PENDLETON
SOUTH CAROLINA
History, Hospitality & Happenings!

Town of Pendleton
Planning Commission
Regular Meeting
September 10, 2026
Pendleton Town Hall, 6:00

MINUTES:

1. **Call to Order:** The meeting was called to order by Vice-Chair Dawson at 6 pm. Chairman Holland notified staff that they would be absent from this meeting,

2. **Public Comments**.
   a. Alex Symborksi, 1200 Cherry Street Extension
      - I. See attached submission to staff during the meeting.

3. **Work Session:** Work Session on items from Resolution 03-2026

   a. The Consultant, Rebecca Vance, asked if there were any additional amendments or additions needed for the draft amendments presented during the meeting.
      - Ensure that anywhere the word city is used, it is corrected to say town.
      - Anywhere that specific dollar fees are listed, change to say as determined in the comprehensive fee schedule.
      - Clarify language on declaring a tree that is healthy vs unhealthy.
      - Clarify language on administrator vs zoning administrator.
      - There is an in-depth discussion on the removal of trees in the buffer yard area for single-family houses, on what areas of the yard should be affected, and the benefits and costs of this section that will affect the Town.
      - Staff and the consultant reminded the commission that if the Town Council does not like the tree ordinance as recommended and prepared for them, the council can change or remove the ordinance to meet their expectations.
      - Correct language to say the zoning administrator can approve a fee in lieu of for tree mitigation.
      - Add a definition for critical root zone.
      - Amend the canopy tree definition to include overstory tree.

- Building materials section- clarify language to say prohibited instead of discouraged.
- Regarding design standards, state that the design standards apply everywhere, even in overlay districts, and clarify that the stricter of the two shall apply.
- Lighting section- street lighting- clarify language to state public street lighting.
- Correct the high efficiency lighting section.

4. **Adjournment:**
   a. Vice-Chair Dawson called for a motion to adjourn.
      - Ms. Gemmill motioned to adjourn, seconded by Mr. Moloney. All those present were in favor.

Chairman: Cliff Holland Date: 10-8-2026

Submitted to Staff 9/10/26 at Work session

south carolina citizens requests to have town records corrected under foia request 82/2000

Correcting Town Records in South Carolina Under FOIA

In South Carolina, the **Freedom of Information Act (SC FOIA)**, codified at **S.C. Code Ann. §§ 30-4-10 through 30-4-165**, gives citizens the right to inspect, copy, or receive electronic copies of public records held by any public body, including towns projectpapertrail.org+1. This includes records that may need correction.

How to Request Records

- **Send a written request** to the town's **records custodian** or FOIA officer (if one is listed). If unsure, address it "Attn: Records Custodian" and ask them to forward SS www.searchsystems.net.
- **Be specific**: Name the records, dates, parties involved, and any identifying details. Avoid asking questions — the law requires agencies to produce records, not answers SS www.searchsystems.net.
- **Cite the law**: Include "South Carolina Freedom of Information Act" in your request SS www.searchsystems.net.
- **Ask for electronic delivery** to save costs and speed processing SS www.searchsystems.net.

Response Deadlines

- **10 business days** for records up to 24 months old.
- **20 business days** for older records projectpapertrail.org.

Fees

- Agencies may charge reasonable fees for search, retrieval, and redaction, capped at prevailing commercial rates for copies. Electronic records are generally free to inspect projectpapertrail.org.
- You can set a written cost ceiling in your request SS www.searchsystems.net.

Exemptions

Records cannot be withheld unless a specific statutory exemption applies. Common exemptions include:

August 13, 2026 Submitted to Staff 8/18/26 at Work Session

Pendleton Planning Commission

Chairperson Holland and Commission Members,

The current lawsuit settlement will require a Public Hearing and Town Council's approval. Important corrective material was provided to The Planning Commission in 2025. It shows that parcel 620008009 was not included in the 2005 – 2008 annexation and development ordinances. By looking into the records of 2009 and later we find Ordinance 09-14 (12/7/2009) detailing the Cherry Street Extension annexation and the Ordinance 10-02 (4/20/2010) accepting the site plan and development proposal presented by the owner at that time. So the correct zoning of that parcel is not lost at all; but properly located in the Town Records for the period November 2009 through May 2010.

Since this information was only presented to the Planning Commission, I am formally requesting that the Planning Commission acknowledge and convey to the Town Council this correction.

The documents to be noted for correction are

1. 2025 Town Resolution on Procedure for Major Change (page 1).
2. Staff Reports of July, September, and December, page 1,under "Existing Conditions"
3. CPG / McCabe lawsuit, Notice of Appeal(1/21/2026, Exhibit 'C')
4. Town Answer (2/19/2026, 10th Circuit Court of Common Pleas 2026-CP-04-00160.

Respectfully submitted,

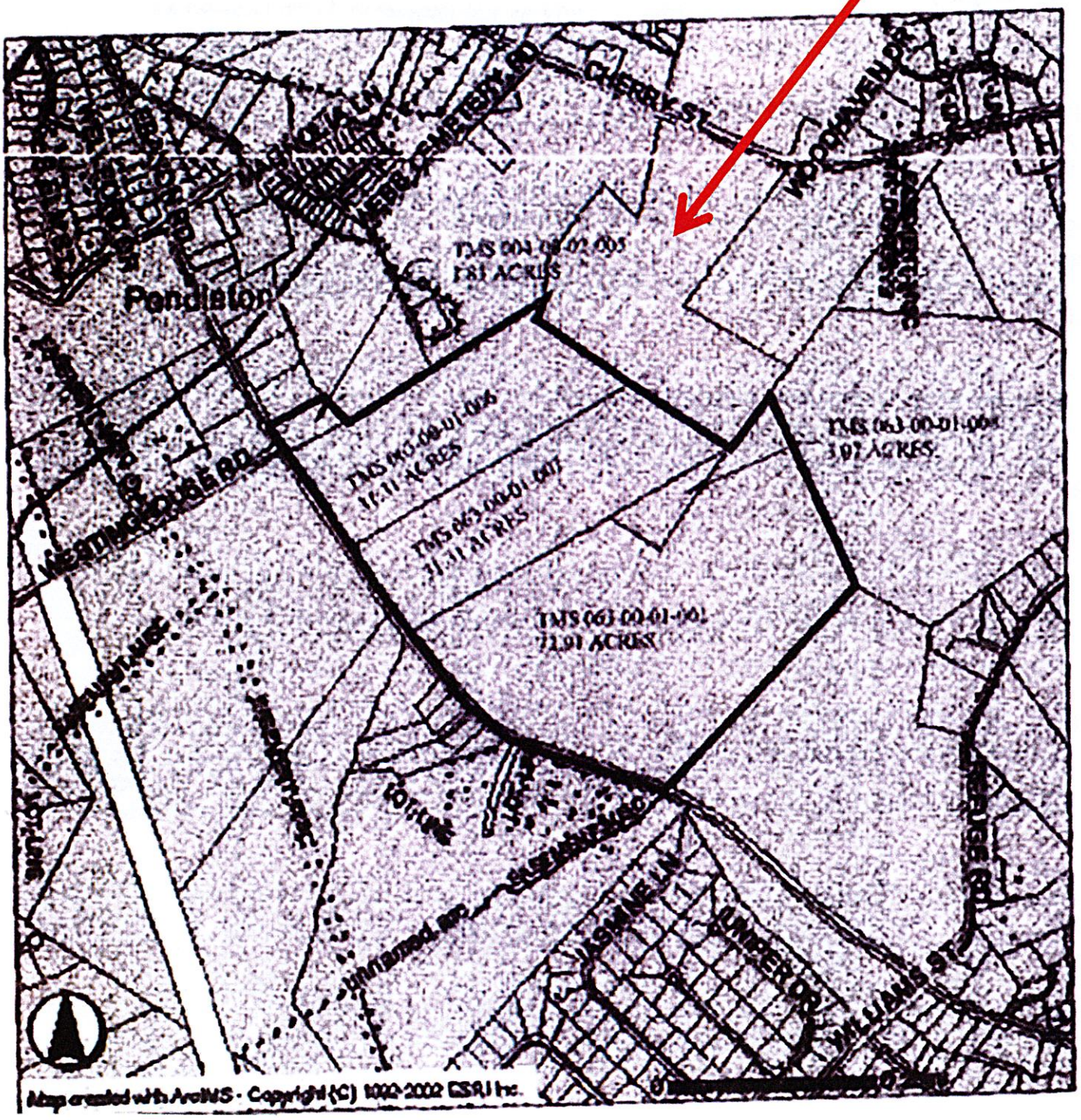
Alex P Symborski

ENCLOSURE 1

1.81 acre parcel	TMS# 004-00-02-005
31.31 acre parcel	TMS# 063-00-01-006
31.31 acre parcel	TMS# 063-00-01-007
3.07 acre parcel	TMS# 063-00-01-008
72.91 acre parcel	TMS# 063-00-01-001

HERE it is !!

Outside the annexation boundary !



Center Park Group Proposal for Cherry Street Extension Property Zoning Reference, Pendleton, SC Ord#10-02 - - -38.6 Acre TM-062-00-08-009

The19 items below apply to the 38.6-acre 2009 annex, one parcel of two comprising CPG's proposal. The parcel lies East of Town on the South side of Cherry Street just inside the Town Limits. They trace the time from the owner's request in 2009 until May of 2010, one month after full Council approval of the zoning and site plan.

I believe everything below can be obtained from the Town by FOIA request. Of two versions from Apex Homes, only one has a nurse-staffed building and apartment style care building and 25 'independent living' cottages units. Town Planner Mr. Kurjiaka's letter and the January PPC minutes both verify this one to be the final version, item [7 below. The January 21 PPC meeting, including a Public Hearing, ended in a favorable 4 to 1 vote. There was a February 18th Joint TC-PPC meeting with a work session devoted exclusively to the proposal. It was first read in Council, March 1st and passed unanimously at 2nd reading on April 20, 2010.

1. Letter of Aug.26, 2009, to Administrator, Teri Sloan, from Enterprise Bank.
2. Ordinance 09-14, 12/7/2009, Annexation of 38.6 acres, and zoned as PD-MU
3. "Gardens At Town Creek" Proposal (Earlier and Original 12-page document)
4. L1 Landscape page (not in Town file?) but from L. Symborski 13 p. 2009. hardcopy.
5. PPC Meeting Minutes, Regular Meeting of November 19, 2009 (Note item 5.b)
6. PPC Meeting Minutes of December 17, 2009 (Note item 5.a)
7. GARDENS at Town Creek Proposal (13-page revised version)
8. GARDENS at Town Creek Project Summary (To be honest, date is not known)
9. Letter to PPC from Mr. Kurjiaka, Planner, Jan 19, 2010
10. PPC Minutes of Regular Meeting and Public Hearing of Jan 21, 2010
11. Letter to Mayor Hayes from PPC, Jan 25, 2010
12. PPC Meeting Minutes, Regular Meeting of Feb 18, 2010 (Note item 3.and 6.)
13. PPC/PTC Joint Session Minutes also Feb 18, 2010, Joint Work Sesson, completely devoted to "Gardens" discussion
14. Independent Mail March 1, 2010; News article on upcoming TC meeting
15. TC Meeting Minutes (March 2010): First reading approval
16. Independent Mail March 2, 2010, News article on approval of "Gardens" zoning
17. TC Minutes, April 20, 2010, 2nd reading and passage Ordinance 10-02 (unanimous)
18. Town of Pendleton Ordinance 10-02
19. TC Minutes of May 3, 2010, final item in -2) changes name from "Gardens at Town Creek to "Arbors at Town Creek"; it was similar to another facility (in Anderson?)

 Alex Symborski 6/6/26