

Town of Pendleton

History, Hospitality, Happenings...Home

2015 Comprehensive Plan

November 16, 2015
Town of Pendleton
Appalachian Council of Governments



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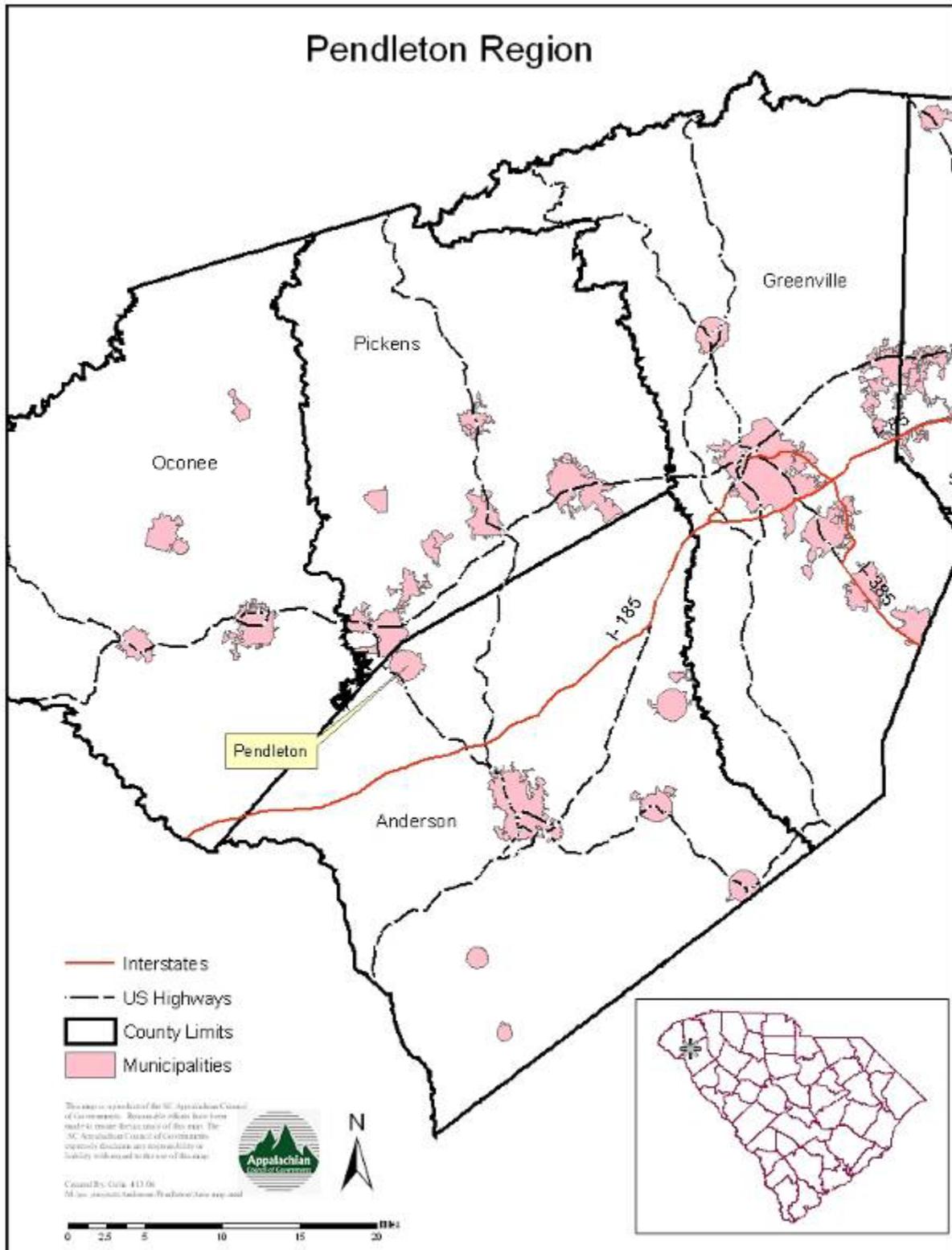
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INTRODUCTION

The Town of Pendleton has retained its quaint historic character despite growth pressures occurring in the surrounding areas. The charm of the Town has become apparent to people who are drawn to the area. Therefore, the rate of development has increased recently. It is important for the Town to maintain its character despite development pressures. The following map (titled Pendleton Region) shows the location of the Town relative to the Upstate and neighboring municipalities as well as major transportation corridors.

In light of the predicted growth, there will be development pressures on the Town of Pendleton. More people will be moving to and visiting the Town and the surrounding area. Some serious issues arise due to increased physical and economic growth. Growth will place increasing demands on existing services, land, utilities, and other community facilities and services.

The Town of Pendleton Comprehensive Plan examines current growth and development trends in order to provide the critical planning data necessary to shape the Town's future. This document provides the Town with a foundation, as required by South Carolina law, for future land use decisions by examining existing conditions, projecting future needs and demands, and formulating development related goals. The plan provides a framework to balance competing interests and demands in determining optimal future land uses and assists Town officials in planning for the improvement of infrastructure to meet future needs. Information on the type of development to encourage and support gives the Planning Commission and Town Council a guide for evaluating zoning requests and improves mechanisms for preserving the quality atmosphere of both commercial districts and residential neighborhoods. The plan is intended to act as a guide for future growth and development decisions in the Town of Pendleton.



I. POPULATION

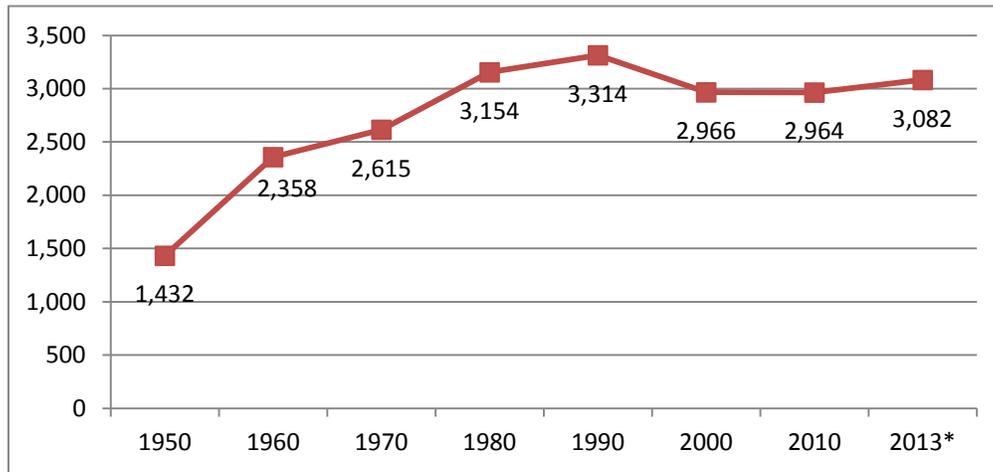


The Pendleton community would largely agree that what makes Pendleton a great place to live and visit is its people. This section deals with its people. Of course, it doesn't measure the immense personalities of these community members – the aspect which truly makes Pendleton unique. This section simply recounts the demographics of the Town, trends in the population, and projections of future trends. These demographics should provide valuable information in understanding the Town's composition of and expectations for the future population.

A. Demographics

NOTE: 2013 Census projections from the ACS have significant margins of error. Their analysis in this document is limited, but nonetheless included for observation.

Figure 1. Pendleton Population, 1950-2013



*2013 Estimates from the U.S. Census American Community Survey, Population Estimates Program

Takeaways

- Population has increased by over 115% since 1950.
- That growth is despite a population decrease of 11.7% from 1990-2000.
- The Pendleton population has remained steady since 2000.
- Current trends suggest a return to population increases similar to those from 1960-1990.

Table 1. Comparative Population

	Municipality	1990	2000	2010	2013*	% Change 1990-2010	% Change 2010-2013
Anderson County	Anderson	26,385	25,514	26,686	26,985	1.1%	1.1%
	Belton	4,646	4,461	4,134	4,252	-11.0%	2.9%
	Honea Path	3,841	3,504	3,597	3,633	-6.4%	1.0%
	Iva	1,174	1,156	1,218	1,252	3.7%	2.8%
	Pelzer	81	97	89	91	9.9%	2.2%
	Pendleton	3,314	2,966	2,964	3,082	-10.6%	4.0%
	Starr	164	173	173	192	5.5%	11.0%
	West Pelzer	989	879	880	886	-11.0%	0.7%
	Williamston	3,876	3,791	3,934	4,039	1.5%	2.7%
Pendleton Area	Central	2,399	3,522	5,159	5,184	115.0%	0.5%
	Clemson	11,145	11,897	13,905	14,276	24.8%	2.7%
	Seneca	7,726	7,652	8,102	8,207	4.9%	1.3%
	Anderson County	145,177	165,740	187,126	190,641	28.9%	1.9%
	South Carolina	3,486,703	4,012,012	4,625,364	4,774,839	32.7%	3.2%

*2013 Estimates from the U.S. Census American Community Survey, Population Estimates Program

Takeaways

- *Several municipalities in Anderson County decreased in population from 1990 to 2010.*
- *Pendleton’s growth since 2010 (4.0%) is the largest among cities in Anderson County with populations greater than 3,000.*
- *The Pendleton area, including Central, Clemson and Seneca, continues to be high growth area.*
- *Both Anderson County and South Carolina had significant population growth from 1990 to 2010, consistent with a trend of growth in unincorporated areas out pacing those in municipalities. Recent population estimates suggest a reversal of that trend.*

Table 2. Population by Age

	Pendleton 2000	Pendleton 2010	Pendleton 2013*	2013*		
				Pendleton	Anderson County	South Carolina
Total	2,966	2,964	3,036			
Under 5 years	191	181	162	5.3%	6.3%	6.4%
5 to 9 years	149	145	85	2.8%	6.6%	6.5%
10 to 14 years	163	138	83	2.7%	6.9%	6.4%
15 to 19 years	157	135	149	4.9%	6.5%	6.9%
20 to 24 years	320	303	367	12.1%	5.9%	7.3%
25 to 34 years	412	411	534	17.6%	11.5%	12.8%
35 to 44 years	382	318	278	9.2%	13.1%	12.8%
45 to 54 years	361	372	272	9.0%	14.6%	14.0%
55 to 59 years	182	186	183	6.0%	6.8%	6.6%
60 to 64 years	128	187	190	6.3%	6.2%	6.2%
65 to 74 years	268	318	531	17.5%	9.0%	8.4%
75 to 84 years	188	197	188	6.2%	4.9%	4.3%
85 years and over	65	73	14	0.5%	1.8%	1.5%

*2013 Estimates from the U.S. Census American Community Survey

Table 3. Median Age

	Pendleton	Anderson County	South Carolina
Median Age 2000	37.5	37.3	35.4
Median Age 2010	40.4	39.7	37.9
Median Age 2013*	40.0	40.1	38.1

*2013 Estimates from the U.S. Census American Community Survey

Takeaways

- According to 2013 Census estimates, the highest percentage of population in Pendleton is the age group of 25 to 34 years and is significantly greater than Anderson County and South Carolina.
- The percentage of school age children, considered less than 20 years of age, is considerably lower in Pendleton than in Anderson County and South Carolina.
- The percentage of parents, traditionally considered between ages 25 and 54, is also lower than Anderson County and South Carolina
- While the population of school age children has decreased, the population of those ages 20 to 34 has increased considerably, making up nearly 30% of Pendleton’s total population.
- The median age of Pendleton increased nearly 3 years from 2000 to 2010, which corresponds with the increase in the 20 to 34 age population and the decrease in school aged children.

Table 4. Population by Race

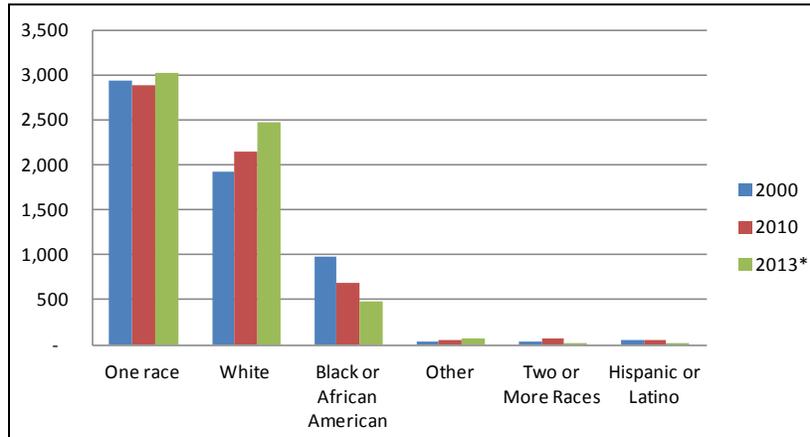
	Pendleton						Anderson County		South Carolina	
	2000		2010		2013*		2010	2013*	2010	2013*
One race	2,936	99.1%	2,888	97.4%	3,018	97.9%	98.5%	98.6%	98.4%	98.2%
White	1,919	64.7%	2,142	72.3%	2,470	81.4%	80.1%	80.3%	66.2%	67.2%
Black or African American	981	33.1%	690	23.3%	485	16.0%	16.0%	16.4%	27.9%	27.7%
Other	36	1.2%	56	1.9%	63	2.1%	2.4%	1.9%	4.3%	3.3%
Two or More Races	30	1.0%	76	2.6%	18	0.6%	1.5%	1.4%	1.7%	1.8%
Hispanic or Latino	45	1.5%	47	1.6%	24	0.8%	2.9%	3.1%	5.1%	5.2%

*2013 Estimates from the U.S. Census American Community Survey

Takeaways

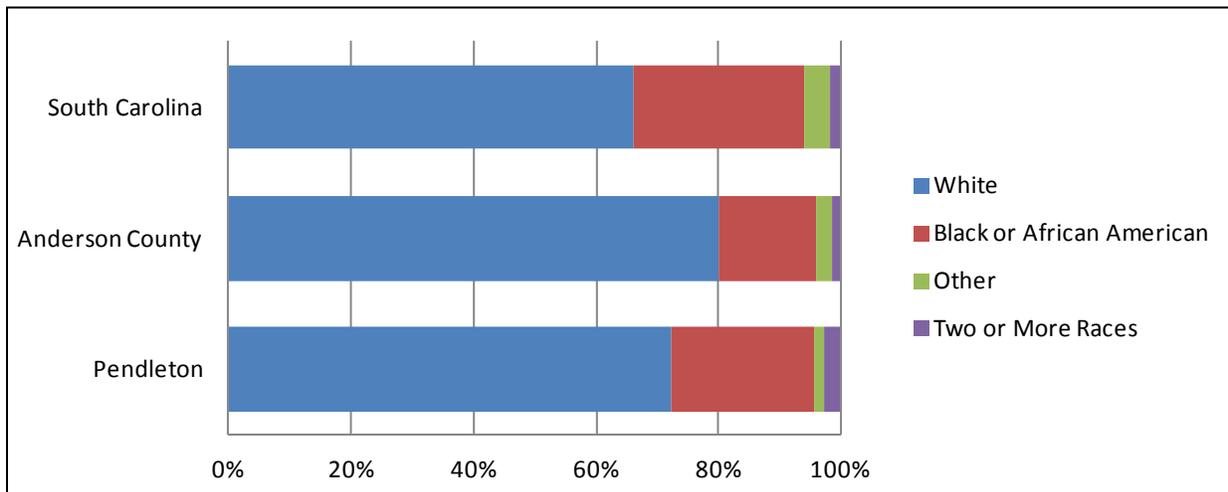
- The White population as a percentage of the total population increased nearly 8% from 2000 to 2010; according to 2013 estimates, the White population has increased an additional 9% since 2010.
- The Black or African American population as a percentage of the total population decreased nearly 10% from 2000 to 2010.
- The percentages of Other and Hispanic or Latino are less than both Anderson County and South Carolina.

Figure 2. Population by Race and Ethnicity



*2013 Estimates from the U.S. Census American Community Survey

Figure 3. 2010 Race by Percentage of Population



Takeaways

- *Population has increased in number for each of the “White”, “Other”, and “Two or More Races” categories while significantly declining in the “Black or African American” category*
- *The percentage of White and Black or African American populations sit almost mid-way between Anderson County and South Carolina*
- *The percentages of Two or More Races are higher than both Anderson County and South Carolina.*

Table 5. Population by Household, 2000-2010

		Percentage of Households				Average Household Size	Average Family Size
		Family	Married	Single w/child under 18	Non-Family		
2000	Pendleton	57.2%	37.0%	No Data	42.8%	2.12	2.75
2010	Pendleton	56.2%	35.7%	10.9%	43.8%	2.10	2.69
	Anderson County	70.3%	51.1%	9.9%	29.7%	2.50	2.98
	South Carolina	67.5%	47.2%	10.6%	32.5%	2.49	3.01

A "Family", by US Census definition, contains at least two people – the householder and one other person related to the householder by birth, marriage or adoption. "Non-Family" households include single persons living alone and any additional unrelated persons.

Takeaways

- *Family versus Non-Family households has remained relatively stable from 2000 to 2010.*
- *Anderson County and South Carolina each have a significantly higher percentage of Family type households than Pendleton.*
- *The percentage of households of single householders with children under 18 is similar in Pendleton, Anderson County, and South Carolina.*
- *Similar to the "Family" households, households composed of "Married" persons is much lower than that of Anderson County and South Carolina.*
- *The average household size in Pendleton is nearly 0.40 people less than in Anderson County as a whole.*
- *The average family size is also less in Pendleton than in Anderson County and South Carolina.*
- *Household composition has changed very little in Pendleton from 2000 to 2010.*

B. Analysis

The previous information is a report of the population numbers. In some cases, key demographics are highlighted by providing a comparison to other localities, Anderson County, and South Carolina. The following information is an analysis of that report. Most of this analysis of trends is quantitatively based, but a couple instances of speculative analysis are found in this section. Overall, this section should answer the question "Why?" when considering the dynamics of the population of Pendleton.

1. Trends and Indicators

OVERALL POPULATION

Population in the Town of Pendleton has decreased each of the past two decades, resulting in a population drop of 350 people since the 1990 Census. The population for

the Town remains below the count in 1980. The influences on population change from 2000 to 2010 are listed later in this section and attempt to describe the loss of population over the past ten years, but that does not fully explain the dynamics that have caused the change in population over that period or the loss since 1990. Some of the other latter portions of this section will attempt to provide that insight.

Although population is generally expected to increase for a Town, the decrease in population isn't a negative indicator alone. The population decline in Pendleton in combination with the fact that the other most local municipalities have all gained population is the greatest reason for concern. The loss of population despite the housing boom during the mid 2000's does not create great hope for future population growth. The fact that this was immediately followed by the housing bubble bursting in the late 2000's provides a little solace.

Age

The age Pendleton's population indicates two different outlooks for the Town. The fact that the only sectors of the population that have grown were the 50 years and older categories is considered a negative indicator. This shows that there is an aging population and that this is not being offset by growth in the younger generation. To some degree, this is symptomatic of the "Baby Boomers" generation coming of age (fitting right into the 50 and older categories) but, regardless, still skews the balance of population. Further, the decline in population of the categories representing ages 49 years and younger shows that the "family age" people, or those that generally qualify as parents or children, cause concern for population growth and community stability. The presence of families is generally thought to create more stable communities, as this population is less transient and more likely to invest in their homes. This age range is also thought to indicate "vibrancy" of the community, as these ages are more likely to be seeking events to attend and activities to take part in.

One other indicator in the age of the population is the 20 to 29 years category. This is the age range that is represented most by college students and young professionals. The fact that the greatest percent of the population is found in this range can be considered both positive and negative. This is positive because people in this age range, especially college students, often have readily available disposable income. A large part of this income comes from outside the community and is spent inside the community. Of course, the fact that this age group is more willing to travel to spend does reduce the overall influence of that disposable income. One possible negative factor that can come from this is instability in their living situations. Unlike families, college students and young professionals are a more transient group and are less likely to invest themselves in their homes and community.

Race

The Town of Pendleton is composed primarily of two racial groups – White and Black or African American. Despite population decline over the past 20 years in Pendleton, the White population has experienced modest growth. However, the Black or African American population numbers have significantly declined over that time; the count has reduced by nearly 500 people. Although some of this can be attributed to the inclusion of the “Two or More Races” category being counted, the reasons for the decline are more complex. Many socioeconomic factors influenced this change, not limited to just the Town’s tax structure and utility rates as discussed below. The thinning of the housing stock in areas traditionally inhabited by Blacks and African Americans has also contributed to the decline in their numbers.

Much of the country has experienced an influx of Hispanics and Latinos. The Pendleton population has not followed this trend. Population numbers for the “Hispanic or Latino” category in 2010 are similar to the 2000 Census count.

Households

The census information for households provides more dynamic insights into Pendleton’s current population and the changes experienced in that population over the past 20 years. One such category is the “Average Household Size” category. The population dropped from 3,314 in 1990 to 2,966 in 2000 to 2,964 in 2010. This drop closely mirrors changes in the “Average Household Size” for that period. In 1990, the average household size was 2.36 people per unit, whereas it dropped to 2.12 people per unit in 2000 and 2.10 in 2010. Applying those numbers to an estimated 1,500 occupied housing units in Pendleton would result in an expected loss of nearly 300 people from 1990 to 2000 and 30 people from 2000 to 2010. The addition of units from 2000 to 2010 could explain the relative lack of change in population from 2000 to 2010.

Regarding the other sub-categories in “Population by Household” (Family, Married, Single with child under 18, Non-Family), there has been little change in Pendleton. The primary import of this information is in comparison to the county and, in consideration of the Family/Non-Family categories, to other local municipalities. The “Family” and “Non-Family” categories are important in that they provide some indication as to the stability of a community. A “Non-Family” household, like with the “family age population” as stated in the “Age” section, is much more likely to be made up of a transient population and therefore less likely to invest or engage in their community. By percentage, Pendleton is over 10 points higher in the “Non-Family” category than both Anderson County and South Carolina. The difference between Pendleton and Anderson County and South Carolina indicates, at least partially, that Pendleton has a higher percentage of college students living in Town. Pendleton’s “Non-Family” population is comparable to the City of Anderson (41.8%), and Seneca (38.7%), but is clearly much different than Clemson (58.0%) and Central (67.7%). The “Non-Family” category would include, among other groups, the college student population in Pendleton. These numbers are helpful in understanding the impact of Clemson University on Pendleton’s population.

INFLUENCES IN POPULATION CHANGE: 2000-2010

Clemson University and Tri-County Technical College

With a 2014 enrollment of nearly 22,000 students, **Clemson University** is a public land-grant university that consistently ranks high in most national measures of collegiate academic performance. In a 2015 ranking of national public universities, U.S. News and World Report ranked Clemson as a top 20 public institution. Clemson has observed a gradual increase in enrollment, which in turn has affected the off-campus population of the surrounding area. According to 2014 enrollment statistics, 59% of Clemson students live in off-campus, non-university sponsored housing.

Given the convenience of walking or biking to campus, most off-campus students will live within one mile of campus, according to a 2012 study by the Housing and Education Research Association. However, a significant subset of off-campus students will choose to live in communities that are more than 3 miles away for lower rents and larger dwellings. Pendleton offers a unique blend of both affordability and convenience. CAT offers transit service from Pendleton to campus in around 17 minutes. Students living in Pendleton that choose to bike to campus can reach the 3.6 mile destination in less than 30 minutes. While the precise population impact of Clemson University on the Town is unclear, it is certainly understood that a subset of students, faculty and staff call Pendleton home and contribute to the local culture and economy.

Tri-County Technical College (TCTC) is a 2-year, community college located in Pendleton that was established in 1962. The college has a partnership with Clemson University to allow students who plan to declare a limited enrollment major or missing college-level credits at Clemson to enroll at Tri-County and transfer to Clemson after two semesters whilst holding status as Clemson Students. This partnership benefits both institutions and the local economies in Oconee, Anderson and Pickens Counties. TCTC has an enrollment of nearly 7,000 students; 40% of which are part-time enrollees. TCTC does not provide on-campus student housing. One can assume that a large number of TCTC students live and/or work in Pendleton.

With 2 growing institutions of higher education within 4 miles of the Town limits, Pendleton's demographic profile is likely to continue to change. As more students, faculty and staff turn to Pendleton as a living/housing alternative to Clemson and surrounding areas, cultural and recreational amenities will become more and more important. Pendleton provides additional opportunities such as theatre, recreation, historical resources and opportunities to engage in the community.

Development and Demolition

- Falls at Meehan Planned Development (approval & commencement)
- Villages at Town Creek Planned Development (approval & commencement)

- Heritage Oaks Planned Development (continued)
- Heritage Place Planned Development (approval & commencement)
- Magnolia Pointe Phase II (completion)
- Merchant’s Gate Subdivision (approval & commencement)
- Village Hills Mobile Home Park (demolition of units)

The influx in development over the last ten years (and even the last twenty years) has created a change in the makeup of the Pendleton community. Many of the demographic data included earlier in this element and the changes in that data from 2000 to 2010 can be explained partially, if not in a large part, by the construction and demolition that has occurred in that time.

The residences, all single family detached units, in developments like The Falls at Meehan off S. Mechanic Street, Heritages Oaks off Micasa Drive, and Magnolia Point off Seawright Drive have largely been occupied by people classified as “White” and in the age ranges of 50 years and older. Further, the Villages at Town Creek, a development of Townhouses off Lebanon Road, is mainly occupied by student age residents that would fit in the 20 to 29 years range. Although these developments have attracted people from different sectors of the populations, these changes have reaffirmed and expanded each of these already disproportionate (as compared to Anderson County and South Carolina) demographic categories.

The demolition of about twenty-five mobile homes in the Village Hills Mobile Home Park around 2006 has had a much different impact on the Town’s population. Village Hills housed many low income residents, and the loss of these units meant the migration of many of these residents outside the Town limits. As a population that was racially mixed, both the White and Black and African American populations were affected. However, the loss of White residents was offset by new development in other parts of the Town while that was not necessarily the case in regards to the Black and African American residents.

Policies and Perceptions

- Property Tax Rates
- Water and Sewer Rates
- Impressions of Anderson County District Four Schools

Many of the Town policies and perceptions of the Town have had an adverse effect on attracting new residents in Pendleton. These policies and perceptions, primarily negative, have had much less of an effect on out-migration of residents, but nevertheless are important to future population growth in Pendleton. Additionally, the

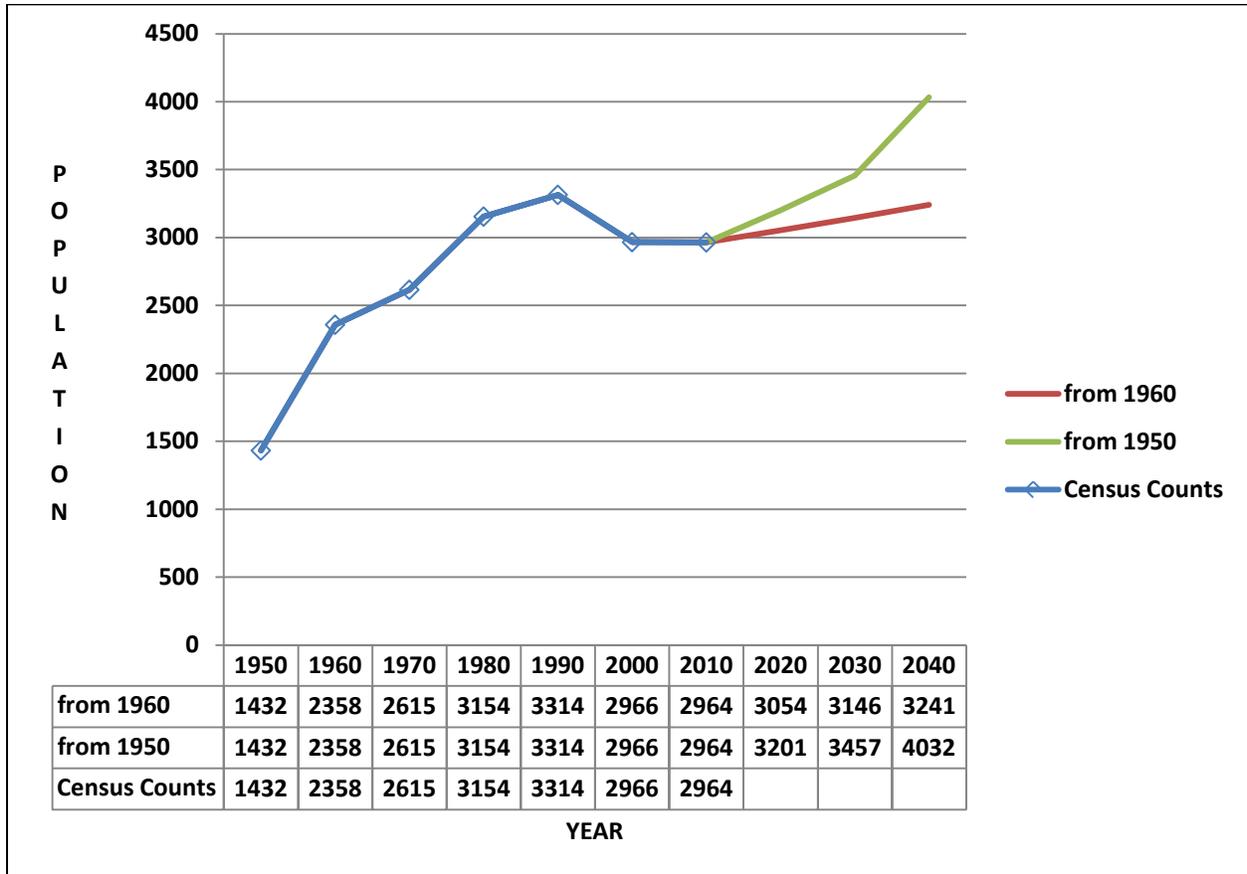
nature of these policies and perceptions are affecting the types of people that are moving into Town. There are many positive aspects of the Town that attract new residents; however the decrease in population suggests that these aspects are not as strong as some of the negative perceptions.

The property tax rates in Pendleton along with the impressions of Anderson County District Four Schools have an influence on relocation of people into Pendleton. Property tax rates in Pendleton are amongst the highest in South Carolina for municipalities. The Anderson County District Four Schools are by many accounts exceptional, but do not compare to the high test scores and rates of students moving on to college in Anderson County District One Schools, Anderson County District Five Schools and the Clemson/Pickens County schools. The high tax rates and perceptions of schools tend to have the most effect on the “family age” population, or people between 30 and 59 years and their children, or the “Under 20 years” category. This is typically the group that can least afford to pay more for taxes or will want to be in a district with better schools.

The effect of water and sewer rates on the growth of population in Pendleton is a little more difficult to gauge. Higher water and sewer rates could have many similar effects as described for property taxes, but this assumes that people looking to relocate (in or out of Pendleton) are aware of how Pendleton’s rates compare to other communities. It is also extremely difficult to compare utility rates on an apples to apples basis, considering some communities have front-loaded rates, others are rear-loaded, and others have bond fees that do not show on the utility fee schedule.

C. Population Projections

Figure 4. Population Projections to 2040



The population projections chart displays the population count from 1950 to 2010 and also two separate population projections. The green line is a projection that was calculated by taking the growth rate from 1950 to 2010 and applied to each ten year period up to 2040. The red line was figured similarly, but starting with the 1960 count. Each of these projections show an increase in population over the next thirty years and attempt to discount the bump in the population line caused by the 1980 and 1990 counts.

Both projections show an expectation of population growth, despite the fact that population has decreased each of the last two census counts and that Pendleton’s population is still below the count from 1980. The projection for population growth is based on the expectation that incomplete subdivisions and developments like The Falls at Meehan, Magnolia Pointe Phase III, Heritage Place Townhomes, and the Villages at Town Creek will have all their units occupied, that the current phases will be completed, or that new phases or completely new subdivisions will be developed. There is also the projection that Village Hills Mobile Home Park will be repopulated and that some of the areas in Town that were in decline have hit bottom and will be redeveloped.

Of course, expectations of growth must be tempered to a degree. The population projections stated above provide a reasonable expectation of growth based on past trends, current conditions and anticipation of factors concerning community desirability.

D. Needs, Goals and Implementation Strategies

1. Better Balance of Population Diversity.

Imbalances in certain population categories threaten the diversity of the Pendleton’s population and may result in negative impacts commonly associated with those imbalances.

2. Better Town Policies and Perceptions.

Certain policies and perceptions in Town create barriers for the attraction of new residents.

GOALS	<ol style="list-style-type: none"> 1. Improve the high quality of life to maintain the current population and attract future residents. 2. Seek a diverse community that maintains a balance of ages, races, and household types. 3. Promote an economic structure within Town that allows flourishing of all socioeconomic population categories.
Implementation Strategies	<p><i>A. The Town will strive to offer housing and employment opportunities for the current and future residents of the Town. The specific implementation strategies related to each aspect are addressed in the subsequent chapters of this plan.</i></p>

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II. ECONOMIC DEVELOPMENT

The economic profile of a community’s residents is an analysis of income and employment trends in the area. This section begins with a description of the income and employment of Pendleton’s residents, and includes descriptions of major occupations and employers, as well as unemployment rates, and commute times.

A. Economic Indicators

1. Income Characteristics

Pendleton is generally considered a middle-income community with over one-third of its households earning between \$35,000 and \$75,000 annually. Another ten percent earn over \$75,000, nearly half of the households earn less than \$25,000.

Table 6. Household Income Distribution, 2013*

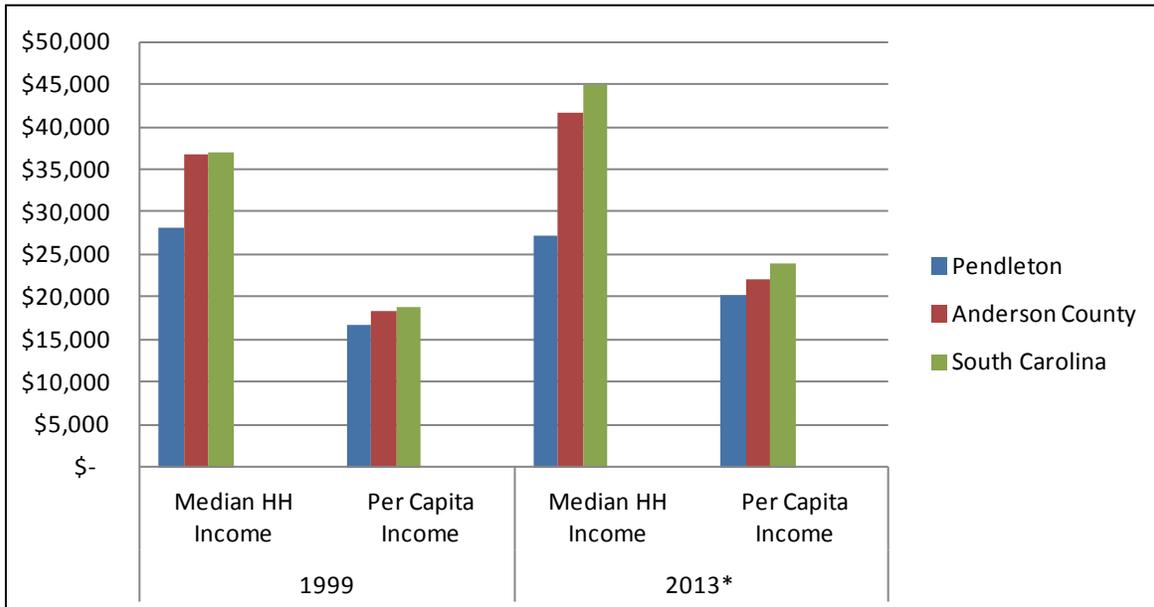
		Pendleton	Anderson County	ACOG Region	South Carolina
	Total Households 2013*	1,595	73,296	450,634	1,780,251
Percent of Households	Less than \$10,000	18.2%	8.9%	8.6%	9.2%
	\$10,000 to \$14,999	13.1%	7.3%	6.9%	6.5%
	\$15,000 to \$24,999	18.0%	14.2%	13.1%	12.6%
	\$25,000 to \$34,999	6.5%	12.3%	11.9%	11.7%
	\$35,000 to \$49,999	15.9%	14.4%	14.7%	14.7%
	\$50,000 to \$74,999	11.6%	17.9%	17.8%	18.1%
	\$75,000 to \$99,999	10.9%	11.3%	11.0%	11.1%
	\$100,000 to \$149,999	5.7%	9.4%	10.3%	10.3%
	\$150,000 to \$199,999	0.0%	2.8%	3.2%	3.2%
	\$200,000 or more	0.0%	1.7%	2.5%	2.6%
	Median (\$)	\$ 27,188	\$ 41,579	\$ 41,817	\$ 44,779
	Mean (\$)	\$ 38,015	\$ 55,713	\$ 56,642	\$ 60,601

*2013 Estimates from the U.S. Census American Community Survey

ACOG Region: Anderson, Cherokee, Greenville, Oconee, Pickens, & Spartanburg Counties

Median income is reported three different ways by the United States Census Bureau: median per capita income, median household income, and median family income. Median per capita income is an average income for all persons, including those who do not earn an income (e.g. children). Median household income looks at income levels by residence, regardless of family size or number of residents. Median family income only looks at those households that qualify as a “family” unit. Together, these figures begin to show a picture of the employment and wage situation. According to 2013 estimates, median household income for the Town of Pendleton was \$27,188. Pendleton’s median household income is considerably lower than the County and State, which was \$41,579 and \$44,779 respectively.

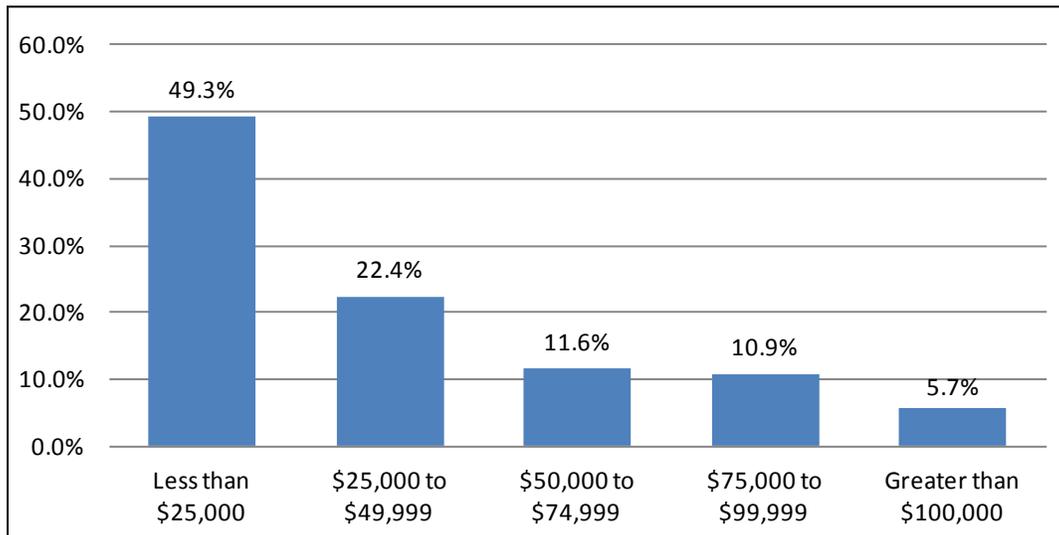
Figure 5. Income Comparison, 1999-2013*



*2013 Estimates from the U.S. Census American Community Survey

Figure 6 shows the household income distribution for the Town. The largest percentage of the population earns less than \$25,000 annually and 75% of the population earns less than \$50,000 a year.

Figure 6. Pendleton Income Distribution, 2013*



*2013 Estimates from the U.S. Census American Community Survey

Table 7 compares the different municipalities in the Anderson County in terms of various measurements of income. Pendleton is fairly similar to the other municipalities in the county.

Table 7. Income Characteristics for Anderson County Municipalities, 2013*

Municipality	Median Household Income (\$)	Median Family Income (\$)	Mean Household Income (\$)	Mean Family Income (\$)	Per Capita Income (\$)
Pendleton	\$ 27,188	\$ 39,005	\$ 38,015	\$ 48,924	\$ 20,236
Anderson	\$ 30,032	\$ 38,441	\$ 44,150	\$ 54,867	\$ 18,845
Belton	\$ 30,263	\$ 35,273	\$ 46,744	\$ 60,341	\$ 20,491
Honea Path	\$ 24,019	\$ 32,045	\$ 40,736	\$ 47,763	\$ 17,280
Iva	\$ 23,977	\$ 33,000	\$ 31,744	\$ 41,609	\$ 14,468
Pelzer	\$ 24,286	\$ 24,000	\$ 34,091	\$ 35,421	\$ 15,625
Starr	\$ 42,500	\$ 38,750	\$ 68,338	\$ 67,383	\$ 23,386
West Pelzer	\$ 24,471	\$ 36,250	\$ 31,512	\$ 39,742	\$ 13,617
Williamston	\$ 40,664	\$ 46,962	\$ 50,512	\$ 60,482	\$ 19,412
Anderson County	\$ 41,579	\$ 53,856	\$ 55,713	\$ 65,762	\$ 22,081
South Carolina	\$ 44,779	\$ 55,058	\$ 60,601	\$ 70,910	\$ 23,943

*2013 Estimates from the U.S. Census American Community Survey

2. Employment by Industry

Pendleton has two predominant industry groups: manufacturing and education/health/social services. Table 8 shows the industry groups where Pendleton employees work.

Table 8. Employment by Industry Group, 2013*

Industry Group	No. of Employees
Agriculture, forestry, fishing and hunting, and mining	0
Construction	15
Manufacturing	302
Wholesale Trade	17
Retail Trade	111
Transportation and warehousing, and utilities	0
Information	14
Finance, insurance, real estate, and rental and leasing	0
Professional, scientific, management, administrative, and waste management service	110
Education, health and social services	535
Arts, entertainment, recreation, accommodation and food services	99
Other services (except public administration)	27
Public administration	11

*2013 Estimates from the U.S. Census American Community Survey

3. Poverty

According to the United States Bureau of Census, 20.8% of all Pendleton residents were living below the poverty level in 1999. Newer 2013 estimates suggest that the number of residents below poverty level has increased to 34.9% (+/- 11.1%). Though the margin of error is significant, one can assume that the poverty rate has likely increased since the 2000 Census. The poverty threshold is determined by a number of factors, including income, family size, age of household occupants, and the number of related children less than 18 years of age. For example, the poverty threshold in 1999 for a family of four, consisting of two adults under 65 and two children under 18, was \$16,895 annually. In 2013, the poverty threshold was listed as \$23,550 annually. The increase in the threshold coupled with wage stagnation explains the Town’s poverty rate increase. It was also reported that 36.5% of families received Social Security and/or public assistance income (WIC, FSID, etc) in 1999; newer 2013 estimates suggest this number is near 50%, likely due to an aging population and increasing poverty.

4. Commuter Patterns

The 2010 Census revealed that the average travel time to work was more than twenty minutes. In addition, more than half of Pendleton’s residents traveled outside Anderson County to their jobs. This indicates that many of Pendleton residents do not work within the municipal limits.

5. Unemployment

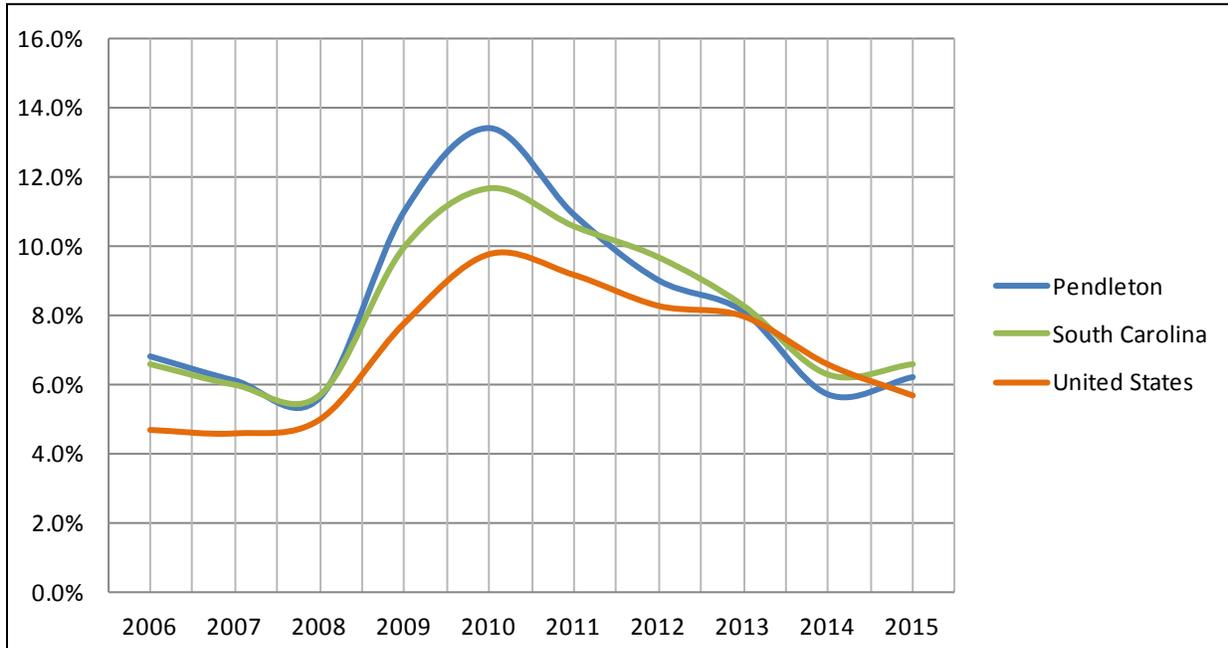
Table 9 shows Pendleton’s unemployment rate in the years 2000, 2010, and 2015, as compared to the state of South Carolina. Pendleton’s rate of unemployment is fairly reflective of the state’s unemployment status. In 2000, South Carolina’s unemployment rate was 4.0%, while the rate in Pendleton was 2.5%. The Great Recession attributed to higher unemployment nationwide between 2007 and 2013, and this trend is evident in the unemployment figures from 2010; both South Carolina and Pendleton endured unemployment rates in excess of 10%. As the economy begins recovery, unemployment rates have decreased across the board and are expected to continue a gradual decline towards full employment (5.5% according to the Congressional Budget Office). Figure 7 depicts the unemployment trends in Pendleton, South Carolina and the United States. Higher peaks and valleys are expected in smaller areas where employment opportunities are limited.

Table 9. Unemployment Rates, 2000-2015

	2000	2010	2015
South Carolina	4.0%	11.7%	6.6%
Pendleton	2.5%	13.4%	6.2%

Source: U.S. Bureau of Labor Statistics

Figure 7. Unemployment Trends by Rate, 2006-2015



Source: U.S. Bureau of Labor Statistics

B. Needs, Goals and Implementation Strategies

1. Downtown Revitalization.

Traditionally, the downtown of a community has been the commercial, social and cultural nucleus of the community. The Village Green has continued to be a vital area of the community as a gathering area for cultural festivities and community events; however, has experienced a decline in commercial activity. It is important to the community to encourage redevelopment of the downtown with new businesses and the continuation and stability of existing business.

2. Encourage Economic Activities that Support Community and Tourism.

Historic tourism is an important element to the economic well being of the Town. The Town also sees the need for commercial activities to support the daily needs of the residents as well, not only for the supply of daily needs and services, but also for employment opportunities.

<p>GOALS</p>	<p>1. Increase economic development activities in the Town of Pendleton.</p> <p>2. Increase downtown revitalization efforts in the Village Green of downtown Pendleton.</p> <p>3. Increase the tourism related enterprises as well as those serving the needs of the community through local services and employment opportunities.</p>
<p><i>Implementation Strategies</i></p>	<p><i>A. Conduct a retail market analysis to identify viable commercial opportunities within the community.</i></p> <p><i>B. Provide options and guidelines for neighborhood commercial development along North Mechanic, West Queen, and Greenville Streets.</i></p> <p><i>C. Create a marketing campaign to promote heritage tourism through means such as gateways, signage, and cooperative advertising, in coordination with the Heritage Corridor.</i></p> <p><i>D. Attract professional office and service-orientated businesses that fit local needs and offer employment opportunities.</i></p> <p><i>E. Work with the school district and local colleges and universities to improve education, particularly of the adult population, through continuing education and high school diploma programs, as well as employment preparation programs.</i></p> <p><i>F. Cluster commercial activity around activity nodes to encourage shared services and amenities, such as parking, signage, and accessibility, as well as to provide more attractive and viable commercial development opportunities.</i></p>

III. HOUSING

The small Town feel of Pendleton is not just a result of the limited commercial areas and friendly demeanor of the Town folk, but a result of the close-knit neighborhoods and homes in which the community members reside. The “Housing” element of the Comprehensive Plan examines the number, age, condition, and type of housing units in Pendleton. In looking at these factors, this section provides a basic analysis on the effect of the housing stock on the community as a whole, availability of a variety of housing options including affordable housing, and expectations for future housing growth.

A. Housing Stock

The data included in this section is derived primarily from one source – the US Census Bureau. Some of the data represents a one hundred percent count while other information has been taken from the US Census estimates. A large variety of information is available from these estimates; however these numbers may vary greatly from what might be observed in a complete count, as evident in the margin of error for some items. Regardless of some instances of high margin of error, the importance of the information in the cases presented outweighed the possibility that erroneous inferences could be made from the data. In this section, the charts provide many valuable pieces of information, but this information should be viewed with awareness of its context. In the instances that it was possible, the data has been verified with the Town’s records and files.

Table 10. Pendleton Housing Stock, 1970-2010

Year	Total Units	Single-Family	Percentage of Total	Multi-Family	Percentage of Total	Mobile Home	Percentage of Total
1970	870	718	82.5%	56	6.4%	96	11.0%
1980	1,341	1,028	76.7%	166	12.4%	147	11.0%
1990	1,536	938	61.1%	356	23.2%	242	15.8%
2000	1,533	983	64.1%	364	23.7%	184	12.0%
2010	1,693	1,112*	66.1%	424*	25.2%	147*	8.7%

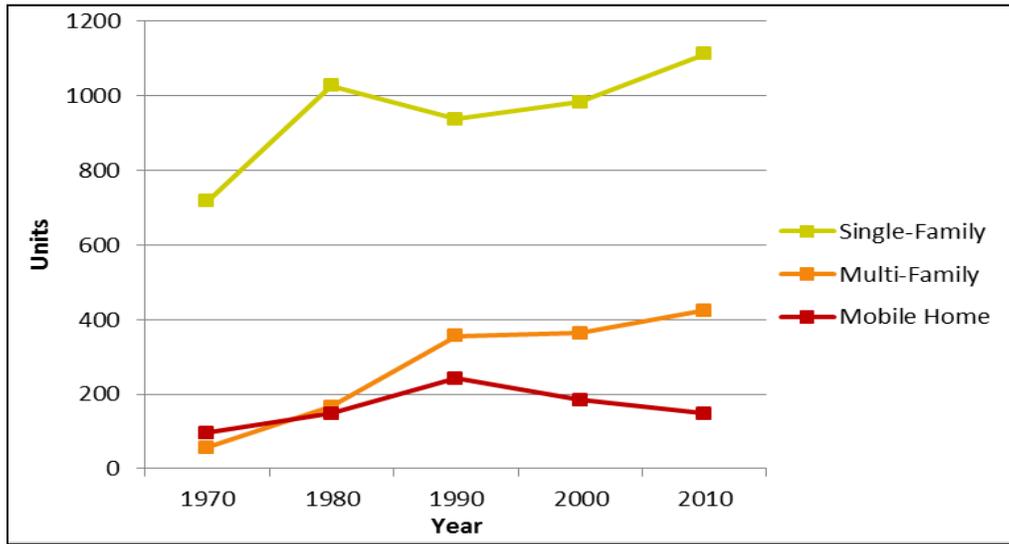
Source: US Census Bureau

Source *: Town of Pendleton Building Permit Request records

Takeaways

- A net of 160 units were added to the housing stock from 2000 to 2010.
- The number of Single-Family units increased by 13.1% from 2000 to 2010, higher than any of the decades charted except 1970 to 1980 (which was a 47% increase).
- The stock of Multi-Family units continued its steady growth (16.4% from 2000 to 2010).
- Just over 20% of mobile/manufactured homes were removed from the housing stock between 2000 and 2010.

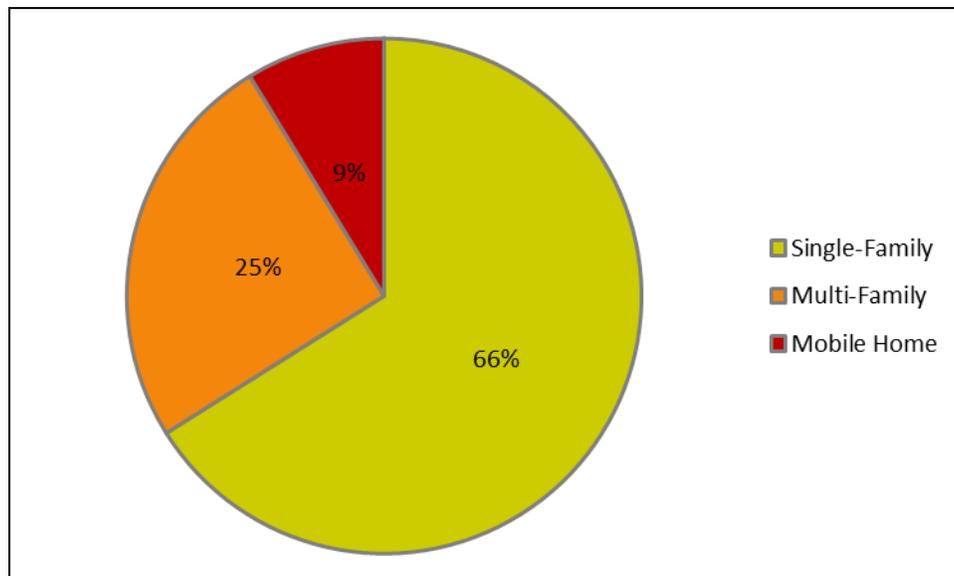
Figure 8. Pendleton Housing Trends, 1970-2010



Takeaways

- Both Single-Family and Multi-Family housing types grew in number.
- Mobile/manufactured homes significantly decreased due to the demolition of 43 units between 2000 to 2010.
- Multi-family continues to experience the highest growth rate over the course of the charted period.

Figure 9. Pendleton Housing Stock, 2010

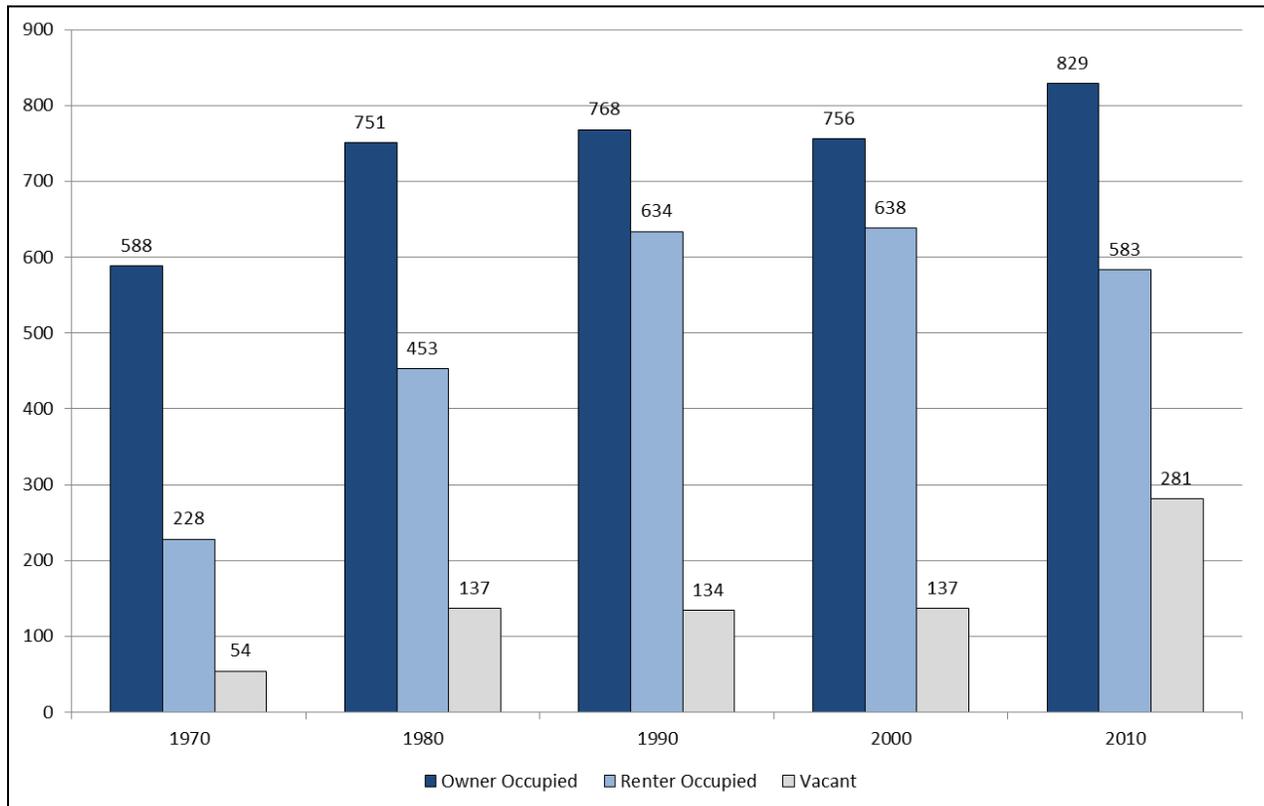


Takeaways

- The Mobile/manufactured Home share of the housing stock has shrunk as the Single-Family and Multi-Family grew in percentage.

1. Occupancy Status

Figure 10. Pendleton Housing Occupancy, 1970-2010



Occupancy Rate	1970	1980	1990	2000	2010
	93.8%	89.8%	91.3%	91.1%	83.4%

Takeaways

- In 2010, there is the highest number of Owner Occupied units, but not the highest number of units occupied overall nor the highest occupancy rate.
- The increase in units overall in 2010 (160 units) roughly matches the increase in vacant units in 2010 compared to 2000 (144 units).

Table 11. Occupied Units, 2010

Occupied Units - 2010		
	Number	Percent
Total Occupied housing units	1,412	
Owner occupied	829	58.7
Owner occupied - Owned with a mortgage or loan	478	33.9
Owner occupied - Owned free and clear	351	24.9
Renter occupied	583	41.3

Takeaways

- *Owner occupied units are more prevalent in the 2010 Census count than Renter occupied units.*
- *Almost one-fourth of all units in Town are occupied by people that own the unit free and clear.*

Table 12. Vacant Units, 2010

Vacant Units - 2010		
	Number	Percent
Total Vacant housing units	281	
For rent	149	53
Rented, not occupied	3	1.1
For sale only	34	12.1
Sold, not occupied	4	1.4
For seasonal, recreational, or occasional use	20	7.1
For migratory workers	0	0
Other vacant	71	25.3

Takeaways

- *Over half of the vacant units are specifically intended for renter occupation.*
- *Only 34 units were for vacant and “For Sale” during the 2010 Census count.*
- *Approximately 25% of vacant units were classified as “Other vacant”, or homes that are essentially not intended to be occupied at the time.*

2. Housing by Year Built

Table 13. Age of Housing in Pendleton, 2010

Year Unit Built	Number	Percent of Total
2001 to 2010	208	12.2
1990 to 2000	207	12.2
1980 to 1989	238	14.1
1970 to 1979	380	22.4
1960 to 1969	184	10.9
1940 to 1959	353	20.9
1939 or earlier	123	7.3

Data originated from 2000 US Census and has been modified

Takeaways

- Number of housing units built in each year represents counts from the 2000 US Census estimates that have been modified for new units built from 2001 to 2010 and units from other years that have been demolished.
- The two divisions in which units were built that with the most existing units (1970 to 1979 and 1940 to 1959) also represent the times of greatest population growth for Pendleton.
- Units built between 1970 and 1979 were the most demolished from 2001 to 2010 – most being mobile homes.

3. Home Values

Table 14. Median Home Values in Pendleton, 1970-2010

	Value	Percent Change	
1970	\$10,200	--	
1980	\$25,900	153.90%	
1990	\$46,000	77.60%	
2000	\$75,800	64.80%	
			Margin of Error
2010	\$106,200*	40.11%	+/- \$20,549

Source: US Census Bureau (*from 2007-2011 American Community Survey)

Takeaways

- The median home value rose by approximately 40 percent from 2000 to 2010.
- Using the margin of error, the median home value rose between 13 percent (\$85,700 value) and 67 percent (\$126,700).

- Anderson County median home value is listed at \$120,500 for 2010.

4. Monthly Cost of Housing

Table 15. Median Gross Rent in Pendleton, 1970-2010

	Value	Percent Change	
1970	\$67	--	
1980	\$109	62.70%	
1990	\$211	93.60%	
2000	\$418	98.10%	
			Margin of Error
2010	\$451*	7.89%	+/- \$129

Source: US Census Bureau (*from 2007-2011 American Community Survey)

Takeaways

- Although the median home value increased by 40 percent, median gross rent per month only increased by roughly 8 percent.
- At the high end of the margin of error, the median gross rental would only have increased by 38 percent (\$580) from 2000 to 2010.

Table 16. Median Selected Monthly Ownership Costs*, 2010

	Value	Margin of Error
Housing Units w/ Mortgage	\$814	+/- \$111
Housing Units w/out Mortgage	\$302	+/- \$65

Source: US Census Bureau (*from 2007-2011 American Community Survey)

**Selected monthly owner costs are calculated from the sum of payment for mortgages, real estate taxes, various insurances, utilities, fuels, mobile home costs, and condominium fees. Listing the items separately improves accuracy and provides additional detail. When combined with income, a new item is created – Selected Monthly Owner Costs as a Percentage of Household Income. This item is used to measure housing affordability and excessive shelter costs. For example, many government agencies define excessive as costs that exceed 30 percent of household income. (Source: American Census Bureau website at www.census.gov)*

B. Analysis

1. Trends and Indicators

NEW HOUSING

From 2001 to 2010, the Town of Pendleton was approach with multiple proposals for new subdivisions and housing developments. Although some of these proposed

developments did not reach the construction phase, many of them did and are in various states of completion. In addition to those developments, construction on units in multiple other subdivisions within the Town limits has continued. Below is a summary of housing developments in the Town, and their status as of September 2015.

Falls at Meehan Mixed-Use Planned Development – off South Mechanic Street

The Falls at Meehan subdivision is in Phase I of development. Phase I includes a prospective 62 parcels, of which 44 of those properties have single family homes built upon them. The Falls was planned as a multi-phase development containing a mixture of residential and commercial uses. Fully developed, the Falls at Meehan would include around 300 single family detached housing units and over 18 acres of commercial property.

Heritage Oaks Planned Development – off Micasa Drive

The development of Heritage Oaks began in the mid-1990's and continued into the 2000's. The subdivision was originally composed of 102 buildable residential lots. At present, 89 single family detached units have been built with 38 of those homes built between 2001 and 2010.

Heritage Place Planned Development – off West Queen Street

Heritage Place is a Townhome development bordering the Heritage Oaks subdivision, but with its main entrance on West Queen Street. Twelve buildings were planned for the Heritage Place property – one building with two units and four units in all the other buildings – containing a total of 46 Townhome (single family attached) units. Thirty-four of the forty-six units have been built; all of them between 2001 and 2010.

Liberty Hall Village Planned Development – off S. Mechanic Street

Proposals for Liberty Hall Village originated in 1984, and construction on the first units came a couple years later. The development plans for this subdivision have gone through many revisions, the latest of which includes both single family detached units and Townhomes to the south of Liberty Hall Way. Liberty Hall Village includes 16 lots for single family detached units (all of which are now occupied) and 21 lots for Townhomes (with 10 existing units). From 2001 to 2010, 7 single family detached homes were constructed in this subdivision.

Magnolia Pointe Planned Development – off Seawright Drive

Development in Magnolia Point began in the early 1990's with Phase I which included 18 buildable lots. After completion building in that phase, Phase II was approved for an additional 31 lots in 1996. Only one of these homes was built from 2001 to 2010, which completed construction in Phase II. Phase III was approved for subdivision in 2008 and includes 19 lots for single family detached homes. As of 2015, 45 homes have been built in the development.

Merchant’s Gate Subdivision – off Micasa Drive

Merchant’s Gate is a development with a planned mix of single family detached homes and Townhomes (single family attached units). The final plans approved in 2008 included 28 buildable lots that would include 27 single family detached units and 10 Townhomes. Up to 2012, only six of the detached single family homes have been constructed.

Villages at Town Creek Planned Development – off Lebanon Road

The Villages at Town Creek, formerly known as Pendleton Station, completed construction in Phase IA, which includes 62 Townhome units. Phase IB includes plans for an additional 40 units for which the base infrastructure has already been laid. The existing units were put up for rent at the end of 2009.

MOBILE/MANUFACTURED HOMES

Village Hills Mobile Home Park – off E. Queen Street and Cherry Street

The Village Hills Mobile Home Park has had one change of significant note – the demolition of about 25 mobile home units between 2001 and 2010. Although this has helped to remove some of the units in the worst shape, there are still a few units in overall poor condition that need to be removed in the coming years. Village Hills still has 43 existing mobile and manufactured home units and 2 modular units in the subdivision.

Over the past two decades, the number of mobile and manufactured homes has drastically decreased from 242 in 1990 to 184 in 2000 to 147 in 2010. Despite the decrease not being as large between 2000 and 2010 as it was from 1990 to 2000, the Town has made strides in ensuring that the quality of the mobile/manufactured homes in Pendleton is better. Planning Commission and Town Council both supported an ordinance for manufactured home design standards, regulating the age, materials, and size of manufactured homes being located in the Town. In this ordinance, it was recognized that manufactured homes play an important role in the provision of affordable living while including a standard for quality that would make these homes more compatible with surrounding single family detached units and would create the appearance of neighborhood stability.

ASSISTED LIVING

In April 2010, Pendleton Town Council approved a request for a graduated care development to be named the Arbors at Town Creek. This development had a skilled care building, assisted living apartments, and over 20 independent living units planned. Construction never commenced on the project. The Town still has need for more housing for its aging population.

CONDITION OF HOUSING STOCK

The Town of Pendleton, like its population, has a housing stock that is aging. Even though many new units were built over the past decade, the older homes still comprise a vast majority of the homes in Pendleton. In many ways, all the older homes create the unique charm and historic feel of this small Town. However, one main issue emerging with an aging stock of housing is the amount of upkeep that is required and the ability of the aging people to maintain their homes. Recently, a comprehensive list of homes that are in a state of decline had been gathered by Town Staff. This list included over 80 units (both single family and mobile/manufactured homes).

Over the coming decades, the Town will be challenged with the decline of homes and, consequently, the decline of neighborhoods. The ability to implement innovative ways to address the existing stock of dilapidated homes and to slow or stop the decline of those homes that are on the edge of becoming uninhabitable will largely affect the desirability of living in Pendleton and the Town’s ability to stabilize its tax base.

AFFORDABLE AND PUBLIC HOUSING OPTIONS

Affordable housing is an aspect that the State of South Carolina has put particular focus on in the past five years. As part of the legislation passed in the 2010 Priority Investment Act, comprehensive plans need to be considerate of the need for affordable housing. Although the words “affordable housing” can be taken in many different ways, the U.S. Department of Housing and Urban Development (<http://www.hud.gov/offices/cpd/affordablehousing/>) uses the following guideline for “affordability”:

The generally accepted definition of affordability is for a household to pay no more than 30 percent of its annual income on housing. Families who pay more than 30 percent of their income for housing are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care.

For the sake of the Town of Pendleton’s needs, two versions of analysis will be stated: 1) Median Cost of Housing versus Median Income, and 2) Availability of Housing that has a cost at or below 30% of the income obtained by a household with one person who has full-time employment at minimum wage. Income values will be those values provided for the three counties (Anderson, Oconee, and Pickens Counties) in the Tri-County area. This is being done as this is the primary area from which Pendleton would draw new residents and because the income values provided in the 2010 Census are much more accurate with this larger sample size.

Affordability Analysis #1:

The simple analysis of “affordability” of housing options for the community in general would be the comparison of the median income versus the median gross rent or median selected monthly owner costs. For the sake of this analysis, median household income

for the Tri-County area is \$42,626 as derived from data referenced in the 2007-2011 American Community Survey by the U.S. Census Bureau. Using these numbers, as opposed to the median household income of those already living in Pendleton, provides more insight into the availability of affordable housing to those who may want to live in Pendleton. Comparing the median income to median cost of housing should generally show that the cost of housing for those at the 50th percentile in income in Pendleton is below the cost of housing at the 50th percentile. Using the median household income of \$42,626, housing that cost up to 30 percent of a household’s monthly income could cost up to \$1,050 each month. The median “Gross Rent” and “Selected Monthly Owner Costs”* are \$451 and \$814 respectively, both well below the rate of affordability of the median household income.

Affordability Analysis #2:

The slightly more complex analysis is comparing the availability of affordable housing looks at affordable housing for low income households. This analysis compares the number of units available to households making \$15,000 or less (\$15,000 being the approximate income of a household with one wage earning working a forty hour week at \$7.50 an hour). Maintaining 30 percent as the affordable cost level for rent or ownership, a cost of \$370 per month would be available by this group of households. Using the census data for the tri-county area, about 15 percent of households have an income of \$15,000 or less annually. Generalizing this number to Pendleton, there would need to be about 270 units for rent at or under \$370 to accommodate the households in Pendleton living at the describe income level.

As stated in **Table 17**, there are 227 units within the Town of Pendleton that may be classified as “Public” or “Section 8” housing. These housing types charge rent based on the income of the household living in those units. In this analysis, all 227 units would qualify as possible accommodations for those households with an income level at or below \$15,000 per year.

Table 17. Pendleton Developments and Density

Development Name	Location	Units	Housing Type
Edgewood Square	Cherry Street	96	HUD-assisted (Section 8, Multi-Family)
Pendleton Gardens	Kirk Lane	50	HUD-assisted (Section 8, Multi-Family)
SC Regional Housing Authority	Central Road	27	Public Housing (Multi-Family)
SC Regional Housing Authority	Crenshaw Street	14	Public Housing (Multi-Family)
Village Square Apartments	Shirley Drive	40	HUD-assisted (Section 8, Disabled & Elderly)
	Total Units	227	1 unit per 0.076 people

An additional forty units at \$370 per month or less would be needed to fully accommodate the low income sector of the community. Although no specific census data is available to substantiate the existence of these additional forty units, other available data and observances can assist in the confirmation that there is adequate housing for low income households. Many of the units in the Village Hills and Pendleton mobile/manufactured home developments are renting for at or below \$370 per month. This would account for an additional forty units just for these two developments. The Town is not able to provide confirmation of other specific units or developments in Pendleton that also meet the \$370 per month rental threshold.

Cost of Affordability

One major concern in the costs to the Town of affordable housing is safety. As mentioned in the section discussing mobile/manufactured homes, the Town is prefers to maintain mobile and manufactured homes as a low cost housing option that for its residents. A common issue that arises with mobile and manufactured homes, and with any low cost/low rent home, is the habitability of the home or structure. The fact that Pendleton does have as many rent-controlled housing options is of great benefit to its low income households, and does help to divert the issues of providing other housing options for this sector of the community. The homes for which public assistance is not available that would be affordable to this sector would typically be borderline uninhabitable. The resources required from the Town both in monitoring the habitability of the homes and providing fire and police protection is generally much higher for these homes. Balancing affordability and safety is something that the Town will have to be conscious of as it continues to develop.

C. Future Housing Needs and Projections

The Town of Pendleton has seen varying degrees of increases and declines in the number of housing units over the past half-decade. For the most part, the number change in number of housing units has mirrored the changes in population. For example, in looking at the largest increase in population per decade from 1970 to 2010, the population increase between 1970 and 1980 coincides with the largest increase in housing units. For the sake of future housing needs and projections, the most logical method to finding those numbers is to use the population projections as a basis for any calculations.

Figure 11. Housing Projections to 2040

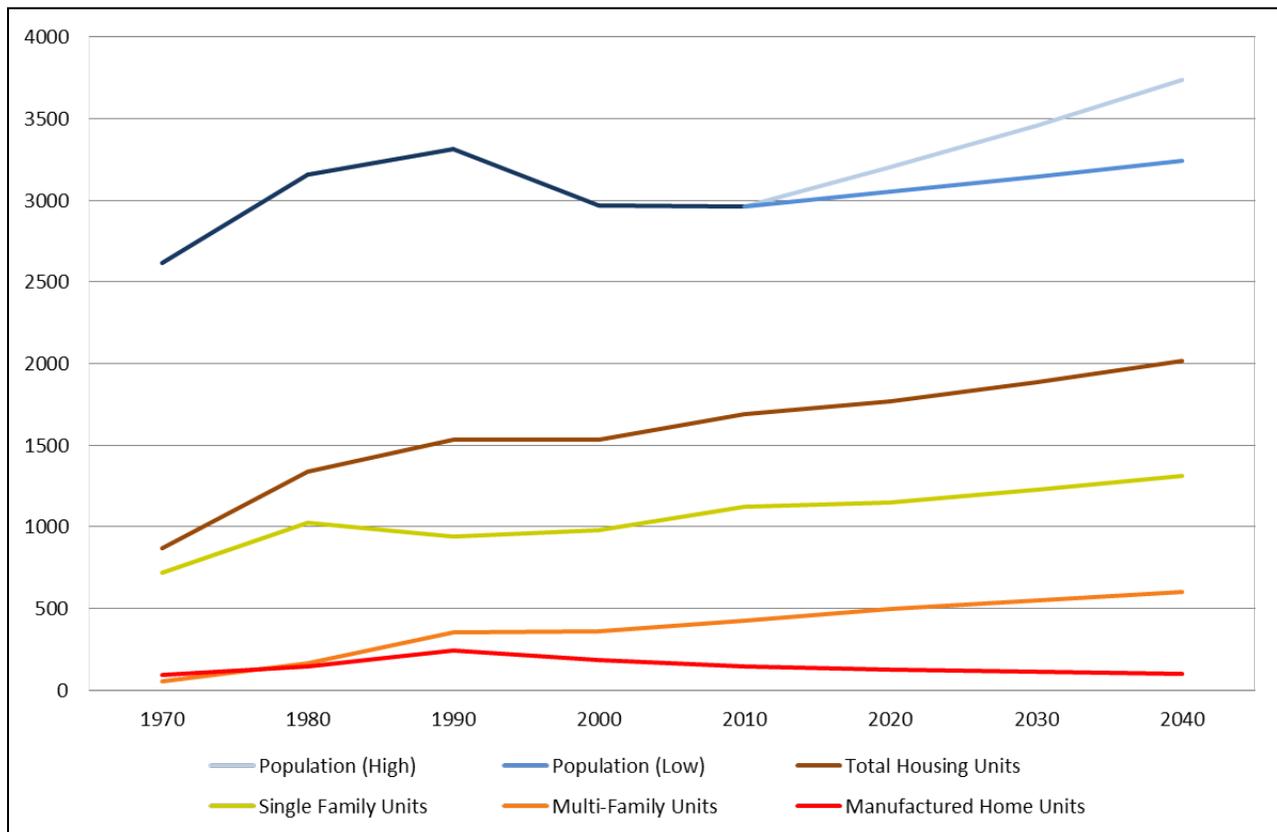


Figure 11 shows the housing needs and projections for the Town of Pendleton up to 2040. There are a couple assumptions made in the calculations behind these charts: 1) Average household size will stay steady at around 2.1 people per unit, 2) The percentage of each unit type as part of the total housing stock will remain relatively steady. When viewing these charts, consideration should be given to the fact that these are net changes that project a count of new units built or relocated within the Town limits minus those units demolished or move out of Pendleton. Further, since the population projections showed high and low projections, the housing projections in these charts reflect those projections, with an average of the high and low projections used to simplify the charts.

There are also two other items of note when considering the information in the graphics. First, **Table 18** projects a slight decline in mobile/manufactured homes as a percentage of the total housing units. This projection anticipates a decline in new mobile/manufactured home units in Town as a result of more strict standards for locating new mobile/manufactured homes in Town. Additionally, there is also anticipation that demolition of existing units will continue to occur and that this will not be offset by the number of new units relocated within the Town limits. Alternately, the decline in percentage of total units from the mobile/manufactured homes is made up in the number of multi-family dwellings being constructed in Town. With the reduced amount of space in Pendleton, access to water and sewer, and location of mass transit stops, it is expected that multi-family units will be built at a greater rate in the coming decades.

Table 18. Housing Projections by Type

Year	Population		Total Housing Units			Avg Add Units	Single Family Units			Avg Add Units	Percent of Total
	High	Low	High	Low	Average		High	Low	Average		
1970	2615	2615	870	870			718	718			83%
1980	3154	3154	1341	1341		471	1028	1028	310		77%
1990	3314	3314	1536	1536		195	938	938	-90		61%
2000	2966	2966	1533	1533		-3	983	983	45		64%
2010	2964	2964	1693	1693		160	1122	1122	139		66%
2020	3201	3054	1806	1736	1771	78	1174	1128	1151	29	65%
2030	3457	3146	1928	1850	1889	118	1253	1202	1228	77	65%
2040	3737	3241	2061	1973	2017	128	1340	1282	1311	83	65%

Year	Multi-Family Units			Avg Add Units	Percent of Total	Manufactured Home Units			Avg Add Units	Percent of Total
	High	Low	Average			High	Low	Average		
1970	56	56			6%	96	96			11%
1980	166	166		110	12%	147	147	51		11%
1990	356	356		190	23%	242	242	95		16%
2000	364	364		8	24%	184	184	-58		12%
2010	424	424		60	25%	147	147	-37		9%
2020	506	486	496	72	28%	126	122	124	-23	7%
2030	559	536	548	52	29%	116	111	113	-11	6%
2040	618	592	605	57	30%	103	99	101	-12	5%

The second item to note is that the housing projections may not account for any homes that may be built in properties that are not currently within the Town limits or may be annexed in the future. The projections should account for some of those units; however, it is not possible to anticipate any new large annexations or incorporation of properties as a result of changes in state or county policy or laws. Regardless, the numbers projected in the line chart and table should provide a general baseline for expectations of future growth.

As of this writing, ColeJenset & Stone and Stantec have been selected by Pacolet-Milliken Enterprises, Inc. to provide a master plan for a 354-acre tract adjacent to the current plant facility, which will provide a large influx of housing to the area.

According to the ColeJenset & Stone Website, accessed on July 27, 2015 (<http://www.colejeneststone.com/news/new-project-pacolet-milliken-pendleton-master-plan>): “[t]he master plan will provide for a pedestrian-friendly environment, include a mix of housing types and land uses, and will respond to the land’s proximity to surrounding communities, as well as be multi-generational. This project will include all aspects of master planning from engaging the public to design, artistic outputs and final reports. Pacolet-Milliken and the City of Clemson will use the plan to provide a basis for formulating comprehensive plan and zoning designations, development code regulations, and design guidelines and eventual development.”

D. Needs, Goals and Implementation Strategies

1. Safety and Appearance of Housing Stock

There are many homes in Pendleton that are in a poor state of repair or are unfit for habitation. These homes decrease the value of homes in the neighborhood and can cause a fragmentation of the neighborhood community. Neighborhoods with multiple homes in poor condition can cause disincentive for investment in the neighborhood and advanced decline for the whole neighborhood.

GOAL	Improve the condition and appearance of housing in the Town.
Implementation Strategies	<ul style="list-style-type: none"> A. <i>Actively pursue community development funds for the rehabilitation and improvement of declining neighborhoods.</i> B. <i>Develop and adopt property maintenance standards.</i> C. <i>Start cleanup/paint-up programs for neighborhoods. They should be neighborhood generated with Town assistance.</i> D. <i>Set up an individual commission funded by the Town with the purpose of redeveloping neighborhoods and homes in decline.</i> E. <i>Aggressively enforce applicable existing ordinances until the property is in compliance to reduce appearance of decline.</i> F. <i>Adopt an ordinance requiring inspection of rental units prior to new tenants moving in.</i> G. <i>Amend stricter regulations for the age of manufactured homes that can be relocated into Town.</i>

GOAL	Reduce the stock of unfit dwellings in Pendleton.
<i>Implementation Strategies</i>	<ul style="list-style-type: none"> A. <i>Continue to earmark funds in the annual budget for demolition of dilapidated homes.</i> B. <i>Set up an individual commission funded by the Town with the purpose of redeveloping neighborhoods and homes in decline.</i> C. <i>Aggressively enforce applicable existing ordinances until the property is in compliance or until the property owner removes the unfit dwelling.</i>
GOAL	Reduce future instances of homes in decline and reward rehabilitation projects.
<i>Implementation Strategies</i>	<ul style="list-style-type: none"> A. <i>Develop and adopt property maintenance standards.</i> B. <i>Adopt an ordinance requiring inspection of rental units prior to new tenants moving in.</i> C. <i>Establish a reward program for significant rehabilitation projects in Pendleton.</i> D. <i>Amend stricter regulations for the age of manufactured homes that can be relocated into Town.</i>
GOAL	Improve the safety of homes and unfit dwellings.

Implementations Strategies	<ul style="list-style-type: none"> A. <i>Use demolition funds to secure dilapidated or unfit dwellings by boarding windows, stabilizing doors, and enclosing other means of egress on the structures.</i> B. <i>Request greater surveillance of unstable areas in Town – either those areas in decline or areas with increased criminal activity.</i> C. <i>Develop and adopt property maintenance standards.</i> D. <i>Adopt an ordinance requiring inspection of rental units prior to new tenants moving in.</i> E. <i>Amend stricter regulations for the age of manufactured homes that can be relocated into Town.</i>
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2. Housing Options for Differing Lifestyles

Stable communities have a balance of diverse populations including citizens of different ages, races, ethnicities, income levels, and other backgrounds. Many communities can be one dimensional in trying to accommodate a specific sector of the population. Just as a stable communities have a balance of diverse populations, Pendleton should have a balance of housing options to accommodate those diverse populations.

GOAL	Provide for a wide range of housing options and types to maintain and attract a diverse population.
Implementations Strategies	<ul style="list-style-type: none"> A. <i>Promote affordable housing by allowing higher densities aiding in greater profit for developers.</i> B. <i>Promote higher end multi-family housing, including garden apartments and condominiums, particularly in close proximity to the Village Green and other commercial nodes.</i> C. <i>Encourage the development of an assisted living center within the Town, so as resident’s age they are able to continue to live within the Town rather than leave to seek assistance elsewhere.</i> D. <i>Continue to allow the relocation of manufactured homes into the Town limits.</i>

GOAL	Increase opportunities for living closer to the downtown businesses.
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Implementation Strategies	<ul style="list-style-type: none"> A. <i>Promote higher end multi-family housing, including garden apartments and condominiums, particularly in close proximity to the Village Green and other commercial nodes.</i> B. <i>Allow accessory apartments to the primary residence or the splitting of single family homes for properties within a certain proximity to the Town Square.</i>
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3. Affordable Living in Pendleton

Of specific concern when considering the provision of homes for a diverse population is ensuring that the housing for low to moderate income households are adequate in number and that there are options. It is important to provide opportunities for those that have a limited capacity to obtain incomes exceeding the low to moderate income level.

GOAL	Ensure adequate affordable housing for low to moderate income persons.
Implementation Strategies	<ul style="list-style-type: none"> A. <i>Promote affordable housing by allowing higher densities aiding in greater profit for developers.</i> B. <i>Monitor the existing public housing to determine the need for additional low-income or rent-controlled housing.</i> C. <i>Reduce property tax millage rates to promote reductions in rental rates and monthly escrow payments.</i> D. <i>Require through zoning or land development regulations a specific number of “affordable” housing units in each development based on the income dynamics of the population residing in the Pendleton area.</i> E. <i>Continue to allow the relocation of manufactured homes into the Town limits.</i>

4. Maintaining Small Town Charm

Deterioration of existing homes and the addition of new large scale residential developments can threaten the small Town charm of Pendleton. Finding ways to maintain and enhance the characteristics embracing this charm will help preserve the Town’s identity while providing opportunities to increase the economic viability of Pendleton.

GOAL	Promote infill housing development that is consistent with the existing residential neighborhoods and subdivisions.
<i>Implementation Strategies</i>	<p><i>A. Establish a reward program for significant rehabilitation and infill projects in Pendleton.</i></p> <p><i>B. Expand design overlay districts to cover other areas where design and aesthetics is critical to the Town’s visual image.</i></p> <p><i>C. Provide for standards for infill housing that conforms to the adjacent structures, through the use of incentives. An incentive may include a setback reduction similar to the neighboring properties.</i></p>

GOAL	Maintain existing housing stock.
<i>Implementation Strategies</i>	<p><i>A. Actively pursue community development funds for the rehabilitation and improvement of declining neighborhoods.</i></p> <p><i>B. Develop and adopt property maintenance standards.</i></p> <p><i>C. Start cleanup/paint-up programs for neighborhoods. They should be neighborhood generated with Town assistance.</i></p> <p><i>D. Set up an individual commission funded by the Town with the purpose of redeveloping neighborhoods and homes in decline.</i></p> <p><i>E. Aggressively enforce applicable existing ordinances until the property is in compliance to reduce appearance of decline.</i></p> <p><i>F. Adopt an ordinance requiring inspection of rental units prior to new tenants moving in.</i></p>

GOAL	Ensure that new developments enhance or embrace the Town’s character.
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Implementation Strategies	<p>A. <i>Develop a manual for residential building (or include as a portion of the existing Corridor Design Guidelines) that includes preferred techniques promoting interaction of residents, such as big front porches, sidewalks, and shared green space for clusters of homes.</i></p> <p>B. <i>Provide educational fliers and other information to property owners and potential developers to encourage the preservation of historic structures.</i></p>
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GOAL	Protect the historic sites and structures in Pendleton.
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Implementation Strategies	<p>A. <i>Explore the feasibility of a historic preservation ordinance.</i></p> <p>B. <i>Provide educational fliers and other information to property owners and potential developers to encourage the preservation of historic structures.</i></p> <p>C. <i>Survey for new properties that may qualify for a National Register of Historic Places nomination.</i></p>
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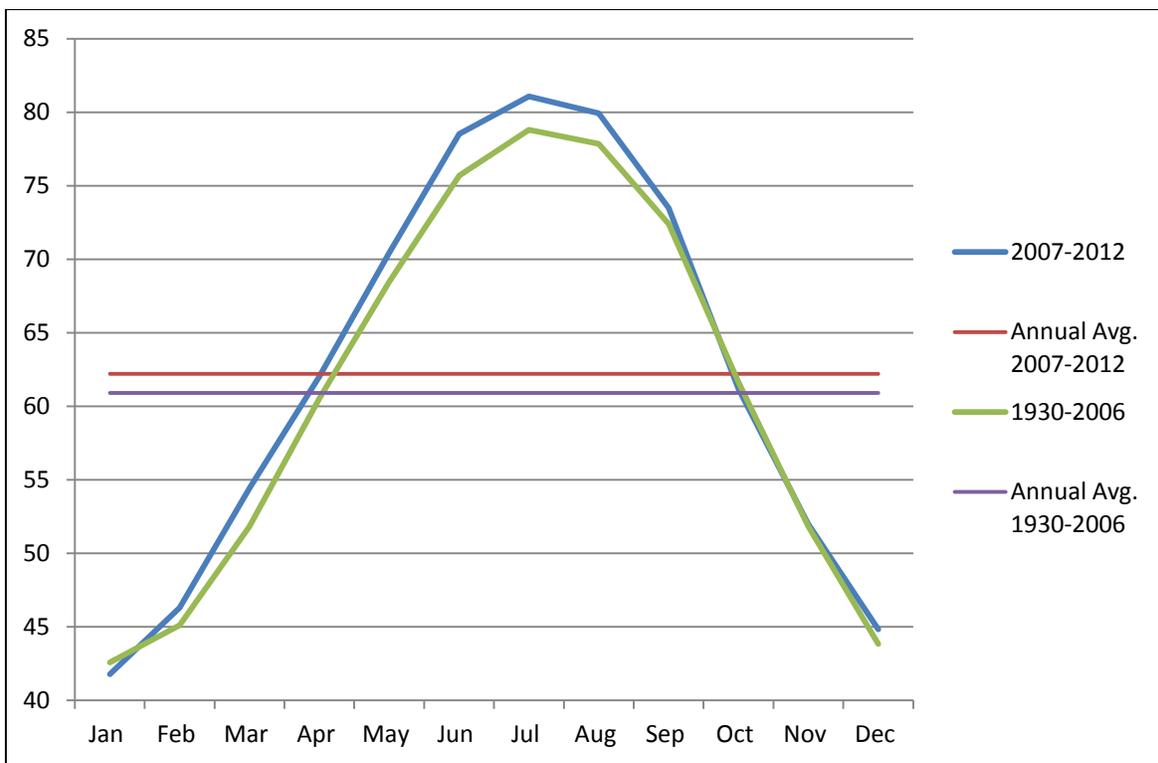
IV. NATURAL RESOURCES

The Natural Resources element looks at the natural systems of the community including climate, topography, soils, water bodies, and other natural features. This information is important to help protect a community’s quality of life by promoting proper development, maintaining aesthetic characteristics, and preserving open space and other significant natural resources, which help identify development practices of the Town.

A. Environmental Features

1. Climate

Figure 12. Monthly and Annual Average Temperature



Source: Southeast Regional Climate Center, SC Department of Natural Resources, 2013
Data collected at the Clemson University Weather Station

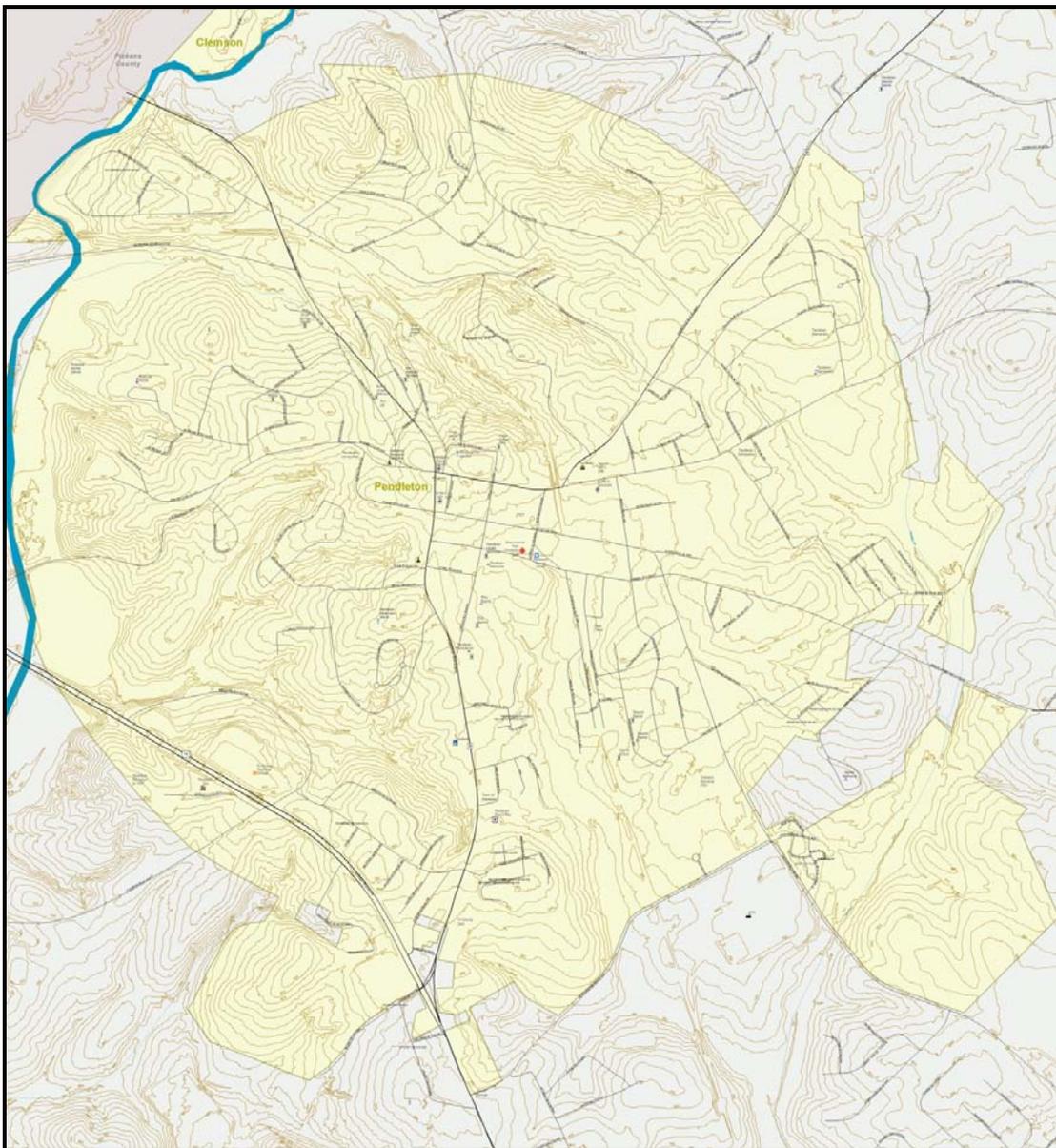
Takeaways

- Pendleton has a relatively mild climate with an average annual temperature of 62.2 degrees Fahrenheit (as measured at the Clemson University Weather Station) from 2007 to 2012.
- Average annual temperature has experienced a modest increase from 61.2 degrees Fahrenheit in 2005 to 63.9 degrees Fahrenheit in 2012.
- Average monthly temperatures range from a low of 41.8 degree Fahrenheit in January to a high of 81.1 degrees Fahrenheit in July.

- *The average maximum temperature for the period from 1930-2006 was 72.7 degrees Fahrenheit and the average minimum temperature for the same time period was 49.0 degrees.*
- *The average maximum temperature for the period from 2007-2012 was 73.8 degrees Fahrenheit and the average minimum temperature for the same time period was 50.0 degrees.*
- *The average total precipitation from 1930-2005 was 52.8 inches for the Town of Pendleton and 3.5 inches for the average annual snowfall.*

2. Topography

Figure 13. Pendleton 5-foot Topographical Contours



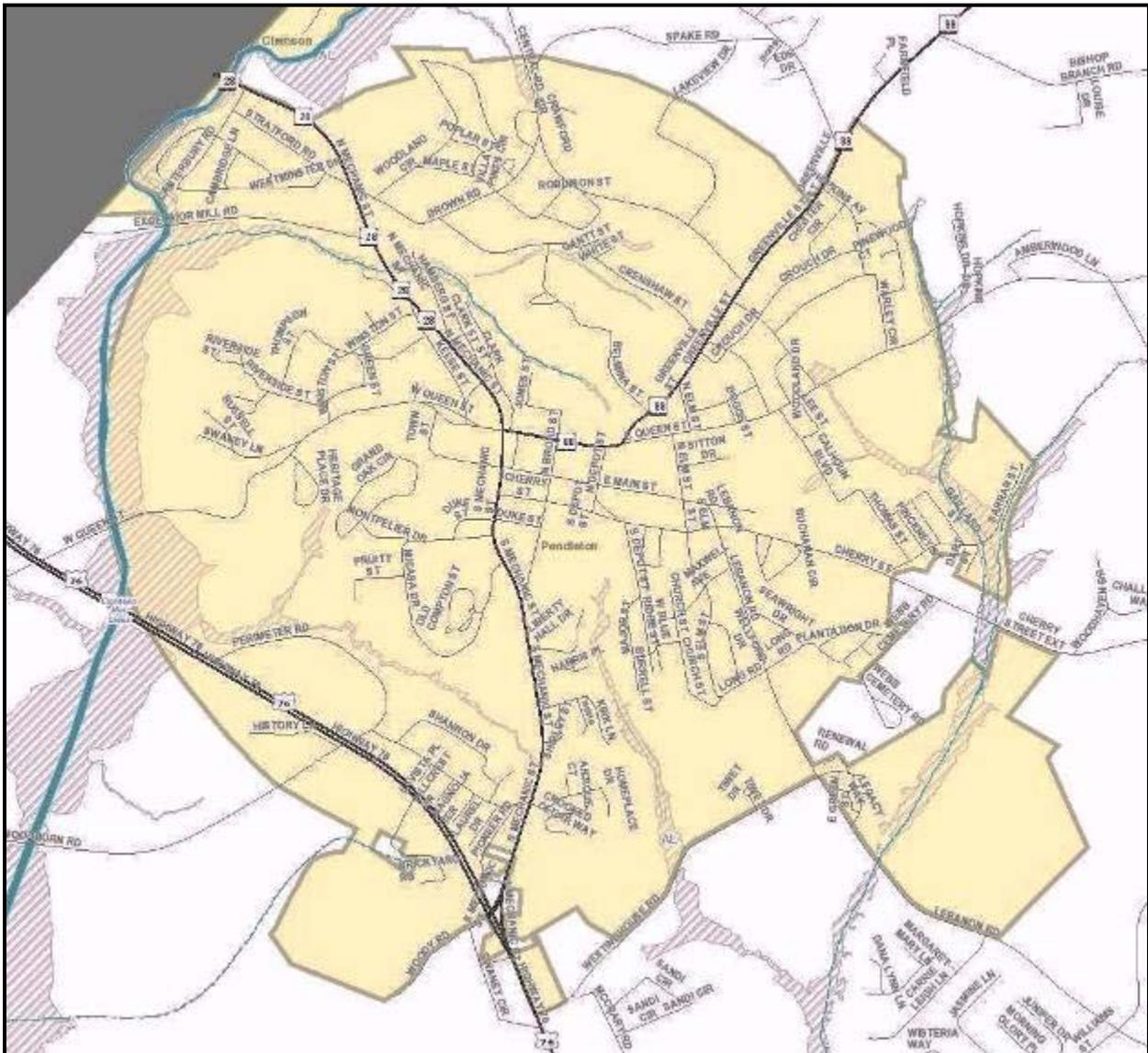
Source: Anderson County Geographic Information Systems (GIS) Department

Takeaways

- Pendleton is located in the Piedmont region of the state, which is characterized by rolling to hilly topography.
- The Town ranges from 870 feet above sea level at its high point (north of the Town Square) to 680 feet above sea level (on Eighteen Mile Creek near Highway 76).

3. Hydrology

Figure 14. Rivers, Streams and Floodplains



Source: Anderson County Geographic Information Systems (GIS) Department

Takeaways

- *Pendleton lies within the Upper Savannah River Basin.*
- *The most notable water features located in and around Pendleton are 18-Mile Creek and Town Creek.*
- *There are several small ponds and retention ponds located in the Town not shown in the map.*
- *The Town is located in close proximity to Lake Hartwell.*

4. Soils

Pendleton is located in the Piedmont Plateau, as is all of Anderson County. The area is gently sloping, with greater grade changes near streams and drainage ways. Twelve different soil types are identified within the Town limits, according to information in the Soil Survey of Anderson County, South Carolina. All soils in this area range from slightly acidic to very acidic. **Table 19** summarizes the soil types for the Town.

Table 19. Town of Pendleton Soils

Type	Symbol	Permeability	Water Availability	Root Zone	Erosion Hazard	Row Crops/Grains Productivity	Hay/Pasture Productivity	Tree Crop Productivity	Urban Use	Primary Limitation
Cartecay-Chewacla	Ca	Moderate	Low/ Medium	Deep	No	High	High	Very High	No	Wetness, Flooding
Cataula Sandy Loam	Cb	Slow	Low	Shallow	Yes	Medium	High	Medium	Medium	Strength, Slope
Cataula Clay Loam	CcC2	Slow	Low	Shallow	Yes	Low	Medium	Medium	Medium	Strength, Slope
Cecil Sandy Loam	Cd	Moderate	Medium	Deep	No	High	High	Medium	Medium High	Slope
Cecil Clay Loam	CeC2	Moderate	Medium	Deep	No	Medium	High	Medium	Medium	Strength
Cecil-Urban Land	Cm	Moderate	Medium	Deep	No	N/A	Medium	N/A	Medium High	Strength
Gwinnett Sandy Loam	GtE	Moderate	Medium	Moderate/ Deep	Yes	N/A	Low	Medium	Low	Slope
Hiwassee Sandy Loam	Ha	Moderate	Medium	Deep	No	High	High	Medium	Medium High	Strength, Slope
Hiwassee Clay Loam	HwC2	Moderate	Medium	Deep	Yes	Medium	High	Medium	Medium	Strength, Slope
Pacolet Sandy Loam	PaE	Moderate	Low/ Medium	Moderate/ Deep	Yes	N/A	Low	Medium	Low	Slope
Pacolote Clay Loam	PcD2	Moderate	Low/ Medium	Moderate/ Deep	Yes	Low	Medium	Medium	Medium	Strength, Slope
Toccoa-Cartecay Complex	Tc	Moderate	Low/ Medium	Deep	No	High	High	Very High	No	Wetness, Flooding

Source: Soil Survey of Anderson County, South Carolina

5. Flora and Fauna

Table 20. Rare, Threatened and Endangered Species in Anderson County

Common Name	USESA Designation	State Protection	State Rank
<u>Vertebrate Animals</u>			
Carolina Darter	SC: Sp. of Concern	ST: Threatened	SNR
Christmas Darter			S4
Bald Eagle		ST: Threatened	S2
Red-headed Woodpecker			SNR
Meadow Vole			SNR
Swamp Rabbit			S2S3
Barn-owl			S4
<u>Invertebrate Animals</u>			
Eastern Floater			SNR
<u>Animal Assemblage</u>			
Waterbird Colony			SNR
<u>Vascular Plants</u>			
Whorled Horse-balm			S3
Smooth Coneflower	LE: Endangered		S3
Hollow Joe-pye Weed			SNR
Climbing Fern			S3
Fraser Loosestrife			S3
Nestronia			S3
American Ginseng			S4
Green-fringe Orchis			S2
Faded Trillium			S4
Southern Nodding Trillium			S2
Eel-grass			S1
Three-parted Violet			SNR
Three-parted Violet			S3
<u>Communities</u>			
Cove forest			S4
Mesic mixed hardwood forest			S4
Oak - hickory forest			S5

S1=Critically imperiled statewide because of extreme rarity or because of some factor(s) making vulnerable to extirpation

S2=Imperiled statewide because of rarity or factor(s) making it vulnerable

S3=Rare or uncommon in state

S4=Apparently secure in state

SNR=Status unknown

Source: SC DNR, Updated March 13, 2012

Takeaways

- *Its vegetative groundcover including tree cover, contributes to the uniqueness of Pendleton and to the quality of life of the residents and visitors.*
- *Introduction of non-native species threatens the natural vegetation.*
- *The existence of wildlife is dependent on many factors and is threatened by the removal of their habitat and the encroachment of development.*

B. Analysis

The natural features and resources in a community can play a great role in both the health and the attractiveness of a community. The Town of Pendleton is fortunate to have a couple great assets inside the Town limits and the surrounding area. The Town will have to be conscious of its policies concerning growth and development over the course of the next 25 years to ensure that these resources remain as assets.

Through attentive planning, the Town can maintain the high quality of its natural resources. This means clean drinking water, preservation of open space areas, conservation or replacement of aging trees, and limited air pollution. With the appropriate type and level of development, Pendleton can continue to exude its charm while providing a healthier environment for people to enjoy.

1. Climate

Pendleton's temperate climate makes the Town an optimal place to live. The mild winters and long, comfortable Spring and Fall months provide plenty of opportunity to enjoy outdoor leisure activities. Additionally, the climate allows for year round outdoor events and, for contractors, development and construction. Precipitation is mainly rainfall; however occasional snowfall occurs during the winter months with modest accumulation. The temperature and precipitation make for an enjoyable environment where all four seasons can be experienced.

2. Topography and Soils

At the foothills of the Blue Ridge Mountains, Pendleton has varying terrain with robust ridges, sharp swales, and limited areas of truly flat land. Although it poses some challenges to development, the topography adds to the scenic integrity of the Town. For this reason, Pendleton's topography, if properly embraced, can be a great asset and an attraction for business, visitors, and new residents.

The sloping terrain and soils present some inherent matters for concern for intense development, such as runoff, erosion, and, coincidentally, water quality. Limitations on grading, enhanced standards for soil stabilization, and more sophisticated policies on stormwater runoff and erosion control measures can help relieve the pressures that development puts on the environment and the effect on topographical features.

Further, review of other development policies as they relate to the topography, terrain, soil types, and suitability of land for certain types of development can help alleviate the impact of development on the natural environment and reduce undue flooding.

3. Hydrology

The Town of Pendleton has few major waterways moving through its Town limits. Eighteen Mile Creek and Town Creek are the two main streams with tributaries that feed these streams running through other areas of Town. The main consideration to the hydrology in Town is ensuring that these waterways remain clean and clear of pollutants and erosion. The waters of both Eighteen Mile Creek and Town Creek make their way to Lake Hartwell, the source of much of Anderson County’s drinking water. Much like those statements made in the “Topography” section, addressing development policies within the Town can help protect these waterways, water quality for the region, and minimize occurrences of flooding.

One of the more prominent hydrological features in the area, Lake Hartwell, is located outside the Town limits, but nonetheless has an impact on Pendleton. Pendleton is a destination for those who visit the lake and in many ways has the feel of a lake community. Emphasizing its connection to Lake Hartwell can be a major factor in the economic development of Pendleton.

4. Flora and Fauna

Pendleton, as a relatively rural community, has been fortunate in that it has not experience high levels of development and that its natural environment has not suffered any strong adverse effects from poor development practices. This gives the Town an opportunity to take measures to protect the natural assets in Town, including habitats for diverse species of flora and fauna. The limited development has also been beneficial to the many mature species and specimens of both trees and animals.

One of the more prominent natural features within the Town is the numerous large trees and other mature species of flora. These specimens are a vital part of the Town’s character and should be protected or methods for replacement should be considered. A tree replacement plan or more comprehensive landscaping requirements would help sustain the quality of the environment, but consideration should be given to implementing development standards that strongly encourage the preservation of specimen trees and vegetation.

Preserving mature habitats within the Town will also have a positive impact on the wildlife in Pendleton. Diverse species of fauna and flora is indicative of a balanced and healthy natural environment. Conservation of natural habitats is yet another consideration in reviewing the Town’s development policies.

5. Land Conservation

Although the climate, topography, hydrology and soils affect the type of development that can occur, it is important to look at these features along with the living environment to determine where certain development types are most suitable and the need for conservation areas. Comparing the zoning and future land use maps to the floodplain and soil maps can provide some insights as to whether areas are designated properly for development. While awareness of specific portions of the zoning and land development regulations (impervious parking requirements, density, location of subdivisions, grading and stormwater requirements, etc.), can help relieve some of the impacts the natural environment, provision of conservation or undeveloped areas can offset the some of these impacts.

C. Needs, Goals and Implementation Strategies

1. Preserve Existing Natural Features and Improve Water Quality.

The loss of mature trees, natural drainage ways, alteration of existing topography and the loss of unique plant and animal life all have negative impacts on a community. Removal of mature trees or degeneration of the natural canopy can lead to devaluation of neighboring properties, the loss of native plant and animal species, and excessive erosion and water quality issues. Alteration of natural topography or excessive land disturbance can lead to increased flooding and many effects similar to those of tree removal and canopy degeneration.

GOAL	Protect natural habitats and environmental quality.
Implementation Strategies	<ul style="list-style-type: none"> A. <i>Adopt policies and regulations that include conservation, protection, management, and enhancement of the critical and sensitive features of the natural environment in Pendleton and the surrounding area, while encouraging responsible economic development and diversity.</i> B. <i>Enact stricter landscape requirements for all new development.</i> C. <i>Adopt policies that manage not only the timing and location of development, but also the natural aesthetic impact, to maintain and enhance the community and character of Pendleton while promoting economic development.</i> D. <i>Establish an integrated community greenway system using riparian buffers, waterways, and other significant natural features.</i> E. <i>Adopt a tree replacement program and encourage the preservation of mature trees.</i> F. <i>Promote the dedication of common area or undisturbed/planned open space throughout the Town, but specifically in new developments.</i> G. <i>Build awareness of Anderson County plans for hazard mitigation and coordinate efforts and ordinances to reflect plans.</i> H. <i>Review SC Department of Natural Resources and Seneca Watershed policies to determine which policies and recommendations that the Town can actively promote.</i> I. <i>Identify critical areas for conservation like floodplains, areas vulnerable to erosion, and animal habitats.</i>

2. Land Conservation and Open Space.

The Town of Pendleton is facing land use pressures as the area continues to grow with increased development. The Town must try to balance the competing interests of land preservation, community design, and economic development.

GOAL	Protect natural habitats and environmental quality.
<i>Implementations Strategies</i>	<ul style="list-style-type: none"> A. <i>Establish an integrated community greenway system using riparian buffers, waterways, and other significant natural features.</i> B. <i>Adopt policies and regulations that include conservation, protection, management, and enhancement of the critical and sensitive features of the natural environment in Pendleton and the surrounding area, while encouraging responsible economic development and diversity.</i> C. <i>Enact stricter landscape requirements for all new development.</i> D. <i>Adopt policy that manages not only the timing and location of development, but also the content and design of development, to maintain and enhance the community and character of Pendleton while promoting economic development.</i> E. <i>Promote the dedication of common area or undisturbed/planned open space throughout the Town, but specifically in new developments.</i> F. <i>Limit development in 100 year floodplain areas.</i> G. <i>Identify critical areas for conservation like floodplains, areas vulnerable to erosion, and animal habitats.</i>

GOAL	Open space preservation.
<i>Implementations Strategies</i>	<ul style="list-style-type: none"> A. <i>Identify critical areas for conservation like floodplains, areas vulnerable to erosion, and animal habitats.</i> B. <i>Promote the dedication of common area or undisturbed/planned open space throughout the Town, but specifically in new developments.</i> C. <i>Encourage the use of cluster development with planned open space or minimally disturbed recreational space.</i>

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V. CULTURAL RESOURCES



This element addresses the importance of the preservation of Pendleton’s historic buildings and structures as well as the role of scenic, archeological, cultural and religious resources and other activities including recreation, music and the arts, to the quality of life for area residents and the economic health of the community. Heritage Tourism is recognized as a major factor attracting visitors and new residents to Pendleton and has become a major source of economic activity in the downtown commercial district.

A. Historic Resources

Founded in 1790, Pendleton was the original county seat of the Old Pendleton District (now Anderson, Oconee and Pickens counties). It was one of South Carolina’s earliest Upstate Towns and is perhaps the most historically significant. For many years, Pendleton was the center of business, culture and government in the northwestern part of the state. Its position at the crossroads of the Cherokee Trading Path to the Low Country and the Catawba Path to Virginia made it accessible to traders from both directions. From its earliest days through the mid-eighteenth century, Pendleton played a part in state and national development. Its climate attracted wealthy coastal planters who developed summer plantations in Pendleton and the

surrounding area along 18-Mile Creek and the Seneca River. With as many as 20 plantations and country homes surrounding the Town, Pendleton became a summer resort for Low Country elite.

Figuring prominently in Pendleton’s early days were government leaders, Civil War generals, diplomats, jurists, newspapermen, craftsmen, and many business leaders. Most notable were General Andrew Pickens, Indian fighter and revolutionary war hero; John Miller, printer; John C. Calhoun, statesman; James Butler Bonham of Alamo fame; Thomas Green Clemson, founder of Clemson University; and William Henry Trescott, diplomat.

As a result of population growth, the Pendleton District was divided in 1826 into the Anderson and Pickens Districts leaving Pendleton located on the northern edge of Anderson District. The courthouse seat was moved to the newly formed and centrally located Town of Anderson. Pendleton continued to thrive as a business center but its prominence began to fade during the mid-19th century. As better transportation developed, Low Country elite began to leave and build their summer homes in the cooler mountain climate of North Carolina.

The Town of Pendleton was laid out in 1790 in a grid pattern with the village green at its center and is basically unchanged from this original plan. The construction of a new district courthouse was underway on the village green when the decision was made to divide the district. The Pendleton Farmers’ Society purchased the site and completed the building in 1828 for use as a meeting hall upstairs and for businesses downstairs. It was in this hall that Thomas Green Clemson promoted the need for an agricultural college that now bears his name. Clemson University celebrates Founder’s Day annually at this site. Today, Farmers Hall, as the building is currently known, and the Town Center maintain much of the character introduced to them over 180 years ago. The most notable change to the village green was in 1929 when the South Carolina Highway Department rerouted Mechanic Street, taking a small portion of the southwest corner of the village green.

Pendleton history is essentially one of “bypassed” development and narrowly missed opportunities for growth. In 1826, after serving as the center of the Pendleton District, the courthouse seat was moved from Pendleton to Anderson. The railroad that was built through Pendleton’s eastern boundary in 1858 operates as a branch line with minimum utilization. Pendleton was by-passed by the mainline of the northeastern United States rail corridor in the 1880’s that went through Clemson and Central. The founding of Clemson University in 1889 was on rural farm land about five miles outside Town limits and in another county, spurring growth in the City of Clemson and Pickens County. The flooding of Lake Hartwell in 1959 left the Town high and dry about 5 miles from any lakefront development. The construction of US Highway 76 in the 1950’s as a direct route from Anderson to Clemson passed through the western edge of Pendleton’s Town limits rather than through Town center. Commercial strip development has taken place along US 76 at its intersection with Mechanic Street leaving the downtown commercial center unchanged but more isolated. Although each of these instances denied an opportunity to be an economic center in the Upstate, Pendleton has been able to maintain its unique historic character as a result of these developments occurring elsewhere.

1. Pendleton Historic District

Today, the Town of Pendleton comprises the majority of the 6,316 acre Pendleton Historic District that was listed on the National Register of Historic Places in 1970. In addition to the Town, the Pendleton Historic District includes seven of the eight surviving plantation houses and country homes, historic churches, and historic markers and monuments in the Pendleton area. The Pendleton Historic District derives its primary significance from the antebellum structures which reflect Pendleton’s early history. There are two antebellum houses within the Pendleton Historic District (Ashtabula and Woodburn) which are individually listed on the National Register of Historic Places and there are 25 “contributing” antebellum houses remaining within the Pendleton Town limits.

2. Village Green and Town Square

The civic focus of Pendleton is the centrally located village green. Located on the village green are Farmers Hall and the Guard House. Farmers Hall is home to the Farmer’s Society and is the oldest building in continuous use for such purpose in the United States. The first floor of this building has had various uses including as a US Post Office, but recently has been leased as a restaurant. Farmers Hall has a patio at the front and rear of the building; the front is used for patrons of the restaurant while the rear patio is used for events and festivals. The Guard House, located at the north end of the green, was built in 1860 to replace the Town’s jail. In 1911, a one-story annex was added when the building was converted to the Town library. The building now serves as the Town magistrate’s office upstairs and has had several uses on the ground floor.

The village green is ideal for the Town’s annual festivals as well as for weddings and informal gatherings. The green provides a serene setting for visitors and Town residents seeking recreation and leisure.

The Town Square, with the village green at center, is flanked on three sides with tradition brick commercial buildings. Many of these buildings were built in the early 20th century, but there are a few that date back the late 19th century and a section along East Main St. dating back to the early 19th century. Many of the original wood-constructed buildings on the square were destroyed in a fire in the mid-19th century. The buildings that replaced those structures now house various restaurants, antique and gift shops catering primarily to tourists.

3. Museums

Woodburn Historic House Museum (130 History Lane)

Owned by the Pendleton Historic Foundation, Woodburn is a ca. 1830 fully-restored plantation house. The Woodburn House is individually listed on the National Register of Historic Places and is on the SC National Heritage Corridor. It sits on an 11-acre site with numerous plantation outbuildings and a walking trail to the ruins of other outbuildings. As the birthplace of Jane Edna Hunter, the Pendleton Historic Foundation with the

assistance of a SC Heritage Corridor grant has built a replica of the cabin in which Hunter was born at Woodburn farm. By rebuilding the cabin, the Foundation strives to tell Hunter's story and interpret the life slaves on the plantation. The child of former plantation slaves, Ms. Hunter was a renowned African-American activist and reformer who founded the Phyllis Weatley Society in Cleveland, Ohio. Woodburn has been operated as a house museum since the early 1980's with guided tours, special events, school tours and festivals. It is the ideal location for outdoor "plantation" weddings and receptions. Woodburn welcomes over 5,000 visitors per year.

Ashtabula Historic House Museum (2725 Old Greenville Highway – Central)

Also owned by the Pendleton Historic Foundation, Ashtabula is a ca. 1825 fully-restored plantation house. The Ashtabula House is individually listed on the National Register of Historic Places and is on the SC National Heritage Corridor. The 10 acre site also houses a unique 2-story brick colonial structure that was originally used as a traveler's tavern. Ashtabula has been operated as a house museum since the 1970's with guided tours, special events, school tours and a unique annual Christmas event. Ashtabula welcomes over 5,000 visitors per year. Although Ashtabula is located two miles east of the Town limits, Pendleton considers this historic structure an important part of its heritage.

Pendleton District Agricultural Museum

Opened by Pendleton District Historical, Recreational, and Tourism Commission in 1976 at 120 History Lane near Woodburn Plantation, the Museum is home to a collection of pre-1925 farm implements and farm life artifacts. Exhibits, which were dismantled to allow the Commission to make accessible the Pendleton District Research Room and Special Collections from Hunter's Store, will be re-established.

Pendleton District Commission Research Room and Special Collections

This collection currently located at the Pendleton District Agricultural Museum, has historic documents, photographs and genealogical materials relating to the region available for research. This resource not only provides services for local residents, but draws genealogy researchers to Pendleton from all over the country.

B. Historic Buildings and Structures

The following is a list of historic houses and structures that contribute to the significance of the antebellum Pendleton Historic District. Most have maintained their antebellum "integrity" without being significantly altered. There also are a number of late 19th century structures which demonstrate Pendleton's more recent growth and are, in appearance and feeling, compatible with the earlier period.

1. Public/Commercial Buildings

Ashtabula (2725 Old Greenville Rd. in Central, SC), ca.1825 – Ashtabula is a large two-story antebellum plantation house built by Lewis Ladson Gibbes. It is located about two

miles outside of municipal limits on SC Highway 88 at the eastern edge of the Pendleton Historic District. Ashtabula has been restored by the Pendleton Historic Foundation to its original condition without climate control. It is operated as a house museum and is open to the public. On the same site is a two-story brick colonial period structure which is believed to be the site of the oldest licensed tavern in the South Carolina Upstate.

Woodburn (130 History Lane), ca. 1830 – Woodburn is a restored four-story antebellum plantation house built by Charles Cotesworth Pinckney (Jr.) and is located just off US76 on the western edge of the municipal limits. It is owed by the Pendleton Historic Foundation who restored to its original condition without climate control, bathrooms or inside kitchen. It is operated as a house museum open to the public.

Farmers Hall (Village Green), ca. 1828 – Construction on Farmers Hall began in 1826 with intention to construct a courthouse. The Pendleton District was split, and the structure was purchased and completed by the Pendleton Farmer’s Society. The upstairs serves as the meeting hall of the Pendleton Farmer’s Society, one of oldest Farmer’s Societies in the country. The bottom level has typically been rented for commercial purposes and once served as the Pendleton Post Office.

Guard House (Village Green), ca.1860 – Originally built as a two-story jail on the northeast corner of the village green, the Guard House was extended with a one-story addition, a porch, in 1911. It was later used as the Town library.

Commercial Buildings (E. Main Street across from Farmer’s Hall) ca. 1800 – The brick commercial buildings south of the village green are the oldest commercial buildings in downtown Pendleton.

Hunter’s Store (125 E. Queen Street), ca. 1850 – Originally a general store, it is owned by the Pendleton District Commission and operated as a visitor’s center for the Tri-County area. A major renovation to secure and restore the building started in 2008 and is still progressing in 2012.

Hunter’s Store Warehouse (E. Queen Street behind Hunter’s Store), ca. 1880 – Hunter’s Store Warehouse was built as a storehouse for the general store. Its captain’s walk offers a panoramic view of the mountains.

Pendleton Oil Mill (349 E. Main Street), late 1800’s – The Pendleton Oil Mill was originally set up as a cottonseed oil mill, but has more recently served as a petroleum dispersal center and is now a fertilizer business.

Blue Ridge Plant of the Pendleton Manufacturing Co. (W. Blue Ridge Street), ca. 1893 – The Blue Ridge Plant is an early textile mill in Town limits that had produced yarn

products. The building is currently a satellite location for FiberTech, a company which manufactures synthetic building surfaces and decorative features.

Faith Cabin (W. Queen Street), ca.1900 – The Faith Cabin was founded as a library for the black community during the time of segregation.

2. Private Residences

Bee House (173 E. Main Street), ca. 1833 – The Bee House was home to Colonel Bernard Bee and his son Hamilton who were instrumental in the establishment of the Republic of Texas. Another son, General Bernard E. Bee, C.S.A., gave General J.T. Jackson the immortal nickname of “Stonewall”. The house had numerous alterations made over the years and is in the process of restoration.

Benson House (N. Mechanic Street), ca.1815 – Built by Enoch B. Benson, a successful merchant, the Benson House for many years was located on E. Queen Street between the Town Square and Broad Street. It was moved to its present site just behind Hunter’s Store in 1968 and the house was enlarged to include a three-story addition which was never completed. The house is in need of major restorations.

Boxwood (239 E. Queen St.), ca.1809 - Named for the numerous ancient boxwoods on the property, the house was built by William Robertson with additions c.1825 and c.1835. The house was remodeled in 1960 completely changing the rear of the house but leaving the front intact. A carriage house and meat house original to the house are still on the site.

Carver Randal House (620 Medlock Circle), ca.1846 – The Carver Randal was named for an early Pendleton lawyer.

Elam Sharp House (229 E. Queen Street), ca.1802 – The Elam Sharp House was built by William Steele, first postmaster of Pendleton. The house is the traditional center-hallway house with a two room downstairs and two rooms upstairs.

Edens House (106 W. Queen Street), ca. 1819 – The Edens House was the first meeting house of the Pendleton Farmer’s Society. Prior to the construction of St. Paul’s Episcopal Church the home was used for church services.

Gallows Hall (441 Greenville Street), ca. 1840 – Gallows Hall was built by Colonel Joseph Taylor, a lawyer, and later owned by Reverend John B. Adger, minister of the Pendleton Presbyterian Church—which was located next door at the time. It was extensively remodeled in 1971 to remove late “L” additions and again in the 1990’s when a major addition was completed to the rear.

The Glen (144 Micasa Drive), ca. 1835 – Built by Dr. Arthur S. Gibbes and later occupied by Dr. Thomas J. Pickens, The Glen house has been expanded with a one-story addition at the side to add 2 bedrooms and a bath.

Gailliard House (E. Queen Street), ca.1840 – Built by local businessman William H.D. Gailliard, it was once used as the Episcopal rectory. The Gailliard House was restored in the 1970’s.

James Hunter House, c.1860 and Jones Rifle Building, ca.1840 (140 S. Mechanic Street) – The James Hunter House is directly across from the Sitton House, with similar construction except that the James Hunter House is all wood construction. The Jones Rifle Building was built as a blacksmith’s shop and iron forge works, and later was used as an arsenal and Civil War headquarters for Jones Rifle.

Montpelier (SC 88, - Central, SC), ca. 1848 – Montpelier is an antebellum plantation house built by Samuel Maverick. The home is located about three miles outside of the municipal limits on Highway 88 and marks the western edge of the Pendleton Historic District. His son, Samuel A. Maverick, moved to Texas and was one of the founders of the Republic of Texas.

The Retreat (E. Queen Street Extension), ca.1840

Boggs House (E. Queen Street)

Jenkins House (244 E. Cherry Street), ca. 1837 – The Jenkins house was built by Dr. Jenkins, a Civil War surgeon.

Liberty Hall (621 S. Mechanic Street), ca.1840 – Occupied by Beaunou Harris, first. This historic antebellum home is privately owned & operated as a Bed & Breakfast and restaurant.

Lowther Hall – (161 E. Queen Street), ca.1793 – Lowther Hall is the oldest residence in Pendleton.

Marshalsea (112 W. Queen Street), ca.1820 – Designed by famous architect Robert Mills, it was built by the Town as a district jail and later used by the Pendleton Female Academy. It has since been converted to private residence.

Mi Casa (439 S. Mechanic Street), ca.1830 – The Mi Casa house was inhabited by Mrs. John C. Calhoun after her husband’s death and was also the home of Thomas Green Clemson prior to his inheritance of Fort. Hill. The front has been moved from the north to the east side. The original cookhouse is still located on the property.

Pendleton House (203 E. Main Street), ca.1880 – Built by J. Norton Hunter, the Pendleton House has also been known as Dorolon. A carriage house also occupies site.

Poe House (203 N. Elm Street), ca. 1860

Silk House (Clark Street), ca. 1830's – The Silk House is a residence where silkworms were grown for the production of silk. This home is in the process of a thorough restoration.

Simpson House (215 N. Elm Street), ca. 1830 – Built by F. Frank Sloan, the Simpson House was the residence of Richard Wright Simpson who was involved in the writing of Thomas Greene Clemson's will establishing Clemson University.

Sitton House (132 S. Mechanic Street), ca. 1859 – Built by John Bradley Sitton, an early mayor and postmaster, the Sitton House was the first brick residence in Pendleton.

Thomas Pickens House (118 N. Elm St.), ca. 1860

Vine Hill – (368 E. Main Street), ca. 1830 – Vine Hill received its name from the vines, fourteen types in all, growing in the garden. This home has undergone a major interior remodeling in recent years and some exterior renovations in that time.

Winston House (250 Brown Road), ca. 1830 – The Winston House was built by Elijah Winston, a free man and blacksmith.

3. Historic Church Buildings

The graveyards and churchyard of these historic churches are a boon for gynecologist and historians attempting to learn about the early families of Pendleton.

Pendleton Presbyterian Church and graveyard (603 S. Mechanic St.), ca. 1893 – The Pendleton Presbyterian Church replaced the early 19th century church building which was located on Greenville Street (which itself replaced the Old Stone Church located outside Town limits). It is the oldest congregation and the oldest religious building in the Town limits.

Old Silver Spring Baptist Church (Jackson Street), ca.1874 – The old Silver Spring Baptist Church is located on Jackson Street. It recently was renovated and is used as a community center. The new church was built in 1926 and is located at 515 N. Mechanic Street.

St. Paul's Episcopal Church and graveyard (E. Queen Street), ca.1822 – The St. Paul's Episcopal congregation began in 1819 and moved to the building on E. Queen Street in 1822. The graveyard contains the burial sites of many prominent residents including the wife and family of John C. Calhoun, Thomas Green Clemson, Bernard Bee, and Charles C. Pinckney.

First Baptist Church and graveyard (351 S. Broad Street), ca. 1950's – The current First Baptist Church building replaced a building from 1843 built on same site.

Pendleton United Methodist Church and graveyard (S. Broad Street & Cherry Street), ca. 1850, replaced building from 1843 and 1939 on same site.

King's Chapel AME Church (135 Vance St.), c. 1957 – The King's Chapel AME Church building replaced a building from 1867 and remains the oldest black congregation in the area.

Old Stone Church and graveyard (US Highway 76 & Old Stone Church Road in Clemson, SC), ca. 1800 – The Old Stone Church is the oldest church in Pendleton Historic District. The graveyard includes the resting places of many prominent early residents of Pendleton.

4. Historic Markers/Sites

Town of Pendleton – Village Green

Farmer's Hall – Village Green

Printer John Miller – E. Queen Street

Thomas Green Clemson - St. Paul's Episcopal Church and graveyard

Bernard Bee - St. Paul's Episcopal Church and graveyard

Hopewell Treaty – Cherry Road

African American School site - Vance Street

Ashtabula Plantation – SC Highway 88

Woodburn Plantation/Jane Edna Hunter – US Highway 76

Keese Barn Memorial – W. Queen Street

Tanglewood Home – S. Mechanic Street (Anderson County marker)

The Hundreds – W. Queen Street

C. Arts, Theatre, and Entertainment

The Town of Pendleton has embraced the arts for nearly 4 decades and offers numerous events throughout the year to showcase local and regional entertainers, artists, woodworkers, etc. Why are culture and the arts important? Most people who participate in art and cultural activities would say that these activities enhance the quality of their lives - they bring about personal enjoyment, enriching perspectives, intellectual stimulation, and opportunities for public involvement. But the arts and/or expressive culture also have broader impacts beyond the individual level. They can fuel community and economic development. Clemson University has brought many opportunities that the community has embraced and will continue to embrace.

1. Theaters and Auditoriums

Clemson Little Theater in the Pendleton Playhouse

The Clemson Little Theatre was started on the campus of Clemson University in 1931 as a reader's theatre group. As interest and involvement grew the group began producing full plays in whatever space could be made available. As facility demands increased on campus and a desire for a more permanent home became more pronounced, CLT, as they had begun to be called, moved off campus to the auditorium of a former elementary school in Central, SC in the mid 1970's. In the early 1990's the property located at 214 South Mechanic Street in Pendleton was purchased in response to the facilities in Central being sold to a residential developer.

The Clemson Little Theatre currently presents seven mainstage productions per year with six public performances of each production. Of the seven productions, two are designated as Clemson Area Youth Theatre (CAYT) productions. CAYT productions are performed by youth in grades 5 through 12 under adult direction and supervision. Additionally, every effort is made to involve youth in all aspects of the backstage work as well, providing for a well-rounded theatre experience. CAYT productions are also presented during a daytime performance made available to local elementary school children at a reduced price. Patron generosity and theatre endowment funds provide for this opportunity to bring live theatre to local children who may not otherwise have this experience.

2. Art Galleries and Showcases

The Gallery at Cox Hall, Clemson Little Theatre

The Clemson Little Theatre has opened The Gallery at Cox Hall. The Gallery is being developed as a showplace for local artists to exhibit their work in conjunction with adult productions at the theatre. Opening night of adult productions includes a Gallery opening and reception as well. The Gallery is open prior to each performance and is used for intermission refreshments as well as being open for daytime hours during the run of the show.

Artist Cooperative on Pendleton Square

The Pendleton Square Artists Cooperative was formed in 2014 to expand the opportunities for local artists to exhibit their works. The members of the coop are the joint owners and operators of the Art Gallery on Pendleton Square. Their purpose is to facilitate the exhibition and sale of high quality art, to enhance professional development among member artists, and to benefit the community as a whole. The group is committed to the growth and development of individual artists as well as to the growth of fine art in our community.

3. Entertainment

T. Ed Garrison Arena

The T. Ed Garrison Arena is located just outside the western limits of Town on W. Queen Street. As stated on the Clemson University website (<http://www.clemson.edu/public/garrison/>):

The T. Ed Garrison Arena at Clemson University is recognized as one of the premier multi-purpose livestock facilities in the Southeast. The Arena is South Carolina's only full service, public facility designed to promote the state's billion-dollar livestock industry.

Operated by the Cooperative Extension Service in the division of Public Service and Agriculture, the Arena provides opportunities for shows, sales, exhibits, and educational programs, which benefit those in agriculture and agribusiness and the youth of South Carolina.

These events draw thousands of visitors to Clemson and South Carolina, boost tourism and contribute to economic development not only in the upstate, but also throughout the entire state of South Carolina.

D. Community Events and Activities

The Town of Pendleton and area surrounding the Town has a variety of events and activities, some of which change on a year to year basis. The following list is a list of those events and activities that occur regularly each year.

Pendleton Spring Jubilee – April

One of the largest historical districts in the nation attracts as many as 50,000 people to its festival every year and is considered one of the top twenty events in the southeast by the tourism society. Admission is free to the two-day event, which includes crafts, entertainment, museum exhibits, house tours, antique shows and an abundance of food.

Bluegrass Under the Stars – April

This event includes an outdoor concert, music workshops, fireworks and food at Tri-County Technical College. The event occurs in conjunction with the Spring Jubilee.

Farmer's Market – Summer

Every Thursday in the Village Green, local farmers sell their produce and other products.

Pendleton Fall Festival – October

Games, arts, crafts, music, entertainment and outdoor races occur on Pendleton Square.

Christmas at Ashtabula Plantation – December

Pendleton Historic Foundation hosts a re-enactment of an antebellum family Christmas at Ashtabula Historic House annually since 2003. Winner of SC Federation of State and Local History Societies Award of Merit for two years.

Pendleton Christmas Parade – December

Local bands showcase their talents along with countless floats and a variety of other participants at the downtown parade.

Pendleton Historic District Themed Tours – Monthly

Pendleton Historic Foundation presents special themed tours monthly at Ashtabula and Woodburn.

E. Needs, Goals and Implementation Strategies

1. Heritage Tourism

GOAL	Make Pendleton a destination for Heritage Tourism in the Upstate, South Carolina, and the Southeast.
Implementation Strategies	<ul style="list-style-type: none"> A. <i>Form public-private partnerships with Pendleton organizations such as joint media plan to pool funds to increase promotion.</i> B. <i>Allocate a specific percentage of the annual Hospitality Tax collected by the Town of Pendleton for media promotion of heritage tourism in the Town of Pendleton including on-line tourism sites.</i> C. <i>Town to apply for Anderson ATAX funds to promote historic sites and events.</i> D. <i>Expand Town website to promote heritage tourism with history, events calendar, and historic site promotion.</i> E. <i>Encourage the development of a local hotel.</i>

2. Pendleton’s Small Town Historic Character

GOAL	Protect Pendleton’s small Town character and charm.
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Implementation Strategies	<ul style="list-style-type: none"> A. <i>Design Review Board to monitor and enforce the downtown historic district zoning ordinance developed to preserve the downtown Town square commercial district.</i> B. <i>Establish a committee or board to develop preservation plan for the residential historic district</i> C. <i>Coordinate with the Pendleton Historic Foundation’s Historic Pendleton committee to encourage the use of preservation easements by individual owners of historic residences and properties outside historic residential area.</i> D. <i>Coordinate with the Pendleton Historic Foundation’s Historic Pendleton Committee to maintain and update an inventory of historical and culturally significant buildings and places, using as the baseline the SHPO’s 1982-3 Pendleton Town survey listing 74 historic sites and the Pendleton Historic District’s 1973 survey of the Pendleton Historic District listing 23 historic site. (SHPO Location Ref S108042, Box 117) (Library call # F279.P36P466 1973)</i>
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3. Town Beautification and Improved Gateways

GOAL	Improve the aesthetics and appeal of the gateways, entryways, Town center, and overall appearance of the Town.
Implementation Strategies	<ul style="list-style-type: none"> A. <i>Develop public – private partnership with Town organizations such as Pendleton Pride in Motion, Pendleton Leadership Foundation or similar to develop/fund an entryway plan with professional quality signage to lead visitors into Town.</i> B. <i>Apply for Certified Local Government and Preserve American designations – apply for state grant and federal funding as available for gateway improvement projects and signage</i> C. <i>Use annual income from Town Beautification Fund managed by the Mayor’s committee for beautification projects at entryways and on Town property including the Sister City Park.</i>

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VI. COMMUNITY FACILITIES

The Community Facilities element deals with many issues vital to the community's growth and quality of life. Infrastructure planning for water, sewer, roads and other needs is vital for the community to attract and direct growth. Town services such as police and fire protection, libraries, education, and recreation help to make the community a desirable place for living.

A. Infrastructure, Facilities, and Services

1. Town Government Provided Services and Service Facilities

a) Water & Sewer

All residents and existing structures within the Town are serviced by water by the Town of Pendleton, who are part owners of the Anderson Regional Joint Water System. The Town uses approximately 500,000 gallons of water per day.

The drinking water is consistently tested for contaminants according to all state and federal laws. An annual consumer confidence report is distributed to all citizens within the Town, which indicates the results of the water quality analysis.

The Town is currently in the middle of a water master plan. The project will provide an adequate and reliable water supply, address low pressure system issues, provide sufficient elevated storage to meet the State Primary Drinking Water Standards, and offer ample fire protection for the central business district. The project includes a 500,000 gallon elevated storage tank that was operational in the late spring of 2006, a water booster pump station, and approximately 7,000 feet of 10" x 12" transmission main lines.

A sewer system runs throughout the Town that consists of 8 inch clay, plastic, or ductile iron pipes that are buried 3 – 8 feet underground. All raw sewage is collected through this system of pipes and is delivered to the Waste Treatment Plant for refinement. A portion in the southern part of Town does not have access to the sewer system and is operating with septic tanks.

b) Sanitation

The Department of Public Works provides weekly curbside pick-up of household and commercial garbage within the Town. The trash is delivered to the Anderson Regional Landfill. Bulk containers are picked-up, cleaned, and disinfected for a fee.

Brush and other yard debris and rubbish, which includes any wood, metal, household furniture, yard trimmings, and brush, is picked up on a weekly basis as well. Since 2002, Pendleton has operated under an agreement with Town of

Central and the city of Clemson to dispose the brush at the Clemson Brush Grinding Facility located at the Clemson Public Works Department. The brush is ground into mulch and made available to the residents of Clemson, Central and Pendleton at no charge. The brush that cannot be taken to Clemson, along with the other debris, is taken to the Starr C&D Landfill, operated by Anderson County.

c) Recycling

The Town of Pendleton began curbside pickup of recyclable materials in 2002. The Town has since received three certificates from Keep America Beautiful:

- Waste Minimization Pride Award
- Operating a Curbside Recycling Program Certificate
- Earning the Best Score on the Litter Index Certificate

2. Town Owned Properties

Figure 15 shows the location of the general government facilities. General government facilities include Town Hall, which recently moved their offices to the old elementary school located on Queen Street. The public works department operates out of their own facility within Town.

The Town also owns the Depot Building, which is an old mill site. The Town rents the building out for a variety of functions. Senior Solutions rents the building for their activities for the elderly population. The Town also owns and operates the Dog House, which is the old Pendleton Elementary gymnasium. Basketball organizations or other groups may also apply to rent this space.

3. Safety and Emergency Services and Facilities

a) Fire and Police Protection

Fire protection services are contracted out through Anderson County. Anderson County Fire Department services the Town of Pendleton from Station #2. The station relies on the efforts of volunteers to respond to calls. The fire department holds an annual community day with blood pressure screenings, children fingerprinting, prizes, demonstrations and food.

The Anderson County Sheriff's Department patrols the municipal limits of the Town. At one time, the department patrolled the Town with two designated officers; however, the department recently began scaling back patrols in the area to match County-wide service levels, which amounts to a downgrade in services. The most recent FY 2015-2016 Town budget seeks to bring back a Town-staffed Police Department. A new police chief has been hired. In the

meantime, the chief and Town staff will work through a vision and guidelines for the Department, eventually hiring deputies for full-time patrol.

b) EMS

Emergency medical services are available through Pendleton Area Rescue Squad located on Depot Street. The employees work on a volunteer basis serving the Pendleton area.

4. Utilities

a) Power

Electricity is provided by Duke Power Company. Natural gas is provided by Fort Hill Natural Gas Authority.

b) Telephone, Cable, and Other Media Utilities

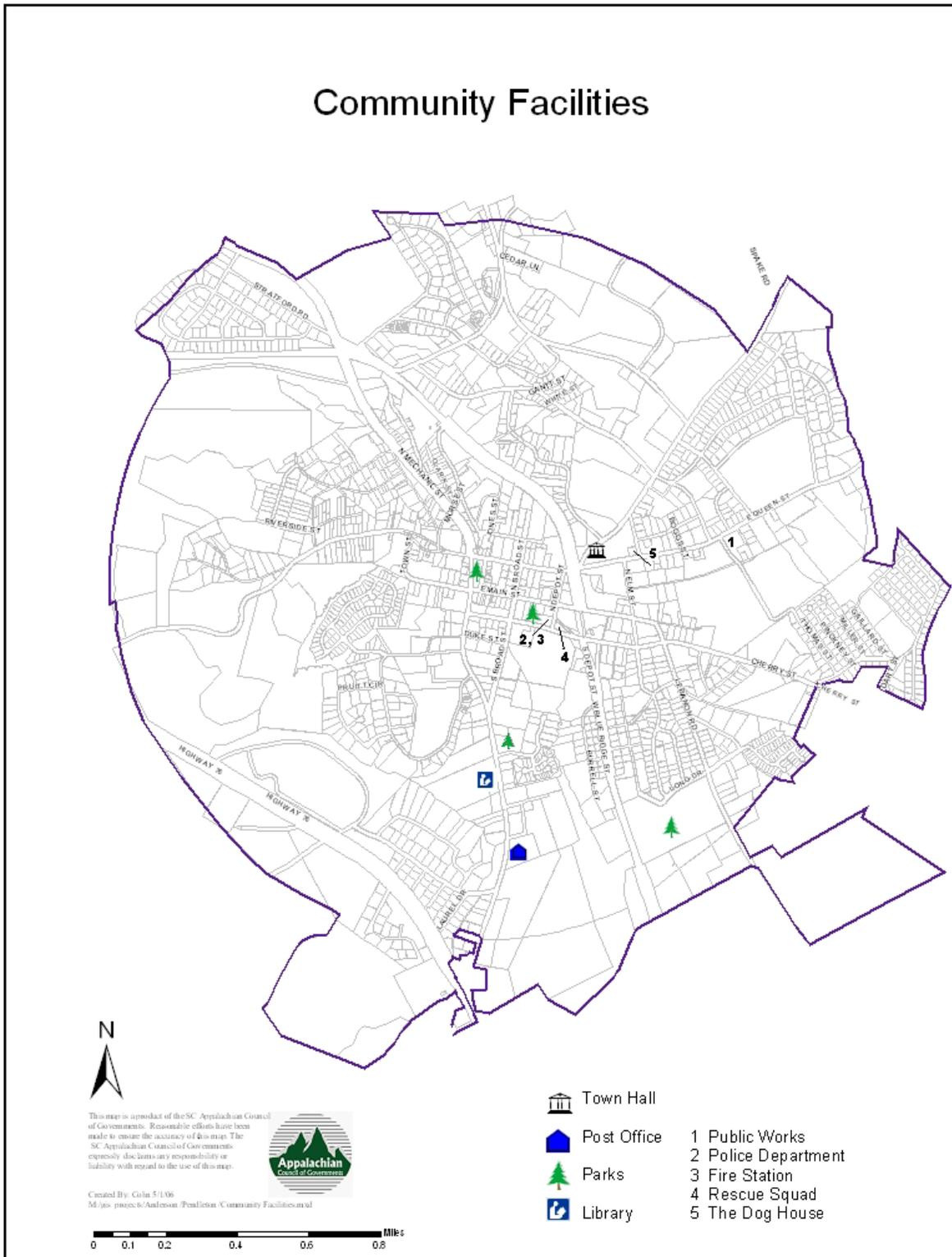
The largest local telephone service provided in the area is AT&T. Other service providers also offer service within the Town. Cable television as well as satellite television providers all offer service within the Town. Cellular telephone service and internet providers also offer their media services to residents within the Town. The service location may dictate which businesses may offer or provide services.

5. Recreation

Pendleton Recreation Association, whose offices are located at Veteran's Park, offers sport activities for children age 5-18. They use the facilities of the Anderson County School District as well as the Town's for baseball, softball, football, cheerleading, soccer, and basketball.

There are many opportunities for individually organized recreation with the several common spaces and parks that are located within Pendleton: Veteran's Park, with the children's Barrett's Place playground, Sister City Park, Bicentennial Park, and the Village Green. These areas are gathering places for various festivals and community events as well as locations for community residents and visitors to enjoy.

Figure 15. Community Facilities



6. Education

a) Primary and Secondary Education and Facilities

Due to the increase in the number of elementary school children in the area, the Anderson County School District established an attendance area that designates by residence location where the children will attend school. Riverside Middle School and Pendleton Elementary School are both located within the Town limits, and Pendleton High School is located to the south of the Town off of Highway 76. **Table 21** outlines each school’s characteristics. **Table 22** indicates the scheduled improvements to each facility.

Table 21. Pendleton School Facts, 2013

School	Year Built	No. of Students	No. of Teachers	Ratio of Students: Teachers
La France Elementary	1997	415	28	1:15
Mt. Lebanon Elementary	2007	448	29	1:15
Pendleton Elementary	1961	384	32	1:12
Townville Elementary	1997*	249	20	1:12
Riverside Middle School	1954	471	33	1:14
Pendleton High School	1981	850	59	1:14

* Remodeled in 1997.

Source: Anderson County School District #4, 2013 Annual School Report Cards

Table 22. Pendleton School Improvements

School	Year Built	Recent Improvements
La France Elementary	1997	New technology including upgrades
Mt. Lebanon Elementary	2007	New construction for grades K4-6, approximately 75,000 sq ft of space, media center and cafetorium
Pendleton Elementary	1961	New technology upgrades and new kitchen equipment
Townville Elementary	1997	Relocating 6 th grade to elementary school, new parking lot, new cafeteria and gymnasium, 5 new classrooms
Riverside Middle School	1954	Media center expansion, enlargement of classrooms and kitchen renovation and expansion, and additional space for band and chorus
Pendleton High School	1981	Additional classrooms, renovate media center, new administration area, new band room, renovated chorus and drama area, new football concessions/toilets, and new kitchen equipment

Source: Anderson County School District #4

b) Post Secondary Education

There are many post secondary schools located in the upstate and the Pendleton area. There are three that are in close proximity. Tri-County Technical College located within the municipal limits. Established in 1962, TCTC serves the Upstate and provides a “bridge program” to transition promising prospective students directly to Clemson University for their sophomore year. TCTC Clemson University is located in the City of Clemson, and Southern Wesleyan University is located in the Town of Central.

c) Family Learning Center

The family learning center offers educational opportunities for parents and preschool age children. The program offers G.E.D. (general education diplomas), adult education, and literacy as well as age appropriate education for infants through preschool children. Child development and parenting classes are also offered. Parents who have not yet obtained their high school diploma or G.E.D. and have children under the age of 8 years are eligible for the programs. The parent(s) must also be a resident of either Anderson County School District One or Four.

d) Libraries

Anderson County is currently in the construction phase of building a new library on South Mechanic Street, the site of the historic Tanglewood Mansion, which was built in the 1860’s and is tied to the Sloan Family. Although the library is newly constructed, the ruins of the historical mansion will remain on site as part of the overall design. The new library is significantly larger and will be able to offer many more services and materials than the existing library located on Micasa Drive. Tri-County Technical College also has a library, which is accessible to all residents of Anderson, Oconee, and Pickens Counties.

The old library located on Micasa Drive is owned by the Town. It will be up to Town Council to determine how the building will be used in the future.

Figure 16. Pendleton Area Schools



B. Needs, Goals and Implementation Strategies

1. Ensure the Adequacy of Utilities.

It is important that the citizens and business owners within the Town have adequate water and sewer services and that the service is available to all areas of the Town at the same quality.

2. Ensure an Efficient and Safe Transportation System.

The Town should be a safe environment for those traveling by automobile as well as pedestrians.

<p>GOALS</p>	<p>1. Maintain and upgrade where necessary water and sewer service to all areas of the Town to accommodate the present conditions as well as future growth.</p> <p>2. Make necessary improvement to the roads and transportation system to ensure for a safe environment.</p> <p>3. Improve the pedestrian scale of the Town, including improving existing sidewalks and installing new sections where links are broken.</p>
<p><i>Implementation Strategies</i></p>	<p><i>A. Continue strengthening the community involvement of local law enforcement.</i></p> <p><i>B. Encourage development in conjunction with existing public facilities, including water, sewer, and roadway capacity to ensure fiscal responsibility and limit sprawl.</i></p> <p><i>C. Create a more pedestrian friendly environment with sidewalks, trails, and pedestrian cross walks where appropriate.</i></p> <p><i>D. Require new development to be more pedestrian friendly by requiring sidewalks, open space, bike racks, etc.</i></p>

VII. TRANSPORTATION

A. Multi-Modal Transportation

1. Automotive Transport and Roadways

Pendleton is linked to other parts of the upstate by Highway 76 and Interstate 85. South Carolina Highway 88 and SC Business Loop 28 serve the Town center and provide access to Highway 76, connecting Clemson, Anderson, and other cities to Pendleton. The roads are mostly two lane roads, which are consistent with the small Town appeal. Bike paths and sidewalks also line many of the streets, particularly near the Town center, and promote a pedestrian friendly atmosphere. **Figure 17** shows the transportation system for the Town.

Traffic Counts

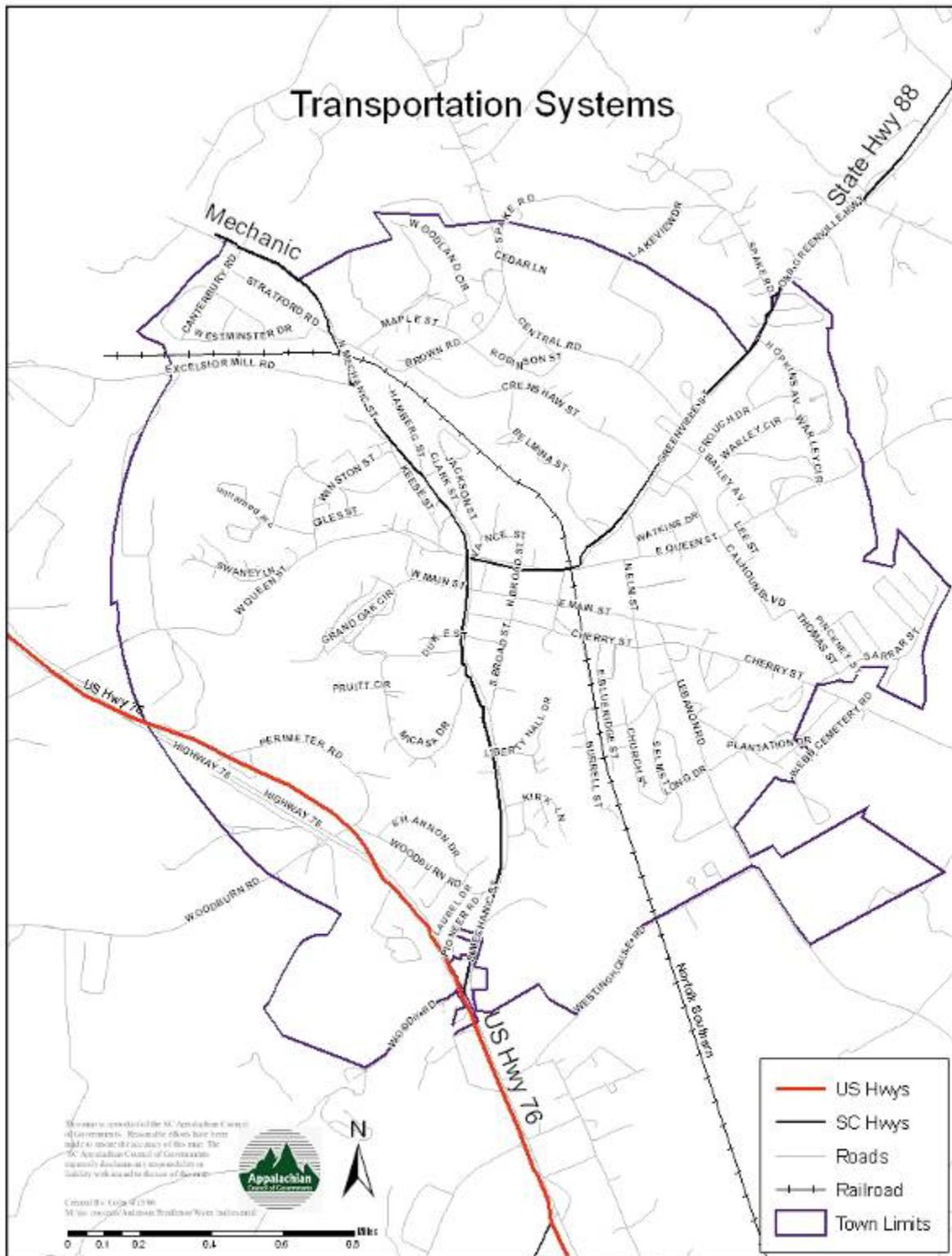
The South Carolina Department of Transportation (SCDOT) has 11 traffic count locations throughout the Town and 2 in close proximity to the Town limits. **Table 23** shows the change in the traffic counts from 2010-2015 for the traffic count locations within and in close proximity of the Town. Most locations experienced a decline in the annual average number of vehicles traveling on the roads. This may be caused by a decline in population, variation of routes traveled or a change in destinations. As of 2006, as development continues, this trend will most likely begin to reverse.

Table 23. Traffic Counts, AADT*

Route	Name	Route Location	2010	2011	2012	2013	2014
US 76	US 76	Pickens County Line to SC 28 Bus.	16,500	16,400	15,200	14,300	14,600
SC 28 Bus.	SC 28 Business	US 76 to SC 88	9,000	9,100	8,300	8,100	8,000
SC 28 Bus.	SC 28 Business	SC 88 to Pickens County Line	5,700	6,300	5,900	5,800	5,700
SC 88	SC 88	SC 28 Bus. to S-287 (Porter Rd)	5,000	4,900	4,400	4,100	4,100
S-229	Excelsior Mill Rd	SC 28 Bus. to Pickens County Line	550	600	550	550	500
S-140	Central Rd	SC 88 to Pickens County Line	1,550	1,500	1,450	1,400	1,300
S-958	Crenshaw St	SC 88 to S-188 (Brown Rd)	600	650	600	600	600
S-56	W Queen St	SC 28 Bus. to US 76	900	800	750	750	700
S-115	Cherry St	SC 28 Bus. to S-29 (Lebanon Rd)	1,200	1,200	1,250	1,250	1,200
S-300	E Queen St	S-115 (Cherry St) to SC 88	1,050	1,000	1,000	950	1,000
S-1056	Westinghouse Rd	US 76 to S-29 (Lebanon Rd)	1,850	1,950	1,800	1,800	1,700
S-29	Lebanon Rd	L-684 (Lia Way) to SC 28 Bus.	2,500	2,600	2,600	2,600	2,300
SC 28 Bus.	Pendleton Rd	Pickens County Line to S-208 (Hunter Av)	6,600	6,400	6,500	6,200	6,200

Source: SCDOT Average Annual Daily Traffic: <http://www.scdot.org/getting/annualTraffic.aspx>. Retrieved 2015-07-07

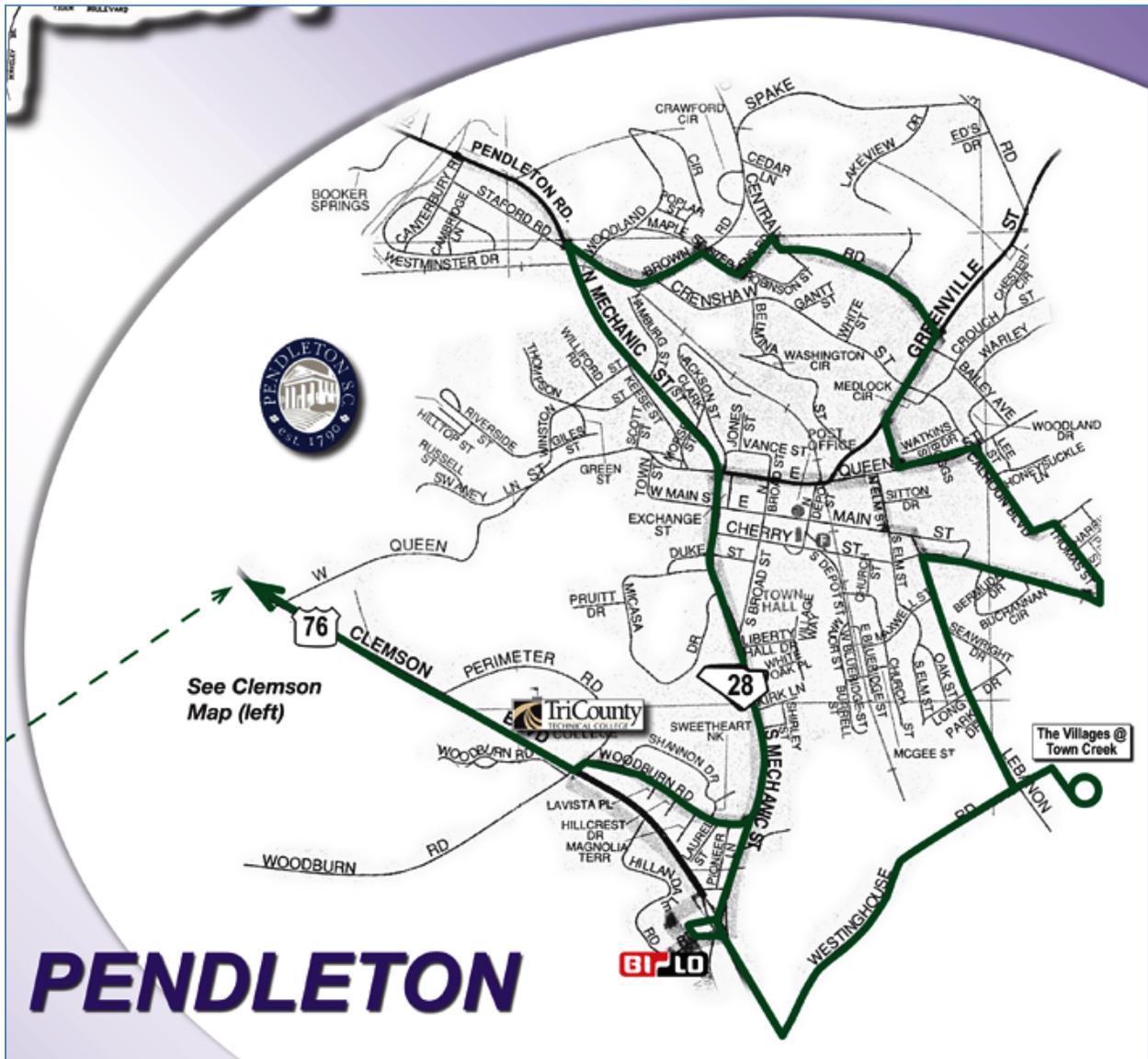
Figure 17. Transportation Systems



2. Transit

The Clemson Area Transit (CAT) is a free bus system for all citizens. The buses are equipped with wheelchair ramps for persons with mobility issues and have the ability to transport bicycles in conjunction with the passengers. **Figure 18** illustrates the route within Pendleton. A list of stops and the schedule is indicated in **Table 24**.

Figure 18. CAT Pendleton Route



Source: Clemson Area Transit Website: http://www.catbus.com/map_se.html. Retrieved 2015-11-16.

Table 24. CAT Routes and Schedule

PENDLETON / TCTC ROUTE		
HOURS OF OPERATION: MONDAY - FRIDAY 6:55 AM - 6:45 PM		
Location	Times after/hr.	First / Last Bus
EAST LIBRARY CIRCLE @ CLEMSON UNIV.	:55	6:55a / 5:55p
TIGER TOWN VILLAGE	:01	7:01a / 6:01p
TRI-COUNTY TECHNICAL COLLEGE	:05	7:05a / 6:05p
PENDLETON PARK & RIDE LOT	:06	7:06a / 6:06p
PENDLETON BI-LO	:08	7:08a / 6:08p
VILLAGES @ TOWN CREEK APTS.	:13	7:13a / 6:13p
CHERRY RD. @ EDGEWOOD SQ.	:16	7:16a / 6:16p
CALHOUN RD. & QUEEN ST.	:19	7:19a / 6:19p
PENDLETON TOWN HALL @ ELM ST.	:21	7:21a / 6:21p
GREENVILLE STREET GROCERY	:22	7:22a / 6:22p
CENTRAL RD. APTS.	:24	7:24a / 6:24p
BROWN RD. & MECHANIC ST.	:26	7:26a / 6:26p
DOWNTOWN PENDLETON (QUEEN ST. & MECHANIC ST.)	:27	7:27a / 6:27p
PENDLETON PARK & RIDE LOT	:29	7:29a / 6:29p
PENDLETON BI-LO	:31	7:31a / 6:31p
PENDLETON PARK & RIDE LOT	:33	7:33a / 6:33p
TRI-COUNTY TECHNICAL COLLEGE	:35	7:35a / 6:35p
TIGER TOWN VILLAGE	:39	7:39a / 6:39p
EAST LIBRARY CIRCLE @ CLEMSON UNIV.	:45	7:45a / 6:45p

Source: Clemson Area Transit Website: <http://www.catbus.com/home/pendleton.html>. Retrieved 2015-07-06.

In addition to CAT, The City of Anderson’s Electric City Transit operates an Orange Route bus to Tri-County Technical College.

Orange Route buses depart from Wal-Mart on Liberty Highway in Anderson at :51 after the hour (first departure at 6:51 a.m. and last departure at 5:51 p.m.) and transport riders to Tri-County Technical College (first departure at 7:15 a.m. and last departure at 6:15 p.m.). Other stops along the route include Interstate Boulevard, Sandy Springs Road, and Anderson Station which service areas like LaFrance Industries, Sandy Springs Water, Bi-Lo in Pendleton, Michelin Plant, Publix and K-Mart.

3. Sidewalks and Bikeways

The Town has a well-developed sidewalk network that connects most of the Town’s major arterials and roadways to downtown. South Mechanic Street has pedestrian access from US 76 to Queen Street. North of Queen Street, North Mechanic Street has

the Town’s lone striped bike lane. East Queen Street contains sidewalks from the Town limit, through Mechanic Street, and terminating at the intersection of West Queen Street and Winston Street. Streets in the downtown area, including Main Street, Broad Street and Cherry Street, also have sidewalks.

The Town recently completed a sidewalk survey that inventoried the sidewalks and their various attributes, such as width and condition. Information from this inventory will likely be used when the Town undertakes the Pendleton Area Bicycle and Pedestrian Plan, which is expected to commence in the near future. The master plan should tie in recommendations from the Pacolet-Milliken plan and be used to create a cohesive bicycle and pedestrian network in the Town.

4. Railroads

The Norfolk Southern railroad runs through Pendleton from the north to the south. This is an active rail line.

5. Air Transport

The largest airport, Greenville-Spartanburg Airport, is located approximately 45 miles to the east. There are other airports in close proximity. The Anderson County airport, located to the west of Anderson is approximately 11 miles from the Town. Pickens County Airport, to the north of Liberty is also 11 miles away. The Oconee County Airport, to the west of Clemson, is only 5 miles away.

B. Needs, Goals and Implementation Strategies

1. Ensure an Efficient and Safe Transportation System.

The Town should be a safe environment for those traveling by automobile as well as pedestrians.

GOALS	<ol style="list-style-type: none"> 1. Make necessary improvement to the roads and transportation system to ensure for a safe environment. 2. Improve the pedestrian scale of the Town, including improving existing sidewalks and installing new sections where links are broken.
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**Implementation
Strategies**

- A. *Encourage development in conjunction with existing public facilities, including roadway capacity to ensure fiscal responsibility and limit sprawl.*
- B. *Create a more pedestrian friendly environment with sidewalks, trails, and pedestrian cross walks where appropriate.*
- C. *Require new development to be more pedestrian friendly by requiring sidewalks, open space, bike racks, etc.*
- D. *Complete a Pendleton Bike and Pedestrian Master Plan.*

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VIII. LAND USE

A. Land Use Characteristics

1. Existing Land Use

The Town of Pendleton currently covers approximately 2,300 acres of land. A unique characteristic of the Town is the amount of land that is undeveloped around the edges of Town and the large percentage of land used for residential uses. Despite the growth pressures from nearby communities and the increase in recent housing developments, Pendleton continues to have an area of green surrounding its Town center. **Table 25** illustrates the breakdown of existing uses within the Town. Undeveloped land refers to the land that does not have a structure on site, or it may be conservation land or agricultural land. The agricultural land use category refers to the areas where it was obvious that there was an active farm or ranch on site. Mixed-use is a unique category, which primarily comprises the Pendleton Station development. This area is difficult to classify as an individual land use because of its characteristic as a mixed-use community, currently covering large parcels. **Figure 19** illustrates the existing land use for the Town based on field work and review of aerial photographs.

Table 25. Existing Land Use

Land Use	Parcels	Percent of Total Parcels	Acres	Percent of Total Acres
Single Family Residential	1,053	46.6%	591.85	26.3%
Multi-Family Residential	182	8.0%	79.24	3.5%
Mobile Home Park	90	4.0%	43.40	1.9%
Institutional	50	2.2%	215.70	9.6%
Commercial	78	3.4%	61.17	2.7%
Industrial	10	0.4%	28.49	1.3%
Agricultural	3	0.1%	148.02	6.6%
Undeveloped	791	35.0%	1,078.89	48.0%
Mixed Use	4	0.2%	2.85	0.1%
Total	2,261	100.00%	2,249.60	100.00%

Source: Town of Pendleton GIS, 2015

a) Residential

Residential uses account for over 32% of the total land area in Pendleton. Of this total, 83% is single family detached housing, 11% is multi-family, and 6% is mobile homes located in mobile home parks.

Single family housing is the predominant residential use in the Town, comprising over 591 acres, over 26% of the total land area of the Town. Detached single family homes are constructed on over 1,000 parcels or 46.6% of the total parcels within the Town. Houses are dispersed throughout the Town with concentrations closer to the center of Town and the northern corner and east side of Town. New residential development is occurring mostly in the southern edge of the Town.

Multi-family uses consist of duplexes, apartments and Town homes. This housing type comprises 79.24 acres or 3.5% of the total land area.

Mobile homes are located throughout the Town; however, there are three mobile home parks located on the east side of Town. The mobile homes within these developments make up 43.4 acres or 1.9% of the total land area of the Town.

b) Commercial

Commercial uses in Pendleton account for 61.17 acres or 2.7% of the total land area. Most of the commercial uses are located along the corridors – the north-south Mechanic Street corridor and the east-west Main Street corridor – as well as within the central business district or Town center.

c) Institutional

Institutional uses, including government offices, schools, churches, parks, and other public buildings, make up 215.7 acres, 9.6% of the Town’s land area. The Town has several schools within its boundaries, the Pendleton branch of the county library system currently under construction, a large number of churches, and other government facilities including Town Hall.

d) Industrial

There are two industrial sites located within the Town limits, an existing oil industry as well as an old mill site used for an industrial office. Industrial land accounts for 28.49 acres or 1.3% of the total land area. The industrial sites are located along the railroad easements on Depot Street.

e) Undeveloped and Agricultural

A number of parcels of land are classified as undeveloped. These properties may be agricultural properties with an inactive farming operation, properties platted but not yet built upon, utility easements etc. A total of 1,078.89 acres, 48% of the total land area, is classified as undeveloped, including several large parcels surrounding the Town center, similar to a greenbelt surrounding the developed Town center. Some of this land is owned by Clemson University and Milliken.

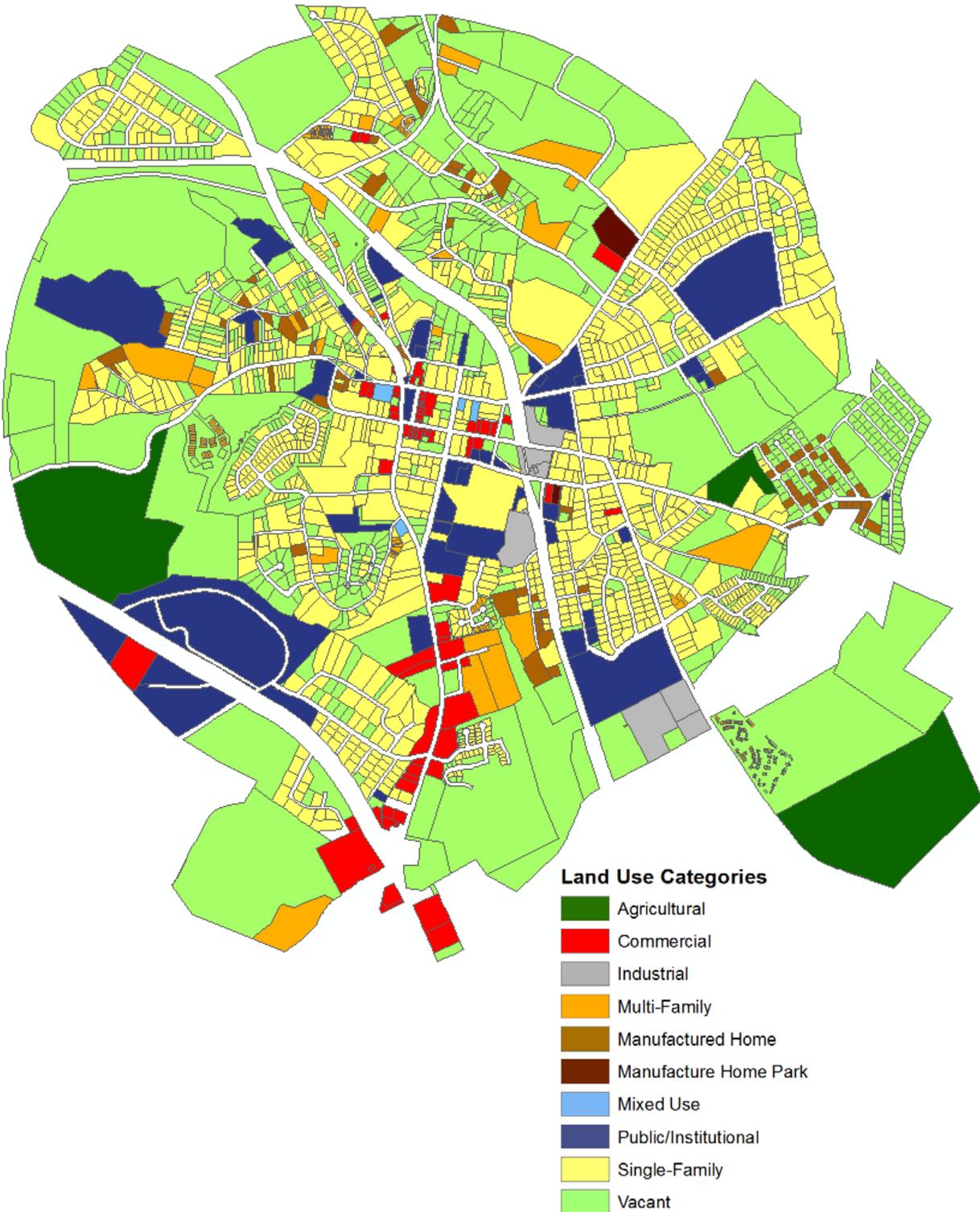
Five parcels are classified as agricultural. There was livestock or other evidence of an active farm on these parcels that comprise 148.02 acres or 6.6% of the total land area of Pendleton.

f) **Mixed Use**

While mixed use does have individual separate classifications consisting of residential and commercial uses, the Pendleton Station development is a unique mix that is difficult to separate out the locations and percentage of land into separate categories. The mixed use classification includes various uses on single parcels. This use accounts for 2.85 acres or 0.1% of the total area of the Town.

Figure 19. Existing Land Use Map

**Town of Pendleton
Existing Land Use, 2015**



2. Existing Zoning

In keeping with the existing land use, most of the city is zoned as low density residential, as shown in **Table 26**. The Town has five residential districts, two levels of low density residential (R-1 and R-2), two levels of medium density residential (R-3 and R-4) and multi-family residential or (MF). The low density residential districts are intended for detached single-family dwellings and compatible uses such as schools and churches. The medium density residential district is intended for detached single family structures, as well as duplexes and mobile homes in the R-4 district. The multi-family district allows for town homes and apartments.

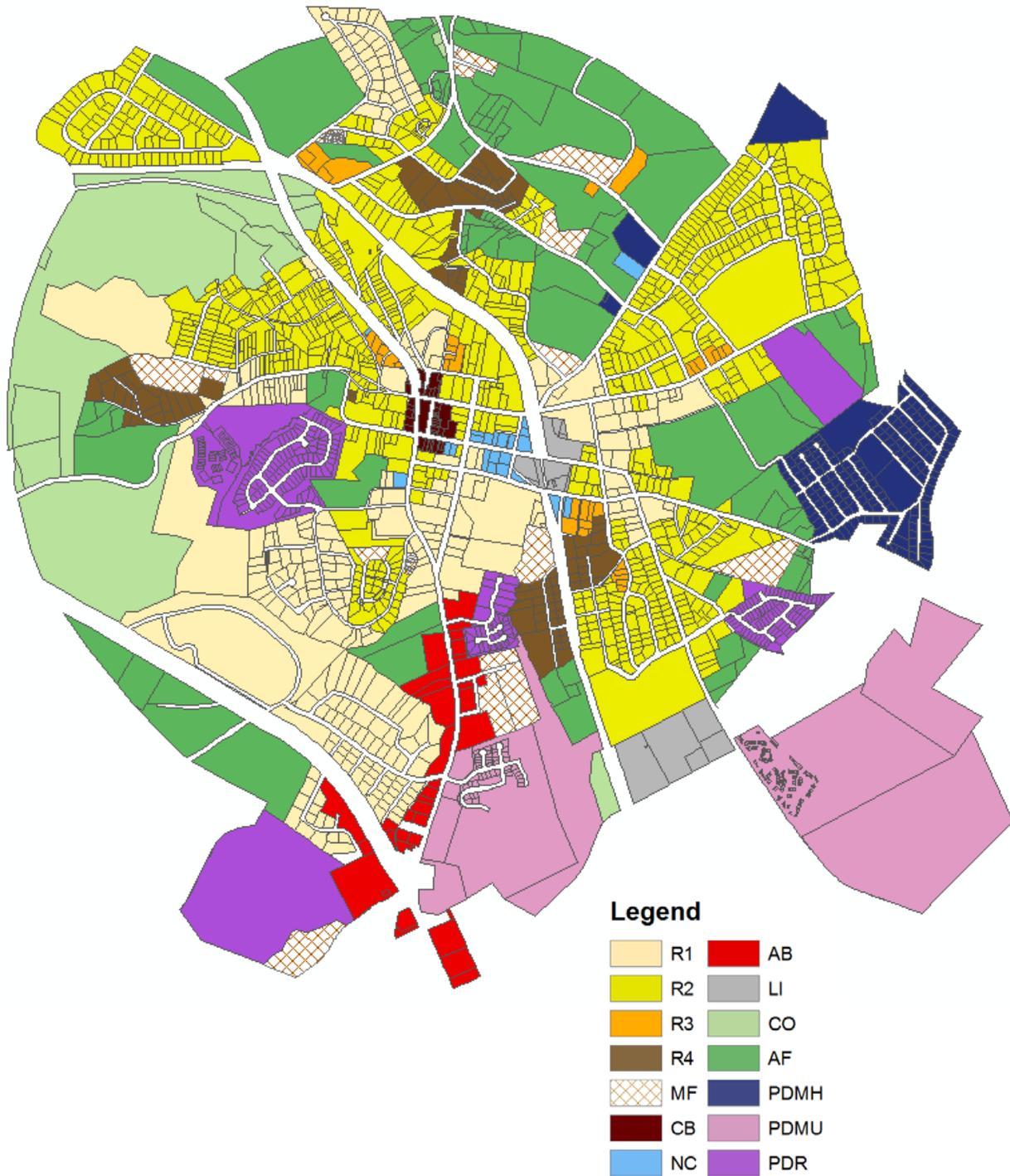
Table 26. Existing Zoning

Zone	Parcels	Percent of Total Parcels	Acres	Percent of Total Acres
R-1 (low density residential)	293	13.0%	345.30	15.3%
R-2 (low density residential)	879	38.9%	484.16	21.5%
R-3 (medium density residential)	39	1.7%	21.57	1.0%
R-4 (medium density residential)	109	4.8%	63.85	2.8%
MF (multi-family residential)	50	2.2%	66.86	3.0%
CO (conservation & open space)	17	0.8%	224.41	10.0%
AF (agricultural forest)	107	4.7%	422.76	18.8%
NC (neighborhood commercial)	24	1.1%	10.61	0.5%
CB (central business district)	41	1.8%	8.03	0.4%
AB (area wide business)	36	1.6%	55.13	2.5%
LI (light industrial)	16	0.7%	34.64	1.5%
PDMH (planned development mobile home)	202	8.9%	80.09	3.6%
PDMU (planned development mixed use)	173	7.7%	274.59	12.2%
PDR (planned development residential)	269	11.9%	157.53	7.0%
Total	2,261	100.00%	2,249.60	100.00%

Source: Town of Pendleton GIS, 2015

Figure 20. Existing Zoning Map

**Town of Pendleton
Zoning Map, 2015**



Pendleton has three commercial zoning districts: Neighborhood Commercial (NC), Central Business District (CB), and Area Wide Business District (AB). Neighborhood Commercial is the least intensive commercial use and is found to the east of the Town square. The Central Business District is the downtown business district and is found in the center of Town or the Town square. Area Wide Business is the most intensive commercial district and is located along South Mechanic Street and Highway 76.

The Town has a Light Industrial District (LI) in use; 1.5% of the total land is zoned for light industrial and is found along the railroad easement. The commercial uses are allowed in the districts identified above, which comprise 3.4% of the total land.

The Town also has three separate planned development classifications: Planned Development Mobile Home (PDMH), Planned Development Mixed Use (PDMU), and Planned Development Residential (PDR). These districts allow for more creative and innovative design and allow for flexible zoning standards with Planning Commission review. A variety of uses are allowed in each classification. This tool is being used a great deal as development increases in the Town. These zoning districts account for 512.21 acres or 22.8% of the total land area. This is the land are

Figure 20 illustrates the official zoning for the Town of Pendleton.

3. Future Land Use

a) Residential

As the existing land use map shows, single family housing is the predominant residential land use and will remain so in the future. **Table 27** shows the break down by land use category for the future of the development of the Town of Pendleton. Residential districts account for over half of the total area (56.53%).

b) Commercial

Commercial activities in Pendleton occur mostly along the corridor into Town, along Mechanic Street and in the downtown. This is also the vision for future development of the Town. The commercial areas are directed to occur along the rest of Mechanic Street to the north, with some breaks, restricting it to residential development. The intensity of commercial development has been defined to focus on the level of activity and the vicinity for consumers. The NAC, neighborhood activity center, is focused on drawing consumers from the surrounding neighborhood and is located appropriately. The GAC, general activity center, draws from the region and therefore is directed to occur along the main corridor. The CAC, core activity center, is the downtown region,

focusing on a mix of commercial activities to keep the downtown a vibrant, active location.

Table 27. Future Land Use

Land Use	Parcels	Percent of Total Parcels	Acres	Percent of Total Acres
Low Density Residential	1,355	66.78%	950.46	41.18%
Medium Density Residential	289	14.24%	291.51	12.63%
High Density Residential	81	3.99%	60.90	2.64%
Neighborhood Activity Center	101	4.98%	54.23	2.35%
Core Activity Center	43	2.12%	8.61	0.37%
General Activity Center	37	1.82%	80.53	3.49%
Industrial	11	0.54%	9.58	0.42%
Institutional	35	1.72%	204.22	8.85%
Agricultural/Forest/Open Space	72	3.55%	560.78	24.30%
Mixed Use	5	0.26%	87.01	3.77%
Total	2,029	100.00%	2,307.83	100.00%

Source: Appalachian Council of Governments, 2006

c) Institutional

Institutional uses are scattered throughout the Town. Institutional uses may occur in various future land use categories and are focused on areas of existing institutional activities. Due to the nature of institutional uses, churches, schools, and parks, they are located in residential areas and are less prominent among the commercial centers.

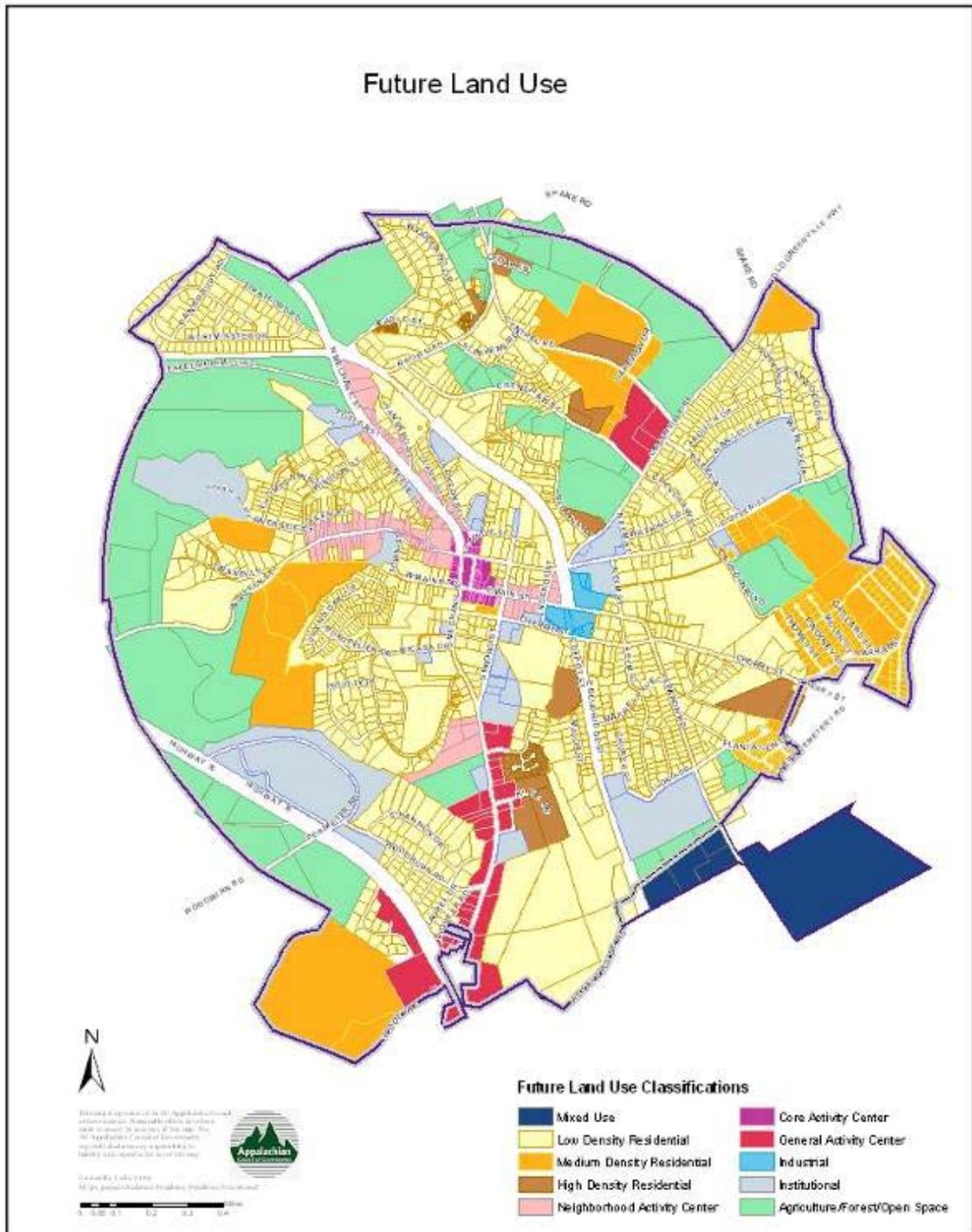
d) Industrial

The areas for future industrial uses are areas that currently are used for industrial activities. The Town will focus on retaining its character, while developing under the current direction of limited industrial activities and locations.

e) Open Space/Agricultural

Undeveloped areas are either used as dedicated open space, conservation areas, agricultural areas, or other land that does not have a structure. The Town of Pendleton’s identity is that of a Town with a greenbelt surrounding the developed areas.

Figure 21. Future Land Use Map



B. Needs, Goals and Implementation Strategies

1. Growth and Development

The increase in development threatens the ‘small Town’ feel that Pendleton values. It is important the while development occurs, the character of Pendleton remains at its current scale which gives it its character.

2. Effective Planning

As Pendleton develops it is important that proactive planning tools are utilized to protect the character of the Town.

GOALS	<ol style="list-style-type: none"> 1. The Town of Pendleton will guide land use patterns to promote and enhance the village scale and historical character of the community. 2. The Town of Pendleton will establish and implement effective and equitable land use planning tools and criteria to promote an orderly and compatible distribution of land uses.
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**Implementation
Strategies**

- A. *Coordinate planning efforts with Anderson County to ensure quality planning particularly along the edge of Town and development located just outside the Town within the county.*
- B. *Review and update the zoning and land use development ordinances, including criteria for overlay districts and design criteria.*
- C. *Promote target areas for creative commercial and residential development that is consistent with the village character and architectural context.*
- D. *Prepare master plan for pedestrians, which include, sidewalks and bike and nature trails.*
- E. *Conduct a study to determine alternatives that will promote orderly land development in areas along the urban fringe and adjacent to the Town limits.*
- F. *Encourage professional office development and mixed use development around the Town square.*
- G. *Maintain the current balance of single and multi-family housing.*
- H. *Conduct a corridor master plan to determine specific uses and architectural designs that are the most appropriate and consistent with the Town’s character.*

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IX. PRIORITY INVESTMENT AREAS

The SC Priority Investment Act (PIA) amended the South Carolina Local Government Comprehensive Planning Enabling Act by requiring a Priority Investment Element be added to all local comprehensive plans in South Carolina.

This element requires an analysis of projected federal, state and local funds available for public infrastructure and facilities during the next ten (10) years and recommends the projects for those funds. These recommendations must be coordinated with adjacent and relevant jurisdictions and agencies (counties, other municipalities, school districts, public and private utilities, transportation agencies, and any other public group that may be affected by the projects). Coordination simply means written notification by the local planning commission or its staff to those groups.

A. Capital Improvements Program

The capital improvements program is the Town's method for planning, budgeting and financing the purchase and construction of large capital infrastructure, facilities, equipment, and other fixed assets.

B. Identification of Funding Sources

The following are sources of funding the Town of Pendleton plans to use for reaching the goals and objectives. The Town is not limited to the sources and Town staff will continue to look for other sources of funding to assist in reaching the goals and objectives.

- Tax Anticipation Loan
- Hospitality Tax
- Grants (Federal and State)
- Fire General Obligation Bond
- Rural Development Fund

C. Public and Private Coordination Entities

Examples of local entities with which to coordinate these activities include, but are not limited to: Pendleton Pride in Motion, Pendleton Leadership Foundation, Pendleton Historic Foundation Historic Pendleton Committee, Anderson County, Anderson County School District, Tri-County Technical College, South Carolina Department of Parks, Recreation and Tourism.