



# PENDLETON

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

History, Hospitality & Happenings!

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

## AGENDA:

1. **Call to Order:**
2. **Approval of prior meeting minutes:** From the meeting of March 01, 2024.
3. **Public Comments.**
4. **Public Hearings:**
  - a. Hold a Public Hearing to gather information before making a recommendation to Pendleton Town Council to rezone five parcels located off Brown Road and Central Road from Agriculture Forest (AF) to Low-Density Residential (R2).
5. **Reports:**
6. **New Business / Action Item:**
  - a. Consideration of approving a resolution making a recommendation to Town Council to rezone property located off Brown Road and Central Road having TMS#s 39-06-05-022, 39-06-06-004, 39-06-06-003, 39-00-04-006, and 40-04-03-006 from Agriculture Forest (AF) to Low-Density Residential (R2).
  - b. Consideration of approving exterior elevations for a Townhome Group Development located on Lot 3A1A Cotesworth Street consisting of 3.68 Acres.
7. **Updates:**
8. **Adjournment:**



# PENDLETON

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

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## History, Hospitality & Happenings!

Town of Pendleton  
Planning Commission  
Called Meeting  
March 1, 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:** Postponed until next meeting.

No minutes to approve.

**3. Public Comments:**

No public comments were made.

**4. Action Item:**

- a. The consideration of a resolution by the Pendleton Planning Commission approving the subdivision of 75 single-family lots located off HWY 187 having TMS# 42-00-01-022 tabled from the February 08, 2024, regular meeting.

Chairman Mr. Perkins opened this action item up for consideration by the Commission at 6:01 pm.

Chairman Mr. Perkins made a motion to approve the resolution approving the subdivision of TMS# 42-00-01-022 into 75 single-family homes as submitted. Mr. McCuen seconded the motion, with all members voting in favor of at 6:03 pm.

Chairman Mr. Perkins asked that the role be called on this action item. Mr. McCuen voted Yes. Mr. Johnson voted Yes, Ms. Robinson voted Yes, Ms. Gemmill voted Yes, and Ms. Powell voted Yes.

**5. Adjournment:**

With no further business, Chairman Perkins asked for a motion to adjourn. Ms. Gemmill made the motion, and Mr. Johnson seconded it. All members voted in favor of at 6:04 pm.

Chairman: \_\_\_\_\_ Date: \_\_\_\_\_



**Staff Report to the Town of Pendleton Planning Commission for a Public Hearing on an Application to Rezone Property inside the Town of Pendleton having TMS#s 39-06-05-022, 39-06-06-004, 39-06-06-003, 39-00-04-006, and 40-04-03-006 from Agricultural Forest (AF) to Low-Density Residential (R2).**

**Date of Report:** April 03, 2024

**Report By:** David Poulson, Town Planner

**Applicant:** Bankco Building Group in care of Ms. Audry Webb Patterson-Fisher

**Request:** Hold a Public Hearing to gather information before making a recommendation to Pendleton Town Council to rezone these parcels from Agricultural Forest (AF) to Low-Density Residential (R2).

**Property Location:** All the parcels listed are located inside the Town of Pendleton at or near the intersection of Brown Road and Central Road. See attached map.

**Existing Zoning:** Agriculture Forest (AF)

**Requested Zoning:** Low-Density Residential (R2)

**Surrounding Zoning & Land Use:**

**West:** Zone: Low-Density Residential (R2)  
Land Use: Single-Family Homes.

**East:** Zone: Agriculture Forest (AF) and Multi-Family (MF)  
Land Use: Central Road Apartments

**South:** Zone: Low-Density Residential (R2) and Medium-Density Residential (R4)  
Land Use: Single Family Homes.

**North:** Zone: Agricultural Forest (AF) and Multi-Family (MF)  
Land Use: Cedar Lane Cottages

**Existing Conditions:** This property is vacant land recently listed for sale by the owners.

**Reason for Public Hearing:** This rezoning request requires a Public Hearing.

**Staff Recommendation:**

Conduct a Public Hearing on this request.





**Staff Report to the Town of Pendleton Planning Commission for consideration of an Application to Rezone Property inside the Town of Pendleton having TMS#s 39-06-05-022, 39-06-06-004, 39-06-06-003, 39-00-04-006, and 40-04-03-006 from Agriculture Forest (AF) to Low-Density Residential (R2).**

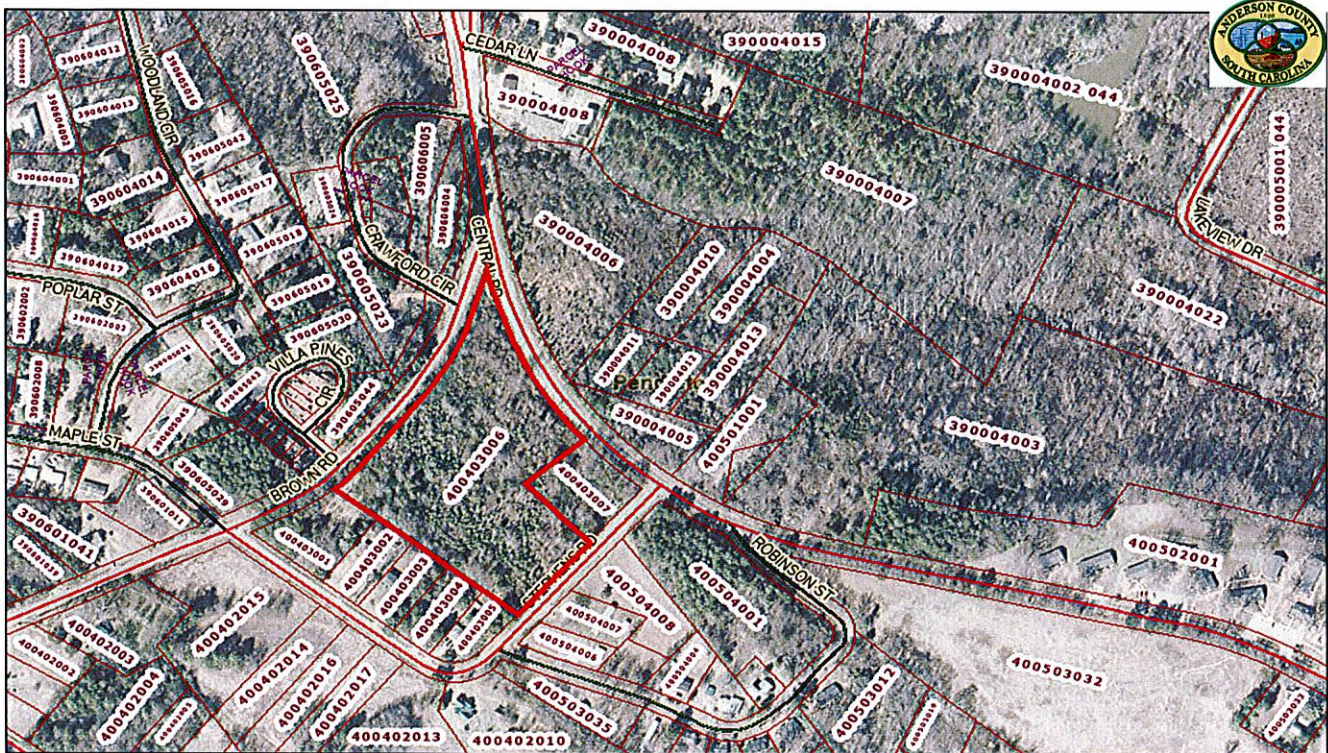
- Date of Report:** April 3, 2024
- Report By:** David Poulson, Town Planner.
- Applicant:** Banko Building Group in care of Ms. Audry Webb Patterson-Fisher
- Request:** The consideration of an application requesting the Planning Commission to recommend Pendleton Town Council rezone the following TMS#s 39-06-05-022, 39-06-06-004, 39-06-06-003, 39-00-04-006, and 40-04-03-006 from Agriculture Forest (AF) to Low-Density Residential (R2).
- Property Location:** These parcels are located inside the Town of Pendleton at or near the intersection of Brown Road and Central Road. See the attached Map.
- Existing Zoning:** (AF) Agriculture Forest.
- Requested Zoning:** (R2) Low-Density Residential.
- Surrounding Zoning & Land Use:**
  - West:** Zone: Low-Density Residential (R2)  
Land Use: Single-Family Homes.
  - East:** Zone: Agriculture Forest (AF) and Multi-Family (MF)  
Land Use: Central Road Apartments
  - South:** Zone: Low-Density Residential (R2) and Medium-Density Residential (R4)  
Land Use: Single Family Homes.
  - North:** Zone: Agricultural Forest (AF) and Multi-Family (MF)  
Land Use: Cedar Lane Cottages
- Existing Conditions:** This property is vacant land recently listed for sale by the owners.





## Reason for Rezoning Request:

The applicant entered into a contract to purchase this property from the current owners in February 2024. The applicant will be seeking to be allowed to subdivide this property into single-family home lots if the rezoning is granted. Currently, only one single-family dwelling is allowed per acre in property that is zoned Agriculture Forest. Per our zoning ordinances, the future subdivision of this property requires rezoning.



## Current Zoning Considerations:

This address is near the intersection of Brown Road and Central Road and is currently vacant property. This rezoning request includes five (5) parcels as listed above and is currently zoned Agriculture Forest (AF). These parcels have been identified in the Town of Pendleton's future land use map as changing to Low-Density Residential (R2).





# PENDLETON

SOUTH CAROLINA

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DISTRICT	SUB-DISTRICT	MINIMUM LOT SIZE REQUIREMENTS					MAX BLDG COVER (%)	MINIMUM YARD REQUIREMENTS			MAX BLDG HEIGHT	
		Lot Area (sf) per dwelling	Density (units per acre)	Total Lot Area (sf)	Width (ft)	Depth (ft)		Front (ft)	Side (ft)	Rear (ft)	(story)	(ft)
CO		None										
AF		43,560	1.000	43,560	200	None	None	100	30	30	2.5	35
R-1		20,000	2.178	20,000	75	110	35	30	(1)	15	2.5	35
R-2		10,000	4.356	10,000	60	100	40	30	8	15	2.5	35
R-3		8,000	5.445	8,000	60	80	50	25	8	15	2.5	35
R-4		8,000	5.445	8,000	60	80	50	25	(2)	15	2.5	35
MF	One-Family	8,000	5.445	8,000	60	80	50	25	8	15	2.5	35
	Duplex	6,000	7.260	12,000	80	100	50	30	8	15	2.5	35
	Multi-Family	(3)			100	None	(4)	35	(5)	25	3	40
CB		None						(6)	(7)	None	3	40
NC		None						(8)	(9)	(10)	3	40
AB		None						(8)	(11)	None	3	40
LI		None										

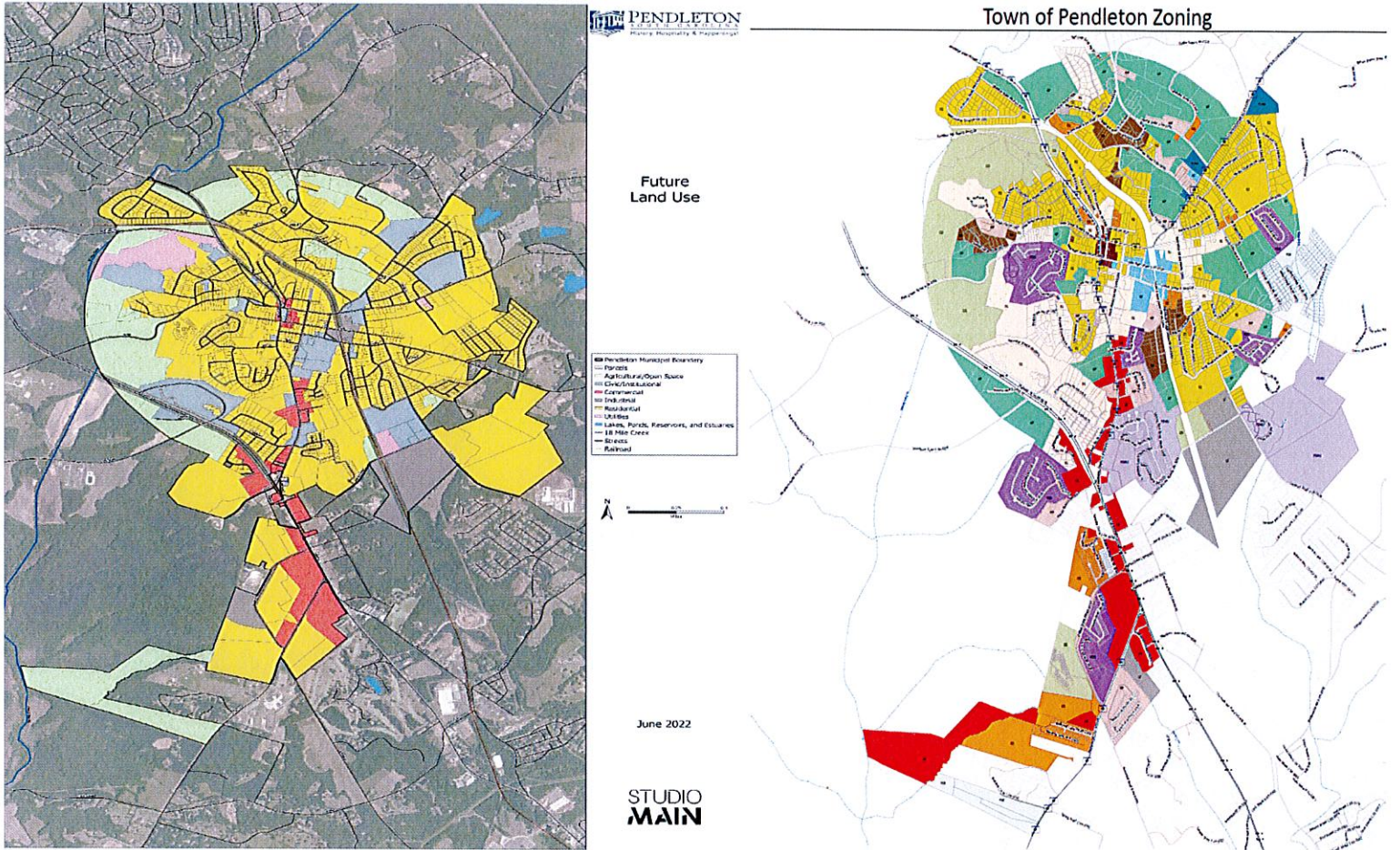




**Definitions:**

- A. R-1, Low-Density Residential District. Primarily a district for low-density one-family dwellings situated on lots having a minimum area of twenty thousand (20,000) square feet, and including customary secondary uses.
- B. **R-2, Low-Density Residential District. Primarily a district for low-density one-family dwellings situated on lots having a minimum area of ten thousand (10,000) square feet, and including customary secondary uses.**
- C. R-3, Medium-Density Residential District. Primarily a district for low-density one-family and two-family dwellings situated on lots having a minimum area of eight thousand (8,000) square feet, and including customary secondary uses.
- D. R-4, Medium-Density Mixed Residential District. Primarily a district for medium-density one- and two-family dwellings and one-family manufactured/mobile homes, situated on individual lots having a minimum area of eight thousand (8,000) square feet, and including customary secondary uses.
- E. MF, Multi-Family Residential District. Primarily a district for median- and high-density residential development, including customary secondary uses.
- F. AB, Area-Wide Business District. Primarily a district for retail and service uses along major streets and highways to serve both the traveling public and local residents.
- G. NC, Neighborhood Commercial District. Primarily a district for the development of low-intensity commercial and service centers that are accessible by pedestrians and vehicular traffic, serve the daily convenience and personal service needs of the surrounding neighborhood and are of such a nature as to minimize conflicts with surrounding residential uses and to allow for residential uses.
- H. CB, Central Business District. Primarily a district for the intensive business and commercial development of certain areas of the town. Off-street parking is permitted separately and is not required as a use because of small lot sizes and intensity of development. This District is designed to provide comparative shopping opportunities within a concentrated area, and promote a business climate essential to the vitality and economic stability of the community.
- I. AF, Agricultural-Forest District. Primarily a district for general farming and tree growing purposes as well as certain specialized residential, recreational, or other public purposes, and including customary secondary uses.





**Staff Recommendation:**

Staff recommends **APPROVAL** of the rezoning request from Agriculture Forest (AF) to Low-Density Residential (R2) on the identified parcel for the following reasons:

1. As the current zoning map indicates, rezoning these parcels to R2 would align with the surrounding properties already zoned Low-Density Residential and would not constitute spot zoning. In addition, the Future Land Use Map in our current Comprehensive Plan identifies the future use of this property as single-family homes.

**ATTACHMENTS:**

Attachment A: Rezoning Application

Attachment B: Map of the Area

Attachment C: Public Hearing Advertisement Information



# Pendleton Town Council

**Mayor**  
Frank Crenshaw

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

[www.townofpendleton.org](http://www.townofpendleton.org)



**Administrator**  
Steve Miller  
**Municipal Clerk**  
Amber Barnes

**Council Members**  
Lyn Merchant  
Barbara Hamburg  
Vince Gaulin  
Jeff Van Drie

## RESOLUTION

A RESOLUTION BY THE PENDLETON PLANNING COMMISSION MAKING A RECOMMENDATION TO PENDLETON TOWN COUNCIL TO REZONE PROPERTY LOCATED OFF BROWN ROAD AND CENTRAL ROAD HAVING TMS#S 39-06-05-022, 39-06-06-004, 39-06-06-003, 39-00-04-006, AND 40-04-03-006 FROM AGRICULTURE FOREST (AF) TO LOW-DENISTY RESIDENTIAL (R2).

**Whereas**, this property was listed for sale, and a contract was offered to purchase in February of 2024, and;

**Whereas**, this property includes TMS#s 39-06-05-022, 39-06-06-004, 39-06-06-003, 39-00-04-006, and 40-04-03-006, and;

**Whereas**, this property is currently zoned Agriculture Forest (AF), and;

**Whereas**, the Banko Building Group made an application on behalf of the owner to rezone these five parcels located off Brown Road and Central Road from Agriculture Forest (AF) to Low-Density Residential (R2), and;

**Whereas**, a public hearing was held at the Pendleton Planning Commission regular meeting on April 11, 2024, on this rezoning request.

**Now, Therefore, Be It Resolved**, the Planning Commission recommends that Pendleton Town Council rezone these five parcels located off Brown Road and Central Road from Agriculture Forest (AF) to Low-Density Residential (R2).

- Attachment A1-5: Rezoning Application.
- Attachment B: Legal Advertisement.
- Attachment C1-6: Map of the Area.
- Attachment D1-6: Supporting Documents.

Resolved in a meeting duly assembled this \_\_\_\_ day of \_\_\_\_\_, 2024.

Planning Commission Chair: \_\_\_\_\_ Date: \_\_\_\_\_



# PENDLETON

SOUTH CAROLINA  
History, Hospitality & Happenings!

## Rezoning Application

Date: 2/20/2024 Request Number (to be filled by Staff): B24 - 81

**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: Audrey C Webb Patterson, Et Al

Address: 470 Hamberg St, Pendleton, SC 29670

Phone number: (706) 714-9712 Email: audreypattersonfisher@juno.com

Signature of Property Owner (Owner MUST sign): Audrey Webb Patterson Fisher 02/02/24

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

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Property Location: BROWN RD AND CENTRAL RD

Existing Zoning Classification: AF Proposed Zoning Classification: R2

# of Acres: 3.76 Tax Map Number: TMS # 390004006

Describe the nature of the request or attach description: Requesting to rezone to R2 low density residential single family homes.

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

Date received: 4/4/2024 Fee Paid: 100<sup>00</sup> Receipt number: 004830

Date Advertised: 3/22/2024 Hearing Date: 4/11/2024 Date Sign Posted: 3/5/2024

TOWN STAFF RECOMMENDATION: APPROVED DENIED: \_\_\_\_\_

PLANNING COMMISSION RECOMMENDATION: APPROVED \_\_\_\_\_ DENIED: \_\_\_\_\_

COUNCIL DECISION (Date of 2<sup>nd</sup> Reading): APPROVED \_\_\_\_\_ DENIED: \_\_\_\_\_

Comments: \_\_\_\_\_





# PENDLETON

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## Rezoning Application

Date: 2/20/2024 Request Number (to be filled by Staff): B24 - 81

**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.
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Name of Property Owner: Audrey C Webb Patterson, Et Al

Address: 470 Hamberg St, Pendleton, SC 29670

Phone number: (706) 714-9712 Email: audreypattersonfisher@juno.com

Signature of Property Owner (Owner MUST sign): Audrey Webb Patterson Fisher 02/02/24

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

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Property Location: BROWN RD AND CENTRAL RD

Existing Zoning Classification: AF Proposed Zoning Classification: RQ

# of Acres: .18 Tax Map Number: TMS # 390605022

Describe the nature of the request or attach description: Requesting to rezone to R2 low density residential to allow single family homes.

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

Date received: 4/4/2024 Fee Paid: 100<sup>00</sup> Receipt number: 00483Q

Date Advertised: 3/22/2024 Hearing Date: 4/11/2024 Date Sign Posted: 3/5/2024

TOWN STAFF RECOMMENDATION: APPROVED DENIED: \_\_\_\_\_

PLANNING COMMISSION RECOMMENDATION: APPROVED DENIED: \_\_\_\_\_

COUNCIL DECISION (Date of 2<sup>nd</sup> Reading): APPROVED DENIED: \_\_\_\_\_

Comments: \_\_\_\_\_



# PENDLETON

SOUTH CAROLINA  
History, Hospitality & Happenings!

## Rezoning Application

Date: 02/20/2024 Request Number (to be filled by Staff): B24 - 81

**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: Audrey C Webb Patterson, Et Al

Address: 470 Hamberg St, Pendleton, SC 29670

Phone number: (706) 714-9712 Email: audreypattersonfisher@juno.com

Signature of Property Owner (Owner MUST sign): Audrey Webb Patterson Fisher 02/02/24

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

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Property Location: Brow RD and Central RD

Existing Zoning Classification: AF Proposed Zoning Classification: R2

# of Acres: 5.60 Tax Map Number: TMS # 400403006

Describe the nature of the request or attach description: Requesting to rezone to R2 low density residential single family homes.

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

Date received: 4/4/2024 Fee Paid: 100.00 Receipt number: 004830

Date Advertised: 3/22/2024 Hearing Date: 4/11/2024 Date Sign Posted: 03/05/2024

TOWN STAFF RECOMMENDATION: APPROVED DENIED: \_\_\_\_\_

PLANNING COMMISSION RECOMMENDATION: APPROVED \_\_\_\_\_ DENIED: \_\_\_\_\_

COUNCIL DECISION (Date of 2<sup>nd</sup> Reading): APPROVED \_\_\_\_\_ DENIED: \_\_\_\_\_

Comments: \_\_\_\_\_



# PENDLETON

SOUTH CAROLINA  
History, Hospitality & Happenings!

## Rezoning Application

Date: 2/20/2024 Request Number (to be filled by Staff): 324 - 81

**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: Audrey C Webb Patterson, Et Al

Address: 470 Hamberg St, Pendleton, SC 29670

Phone number: (706) 714-9712 Email: audreypattersonfisher@juno.com

Signature of Property Owner (Owner MUST sign): Audrey Webb Patterson Fisher 02/02/24

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

Address: \_\_\_\_\_

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Property Location: BROWN RD + CENTRAL RD

Existing Zoning Classification: AF Proposed Zoning Classification: R2

# of Acres: \_\_\_\_\_ Tax Map Number: TMS # 390606003

Describe the nature of the request or attach description: Requesting to Rezone to R2 low density Residential to allow single family homes

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

Date received: 4/4/2024 Fee Paid: 100.<sup>00</sup> Receipt number: 00483Q

Date Advertised: 03/22/2024 Hearing Date: 4/11/2024 Date Sign Posted: 03/05/2024

TOWN STAFF RECOMMENDATION: APPROVED DENIED: \_\_\_\_\_

PLANNING COMMISSION RECOMMENDATION: APPROVED DENIED: \_\_\_\_\_

COUNCIL DECISION (Date of 2<sup>nd</sup> Reading): APPROVED DENIED: \_\_\_\_\_

Comments: \_\_\_\_\_





# PENDLETON

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## Rezoning Application

Date: 2/20/2024 Request Number (to be filled by Staff): B24 - 81

**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: Audrey C Webb Patterson, Et Al

Address: 470 Hamberg St, Pendleton, SC 29670

Phone number: (706) 714-9712 Email: audreypattersonfisher@juno.com

Signature of Property Owner (Owner MUST sign): Audrey Webb Patterson Fisher 02/02/24

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

Address: S

Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

Signature of Applicant: \_\_\_\_\_

Property Location: BROWN RD AND CENTRAL RD

Existing Zoning Classification: AF Proposed Zoning Classification: R2

# of Acres: \_\_\_\_\_ Tax Map Number: TMS # 390606004

Describe the nature of the request or attach description: Requesting to rezone to R2 low density residential single family homes

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

Date received: 4/4/2024 Fee Paid: 100<sup>00</sup> Receipt number: 004839

Date Advertised: 3/22/2024 Hearing Date: 4/11/2024 Date Sign Posted: 3/5/2024

TOWN STAFF RECOMMENDATION: APPROVED DENIED: \_\_\_\_\_

PLANNING COMMISSION RECOMMENDATION: APPROVED \_\_\_\_\_ DENIED: \_\_\_\_\_

COUNCIL DECISION (Date of 2<sup>nd</sup> Reading): APPROVED \_\_\_\_\_ DENIED: \_\_\_\_\_

Comments: \_\_\_\_\_

PUBLIC NOTICE

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The Town of Pendleton Planning Commission will hold a Public Hearing in Council Chambers of Town Hall on Thursday, April 11, 2024, at 6:00 pm to receive public input concerning a rezoning request on property located inside the Town of Pendleton and having the following TMS# 39-06-05-022, 39-06-06-004, 39-06-06-003, 39-00-04-006, and 40-04-03-006. The public is welcome to comment concerning this rezoning request.

Please run this ad on Friday, March 22, 2024

Bill ad to:

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





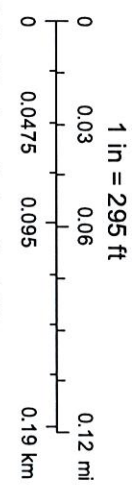
March 1, 2024 Disclaimer accepted.

TMS: 400403006  
 Owner: PATTERSON AUDREY C WEBB ET AL  
 Owner Address: 470 HAMBERG ST  
 City/State: PENDLETON SC  
 Deed Book: 11197  
 Tax District: 44  
 Sale Year: 2013

Zip Code: 29670  
 Current Plat: CP 065/307  
 Description: TRE OFF STEPHENS ST 5.60 AC  
 Market Value: \$36,060



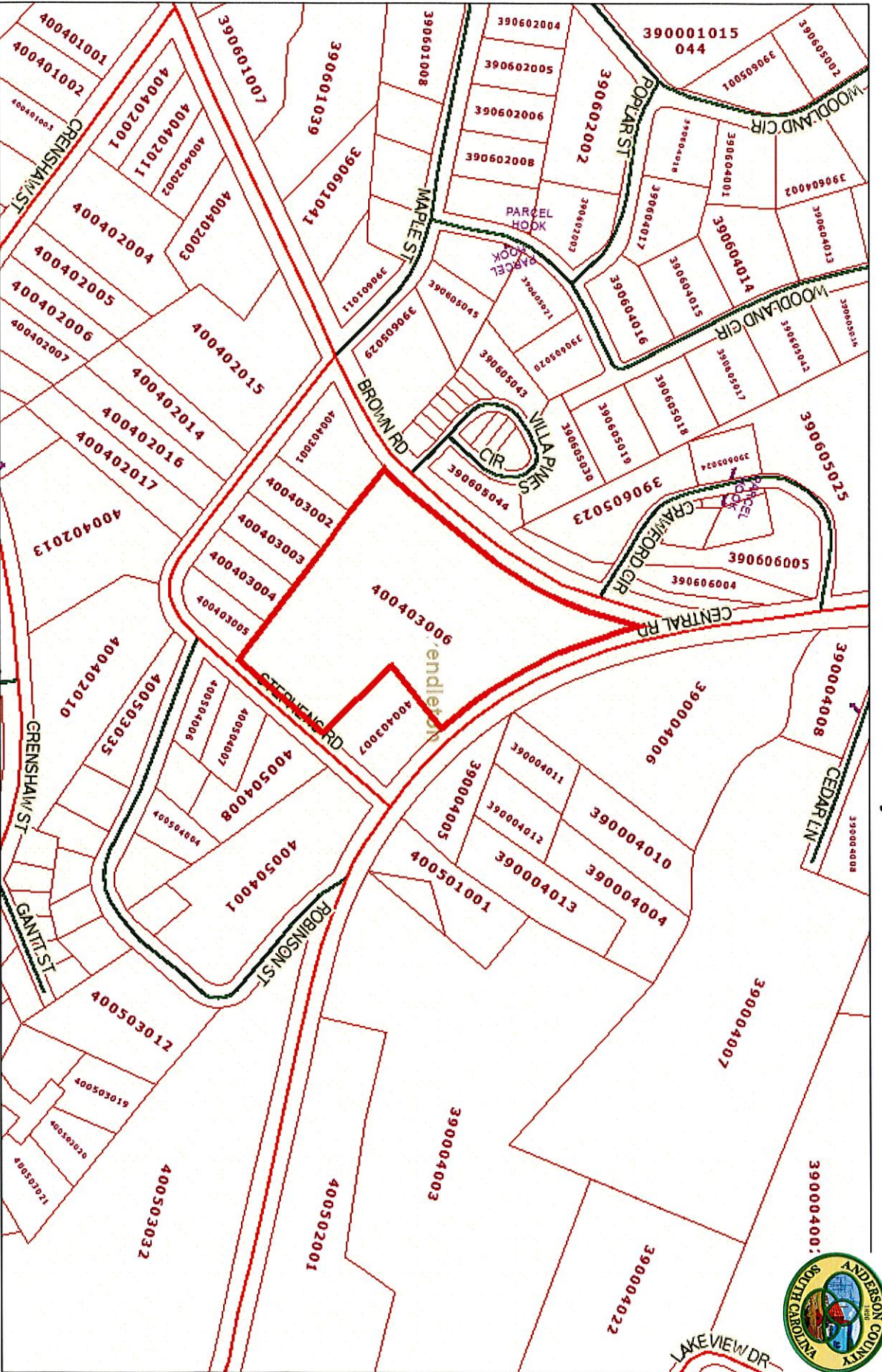
Advanced Quality GIS



ESRI, Highland Mapping, and Anderson County GIS



Anderson County



April 2, 2024 Disclaimer accepted.

TMS: 400403006  
 Owner: PATTERSON AUDREY C WEBB ET AL  
 Address: 470 HAMBERG ST  
 City/State: PENDLETON SC  
 Deed Book: 11197  
 Tax District: 44  
 Sale Year: 2013

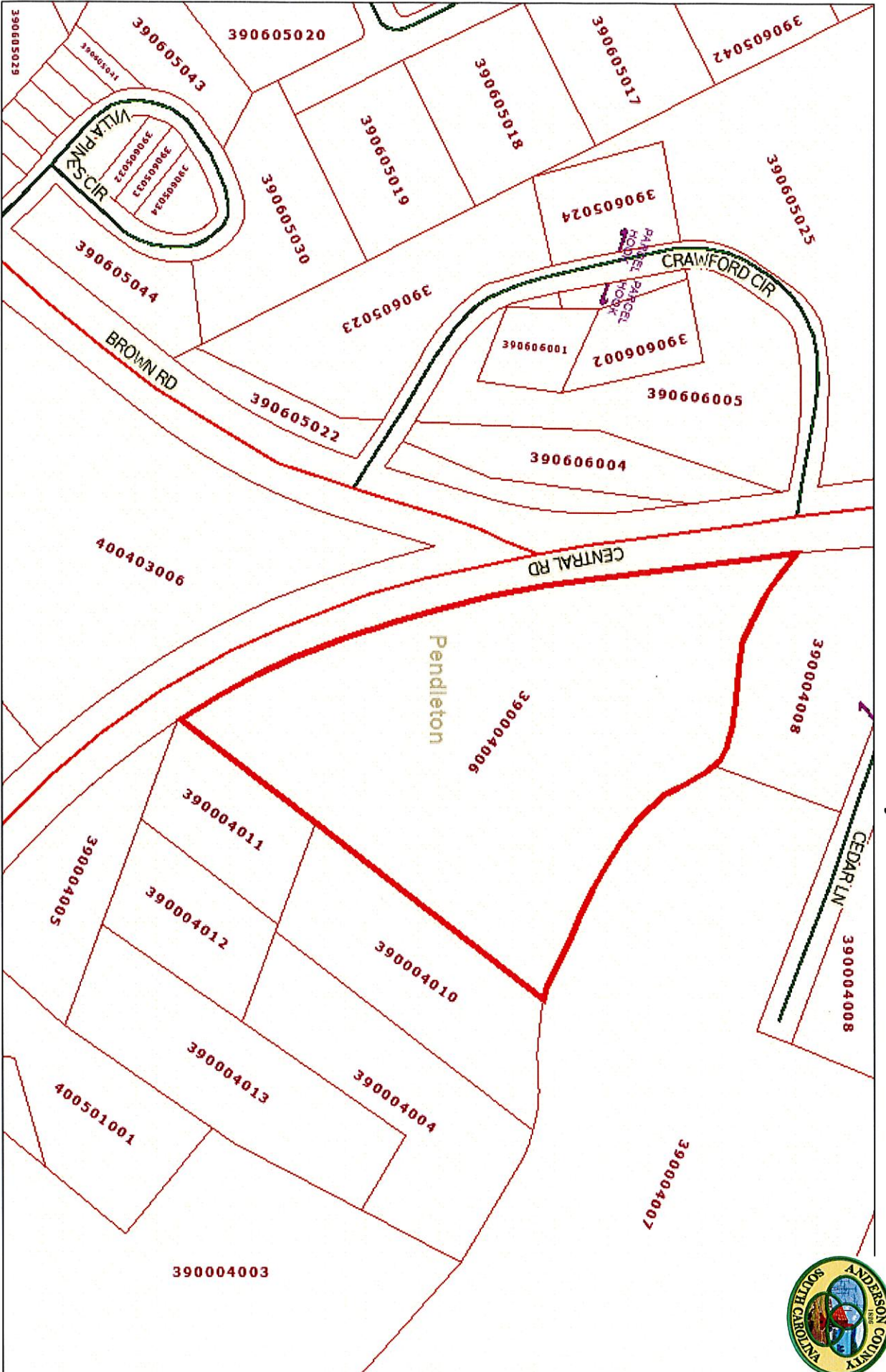
Zip Code: 29670  
 Current Plat: CP 065/307  
 Description: TRE OFF STEPHENS ST 5.60 AC  
 Market Value: \$36,060



ESRI, HighLand Mapping, and Anderson County GIS

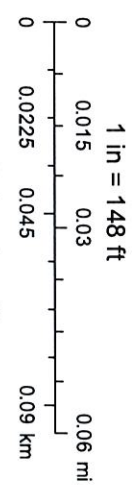


Anderson County

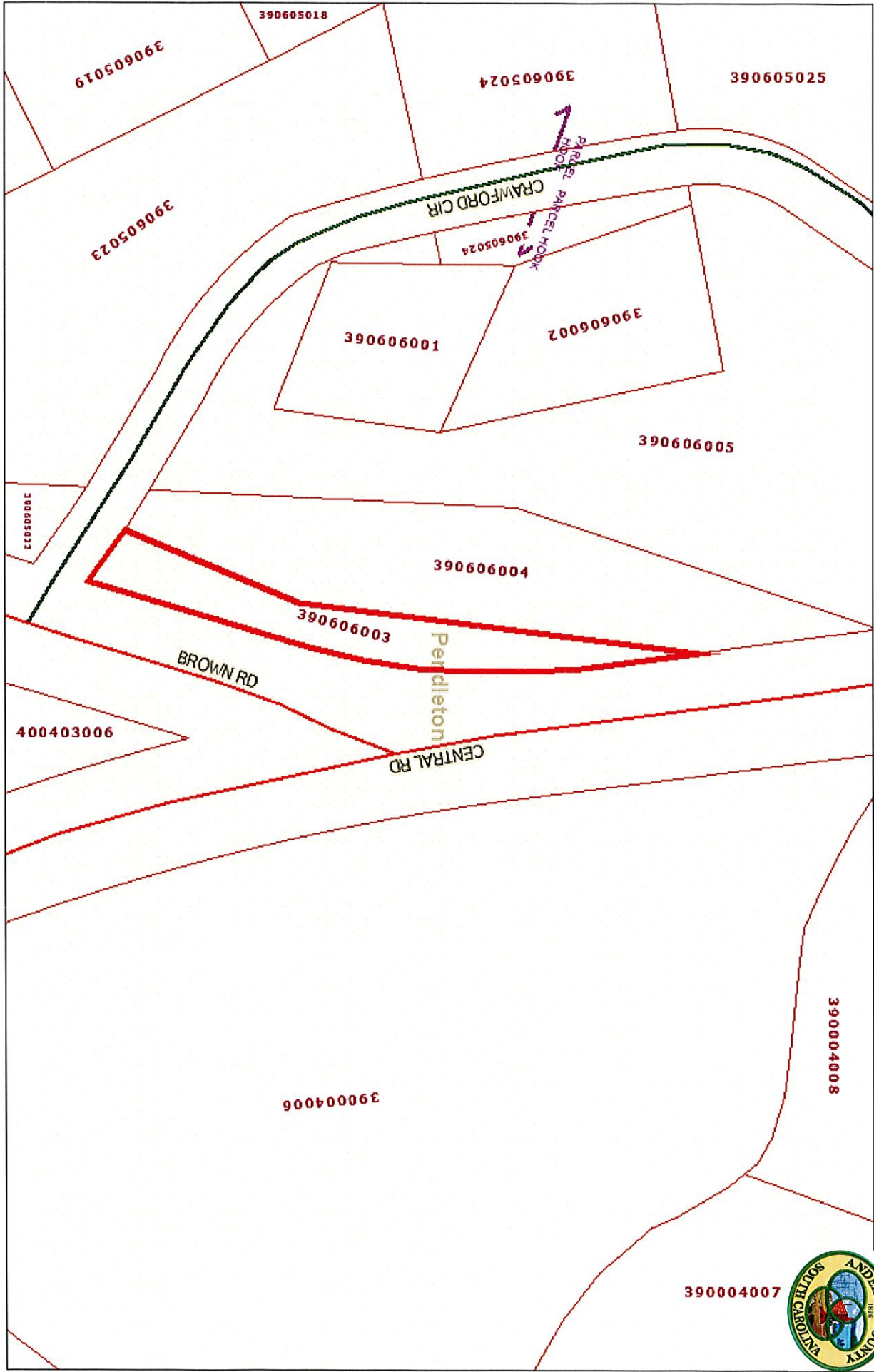


April 2, 2024 Disclaimer accepted.

**TMS:** 390004006  
**Owner:** PATTERSON AUDREY C WEBB ET AL  
**Owner Address:** 470 HAMBERG ST  
 PENDLETON SC  
**City/State:** PENDLETON SC  
**Deed Book:** 111197  
**Tax District:** 44  
**Sale Year:** 2013  
**Deed Page:** 125  
**Description:** TR C OFF CENTRAL RD 3.76 AC  
**Market Value:** \$31,130  
**Zip Code:** 29670  
**Current Plat:** CP 065/307  
**Market Value:** \$31,130



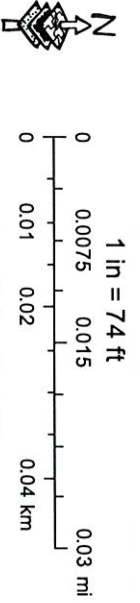
ESRI, HighLand Mapping, and Anderson County GIS



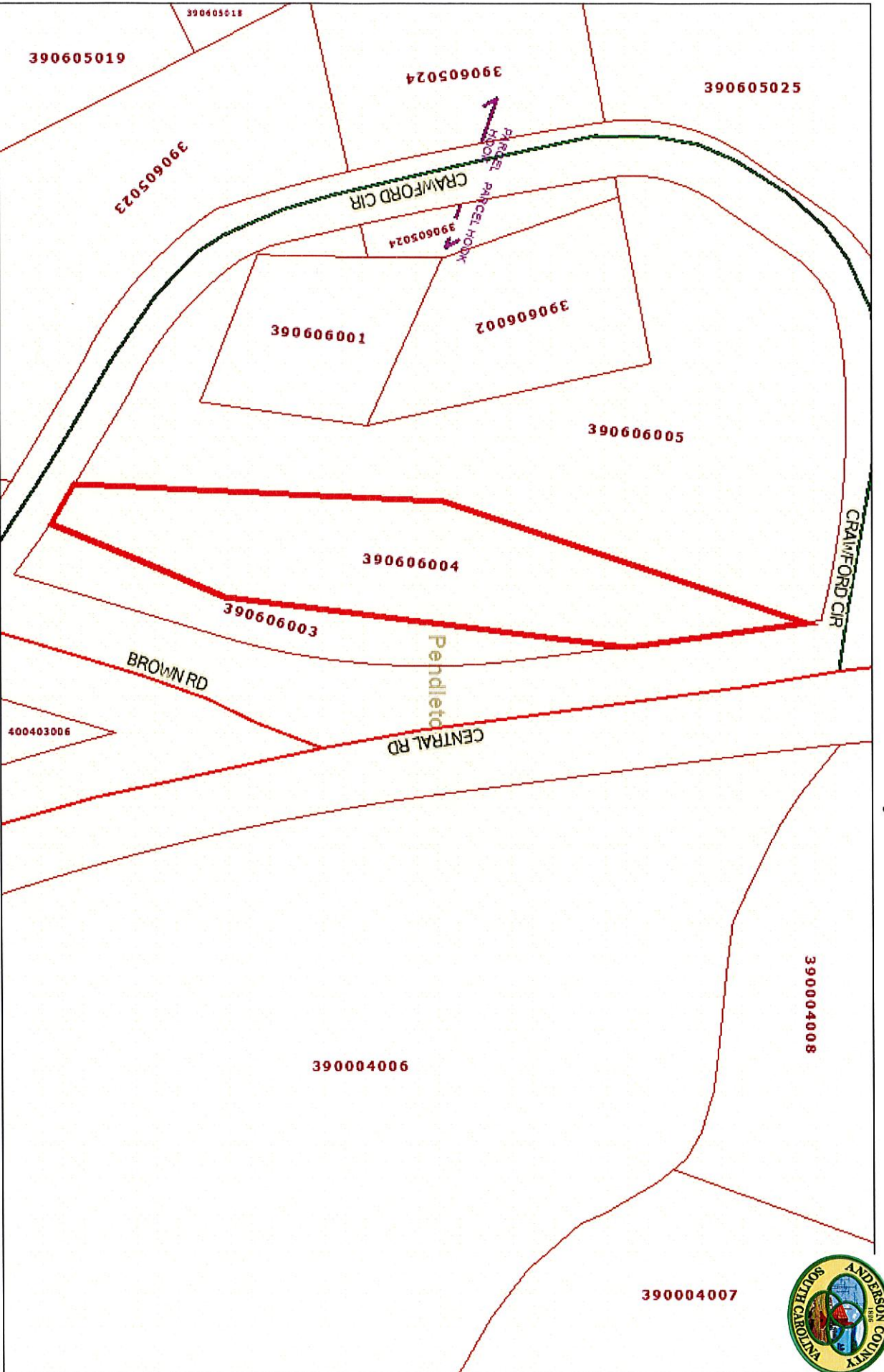
April 2, 2024 Disclaimer accepted.

TMS: 390606003  
 Owner: FISHER AUDREY C WEBB ET AL  
 Owner Address: 470 HAMBERG ST  
 City/State: PENDLETON SC  
 Deed Book: 11197  
 Tax District: 44  
 Sale Year: 2013

Zip Code: 29670  
 Current Plat: CP 065/277  
 Description: CRAWFORD CIR  
 Market Value: \$8,630



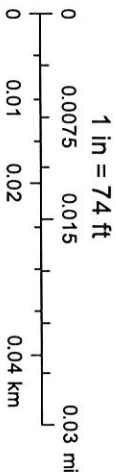




April 2, 2024 Disclaimer accepted.

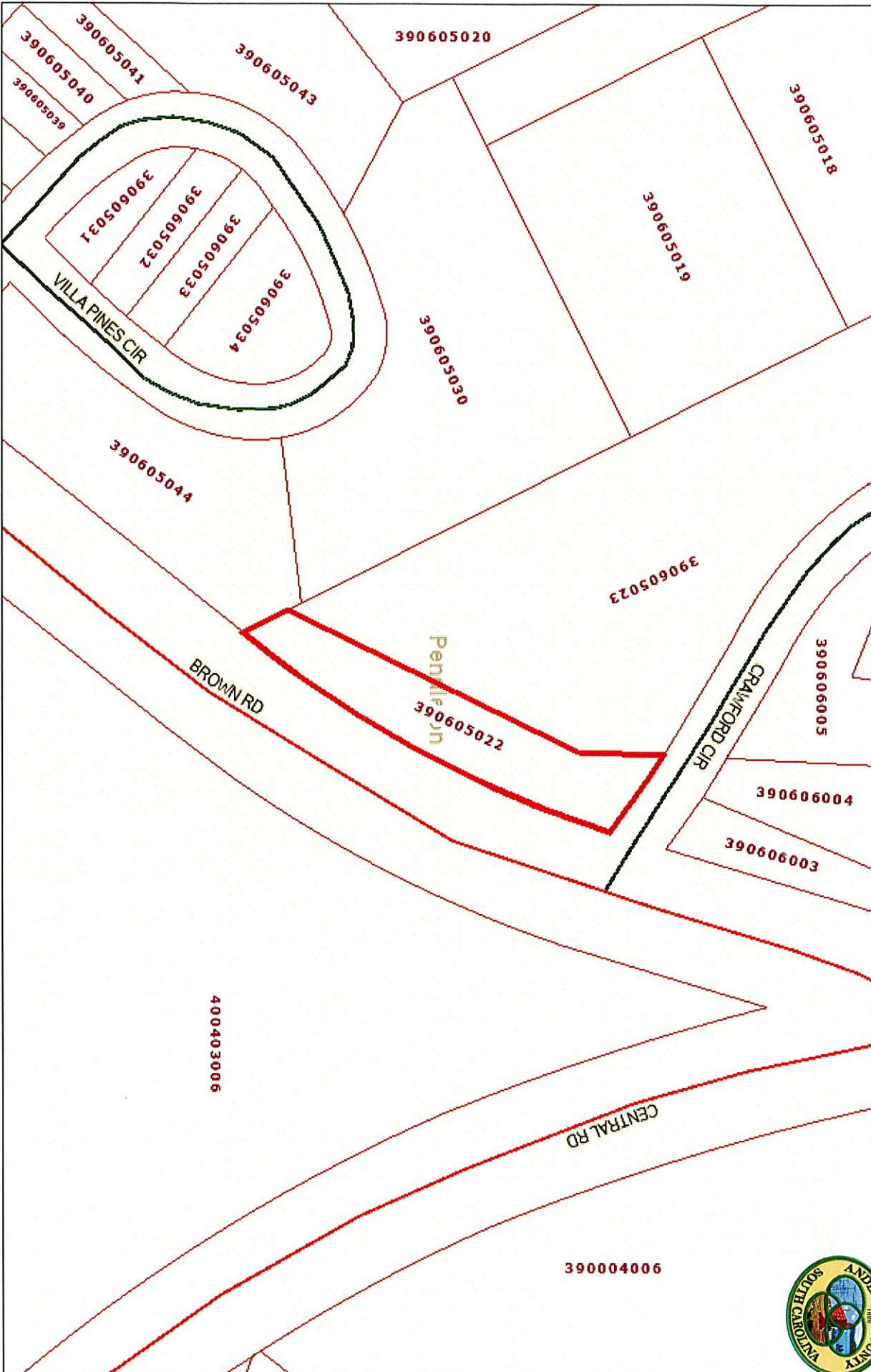
TMS: 390606004  
 Owner: PATTERSON AUDREY C WEBB ET AL  
 Owner Address: 470 HAMBERG ST  
 City/State: PENDLETON SC  
 Deed Book: 11197  
 Tax District: 44  
 Sale Year: 2013

Zip Code: 29670  
 Deed Page: 125  
 Description: BROWN RD  
 Current Plat: CP 000/000  
 Market Value: \$18,800



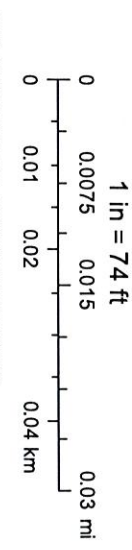
ESRI, HighLand Mapping, and Anderson County GIS

Anderson County



April 2, 2024 Disclaimer accepted.

**TMS:** 390605022  
**Owner:** PATTERSON AUDREY C WEBB ET AL  
**Owner Address:** 470 HAMBERG ST  
**City/State:** PENDLETON SC  
**Deed Book:** 11197  
**Tax District:** 44  
**Sale Year:** 2013  
**Deed Page:** 125  
**Description:** PT TR A + TR B BROWN RD  
**Sale Price:** \$5  
**Market Value:** \$1,640  
**Zip Code:** 29670  
**Current Plat:** CP 065/277





**David P**

---

**From:** audreypattersonfisher@juno.com  
**Sent:** Tuesday, February 20, 2024 11:26 PM  
**To:** David P  
**Cc:** carey@careykennedy.com  
**Subject:** Request to Rezone Property.....

To: Town of Pendleton  
Attn: David Poulson

To Whom This May Concern:

I, Audrey Webb Patterson-Fisher, give permission to Bankco Building Group and PK Investment Group to have property that they are purchasing from me rezoned for residential construction of single family homes.

The following TMS#'s and acreage are as follows.

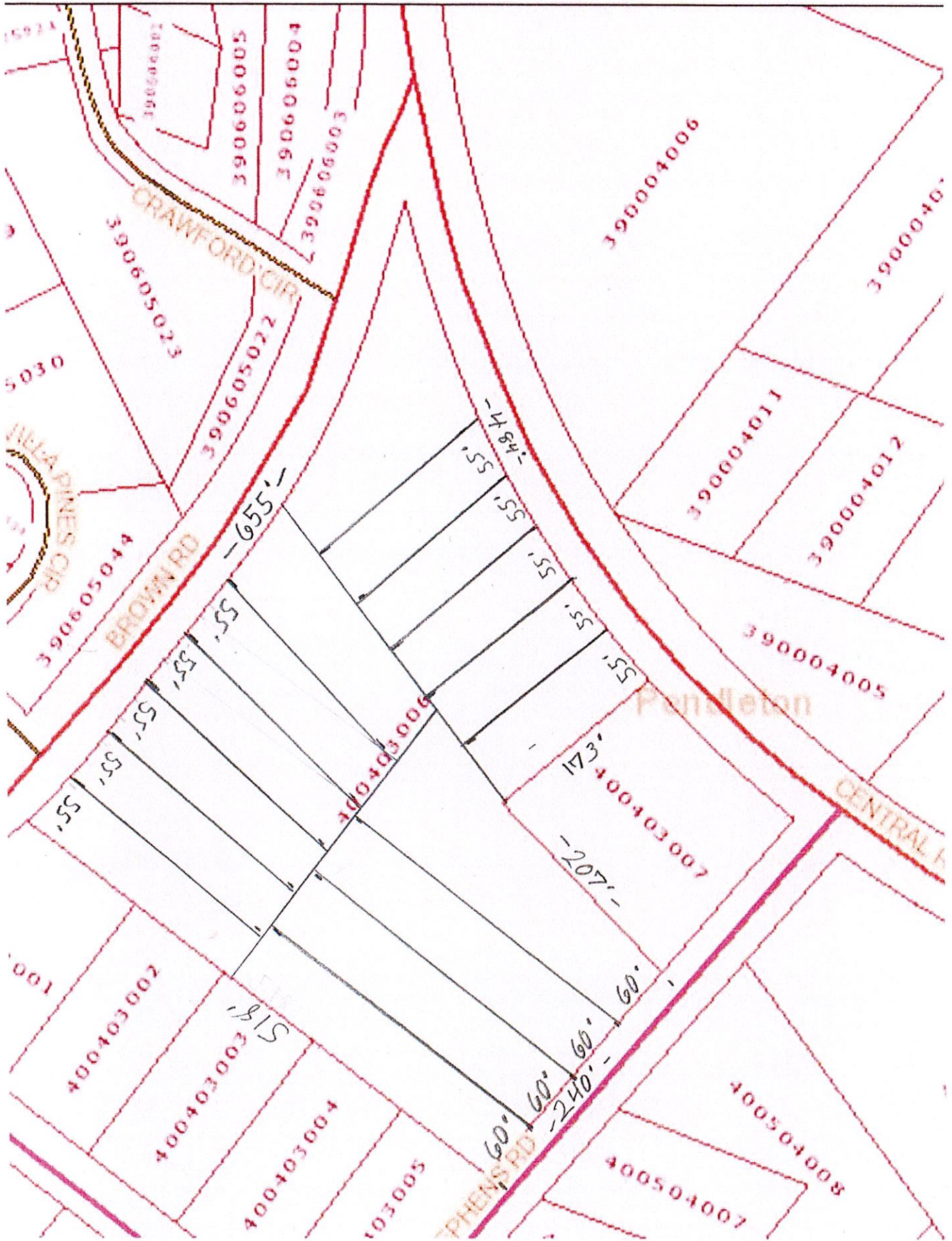
**TMS# 390605022 .18 acres**  
**TMS# 390606004 .42 acres**  
**TMS# 390606003 .15 acres**  
**TMS# 390004006 3.76 acres**  
**TMS# 400403006 5.60 acres**

Thank you in advance for your time and consideration with this matter.

~Audrey Webb Patterson-Fisher  
Phone #: 706.714.9712

# Anderson County

## PROPOSED FUTURE SUBDIVISION





# PROPOSED FUTURE SUBDIVISION



**David P**

---

**From:** Deputy Poulson <deputypoulson@yahoo.com>  
**Sent:** Friday, April 5, 2024 10:59 AM  
**To:** David P  
**Subject:** Signs



Sent from my iPhone



**David P**

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**From:** Deputy Poulson <deputypoulson@yahoo.com>  
**Sent:** Friday, April 5, 2024 11:00 AM  
**To:** David P  
**Subject:** Signs 2



Sent from my iPhone



**David P**

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**From:** Deputy Poulson <deputypoulson@yahoo.com>  
**Sent:** Friday, April 5, 2024 11:00 AM  
**To:** David P  
**Subject:** Signs 3



Sent from my iPhone





# PENDLETON

SOUTH CAROLINA

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History, Hospitality & Happenings!

## Staff Report to the Town of Pendleton Planning Commission Request for Consideration and Approval of Exterior Elevation Designs for a Townhome Group Development located on Lot 3A1A Cotesworth St.

**Date of Report:** April 5, 2024

**Report By:** David Poulson, Town Planner

**Applicant:** Dalton Road Holdings, LLC

**Request:** Approval of exterior elevation design plans for a Townhome group development.

**Property Location:** Lot 3A1A Cotesworth Street behind the new Circle K Gas Station.

**Existing Zoning:** Multi-Family (MF).

**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 this area of Town would benefit from a denser development and approved a zoning change to Multi-Family (MF), allowing for a Townhome Development, at their September 05, 2023 meeting.





# PENDLETON

SOUTH CAROLINA

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History, Hospitality & Happenings!

**Reason for Request:**

Pendleton Town Council passed an Ordinance imposing a temporary moratorium on the issuance of rezoning requests and construction permits for Duplex and Townhome developments in all zoning districts by a second and final reading of Ordinance 21-08 on July 12, 2021. As a result of this moratorium, the Pendleton Planning Commission established and recommended Town Council amend the Zoning Ordinances and add Article 6 Section 6-9, Townhome and Duplex Development Design Standards. Within these recommended standards, the Commission established minimum requirements for Townhome and Duplex Developments along with the approval process for all group developments. Since the Pendleton Planning Commission must now approve all exterior elevations in group developments, the owner is requesting approval of the submitted exterior design for this Townhome Development.







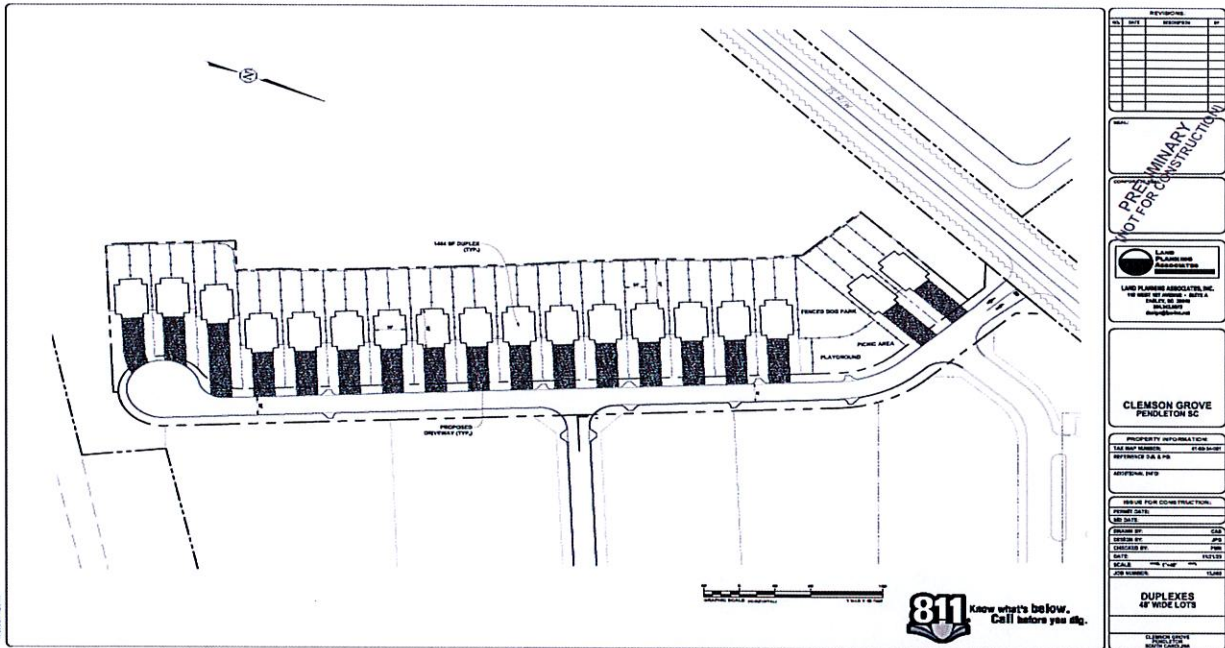
# PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

## Definitions:

**Group Development** means a building or group of buildings which consists of numerous similar uses or a combination of normally separated uses functioning as a unit, and which are interdependent on required site amenities such as parking, site access, landscaping, and trash collection, regardless of the number of parcels the group development may be separated into.





# PENDLETON

SOUTH CAROLINA

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History, Hospitality & Happenings!

**Staff Recommendation:**

**Staff recommends CONSIDERATION BY THE COMMISSION of this request for the following reasons:**

- 1. This property is classified as a Group Development, which requires Planning Commission approval for all exterior elevations.**

Attachment A: Article 6 Section 6-9- Townhome and Duplex Development Design Standards

Attachment B: Map of the Area.

Attachment C: Submitted Exterior Elevation Townhome Design.



## **ATTACHMENT: A**

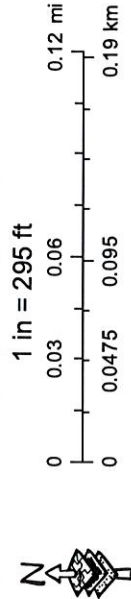
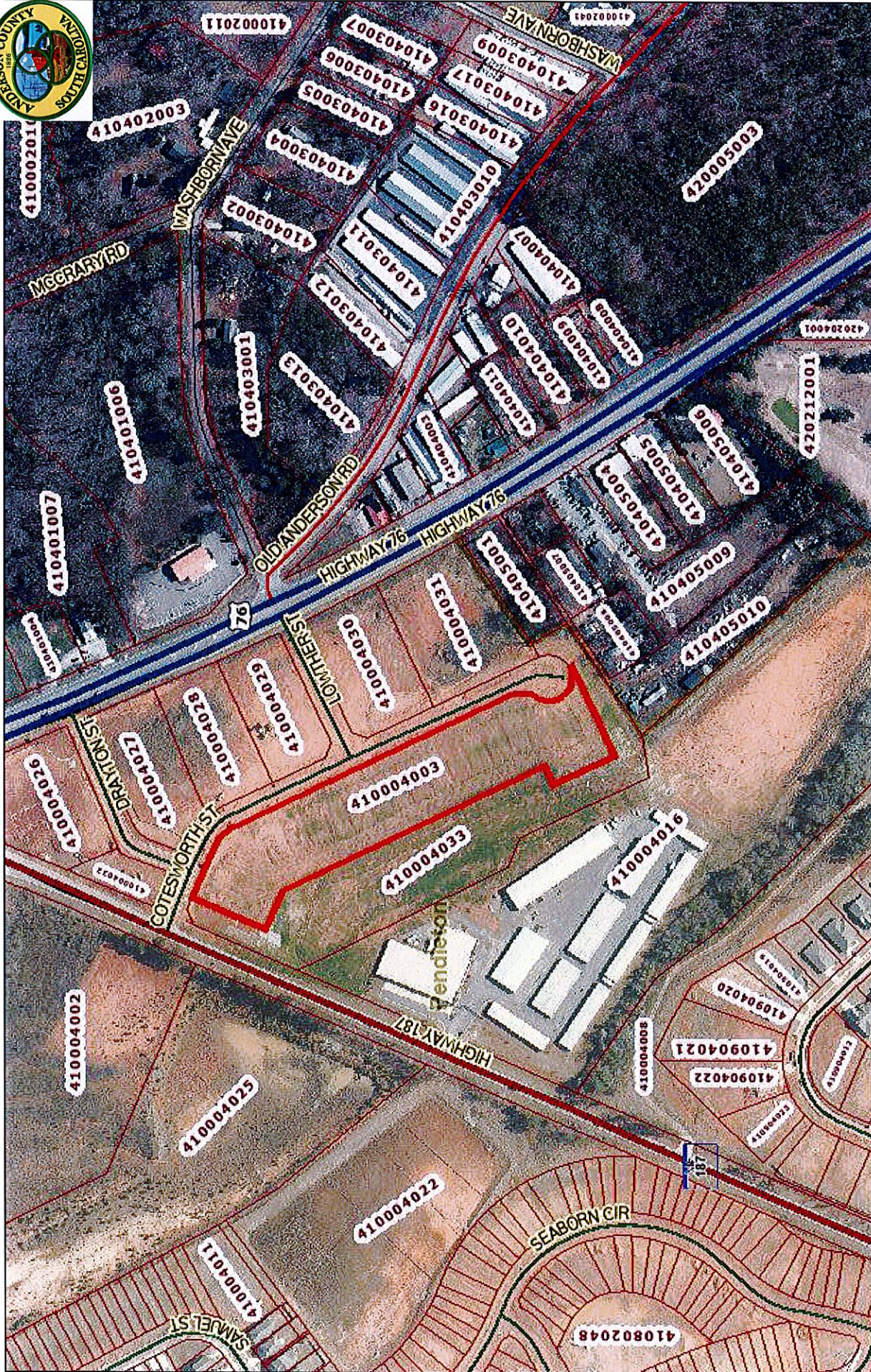
### **Article 6 Section 6-9 - Townhome and Duplex Development Design Standards**

**Purpose:** Attention to building design encourages an aesthetically appealing and safe place to live. The following is the minimum requirement for Townhomes or Duplex Developments in all allowed zones. Overlay Districts, Planned Unit Developments, and Flexible Review Districts are subject to these requirements plus any additional requirements that may be imposed under those approval processes.

- All exterior elevations must be approved by the Planning Commission. If located inside an overlay district, these requirements will apply in addition to any Design Review Board requirements as set forth by the zoning ordinance for each corridor.
- Abutting townhouses shall have complementary but not identical facades as approved by the Planning Commission.
- Building facades and roofs shall include architectural elements that vary the appearance of a large building mass, break up long blank walls, express the individuality of each dwelling, and enhance the character of the neighborhood.
- The main entry to units adjacent to a public street shall face the street and provide direct access to the street sidewalk system.
- All mechanical equipment must be located in the rear or side yard.
- Garages must be recessed at minimum 12 inches from the front façade of the building. Detached, side load or rear loaded garage systems are preferred.
- Street trees are required on all new construction and must have a minimum of one (1) tree per (50) linear feet of road frontage. Existing trees to remain can be considered towards this requirement upon approval from the zoning administrator.
- Provide pedestrian entries that are clearly defined and highly visible from other buildings and public areas and consider safe alignments of sidewalks and paths
- Each townhouse unit shall feature a main entry that is covered and includes architectural features that provide weather protection and visual interest to the structure.
- Each unit must have a rear porch area. Size 100 SQFT
- For units without street frontage, main entries shall connect to the street sidewalk system through parking lots.
- Areas of development sites that are not occupied by buildings or infrastructure shall be landscaped with ground cover
- The current International Building Code requirements shall be adhered to, paying particular attention to the firewall requirements.
- Where new or substantially remodeled buildings are set back from property lines and sidewalks, intervening landscaping shall be designed to enhance the look of the structures.
- The maximum building height shall be two stories, but in no event shall the height exceed 40 feet
- Sidewalks must be installed. In cases where grade or other situations prohibit the installation of sidewalks, a payment of 150 percent of the cost must be made to the Town of Pendleton sidewalk fund by the developer. The Town of Pendleton reserves the right to determine the best location to allocate the sidewalk fund
  - The 150 percent will be calculated on the cost of all sidewalks, street trees, streetlights, curbing, or other infrastructure needed that can not be installed by the developer.
- Where these standards and the standards of the overlay district or underlying zoning district differ, the more restrictive standard shall prevail.



Anderson County



ESRI, Highland Mapping, and Anderson County GIS



Anderson County GIS

PP S 287 1/6

April 5, 2024 Disclaimer accepted.

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

Zip Code: 29689  
 Current Plat: CP S 3031/8  
 Description: TR 3A1A COTESWORTH ST 3.68 AC  
 Market Value: \$713,000

Deed Page: 228  
 Sale Price: \$5



ATTACHMENT: C

\* PROPOSED ELEVATIONS





