



PENDLETON

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

History, Hospitality & Happenings!

Town of Pendleton
Planning Commission
Regular Meeting
July 11, 2024
Pendleton Town Hall, 6 pm

AGENDA:

- 1. Call to Order:**
- 2. Approval of prior meeting minutes:** From the meeting of May 09, 2024
- 3. Public Comments:**
- 4. Public Hearing:**
 - a. Hold a Public Hearing to receive public input on a request from Dalton Road Holdings LLC to subdivide property located off HWY 187 and Cotesworth Street, having TMS# 41-00-04-003 into 19 residential lots.
- 5. Action Item:**
 - a. The consideration of a resolution by the Pendleton Planning Commission approving the request to subdivide 3.683 acres, known as Tract 3-A1A, having TMS# 41-00-04-003, into 19 lots.
- 6. Adjournment:**



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Town of Pendleton
Planning Commission
Regular Meeting
May 9, 2024
Pendleton Town Hall, 6 pm

MINUTES:

1. Call to Order:

Chairman Mr. Perkins called the meeting to order at 6 pm.

2. Approval of prior meeting minutes: From the meeting of April 11, 2024.

Chairman Mr. Perkins asked if there were any questions or comments on the submitted minutes from the April 11, 2024, meeting. After hearing none, Chairman Mr. Perkins asked for any motions. Mr. Morningstar made a motion to approve the minutes as submitted which was seconded by Ms. Gemmill. All members voted in favor of at 6 pm.

3. Public Comments.

Chairman Mr. Perkins opened the floor for public comment at 6:02 pm. No comments were made.

4. Reports:

Planning Staff introduced the action item that the Planning Commission was to consider and read his report. Staff informed the commission that they were evaluating the design elevations for a proposed townhome group development on Lot 3-A1A off Cotesworth Street as required by our current town ordinances.

Ms. Gemmill asked staff to explain what variances had already been granted for this project by the Board of Zoning Appeals. Staff explained that the two variances granted for this townhome design were the restriction of garages extending more than 12 inches from the front door as noted in Article 6 Section 6-9 Townhome and Duplex Development Design Standards and the 8-foot side setback requirements.

Ms. Gemmill asked if all the buildings' front facades would look the same. Staff explained that it appeared that way in the proposed pictures submitted by the developer.

Chairman Mr. Perkins pointed out Article 6, Section 6-9 of our current ordinances and read the requirements to the commission. This section regulates the design features of attached units, and he asked how this submitted design meets that particular requirement. Staff explained that the original intent of this requirement was for multiple units in an attached building complex but that the commission had the authority to apply it to this project if they elected to.

Ms. Patterson pointed out that the ordinance stated, "abutting townhouses should have complementary but not identical facades as approved by the Planning Commission." Staff explained that this was a requirement that the Planning Commission could apply to this project.

Chairman Mr. Perkins asked staff if he could explain why the Board of Zoning Appeals granted a variance for the garage requirements. Staff explained that the board felt that granting this variance would allow the best-looking product available on this property.

Chairman Mr. Perkins asked if the common area was remaining as submitted in the current plan. Staff explained that the green space was staying, and that the developer was present if they had any further questions on the layout.

Ms. Jones asked if this development would have sidewalks. Staff explained that the development included sidewalks, street trees and street lighting throughout.

Ms. Patterson asked the developer if these units would be rented or for sale. Mr. Bennitt explained that they were for sale.

Chairman Mr. Perkins noted that he felt his responsibility as a member of the Planning Commission was to listen to the community, and he understands that the community is concerned about this development. He explained that he felt these units would all look alike and didn't follow our current ordinance.

Ms. Patterson asked if any other design options were available for building duplexes in this area. Mr. Bennitt said the developer is submitting this design and that it was the product they used in the past and fits this lot.

Ms. Jones asked if they could offset some of the units and have some with two units, some with three units, and so on. Mr. Bennitt explained that he had seen that type of structure before but would have to consult with the builders to get that answer.

5. New Business / Action Item:

- a. Consideration of approving exterior elevations for a Townhome Group Development located on Lot 3A1A Cotesworth Street consisting of 3.68 Acres.

With no further questions or comments from the commission, Chairman Mr. Perkins motioned to deny the approval of the submitted design standards for this group development and asked the developer to come back with a plan that showed some more variations. Ms. Jones seconded this motion, with all members voting in favor of at 6:31 pm.

6. Updates:

There were no further updates presented.

7. Adjournment:

With no further business, Ms. Gemmill made a motion to adjourn at 6:34 pm. Ms. Jones seconded the motion, with all members voting in favor of.

Chairman _____ Date _____



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Staff Report to the Town of Pendleton Planning Commission request for consideration for approval of a Major Subdivision to property located off Hwy 187 having TMS#s 41-00-04-003.

Date of Report: June 27, 2024

Report By: David Poulson, Town Planner

Applicant: Dalton Road Holdings, LLC

Request: Approval of design plans for a major subdivision of a vacant lot containing 3.683 acres into nineteen (19) Residential Lots.

Property Location: Cotesworth Street behind the new Circle K Gas Station

Existing Zoning: Multi-Family (MF).

Requested Zoning: No rezoning is being requested. Multi-Family (MF) to remain.

Future Land Use Map: Areawide Business / Residential.

Surrounding Zoning & Land Use:

North: Zone: Planned Development Residential (PUD).
Land Use: Champions Village.

West: Zone: Light Industrial (LI).
Land Use: Clemson Self Storage.

East: Zone: Areawide Business (AB)
Land Use: Circle K Gas Station, Commercial Lots on Hwy 76

Existing Conditions: This property was originally annexed into Pendleton Town Limits in 2016 and initially zoned Areawide Business (AB). At that time, the developer intended to construct single-family homes, which was allowed in Areawide Business (AB) but was removed when the Zoning Ordinances were amended several years later. Dalton Road Holdings, LLC applied to rezone this property on May 09, 2023, from Areawide Business (AB) to a Low-Density Residential (R2), which allows single-family homes. After consideration and approval from the Planning Commission to recommend Town Council approve this rezoning request, conversations between council members and the developer took place in an attempt to improve the development on this site. After these conversations, both the developer and council members felt that



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this area of town would benefit better from a more dense development and approved the zoning change to Multi-Family (MF) at their September 05, 2023 meeting. The Planning Commission approved the creation of a Group Development and granted a 37-lot Major Subdivision on this property at their February 8, 2024, meeting. After the developer was denied approval of his design plans for this Group Development on May 09, 2024, they now wish to recombine the 37 lots into 19 residential lots on this property.



Definitions:

Subdivision: All divisions of a tract of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy, or building development, including all division of land involving a new street or change in existing streets, and including re-subdivision, which would involve the further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law; or, the alteration of any streets or the establishment of any new streets within any subdivision previously made and approved or recorded according to law, and includes combinations of lots of record; however, the following are included within this definition only for the purpose of requiring that the Town Planning Department be informed and have a record of the subdivisions:

- a) the combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of the governing authority;
- b) the division of land into parcels of five acres or more where no new street is involved and plats of these exceptions must be received as information by the planning agency which shall indicate that fact on the plats; and



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c) the combination or recombination of entire lots of record where no new street or change in existing streets is involved.

Major Subdivision: A major subdivision is any subdivision other than an exempt or minor subdivision. A major subdivision may be commercial or residential. The Planning Commission shall be responsible for approving all major subdivision plats. A major subdivision is any subdivision other than an exempt or minor subdivision. A major subdivision may be commercial or residential.

SECTION 6.1 REQUIREMENTS FOR MAJOR SUBDIVISION PLATS

The Planning Commission shall be responsible for approving all major subdivision plats. A major subdivision is any subdivision other than an exempt or minor subdivision. A major subdivision may be commercial or residential.

Major Subdivisions require a 5-step review process:

- A) Pre-Application Conference
- B) Preliminary Plat Technical Review
- C) Preliminary Plat Planning Commission Review
- D) Construction Plan Review (Grading Permit)
- E) Final Plat Review

PLANNING COMMISSION ACTION:

The Planning Commission's action on the preliminary plat shall consist of approval as submitted, conditional approval, denial, or tabled for additional information. The decision and the reasons for the action shall be noted on two copies of the plat with reference to any conditions determined. One copy shall be returned to the subdivider and the others retained by the Planning Commission.

EFFECT OF PLANNING COMMISSION APPROVAL

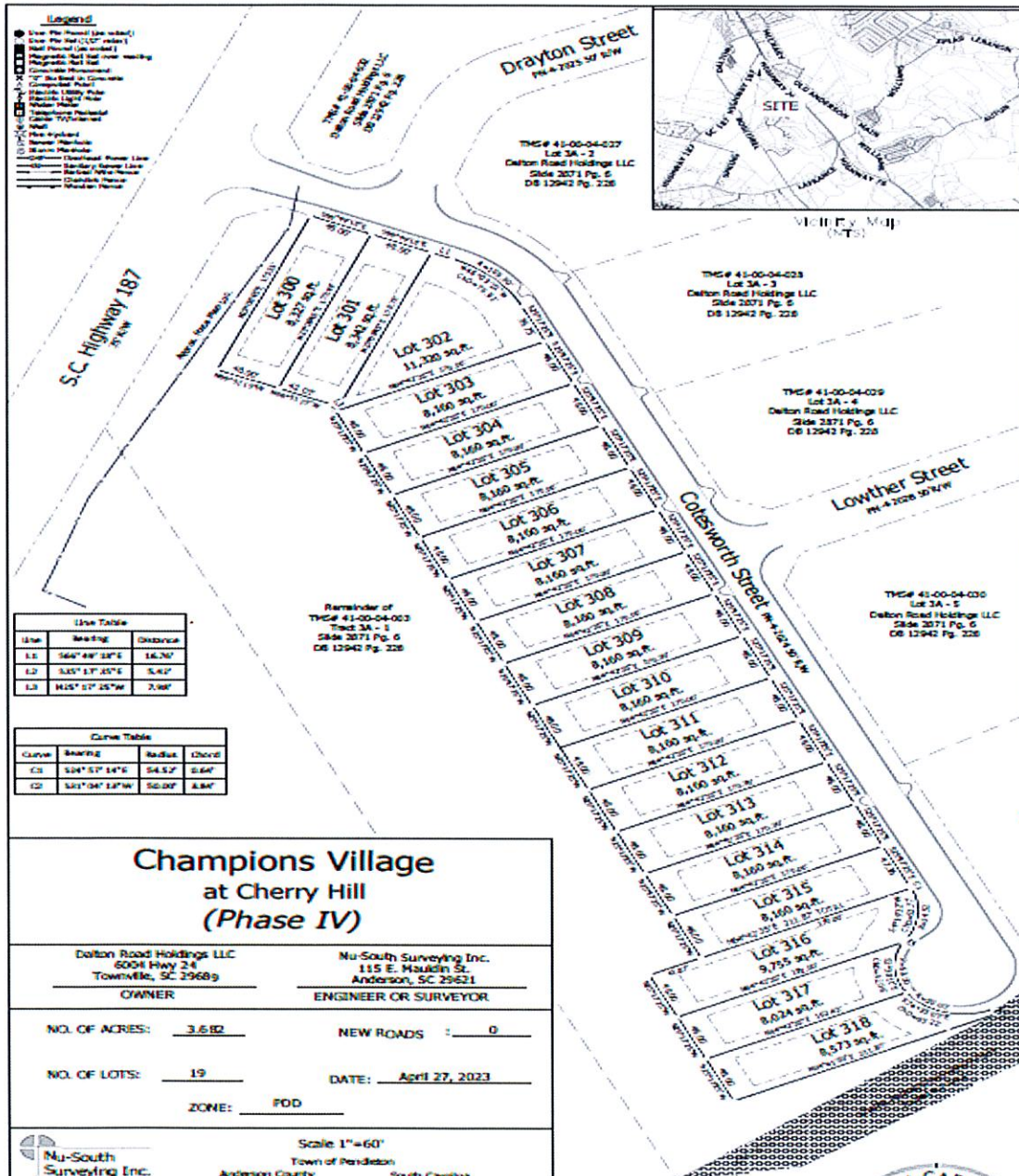
Approval of the preliminary plat shall not constitute approval of the final plat. Approval serves as authorization for the subdivider to proceed in the submittal of Construction Plans. No site improvements can be made at this juncture.



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Final Plat

CERTIFICATE OF OWNERSHIP, DEDICATION, AND TAXES PAID

I, the undersigned, do hereby certify that I am the owner of the property shown and described herein and that I own the same free and clear of all liens, mortgages, judgments, and other encumbrances, and that I have paid all taxes and assessments due on the same to the City and County and other authorities having jurisdiction.

(Date) _____
 Owner _____
 Street _____

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described herein is a true and correct copy of the accuracy required by the laws of Pendleton Planning and Zoning Commission and that the same have been placed as shown herein, in the specifications of the City Engineer.

(Date) _____ Registered Engineer or Surveyor
 18755 _____

CERTIFICATE OF ACCEPTANCE

I hereby certify that the Town of Pendleton, SC does accept and acknowledge the plat hereon and that the same has been approved as shown herein, in the specifications of the laws of Pendleton in the subdivision hereon.

(Date) _____ Submitter Administrator Town of Pendleton Planning Board

CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES

I hereby certify that the streets, utilities, and other improvements shown hereon are approved in accordance with the laws of Pendleton and the City of Pendleton in the subdivision hereon.

OR I) that a security bond in the amount of \$ _____ has been provided with the Town of Pendleton, according to the City of Pendleton and the City of Pendleton in the subdivision hereon.

(Date) _____ City Engineer

CERTIFICATE OF PROTECTIVE COVENANTS

All the other restrictive covenants have not been included for these lots, unless they have been established by Anderson County. Additional covenants are being included by legal instrument and will be recorded at a later date.

CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision and description hereon have been filed in conformity with the subdivision regulations of the Town of Pendleton, South Carolina, and that the same have been approved by the Planning and Zoning Commission and that I have been approved for recording in the Office of Register of Deeds, Pendleton County, South Carolina.

(Date) _____ Chairman of Pendleton Planning and Zoning Commission

THESE 41-00-04-001
 Lot 3A - 6
 Delton Road Holdings LLC
 Side 2071 Pg. 6
 DB 12942 Pg. 226

Line	Bearing	Distance
L1	S66°48'38"E	16.26'
L2	S33°17'35"W	5.42'
L3	N15°07'25"W	7.98'

Curve	Bearing	Radius	Chord
C1	S24°57'14"E	54.52'	0.64'
C2	S37°04'12"W	50.00'	4.84'

Champions Village at Cherry Hill (Phase IV)

Delton Road Holdings LLC
 6004 Hwy 24
 Townville, SC 29689
 OWNER

Nu-South Surveying, Inc.
 115 E. Mauldin St.
 Anderson, SC 29621
 ENGINEER OR SURVEYOR

NO. OF ACRES: 3.692 NEW ROADS : 0

NO. OF LOTS: 19 DATE: April 27, 2023

ZONE: FOD

Scale 1"=60'
 Town of Pendleton
 Anderson County South Carolina

Map #	Surveyed by	Drawn by	Checked by
9483-PG2-Final	JE JC EP	JC	ESD

THIS DRAWING AND THE DESIGN SHOWN THEREON ARE THE PROPERTY OF NU-SOUTH SURVEYING, INC. THE REPRODUCTION, COPYING OR USE OF THIS DRAWING WITHOUT WRITTEN CONSENT IS PROHIBITED AND ANY INFRINGEMENT WILL BE SUBJECT TO LEGAL ACTION.

SETBACKS:
 Front: 30'
 Side: 8'
 Rear: 20'



- NOTES:
- 1) Refer to THESE 41-00-04-001
 - 2) Reference PSE 2020 2071 Pg. 6
 - 3) Reference DB 12942 Pg. 226
 - 4) Internal access only. No access to existing roads from newly created easements.
 - 5) There is a 3' drainage easement along all side lot lines, except as specifically noted or shown on this plat. It is hereby done not purport to reflect any of the following which may be applicable to the subject property: easements, other than easements shown hereon, or other facts that an accurate and current title search may disclose.



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Staff Recommendation:

Staff recommends APPROVAL of this requested Subdivision of TMS# 41-00-04-003 into 19 lots.

Attachment A: Subdivision Application
Attachment B: Map of the Area
Attachment C: Preliminary Plat
Attachment D: Legal Ad

Pendleton Town Council

Mayor
Frank Crenshaw

Council Members
Lyn Merchant
Barbara Hamberg
Vince Gaulin
Jeff Van Drie

Municipal Complex
310 Greenville Street
Pendleton, SC 29670
864-646-9409
www.townofpendleton.org



Administrator
Steve Miller
Municipal Clerk
Amber Barnes

RESOLUTION

A RESOLUTION BY THE PENDLETON PLANNING COMMISSION APPROVING THE REQUEST TO SUBDIVIDE 3.683 ACRES, KNOWN AS TRACT 3-A1A HAVING TMS # 41-00-04-003, INTO 19 LOTS.

Whereas, this property was annexed into the Pendleton Town Limits in 2016 and assigned initial zoning of Areawide Business (AB), and;

Whereas, Dalton Road Holdings, LLC made an application to rezone 3.683 acres located off Highway 187 from Areawide Business (AB) to Low-Density Residential (R2) on May 09, 2023, and;

Whereas, at their regular meeting on June 08, 2023, the Planning Commission voted five to two to recommend council rezone this property from Areawide Business (AB) to Low-Density Residential (R2), and;

Whereas, at the first reading of a resolution considering the recommendation to approve this rezoning, Town Council began talks with the developer to consider a more dense Multi-Family product for this site, and;

Whereas, at Pendleton Town Council's regular meeting on September 5, 2023, Town Council held a public hearing and made a motion to amend the first reading of this ordinance, changing the recommended zoning from Low-Density Residential (R2) to a Multi-Family (MF), allowing for a townhome development, and;

Whereas, Dalton Road Holdings, LLC submitted preliminary plans to subdivide this property into 37-Townhome lots, creating a Group Development, and;

Whereas, the Pendleton Planning Commission held a public hearing for this Major Subdivision at their February 08, 2024, regular meeting, and;

Pendleton Town Council

Mayor
Frank Crenshaw

Municipal Complex
310 Greenville Street
Pendleton, SC 29670
864-646-9409

www.townofpendleton.org

Council Members
Lyn Merchant
Barbara Hamberg
Vince Gaulin
Jeff Van Drie



Administrator
Steve Miller
Municipal Clerk
Amber Barnes

Whereas, At the Planning Commissions regular meeting on February 08, 2024, the commission unanimously voted and approved this 37 lot multi-family subdivision on TMS# 41-00-04-003, and;

Whereas, after denial of the design plans for this townhome development by the Planning Commission on May 09, 2024, Dalton Road Holdings, LLC now desires to re-subdivide this lot into 19 individual lots.

Now, Therefore, Be It Resolved, by the Pendleton Planning Commission approving this request to subdivide tract 3-A1A having TMS# 41-00-04-003 from 37 lots into 19 lots.

- Attachment A: Subdivision Application
- Attachment B: Map of Area.
- Attachment C: Subdivision Design Plat
- Attachment D: Planning Commission Rezoning Resolution from Areawide Business to Residential R2
- Attachment E: Ordinance 23-16, Rezoning from Residential R2 to Multi-Family MF
- Attachment F: Resolution from Planning Commission approving subdivision into 37 lot Group Development.

Resolved in a meeting duly assembled this _____ day of _____, 2024

Planning Commission Chair _____ Date: _____



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Subdivision Application Form

Date of Submittal: 6/13/2024 Request Number (to be filled by Staff): B24 - 144

Type of Submittal (circle one):

Exempt Subdivision: Exempt Plat

Minor Subdivision: Final Plat

Major Subdivision: Preliminary Plat
(Technical Review)

Preliminary Plat
(Planning Commission)

Final Plat

Name of Property Owner: DALTON ROAD HOLDINGS, LLC

Address: 6004 Hwy 24 Townville, SC 29689

Phone number: 864-314-3260 Email: Rich@mccoywright.com

Signature of Property Owner: _____

Name of Applicant (if other than property owner): _____

Address: _____

Phone number: _____ Email: _____

Signature of Applicant: _____

Property Location: DALTON ROAD Tax Map Number: 41 - 00 - 04 - 003

Zoning Classification: MULTI-FAMILY # of Acres: 3.683

of Existing Lots: 37 # of Proposed Lots: 19

Describe the nature of the request / proposed use of property: SUBDIVIDED RESIDENTIAL LOTS

*****OFFICE USE ONLY*****

Date received: 6/17/2024 Fee Paid: _____ Receipt number: _____

Exempt Plat

Meeting Date: _____ Comments: _____

Preliminary Plat

Meeting Date: 7/11/2024 Comments: _____

Recommendation: APPROVED: DENIED: _____

Final Plat

Meeting Date: _____ Comments: _____

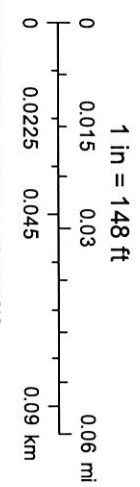
Recommendation: APPROVED: _____ DENIED: _____

Anderson County



TMS: 410004003
Owner: DALTON ROAD HOLDINGS LLC
Owner Address: 6004 HWY 24
City/State: TOWNVILLE SC
Deed Book: 12942
Tax District: 44
Sale Year: 2017
Deed Page: 228
Description: TR 3A1A COTESWORTH ST 3.68 AC
Market Value: \$368,000
Zip Code: 29689
Current Plat: CP S 3031/8

July 3, 2024 Disclaimer accepted.



ESRI, Highland Mapping, and Anderson County GIS

Final Plat

CERTIFICATE OF OWNERSHIP, DEDICATION, AND TAXES PAID

I (we) hereby certify that I am (we are) the owner(s) of the property shown and described hereon and that I (we) hereby adopt the plan of subdivision with my (our) free consent, establish the minimum building restriction lines, dedicate all streets, alleys, walks, parks, and other open spaces to public or private use as noted, and grant assessments as shown on the Plat. I (we) also certify that all current State, City, and County taxes or other assessments have been paid.

(Date) _____

Owner _____

Owner _____

CERTIFICATE OF ACCURACY

I hereby certify that the plan shown and described hereon is a true and correct survey to the specifications required by the Town of Pendleton Planning and Zoning Commission and that the monuments have been placed as shown hereon, to the specifications of the City Engineer.

(Date) _____

Registered Engineer or Surveyor

10755

No. _____

CERTIFICATE OF ACCEPTANCE

I hereby certify that the Town of Pendleton, SC does accept provisionally the public ways and land shown on this plat, and upon reinspection and approval one year following this date shall issue final acceptance.

(Date) _____

Subdivision Administrator Town

of Pendleton Planning Board

CERTIFICATE OF THE APPROVAL OF STREETS AND UTILITIES

I hereby certify: (1) That streets, utilities, and other improvements have been installed in acceptable manner, in accordance with Land Development Regulations and other specifications of the Town of Pendleton in the subdivision entitled:

Or (2) That a security bond in the amount of \$ _____ has been posted with the Town of Pendleton, securing to the City the actual construction and installation of all required improvements.

(Date) _____

City Engineer

CERTIFICATE OF PROTECTIVE COVENANTS

At this time restrictive covenants have not been formulated for these lots, other than those established by Anderson County. Additional covenants are being reviewed by legal council and will be recorded at a later date.

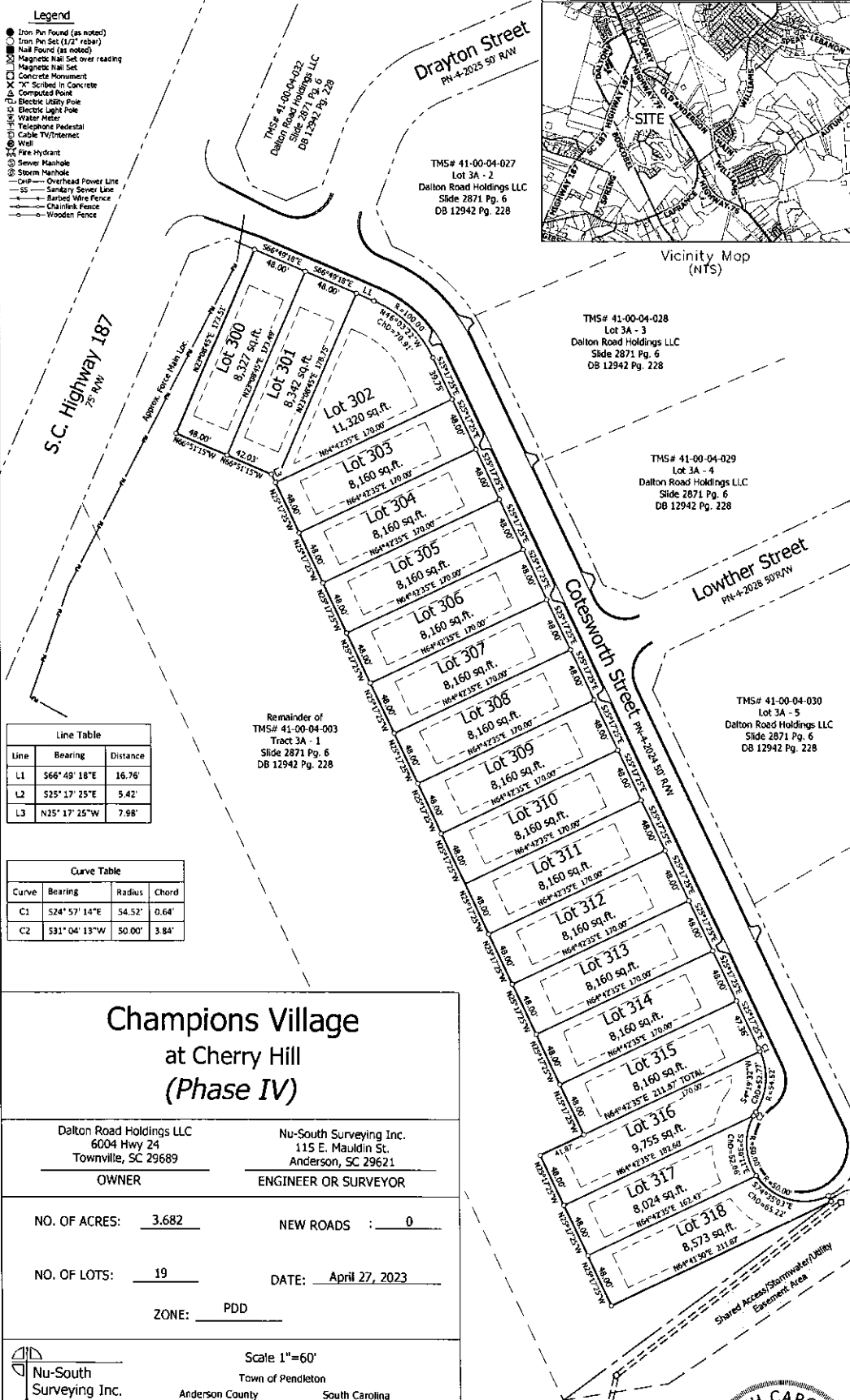
CERTIFICATE OF APPROVAL FOR RECORDING

I hereby certify that the subdivision plan shown hereon has been found to comply with the Subdivision Regulations for the Town of Pendleton, South Carolina, with the exception of such variances, if any, as are noted in the minutes of the Planning and Zoning Commission and that it has been approved for recording in the Office of Registrar of Meane Conveyances, Anderson County.

(Date) _____

Chairman of Secretary
Planning and Zoning
Commission

TMS# 41-00-04-031
Lot 3A - 6
Dalton Road Holdings LLC
Slide 2871 Pg. 6
DB 12942 Pg. 228



Legend

- Iron Pin Found (as noted)
- Iron Pin Set (1/2" rebar)
- Nail Found (as noted)
- Magnetic Nail Set over reading
- Magnetic Nail Set
- Concrete Monument
- Corroded Point
- Electric Utility Pole
- Electric Light Pole
- Water Meter
- Telephone Pedestal
- Cable TV/Internet
- Well
- Fire Hydrant
- Sewer Manhole
- Storm Manhole
- Overhead Power Line
- Sankary Sewer Line
- Barbed Wire Fence
- Chainlink Fence
- Wooden Fence

Line Table

Line	Bearing	Distance
L1	S66°48'18"E	16.76'
L2	S25°17'25"E	5.42'
L3	N25°17'25"W	7.98'

Curve Table

Curve	Bearing	Radius	Chord
C1	S24°57'14"E	54.52'	0.64'
C2	S31°04'13"W	50.00'	3.84'

Champions Village at Cherry Hill (Phase IV)

Dalton Road Holdings LLC
6004 Hwy 24
Townville, SC 29689

Nu-South Surveying Inc.
115 E. Mauldin St.
Anderson, SC 29621

OWNER: Dalton Road Holdings LLC
ENGINEER OR SURVEYOR: Nu-South Surveying Inc.

NO. OF ACRES: 3.682
NEW ROADS: 0

NO. OF LOTS: 19
DATE: April 27, 2023

ZONE: PDD

Scale 1"=60'

Town of Pendleton
Anderson County South Carolina

Nu-South Surveying Inc.
115 E. Mauldin St.
Anderson S.C. 29621
(864) 226-2754
nusouthsc@gmail.com

Map #	Surveyed By	Drawn By	Checked By
9483-PG2-Final	JE JC EF	JC	EBO

SETBACKS:
Front: 30'
Side: 8'
Rear: 20'



- NOTES:**
- 1) Parent TMS# 41-00-04-003
 - 2) Reference Plat Slide 2871 Pg. 6
 - 3) Reference Deed Book 12942 Pg. 228
 - 4) Internal access only. No access to existing roads from newly created
 - 5) There is a 5' Drainage & Utility Easement along all side lot lines. Except as specifically stated or shown on this plat, the survey does not purport to reflect any of the following which may be applicable to the subject property: easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations; and any other facts that an accurate and current title search may disclose.

PUBLIC NOTICE

The Town of Pendleton Planning Commission will hold a Public Hearing in the Council Chambers of Town Hall on Thursday, July 11, 2024, at 6:00 pm to receive public input concerning a request from Dalton Road Holdings LLC to subdivide TMS# 41-00-04-003. The public is welcome to comment.

Please run this ad on Monday, June 17, 2024

Bill ad to:

Ms. Amyee Crawford
Town of Pendleton
310 Greenville Street
Pendleton, S.C 29670

Pendleton Town Council

Mayor
Frank Crenshaw

Municipal Complex
310 Greenville Street
Pendleton, SC 29670
864-646-9409
www.townofpendleton.org



Council Members
Lyn Merchant
Sandra Gantt
Vince Gaulin
Mike Seef

Administrator
Steve Miller
Municipal Clerk
Amber Barnes

RESOLUTION

A RESOLUTION BY THE TOWN OF PENDLETON PLANNING COMMISSION MAKING THE RECOMMENDATION TO PENDLETON TOWN COUNCIL TO REZONE 3.683 ACRES KNOWN AS TRACT 3-A1A HAVING TMS # 41-00-04-003 FROM AREAWIDE BUSINESS (AB) TO LOW DENSITY RESIDENTIAL (R2).

Whereas, this property was annexed into the Pendleton Town Limits in 2016 and assigned initial zoning of Areawide Business (AB), and;

Whereas, Dalton Road Holdings, LLC made an application to rezone 3.683 acres located off Highway 187 from Areawide Business (AB) to Low Density Residential (R2) on May 09, 2023, and;

Whereas, This future development and rezoning is the result of a Developmental Agreement between the developer and the Town of Pendleton as set forth in Ordinance 16-07; and,

Whereas, a public hearing was held on June 08, 2023, to receive public input regarding this rezoning request.

Now, Therefore, Be It Resolved, that the Town of Pendleton Planning Commission recommends Pendleton Town Council to rezone Tract 3-A1A having TMS# 41-00-04-003 from Areawide Business (AB) to Low Density Residential (R2).

Attachment A: Rezoning Application

Attachment B: Map of Area.

Resolved in meeting duly assembled this 8 day of JUNE, 2023.

Planning Commission Chair: Romy Robinson Date: 6/8/2023

Page 1 of 2

A RESOLUTION BY THE TOWN OF PENDLETON PLANNING COMMISSION MAKING THE RECOMMENDATION TO PENDLETON TOWN COUNCIL TO REZONE 3.683 ACRES KNOWN AS TRACT 3-A1A HAVING TMS # 41-00-04-003 FROM AREAWIDE BUSINESS (AB) TO LOW DENSITY RESIDENTIAL (R2).



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Rezoning Application

Date: 5/9/2023 Request Number (to be filled by Staff): B23 156

Instructions:

1. Submit the application form with owner's signature, legal description, any other supporting documents, and a map with the rezoning area highlighted.
2. Application Fee = \$100.00 for Residential, \$200.00 for Commercial.
3. Deadline is thirty (30) days prior to the next Planning Commission meeting (see deadline schedule).

Name of Property Owner: Dutton Road Holdings, LLC
 Address: 6004 Hwy 24 Townville, SC 29689
 Phone number: 864 314 3260 Email: rich@mccoywright.com
 Signature of Property Owner (Owner MUST sign): _____

Name of Applicant (if other than property owner): Rich Bennett
 Address: 6004 Hwy 24 Townville SC 29689
 Phone number: 864-314-3260 Email: Rich Bennett & Golf South, Inc
 Signature of Applicant: [Signature]

Property Location: Clemson Grove - part of TMS #410004003 Tract 3-A1A
 Existing Zoning Classification: Commercial (CB) Proposed Zoning Classification: Residential R2-12'
 # of Acres: 3.683 ac Tax Map Number: 410004003 7

Describe the nature of the request or attach description:

*****OFFICE USE ONLY*****

Date received: 5/9/2023 Fee Paid: _____ Receipt number: _____
 Date Advertised: 5/17/2023 Hearing Date: 6/8/2023 Date Sign Posted: 5/24/2023
 TOWN STAFF RECOMMENDATION: APPROVED DENIED: _____
 PLANNING COMMISSION RECOMMENDATION: APPROVED _____ DENIED: _____
 COUNCIL DECISION (Date of 2nd Reading): APPROVED _____ DENIED: _____
 Comments: 19 lots

1st Reading 9-5-23

2nd Reading 11-7-23

Ordinance Number: 23-16

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF PENDLETON AND REZONE 3.683 ACRES KNOWN AS TRACT 3-A1A HAVING TMS# 41-00-04-003 FROM (AB) AREAWIDE BUSINESS TO (MF) Multi-Family.

Whereas, this property was annexed into the Pendleton Town Limits in 2016 and assigned initial zoning of Areawide Business (AB), and;

Whereas, Dalton Road Holdings, LLC made an application to rezone 3.683 acres located off Highway 187 from Areawide Business (AB) to Low-Density Residential (R2) on May 09, 2023, and;

Whereas, this future development and rezoning is the result of a Developmental Agreement between the developer and the Town of Pendleton as set forth in Ordinance 16-07; and,

Whereas, a public hearing was held on June 08, 2023, to receive public input regarding this rezoning request, and;

Whereas, at their regular meeting on June 08, 2023, the Planning Commission voted five to two to recommend Town Council rezone this property from Areawide Business (AB) to Low-Density Residential (R2); and,

Whereas, at Town Council's regular meeting on August 1, 2023, Town Council resolved to accept the recommendation from the Pendleton Planning Commission to rezone this property by a three to two vote; and,

Whereas, at Town councils regular meeting on September 5, 2023, town council was presented and considered the first reading of an ordinance to rezone this property to Low-Density Residential (R2); and,

Whereas, at this same meeting a motion was made by council to amend the first reading of this ordinance changing the recommended zoning from Low Density Residential (R2) to a Multi-family (MF) allowing for the development of a higher density product by a three to two vote; and,

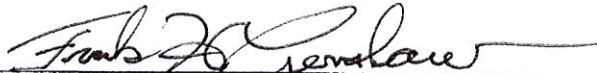
Whereas, per the Town of Pendleton's current Zoning Ordinances, Town Council has the ability to amend, supplement, or change such requested zoning of property; and,

Whereas, a public meeting was held at Town Councils regular meeting on November 07, 2023.

NOW, Therefore Be It Ordained, that Pendleton Town Council rezones 3.683 Acres known as Tract 3-A1A, having TMS# 41-00-04-003, from (AB) Areawide Business to (MF) Multi-Family.

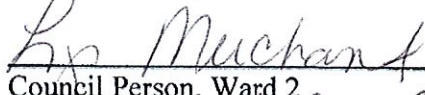
- Attachment A: Resolution from Planning Commission
- Attachment B: Map of the Area
- Attachment C: Application to Rezone
- Attachment D: Email from Owner

DONE, RATIFIED AND PASSED THIS THE 7th DAY OF NOV., 2023.

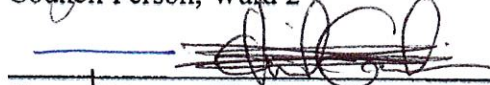


Mayor of the Town of Pendleton

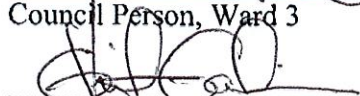
Council Person, Ward 1



Council Person, Ward 2



Council Person, Ward 3



Council Person, Ward 4

Clerk, Town of Pendleton



Pendleton Town Council

Mayor
Frank Crenshaw

Council Members
Lyn Merchant
Barbara Hamberg
Vince Gaulin
Jeff Van Drie

Municipal Complex
310 Greenville Street
Pendleton, SC 29670
864-646-9409
www.townofpendleton.org



Administrator
Steve Miller
Municipal Clerk
Amber Barnes

RESOLUTION

A RESOLUTION BY THE PENDLETON PLANNING COMMISSION APPROVING THE REQUEST TO SUBDIVIDE 3.683 ACRES, KNOWN AS TRACT 3-A1A HAVING TMS # 41-00-04-003, INTO A 37-LOT GROUP DEVELOPMENT.

Whereas, this property was annexed into the Pendleton Town Limits in 2016 and assigned initial zoning of Areawide Business (AB), and;

Whereas, Dalton Road Holdings, LLC made an application to rezone 3.683 acres located off Highway 187 from Areawide Business (AB) to Low-Density Residential (R2) on May 09, 2023, and;

Whereas, at their regular meeting on June 08, 2023, the Planning Commission voted five to two to recommend council rezone this property from Areawide Business (AB) to Low-Density Residential (R2), and;

Whereas, at the first reading of a resolution considering the recommendation to approve this rezoning, Town Council began talks with the developer to consider a more dense Multi-Family product for this site, and;

Whereas, at Pendleton Town Council's regular meeting on September 5, 2023, Town Council held a public hearing and made a motion to amend the first reading of this ordinance, changing the recommended zoning from Low-Density Residential (R2) to a Multi-Family (MF), allowing for a townhome development, and;

Whereas, Dalton Road Holdings, LLC submitted preliminary plans to subdivide this property into 37-Townhome lots, creating a Group Development, and;

Whereas, The Pendleton Planning Commission must approve this Major Subdivision and the creation of a Group Development, and;

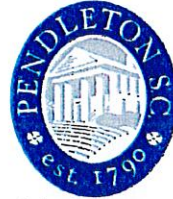
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Whereas, the Pendleton Planning Commission held a public hearing for this Major Subdivision at their February 08, 2024, regular meeting.

Now, Therefore, Be It Resolved, by the Pendleton Planning Commission approving this request to subdivide tract 3-A1A having TMS# 41-00-04-003 into 37 Townhome lots and approve the submitted subdivision design plat.

Attachment A: Subdivision Application
Attachment B: Map of Area.
Attachment C: Subdivision Design Plat

Resolved in a meeting duly assembled this 8 day of FEBRUARY, 2024

Planning Commission Chair [Signature] Date: 2/8/24



PENDLETON SOUTH CAROLINA

History, Hospitality & Happenings!

Subdivision Application Form

Date of Submittal: 01/18/24 Request Number (to be filled by Staff): B24 - 01

Type of Submittal (circle one):

Exempt Subdivision: Exempt Plat

Minor Subdivision: Final Plat

Major Subdivision: Preliminary Plat
(Technical Review)

Preliminary Plat
(Planning Commission)

Final Plat

Name of Property Owner: Dalton Road Holdings, LLC

Address: 10004 Hwy 84 Townville SC 29169

Phone number: 804 24 2466 Email: ycen@mccoymwright.com

Signature of Property Owner: Neather P Bennett

Name of Applicant (if other than property owner): _____

Address: _____

Phone number: _____ Email: _____

Signature of Applicant: _____

Property Location: Dalton Road off 76/28 Tax Map Number: 41 - 000 - 40 - 03

Zoning Classification: AB # of Acres: 7.13

of Existing Lots: 1 # of Proposed Lots: 37

Describe the nature of the request / proposed use of property: Residential Multifamily Housing (Duplexes)

*****OFFICE USE ONLY*****

Date received: 1/17/2024 Fee Paid: _____ Receipt number: _____

Exempt Plat

Meeting Date: _____ Comments: _____

Preliminary Plat

Meeting Date: 2/5/2024 Comments: _____

Recommendation: APPROVED: _____ DENIED: _____

Final Plat

Meeting Date: _____ Comments: _____

Recommendation: APPROVED: _____ DENIED: _____

