



TOWN OF PENDLETON VILLAGE HILLS SMALL AREA MASTER PLAN

Small Area Planning

Page 80 of our current Comprehensive Plan states that Small Area Plans provide a collaborative process for citizens to work together to improve their neighborhood and ensure a better future

A small area plan contains a set of specific strategies that aim to preserve or improve a specific area of Town



Village Hills Small Area Master Plan



- What is in this plan?
- Why are we Discussing it now?
- What is expected of the Planning Commission?

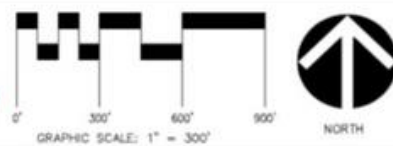
TIF DESIGNATED AREA



PENDLETON
SOUTH CAROLINA
History, Hospitality & Happenings!

REVISIONS		
NO.	DATE	ITEM
05		
05		
05		
04_30_22		
DATE		
FILE		

STUDIO MAIN ARNETT MULDROW & ASSOCIATES



**TIF DISTRICT
MASTER PLAN**
TOWN OF PENDLETON SC

**BASE MAP
(OVERALL)**

SHEET NO.
1.1



207 Total Acres
160 Properties
+/- 25 Acres for
Trails, Parks and
Greenspace

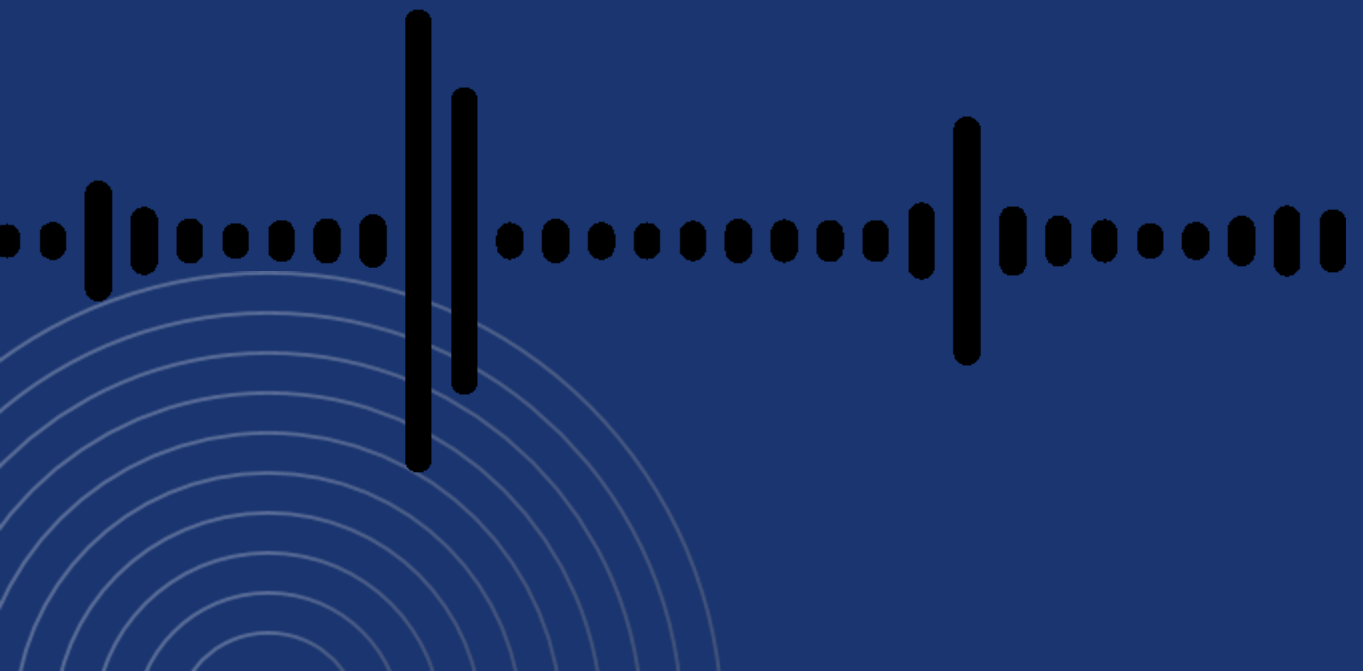
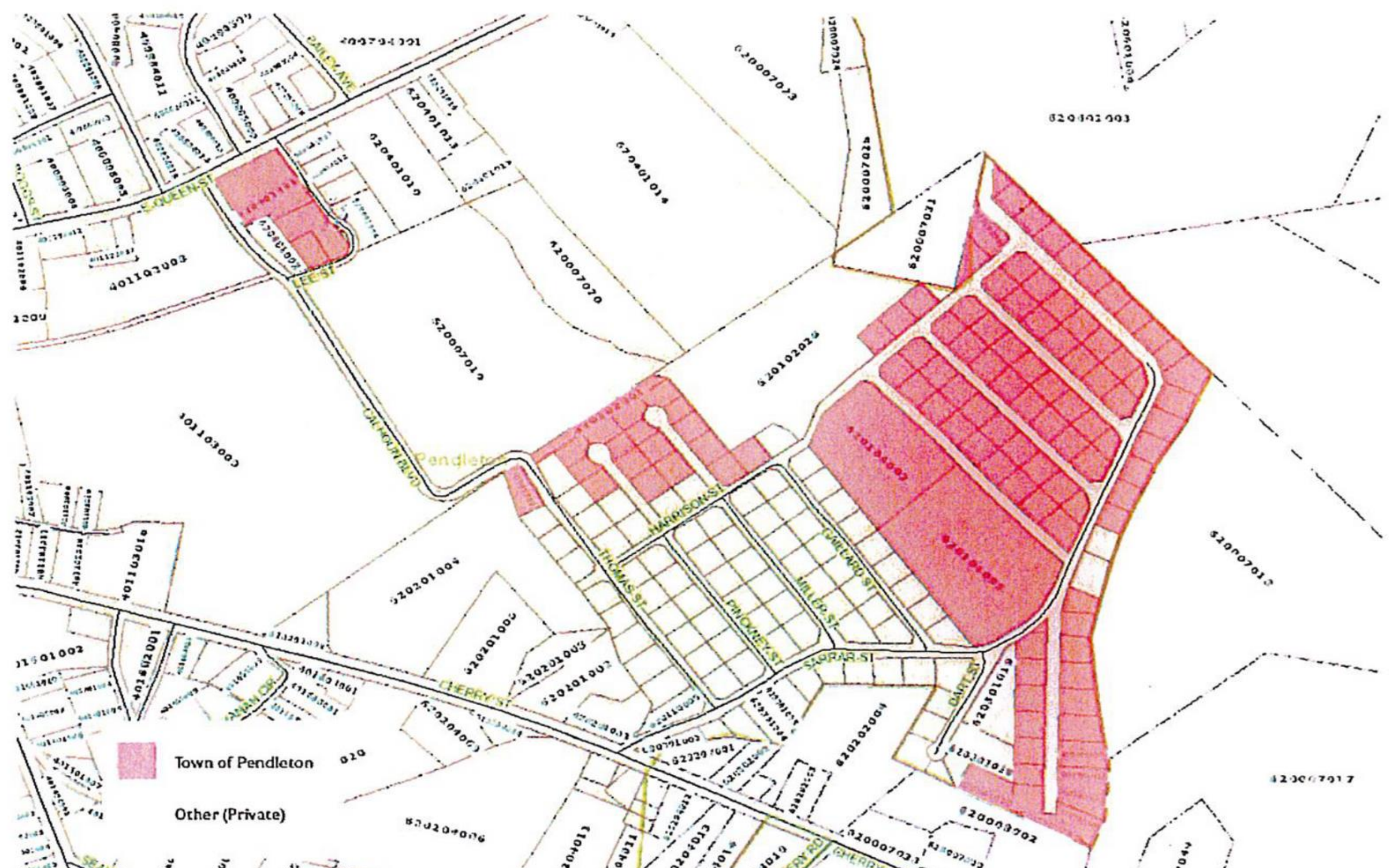


Exhibit A – Town of Pendleton Ownership



Lots Owned by the Town of Pendleton- 108
Lots Owned by Great Southern Homes- 47
Lots Owned by Others- 26





TAX INCREMENT FINANCING IN SOUTH CAROLINA

01

Tax Increment Financing is a public finance tool that municipalities use to help revitalize an area that has become, or is in danger of becoming, run down or blighted. A TIF allows municipalities to incur debt for the redevelopment of a project area and use the additional property tax revenue generated by the redevelopment projects to pay off that debt.

02

The municipality must first draft a redevelopment plan outlining the proposed projects to be financed before issuing bonds. Once the municipality adopts an ordinance approving the plan, the amount of taxes each taxing entity receives during the TIF is capped at the current tax amount.

03

However, the redevelopment of the project area will, theoretically, cause the assessed value of the property in the project area to increase, leading to higher tax revenue for the municipality. The municipality will use this increase in tax revenue, known as the "increment," to repay the bonds. Once the TIF is over, all taxing entities will receive tax revenue based on the full assessed value of the redevelopment project area.



Village Hills Area Current Conditions



Sewer is an 8-inch line with PVC inserted where repairs have been made.

The line is a hodgepodge of materials over the years.

Water is a 6-inch ductile iron pipe with 2-inch galvanized lines

Roads are asphalt that is in failure with areas collapsing because of the sewer lines collapsing.

Other areas may have sewer, and some may be on septic tanks our utility maps do not reflect installed infrastructure clearly.

Potential Issues/Upgrades

Increased traffic will degrade the roads faster with no easy way for the Town to get money for paving.

Increased water and sewer use will start to stress the infrastructure creating leaks and clogs at an increased rate.

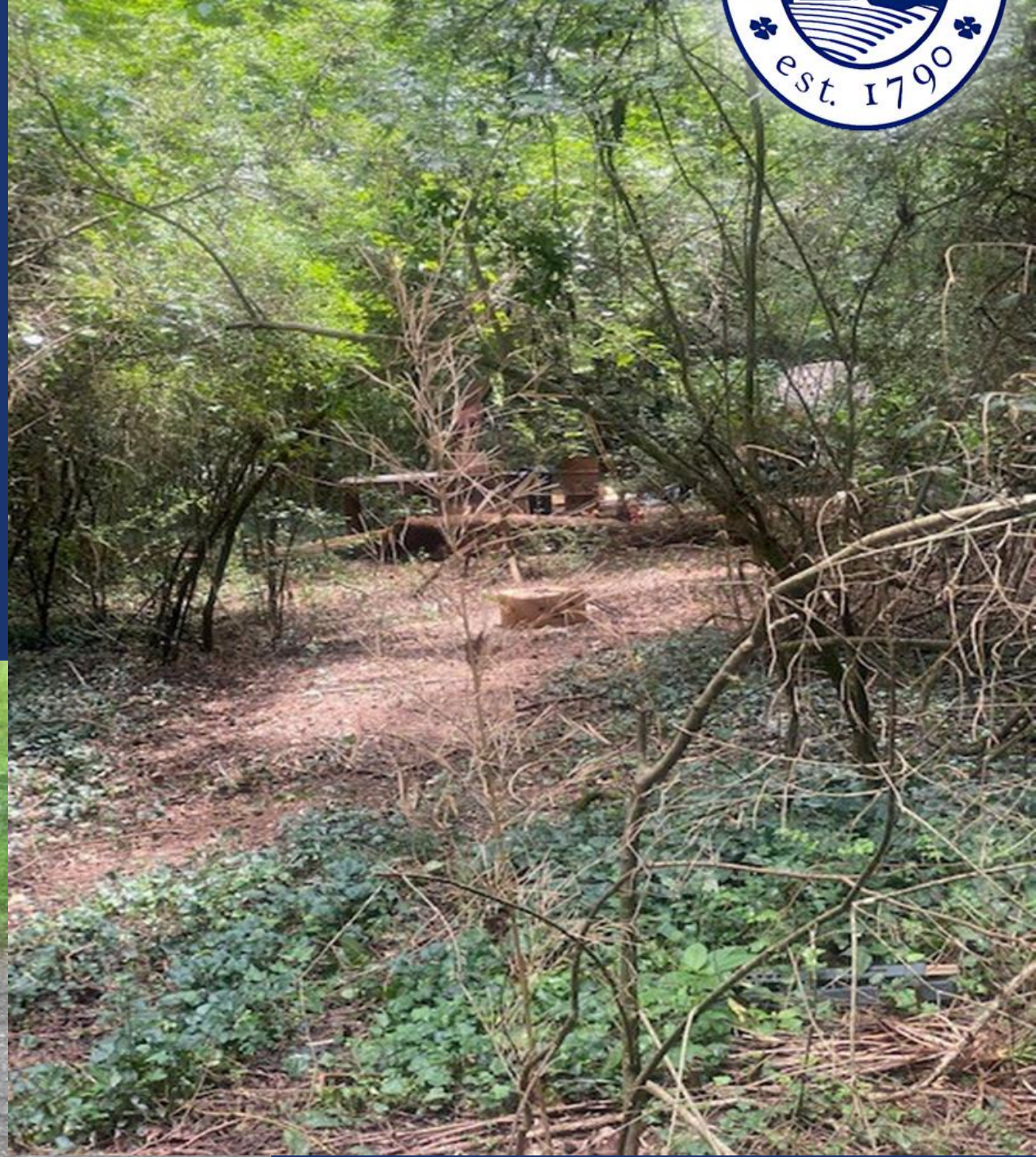
New residents in a new home will demand we fix these.

New homes may eliminate us from CDBG money because the LMI requirement.

No sidewalks/street lighting is in the area.

Some areas may not even have water or sewer.

Village Hills Area Current Conditions Cont.





Master Plan Concept Queen Street Corners

Pendleton's 2023 Comprehensive Plan points out the importance of Public Private Partnerships and states, The Town is dedicated to providing a livable, sustainable and healthy community for all its residents by ensuring a balanced and diverse mix of residential and compatible commercial development, while preserving and improving its natural resources, and promoting its image as a vibrant, visually attractive, safe, and economically diverse residential community.





Master Plan Civic Campus Concept





Master Plan Oval and Village Concept



Master Plan Residential Concept



The Town of Pendleton will preserve and protect the neighborhood character and quality of life in residential neighborhoods; encourage a balance range of housing types; promote opportunities for clean, safe, and affordable housing, and maintain neighborhood character, stability, and safety.





Concept Plan Trailway / Greenway



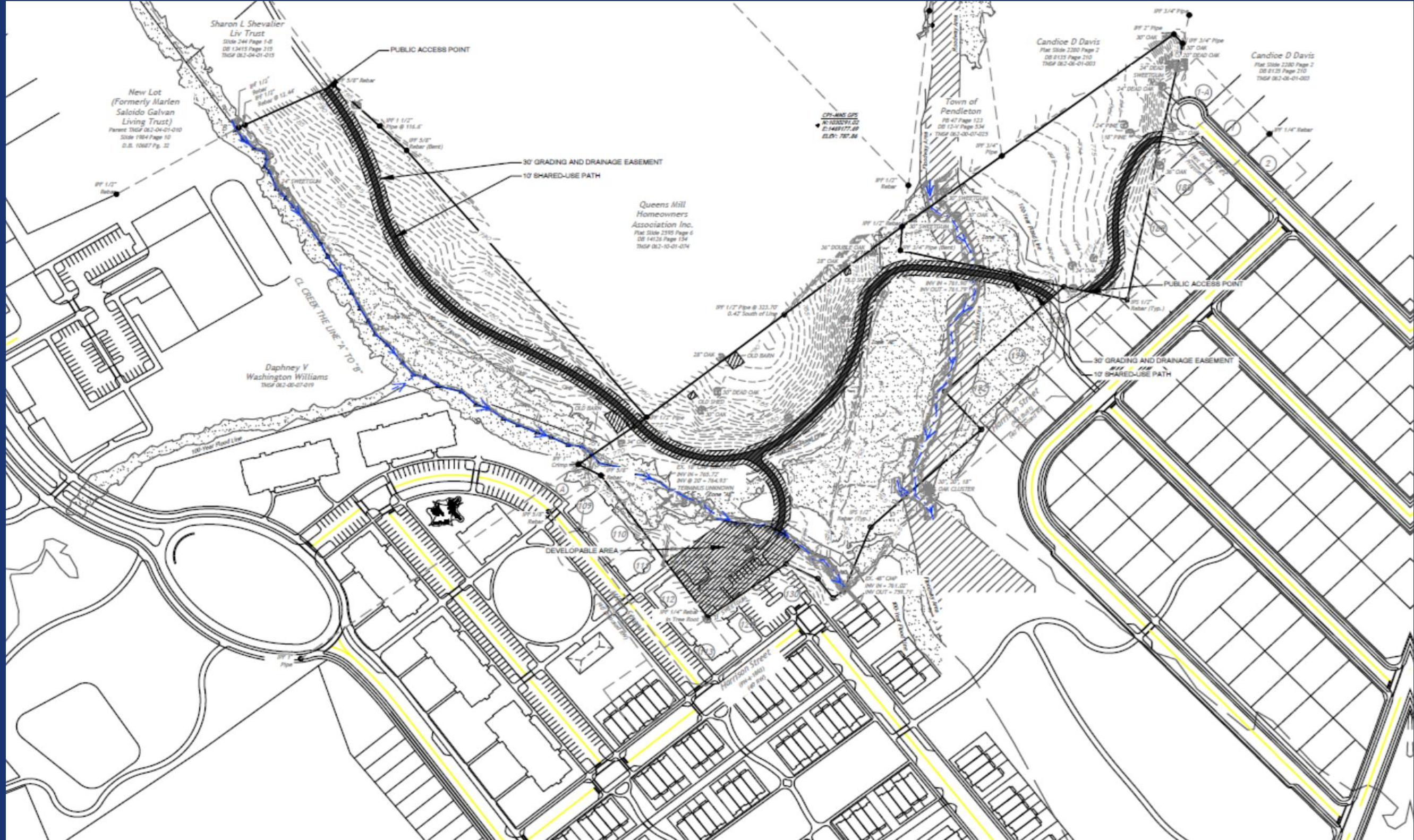
Goals Identified through adoption of 2023-2033
Comprehensive Plan

- Protect natural habitats and environmental quality through the establishment of a connected greenway system
- The Town is committed to providing safe, sustainable, efficient, and equitable trail networks that promotes connectivity and walkability through five key vision elements.
 1. Create a network of walkways, bikeways, and trails
 2. Capitalize on existing community strengths, resources, and amenities.
 3. Improve the safety and comfort of bicycling and walking routes,
 4. Promote bicycling, walking, and trail usage as recreation and transportation,
 5. Ensure implementation





Greenspace / Conservation Areas



The total site area is 14.62 acres. The total disturbed and developed area is 2.24 acres or 15.32%. Approximately 84.68% of the site(s) is being completely preserved with no development impacts or disturbance.

Pendleton

South Carolina

Lake Life Realty

WeSellTheLakes.com

Planning Commission



(B) In general, the powers of the Commission include, but are not necessarily limited to, the following:

(1) To prepare and revise periodically a comprehensive plan and program for the development of its jurisdiction, such document to carry the title of “Pendleton Land Use Plan,” “Pendleton Comprehensive Plan,” or similar title.

(2) To prepare and recommend for adoption to the appropriate governing authority or authorities as a means for implementing the plan and program:

(a) Zoning ordinances or resolutions, and maps and appropriate revisions thereof for its jurisdiction.

(b) Regulations for the subdivision of land and appropriate revisions thereof within its jurisdiction, and to administer the regulations that may be adopted.

(c) An official map and appropriate revisions thereof showing the exact location of existing or proposed public streets and highways, rights-of-way of highways and utilities, and public building sites, together with regulations to control the erection of buildings or other structures or changes in land use within such streets, highways, rights-of- ways, building sites, or open spaces within its political jurisdiction or a specified portion thereof.

Pendleton

South Carolina

Lake Life Realty
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Planning Commission



- (d) A capital program for its jurisdiction based on the comprehensive plan and the capital improvements necessary to implement the plan. Such a capital program shall include an annual capital budget based on estimates of the cost of proposed projects and the means of financing them. The Commission shall submit the capital program, including the capital budget, to the governing authority or authorities as directed by the authority or authorities.
- (3) To establish principles and policies for guiding action in the development of the area.
- (4) To prepare and recommend to the Town Council for adoption, ordinances promoting orderly development in accordance with the comprehensive plan, other than those previously mentioned.
- (5) To determine whether specific proposed developments conform to the principles and requirements of the comprehensive plan for the growth and improvement of the area.
- (6) To review and recommend to the Town Council any needed changes in the zoning ordinance and the map of the town, as well as the subdivision regulations, official maps, and other codes, ordinances, and controls related to the municipality's development.
- (7) To keep the Town Council and the general public informed as to the matters described above.

(Ord. 78-03, passed 8-7-78)



ORDINANCES and RESOLUTIONS

Ordinance

Ordinances are local laws of a general and permanent nature. Every proposed ordinance must be introduced in writing and in the form required for final adoption. No ordinance has the force of law until it has had at least two readings on two separate days with at least six days between each reading. Section 5-7-270.

Resolution

Resolutions are expressions of the council's opinion on an issue and are ordinarily of a temporary nature. They require only one reading. In substance, there is no difference between a written resolution and a verbal motion approved by council. Unless required by general law, council may act either by ordinance or by resolution. Section 5-7-260.



Review Process

The Village Hills Small Area Plan envisions a distinctive mixed-use generational development that breathes new life into a neglected area within the historic Town of Pendleton, South Carolina. With a focus on creating vibrant public spaces, enhancing connectivity, and offering a diverse range of housing options, this plan serves as a model for infill development in small towns with rich historical significance. To ensure the successful implementation of this vision, the Town is recommended to consider the following:

- Plan Adoption Process

- Conduct a public meeting to share the plan.
- Engage in workshop meetings with Council to engage elected officials in the details of the plan.
- Conduct a formal meeting of Council to approve the plan by resolution.

- Design Guidelines:

- Establish comprehensive design guidelines that reflect the historical character of Pendleton while allowing for innovative and contemporary elements in Village Hills.
- Determine if an appropriate Overlay District is needed to assist in defining and establishing Design Guidelines
- Foster a sense of place through architectural coherence and landscaping that complements the town's heritage.

Next Steps Cont.



•Zoning:

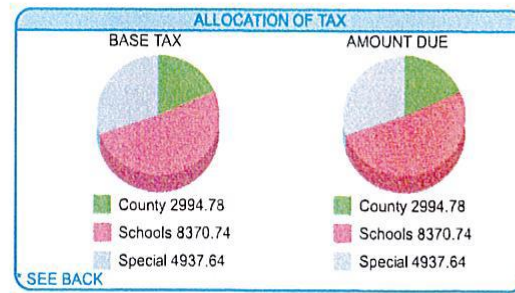
- Utilize the Flexible Review Plan zoning regulation to accommodate mixed-use developments and encourage a balanced blend of residential, commercial, and recreational spaces. Creation of the Ordinance may determine that a mass re-zoning is needed.

•Public-Private Partnerships:

- Facilitate partnerships and a development agreement between the town and private developers to share the responsibilities and benefits of the project.
- Explore grant opportunities and financial incentives to support developers in adhering to the outlined design and sustainability guidelines.
- Foster open communication channels between the public and private sectors to ensure community engagement throughout the development process.

By integrating these recommendations into the Town of Pendleton's planning and decision-making processes, the Village Hills Small Area Plan can become a catalyst for positive change, preserving the town's history while creating a vibrant and sustainable future.

PINESTONE MORTON FARMS LLC
 C/O JIMMY WILSON
 1491 E POINSETT ST EXT
 GREER, SC 29651



TAXPAYER'S COPY

Notice of taxes due on the following described property for the fiscal year commencing January 1st. On March 16th all taxes go into execution.		ACCOUNT NUMBER 2024 774588	TOTAL ASSESSMENT 35,780	TAX YEAR 2024	TAX LEVY .45565
CO I.D. NUMBER	TAX DISTRICT	MARKET VALUE	TAX MAP SHEET		
	420	596,260	040-11-03-009 000		
PROPERTY IDENTIFICATION			PROPERTY LOCATION		
TR A E MAIN ST 27.52 AC			540 E MAIN ST		
IND. PARK NO.	MORTGAGE COMPANY		TAXABLE VALUE		
			596,260		
CLASS	RATIO	NUMBER ACRES	NUMBER LOTS	LAND ASSESSMENT	IMPROVEMENT ASSESSMENT
O	.060	27.52		35740	2
TOTAL		27.52		35740	2

County Council is responsible for determining county operational budgets. The County Auditor levies the taxes necessary to fund all approved budgets.

COUNTY	LEVY	BASE TAX	PLUS FEES	HOMESTEAD / OTHER EXEMPTION	SCHOOL TAX CREDIT	AMOUNT DUE
COUNTY OPERATIONS	.07120	2547.53				2547.53
BOND DEBT	.00120	42.94				42.94
LIBRARY SYSTEM	.00550	196.79				196.79
CAP PROJ/INFRASTRUCT	.00580	207.52				207.52
County Total	.08370	2994.78				2994.78

School Districts are responsible for determining school budgets with approval by the County Board of Education and/or Legislative Delegation.

SCHOOLS	LEVY	BASE TAX	PLUS FEES	HOMESTEAD / OTHER EXEMPTION	SCHOOL TAX CREDIT	AMOUNT DUE
SCHOOL DISTRICT 4 OP	.16425	5876.87				5876.87
BOND DEBT	.05200	1860.56				1860.56
COUNTY SCHOOLS	.01770	633.31				633.31
School Total	.23395	8370.74				8370.74

The Legislative Delegation, County Council, Municipality or Governing Boards are responsible for approval of budgets and setting levies.

MUNICIPAL / SPECIAL DISTRICTS	LEVY	BASE TAX	PLUS FEES	HOMESTEAD / OTHER EXEMPTION	SCHOOL TAX CREDIT	AMOUNT DUE
FIRE	.00830	296.97				296.97
TRI COUNTY TEC	.00270	96.61				96.61
TOWN OF PENDLETON	.12700	4544.06				4544.06
Agency/Special Total	.13800	4937.64				4937.64
TOTAL	.45565	16303.16				16303.16

* SEE BACK

CURRENT YEAR BASE TAX AMOUNT	\$16,303.16
PRIOR YEAR BASE TAX AMOUNT	\$

PAY THIS AMOUNT	16,303.16
After Jan 15th 3% Penalty	16,792.25
After Feb 1st 10% Penalty	17,933.48
After March 16th 15% Penalty & 6.00 SW Fee	18,748.63

DETACH AT PERFORATION AND RETURN BOTTOM PORTION WITH PAYMENT

TAX COLLECTOR'S COPY

OWNER	ACCOUNT NUMBER	
PINESTONE MORTON FARMS LLC	2024 774588	
TAX MAP SHEET	TAX DISTRICT	TAX YEAR
040-11-03-009 000	420	2024
PROPERTY IDENTIFICATION		
TR A E MAIN ST 27.52 AC		

PAY THIS AMOUNT	16,303.16
After Jan 15th 3% Penalty	16,792.25
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ANDERSON COUNTY TREASURER
 PO BOX 1658
 ANDERSON SC 29622-1658

202400007745880016303160016792250017933480016748633

Main=>Property Tax=> Property Tax Search=>Select Record=Record Detail

RPC Tax Inquiry [View Detail](#)

REAL PROP

Account Number: **2022 000772288** TMS#: **040-11-03-009** Owner#:

Pin#:

Owner Address

Name: MORTON BENJAMIN C JR Transaction Date: 10/01/2022
 Address: 540 E MAIN ST District: 44
 City: PENDLETON Levy: City: .12700 County: .31253
 State: SC Zip: 29670-0000 Assessment: 190

Description: E MAIN ST 26.47 AC
 Park: Parent Park#: SID#:
 Suffix: Escrow Act: Appeal:

Payment History Paid Date: 12/19/2022

	Charges	Payments	Refunds	
Tax:	City 24.13	83.51		Balance Due:
	County 59.38			Interest Charge:
Pen:				Tax Exempt:
Fee:				Prorate:
Total:	83.51	83.51		

RPC Tax Inquiry [View Detail](#)

ROLLBACK

Account Number: **2022 013280189** TMS#: **040-11-03-009** Owner#:

https://acpass.andersoncountysc.org/rpcdetail1.cfm



**Thank You
For ALL You Do**

