

December 20, 2019	The Town was notified by Great Southern Homes of their interest in purchasing properties in the Village Hill community. Town began investigating the current infrastructure within the area formally known as Village Hills Mobile Home Park which resulted in the meeting with the Planning Commission on June 11, 2020, after receiving legal advice from our Town Attorney
March 4, 2020	Property purchased by Two Blue Stallions (aka Great Southern Homes)
April 20, 2020	Email was received that the property was purchased by Two Blue Stallions (aka Great Southern Homes)
June 1, 2020	Notification letters mailed to property owners
June 11, 2020	Planning Commission meeting to discuss the Town sponsored rezoning of the Village Hills subdivision and surrounding areas from (PDMH) Planned Development Mobile Home to (FDR) Flexible Review District
June 23, 2020	Information session held for residents
July 9, 2020	Planning Commission Public Hearing on the rezoning.
July 31, 2020	The Pendleton Town attorney advised staff that there is a duty to serve in-town customers. He also advised that we needed a complete survey and inspection of the infrastructure in this area which resulted in us having the system camera. This was done by Mr. M. Brown who experienced trouble getting through the system.
August 3, 2020	Town Council meeting to receive recommendation from Planning Commission
August 13, 2020	Planning Commission Executive Session to receive legal advice.
September 1, 2020	RFQ Released
October 5, 2020	Resolution passed by T/C to establish a committee Town Council Representatives: Bruce Kalley & Denise Jackson Planning Commission Representatives: Cindi Long, Chuck McCuen, Pam Patterson Design Review Board Representative: Byron Edwards Board of Zoning Appeals Representative: Nancy von Meyer International Property Maintenance Code Representative: Michael LaMahieu Village Hills Mobile Home Park Representative: Mark A. Webb Advisory Member Representative: Lori Dickes, Ph.D. Program Coordinator, Clemson University
October 7, 2020	RFQ Opening
November 2, 2020	Resolution Rezone to FRD & accept statement of intent
November 10, 2020	RFQ Evaluation Process with Village Hills Redevelopment Steering Committee. Evaluation due back to staff no later than noon on November 19, 2020

December 7, 2020	First reading of the rezoning
December 20, 2020	Meeting with Steering Committee (approximately 4 people were in attendance)
December 1, 2021	New Council elected for Wards 1 & 3.
January 4, 2021	Second and Final reading of the Rezoning. Ordinance No. 21-01
2021-2022	Fire Department process
April 4, 2022	Council accepted the RFQ from Great Southern Homes
December 5, 2022	First reading of Ordinance No. 23-03
January 3, 2023	Public hearing reading Ordinance No. 23-03
January 3, 2023	Second reading of Ordinance No. 23-03
January 11, 2023	Met with consultants about progress in the TIF.
February 24, 2023	Officer Marano took photos of the TIF area with drone
May 4, 2023	Staff met with consultants and Great Southern Homes
June 8, 2023	Met with Consultants and Kim Hamel from GSH for an update on this project and to talk about the existing utility infrastructure and zoning in this area.
July 31, 2023	Held a Public Meeting workshop from 6 pm – 7:30 pm.
August 1, 2023	Met with consultants on TIF design ideas and project outlines and to prepare for the public meetings.
August 1, 2023	Held a second public meeting workshop from 12 pm – 1:30 pm
September 5, 2023	The consultant emailed GIS file identifying all parcels in the TIF.
September 11, 2023	Held a zoom meeting with consultants to review concept plans
September 12, 2023	Studio Main llc mailed a map outlining the entire TIF district, which included. Total acres for the project at 204 acres. Total Open Space at 39 acres. Possible commercial space of 61,500. Total residential units of 615. Talked about how the new draft layout included suggestions made by the community at the public meeting.
September 21, 2023	Staff met with consultants about how to schedule a joint meeting with Town Council and Planning Commission for the final plan presentation from Blake. We worked on ideas to pay homage to local citizens by possibly naming the community room of the proposed fire station or public building in the TIF after someone.

	Set up a follow-up Zoon meeting with Great Southern Homes representatives for October.
October 19, 2023	Met with consultant and GSH to review and present design ideas for the TIF area
November 9, 2023	Met with Trip from Arnett Muldrow & Associates, Blake from Studio Main, and GSH to prepare for the November TIF Public Meeting.
November 14, 2023	Held a public Charrette drop-in on the TIF District for feedback from the community. 24 citizens attended the drop-in
January 19, 2024	Met with Blake and Trip about the Master Plan Document for this project. Staff reviewed the draft and made suggested changes to pictures of the possible units in the plan, both single-family and multi-family. We also planned the next steps for introducing this Master Plan Document.
February 13, 2024	Pendleton Municipal Facilities Corporation was created and met for the first time. President: Presley Bellinger-Kipling V. President: Teresa Horton Secretary/Treasurer: Mona Fleming Released bond sale.
March 8, 2024	conducted a Zoom meeting with consultants and GSH about different and updated products for this area. Town showed GSH product that we felt would go well in this area.
March 20, 2024	Trip emailed final Master Plan document for this project to be shared.
April 2, 2024	Staff scheduled meetings with council to have a review of the master plan from the consultants.
April 15, 2024	Staff met with council members individually and reviewed the Master Plan documents with Trip.
April 16, 2024	Trip is in the process of making minor suggested changes from the above meeting and will have the final documentation soon.
April 2024	Trip emailed final draft of Master Plan reflecting comments from council.
May 30, 2024	Meet with GSH, Staff, and David Root on next steps for the plan

July 1, 2024	Received notification of \$1,000,000 for CDBG funds for Village Hills water & sewer infrastructure.
November 11, 2024	Staff presented TIFF district master plan outcome to
November 14, 2024	Town Council approved a resolution making a recommendation to Pendleton Town Council to approve the Village Hills Small Area Master Plan for the Town of Pendleton.
December 3, 2024	Town Council approved necessary items for the Village Hill Tax Increment Finance District including 1) Fire Department Building timeline 2) task order to design Calhoun Blvd 3) Trail system for Village Hills
January 7, 2024	Town Council approved first reading of an ordinance to approve the Village Hills Small Area Master Plan for the Town of Pendleton, SC.
February 4, 2024	2 nd Reading of ordinance