. **Public Comments**.
   Chairman Holland opened the meeting portion at 6:02 pm.

   Carey Flemming 203 East Queen Street
   Encouraged the planning commission to establish a historic district for the Town of Pendleton.

   End of Public Comment.

4. **Public Hearings:**
   a. Hold a Public Hearing to gather information before making a recommendation to Pendleton Town Council to rezone property located at 610 Cherry Street, having TMS#40-16 -01-002 from R1(Low-Density Residential) to R2(Low-Density Residential).

   Public Hearing 6:07

   Chairman Holland asked staff to read their report for the rezoning.

   Mr. Rines of Town staff read his report for the rezoning of 610 Cherry Street. Staff recommended approval of the request.

   No comments were made during the public hearing portion of the meeting.

5. **Reports:**

No additional reports were made by staff.

6. **New Business:**
    a. **Action Item:** The consideration of approving a resolution making a recommendation to Pendleton Town Council to rezone property located at 610 Cherry Street, TMS#40-16 -01-002, from R1(Low-Density Residential) to R2(Low-Density Residential).

Action item at 6:10

Ms. Gemmill questioned whether the rezoning request applied to the entire two-acre parcel. She stated that the property would potentially have 90,00 square feet that could be subdivided in the future.

Staff stated that it would be possible to subdivide the property into additional parcels in the future.

Mr. Baldwin questioned whether the commission could impose conditions limiting future subdivisions of the parcel if the request were granted.

Staff explained that rezoning requests are legislative actions and that the commission cannot impose conditions with their approval.

Ms. Jones asked if it was the applicant's intent to come back and build three or 4 homes on the site

Staff stated they didn't think that was the applicant's intent. Explained that the property owner seemed intent on staying at the property. They had received a permit for a building addition to allow a family member to live on the property with them.

There is an explanation of the legislative process for rezoning requests. Staff also explained the potential issues of servicing sewer to the property in the event of a major subdivision.

Ms. Gemmill stated that zoning legislation was intended for the property's future, not for the current owner.

Mr. Baldwin said the home was an older farmhouse and represents a historic part of Pendleton. By allowing it to be changed, they are allowing in the future someone to come in and do something significantly different with the property. He is thinking about the future. Questioned the applicants' building permit requests.

Staff explained that the applicant had received a permit for a building addition to allow a family member to reside at the property. They had originally wanted to build an ADU; however, they were not allowed to under the Town's current zoning ordinance.

There was some discussion about the shed/barn that was on the map provided to the planning commission.

Staff explained that the applicants needed to maintain a 6-foot setback from the property line to keep the barn/shed on their property. The rezoning was in part due to the applicant's desire to keep that structure on their property rather than remove it.

Chairman Holland made a motion to proceed with the rezoning of the lot. Ms. Jones Seconded.

The motion passed 4-3. Ms. Dawson, Ms. Luckow, and Ms. Gemmill were against the motion.

7. **Discussion Item**
   a. Consideration of discussion of amending the Town of Pendleton's Zoning ordinance with items from Resolution 03-2026 of Pendleton Town Council, including a review of the differences between the current Zoning Ordinance and the Draft Unified Development Ordinance (UDO).

Discussion Item at 6:35

Chairman Holland asked staff to go over the resolution from Town Council.

Staff read the items from Resolution 03-2026 to the planning commission.

Chairman Holland provided the commission with a brief overview of the discussion he had earlier in the afternoon with Staff and Vance LLC on the process for adopting the items from Resolution 03-2026 and tackling items from the UDO draft.

Ms. Rebecca Vance of Vance LLC was present at the meeting and explained that it is possible to use the Town's current zoning districts and merge them with the new sections of the UDO to create a new document. Amending the Town's 2023 ordinance with items from resolution 03-2026 may result in a lengthy process of multiple ordinance changes. Ms. Vance explained the items from resolution 03-2026 in detail. She outlined the process of creating and establishing a historic overlay and what the commission would need to decide to establish one.

Mr. Baldwin questioned the request to merge the Town of Pendleton's current overlay districts rather than creating a formal historic district and asked that staff reach out to Town Council for clearer direction

Ms. Gemmill asked what establishing a historic district overlay accomplishes

Ms. Vance stated that you decide which area you want to preserve and which standards you would like to preserve. Anything in the historic area that you want to protect, you can list. Can apply to residential and commercial properties. Must make sure you take all properties in the area into consideration.

After a discussion between staff and the commission on the steps needed to establish a historic overlay and the council's requests, the commission asked staff to clarify with Town Council how to create a historic district from the council's request.

Ms. Vance explained the remaining items from the resolution, her suggestions to edit the items from resolution 03-2206 to better fit the UDO, and what can be changed to be implemented at a more effective and enforceable level. She explained that it would be more effective to discuss chapters 2, 3, and 4 in separate meetings, potentially holding two meetings for chapter 4 due to the amount of information in that chapter.

Staff explained the length of time that one amendment to the zoning ordinance would take to be adopted under the town's current policies

There is some discussion about the process of adopting a new zoning ordinance and the moratorium that would result from that

Ms. Vance stated that Articles 2, 3, and 4 could be discussed at a meeting, one piece at a time. Hold a meeting on each article and see what they like and don't like about it. The rest of the UDO covers things that are the same in the current zoning ordinance, like the BZAs' and DRBs' duties and powers.

The Historic overlay district was brought up again. Ms. Vance explained the difference between a historic overlay in the Town and property being listed on the National Register of Historic Places.

Motion to adjourn at 7:26 by Chairman Holland, Seconded by Ms. Gemmill, all were in favor.

8. Updates:

9. Adjournment:

Chairman: C Holland Date: 8-13-26