



# PENDLETON

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

History, Hospitality & Happenings!

Town of Pendleton  
Design Review Board  
Called Meeting, February 06, 2025  
Pendleton Town Hall, 6 pm

## **AGENDA:**

- 1. Election of Officers for 2025**
- 2. Call to Order**
- 3. Approval of prior meeting minutes:**
- 4. Public Comments:**
- 5. Action Item:**
  - a. The re-consideration of an application seeking approval for design and façade changes to 719 Greenville Street inside the Greenville Street Overlay District.
- 6. Adjournment:**



# PENDLETON

## SOUTH CAROLINA

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### History, Hospitality & Happenings!

Town of Pendleton  
Design Review Board  
Called Meeting, November 12, 2024  
Pendleton Town Hall, 6 pm

#### **Minutes:**

#### **1. Call to Order**

Chairwoman Ms. Smith called the meeting to order at 6 pm.

#### **2. Approval of prior meeting minutes:** Postponed until next meeting

Approval of meeting minutes was postponed.

#### **3. Public Hearing:** Hold a Public Hearing on the request for a Façade Change to 719 Greenville Street.

Chairwoman Ms. Smith opened the Public Hearing at 6:01 pm.

Mr. Poulson, town staff, read his staff report to the board and introduced the applicant. He explained that the applicant is requesting a full façade change to this address, which requires approval from the Design Review Board. Mr. Poulson pointed out the exact colors the applicant is asking to use.

#### **4. Public Comments:**

Chairwoman Ms. Smith opened the public comment section, but no public was in attendance.

**5. Action Item:**

- a. The consideration of an application seeking approval for design and façade changes to 719 Greenville Street inside the Greenville Street Overlay District.

Chairwoman Ms. Smith opened the action item and asked the applicant why they weren't painting the entire building the same color as the front. Ms. Gillespie stated that the sides of the building are not brick, and she wanted the front to "POP".

Chairwoman Ms. Smith stated that she felt painting the sides of the building dark would make the building stark.

Ms. Murry asked why the applicant chose that building and what they wanted to create with the design. Mr. Gillespie said they were a direct-to-consumer-based business and wanted to find a better location on a heavily trafficked road. Ms. Gillespie stated that she already owned a business in town, and they really wanted to keep their business local.

Ms. Murry also stated that she felt these designs lead to an industrial feel and asked if that was their idea. Ms. Gillespie said they are just trying to create something eye-catching and welcoming.

Ms. Murry asked the applicant about the bricks on this building and explained some of the history of this site. Mr. Gillespie said that he and Ms. Gillespie grew up in Pendleton and that the old bricks are falling apart and becoming a structural issue. He said the only way to keep the brick "as is" would be to patch several places, which would not look good.

Chairwoman Ms. Smith said this building, with the suggested industrial color scheme, doesn't fit this area and the surrounding buildings.

Chairwoman Ms. Smith asked if the applicant could just supply new colors to staff and the board could review them instead of calling a new meeting. Staff stated that the best thing to do would be to postpone any action on this application until we can bring it back to the board. Ms. Murry stated that using the colors submitted makes the building look too industrial, and that style doesn't fit in this area.

Chairwoman Ms. Smith said the black for the awning and the awning supports were okay with the board, but the applicant needed to submit different colors for the front and side facade.

Ms. Stokowski stated that she felt the color selection didn't look good, but she felt the color scheme met the intentions of the ordinance.

Chairwoman Ms. Smith asked if there were any other questions or motions from the board. Ms. Murry motioned to postpone any decision on this action item until later. Chairwoman Ms. Smith seconded the motion. Ms. Stokowski voted to oppose the motion, but the motion to postpone was approved.

**6. Adjournment:**

Chairwoman Ms. Smith asked for a motion to adjourn, which Ms. Stokowski made. Ms. Murry seconded the motion, with all members voting in favor of at 6:35 pm

Chairwoman \_\_\_\_\_ Date: \_\_\_\_\_



**Staff Report to the Town of Pendleton Design Review Board for a request for approval of Design and Façade Changes to 719 Greenville Street inside the Greenville Street Corridor.**

- Date of Report:** January 15, 2025
- Report By:** David Poulson, Town Planner
- Applicant:** Allie Gillespie
- Request:** The applicant is requesting approval to change the front façade and color for 719 Greenville Street. This address is inside the Greenville Street Corridor and requires DRB approval.
- Property Location:** 719 Greenville Street, Pendleton SC
- Existing Zoning:** Neighborhood Commercial (NC)
- Purpose of Request:** The current Overlay District Design Guidelines for the Town of Pendleton require all full façade changes inside an Overlay District to be approved by the Design Review Board.





**Future Land Use Map:** Commercial

**Existing Conditions:** This is the old Greenville Grocery building that has been vacant for years. The new owners intend to establish a specialty food store at this location.

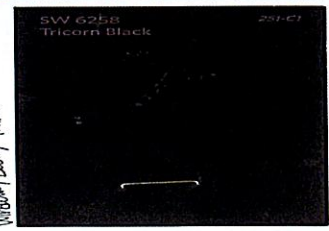
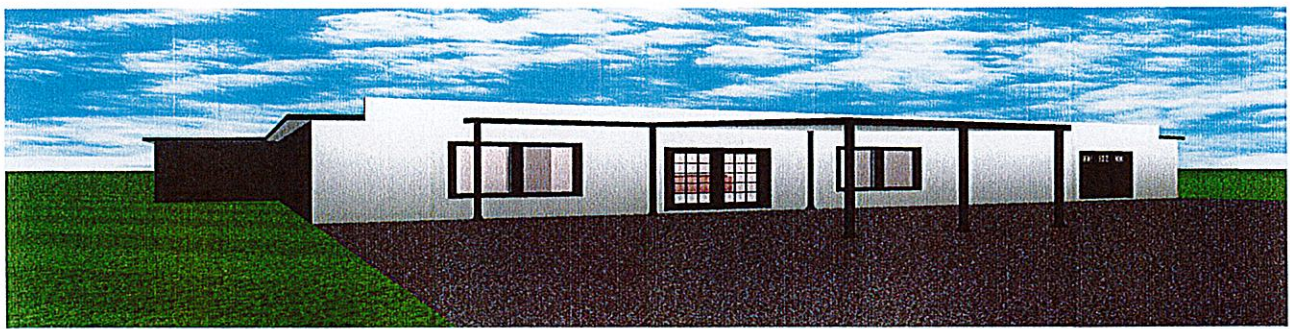
**Reason for Request:** The applicant, Ms. Allie Gillespie, and her husband made an application and presented design ideas for this façade change to the Design Review Board on 11/12/2024. As a result of that meeting, the Board informed the applicant that they felt the suggested color of the sides of the buildings did not align with the town's goals. The Board felt that the color was too dark and would wash the building out. The applicant was asked to consider other color options for the sides of this building, and the Board postponed any decision on this application until later. Ms. Gillespie has submitted a change to the side color proposed for the building from black to the Sherwin Williams Teakwood. The front would stay the Sherwin Williams Creamy.



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The new owners of 719 Greenville St are wanting to paint the exterior of the building as follows:

- Front (road facing) wall SW7012 Creamy
- Side and rear walls SW 9619 Teakwood (shown above)
- Exterior window and door trim SW6258 Tricorn Black
- Exterior awning ceiling SW7012 Creamy
- Exterior awning polls and trim SW6258 Tricorn Black

### **SECTION 10-3 DUTIES AND POWERS**

**A. Exterior Alteration of Structures and Sites.** All exterior alterations to structures and sites that the Zoning Administrator or designee finds not to be in clear compliance with overlay district regulations may be reviewed by the Design Review Board. **Full façade renovations shall be reviewed by the Design Review Board.**

**B. Demolition and Relocation of Structures.** Structures proposed to be moved from, or demolished within, an overlay district shall be reviewed by the Design Review Board. Alternatives to demolition or relocation shall be provided and discussed by the Design Review Board if the structure is considered to be of historic or cultural distinction. Criteria to support demolition or relocation of a structure from the overlay district shall include the following:

1. The structure cannot be economically rehabilitated on the site to provide a reasonable income or residential environment compared to other structures in the general area.
2. There is a demonstrated public need for the new use on that specific site, which outweighs any public benefit which might be gained by preserving the subject building on the site.
3. The proposed development, if any, is compatible with the surrounding area, considering such factors as location, bulk, landscaping, and exterior design.

**C. New Construction, Building Additions, and New Parking Areas.** All new construction, building additions, and new parking areas shall be reviewed by the Design Review Board for compliance with the overlay district guidelines.

**D. Interior Renovations.** All interior renovations shall be exempt from review by the Design Review Board, although building permits may be required for such work.

**E. Variance Requests.** All requests for variances from the overlay district guidelines shall be reviewed by the Design Review Board based upon the specific criteria listed in **Section 10-5, Variances and Appeals**. Variances from any other section of the Zoning Ordinance shall be reviewed by the Board of Zoning Appeals.





## **SECTION 10-4 PROCEDURES**

### **1. Hearings.**

The Design Review Board shall have a public hearing anytime a variance from the overlay district guidelines is requested. The hearing shall allow the applicant or representative of the applicant, along with any persons in support or opposition of the variance, to be heard in a significant manner

### **2. Notice of Hearings**

Notice of Hearings. Notice of hearings shall be given by paid advertisement one time in a newspaper of local distribution, stating the time and place of such public meeting, which time shall not be earlier than thirty (30) days from the date of the meeting, and not later than fifteen (15) days from the date of meeting, stating the time and place of such public meeting. Notice of hearings shall also be given via a sign announcing the public hearing, which shall be placed on the street frontage of the lot on which the modifications are proposed. More than one (1) sign may be required due to the size of the site.

### **C. Procedure for Decisions:**

1. The Design Review Board shall decide to approve the request, deny the request, or table the request no more than forty-five (45) days after receiving all required application materials. Conditions of approval may be attached to any approval.

2. If the case is approved, a Certificate of Appropriateness shall be issued to the applicant by the Zoning Administrator or designee.

3. If a case is denied, the Design Review Board shall state the reasons in the minutes and in a letter to the applicant. The letter may include advice and illustrative drawings in regard to appropriateness of design, arrangement, texture, material, color, and the like, of the property involved. An applicant may re-apply for approval at any time; there is no waiting period following denial by the Board.

4. The Design Review Board may table a request only if there is insufficient data (data not presented that is in excess of the required materials listed in **Section 10-4(A)**) to make an appropriate decision. The Board must state specifically what data is needed and shall approve or deny the development request at the next schedule meeting after the additional materials are submitted.

### **Staff Recommendation:**

Staff recommends **APPROVING** the request allowing a change to the color of the front façade and sides of this building located at 719 Greenville Street.

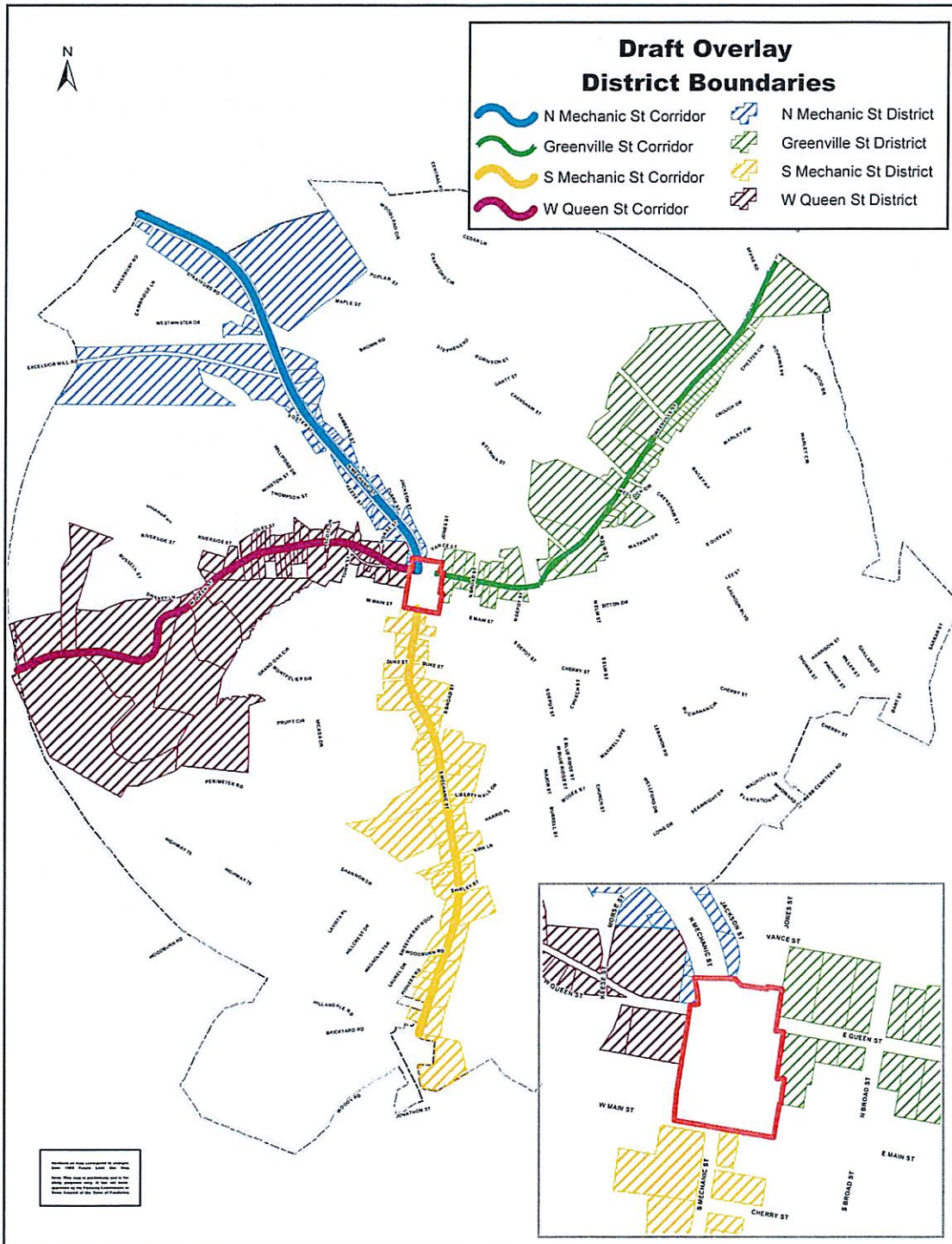
### **ATTACHMENTS:**

Attachment A: Application for Review

Attachment B: Map of the Area



Attachment C: Pictures of the current facade





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## Design Review Application

(Please read directions on back of form)

Date of submittal: 9/23/24

TMS #: 400 - 50 - 30 - 31 Zoning Classification: Neighborhood Commercial

Property Location (911 address): 719 Greenville St, Pendleton, SC 29670

Name of property owner: Blake & Allie Gillespie

Phone Number: ( 804 ) 276 - 9053 Email: allieleighann11@gmail.com

Signature of property owner: Allie Gillespie

Name of applicant (if other than owner): Anna Glenn

Address: 481 Hickory Ln.

Phone Number: ( 804 ) 617 - 4536 Email: glennconstruct@bellsouth.net

Signature of applicant: Anna Glenn

Name of Overlay District: \_\_\_\_\_

Permit Requested (circle one): Residential  **Commercial**  Industrial  Institutional

### Materials to be Included With Application:

Incomplete applications will not be placed on the Design Review Board Agenda for appeal. Please check all supplemental items that have been included with this application:

- \_\_\_\_\_ Completed Building Permit Request Form
- \_\_\_\_\_ 604.1(a) Sketch plans for new construction, additions, relocated structures into the overlay district, and new parking areas
- 604.1(b) Architectural sketches (renderings/elevations)
- 604.1(c) Photographs
- \_\_\_\_\_ 604.1(d) Sign Permit Application Form required for all new signage
- \_\_\_\_\_ 604.1(e) Variance Application Form is required for all variance requests
- \_\_\_\_\_ Design Review Application Fee (amount specified on "Town of Pendleton Fee Schedule")

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

RECEIPT # 418276

Date of Completed Application: 9/23/2024

Date of Review: 11/12/2024

Hearing Required:  Yes  No

Decision by Design Review Board: \_\_\_\_\_

Approval Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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## Sketch/Scale Plan Checklist

For All Uses

### General Information (List):

- Scale based on engineer's scale
- North arrow
- Plan date
- Owner name and address
- Site address (with lot number, if applicable)
- Acreage or square footage of parcel
- TMS number
- Zoning classification of property
- Existing use (Example: "Existing Use = Town House")
- Proposed changes to or uses on property (Example: "Proposed Changes = Addition")
- Height and stories of structure
- Footprint area for all structures on the lot (including all accessory buildings)
- Parking calculations (Amount of spaces existing, proposed, total spaces and spaces required)
- Vehicle Use Area (VUA), including all driving/parking surfaces
- Landscape Area (at least 10% of VUA)
- Legend (if symbols are used on sketch/scale plan)
- Any additional information required per overlay district guidelines

### **For residential construction:**

- Number of dwelling units per structure
- Number of total dwelling units
- Density of development (units per acre, not including right-of-way area)
- Number of bedrooms and bathrooms per unit (if addition, list OLD (NEW) numbers)

### **For commercial construction:**

- Gross floor area of all structures, listed as "existing" and "new"

**See next page for Sketch/scale drawing and labeling requirements**  
For All Uses



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## Sketch/Scale Plan Checklist (continued)

For All Uses

### Sketch/Scale Plan (Draw and Label ALL Items and Label *Existing* or *Proposed* where applicable):

- Property lines with dimensions
- Setback lines
- All structures (main and accessory structures) and uses
- Zoning classification of adjacent properties
- Landscape buffer areas, screens, and all other landscaping
- Trees, tree masses, shrubs
- Fences and walls with heights and materials
- Streets with names
- Right-of-ways
- Parking layout, with dimensions of:
  - Drive aisles
  - Parking spaces
  - Planting islands
  - Pedestrian paths
  - ADA parking space locations
- Vision clearance triangles at intersections (25' clearance as in Section 901.3)
- Distance from curb cuts (driveways) to road intersection (20' minimum)
- Points of ingress/egress, or driveways (minimum 9', maximum 20')
- Parking areas and surface materials (pavement, grass, etc.)
- Off-street loading (if applicable)
- Sidewalks (5' minimum width)
- 100 year flood plain
- Sewer & water lines labeled with diameters
- All easements
- Freestanding signs
- Mechanical equipment, service areas, and screens
- Any additional information required per overlay district guidelines



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### Architectural sketches (renderings/elevations)

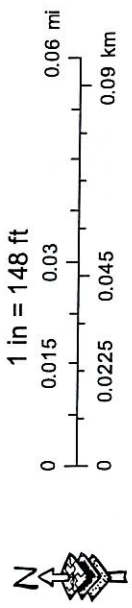
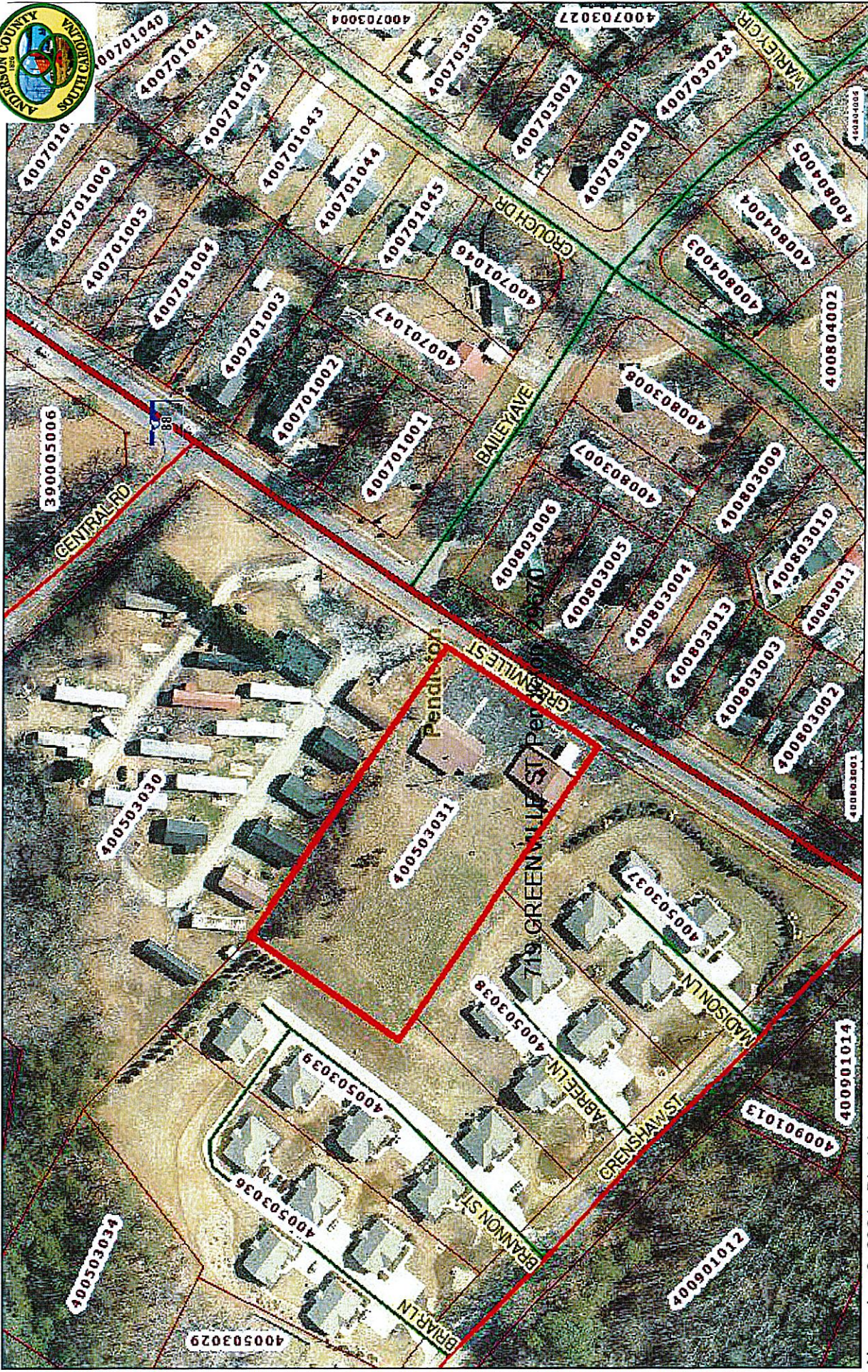
A sketch of the exterior of new construction or additions from all sides of the structure shall include the items below *as verified with Town Planning Staff.*

- \_\_\_\_\_ 1) Architectural features
- \_\_\_\_\_ 2) Proposed materials
- \_\_\_\_\_ 3) Proposed color samples
- \_\_\_\_\_ 4) Walls
- \_\_\_\_\_ 5) Terraces
- \_\_\_\_\_ 6) Plantings
- \_\_\_\_\_ 7) Window and door details
- \_\_\_\_\_ 8) Ornamental light poles, and light coverings attached to structures
- \_\_\_\_\_ 9) Attached signage
- \_\_\_\_\_ 10) Any additional information required per overlay district guidelines

### Photographs

Photos shall include, but not be limited to:

- \_\_\_\_\_ 1) All existing structures on the lot from all four sides of the property (if structures exist)
- \_\_\_\_\_ 2) Structures proposed for demolition (if any)
- 3) Area of structure proposed for repairs, alterations, and additions (if any)
- 4) Perspective view of lot frontage
- 5) Adjoining and adjacent properties
- 6) Any additional photos required per overlay district guidelines

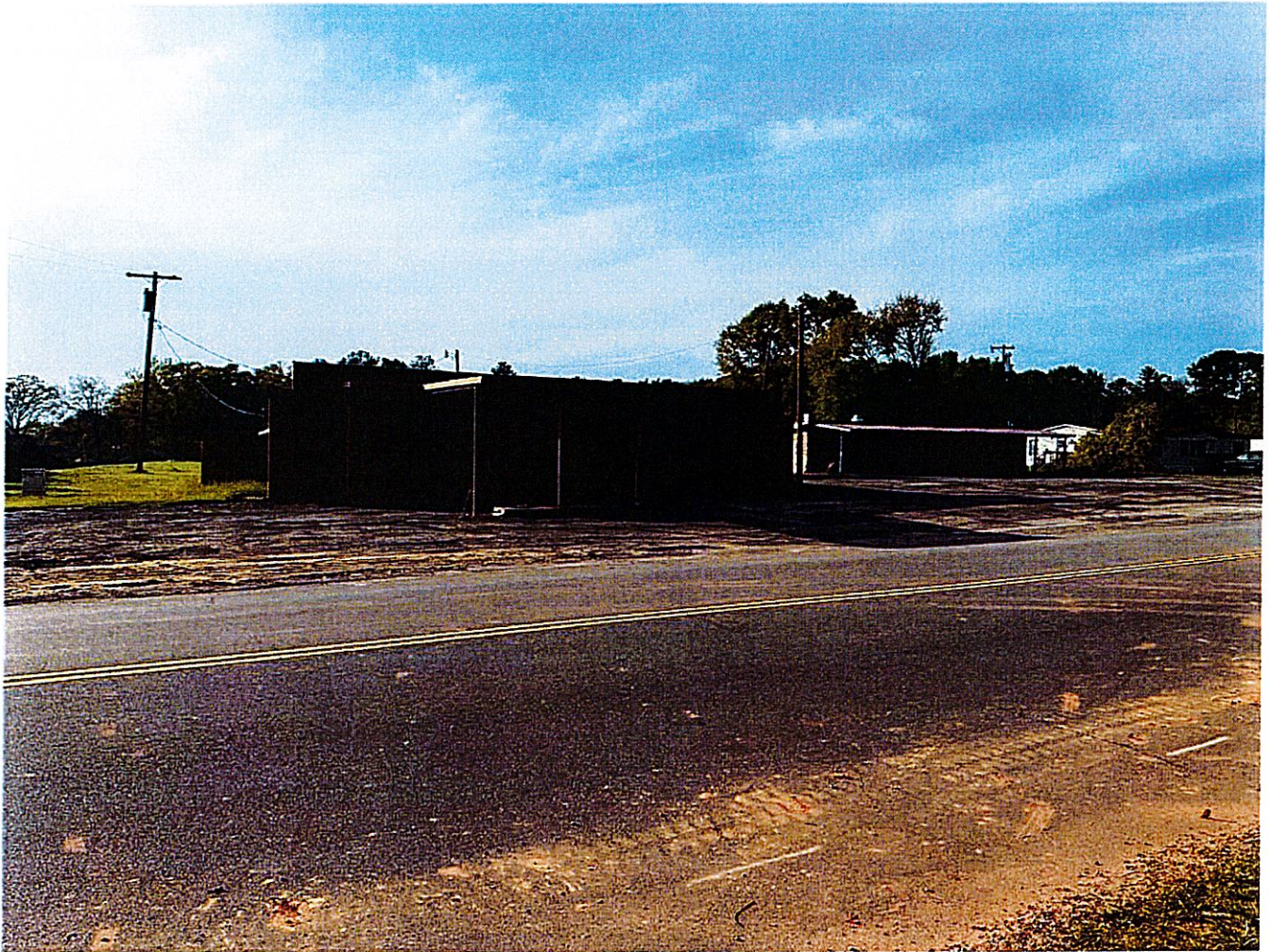


ESRI, Highland Mapping, and Anderson County GIS

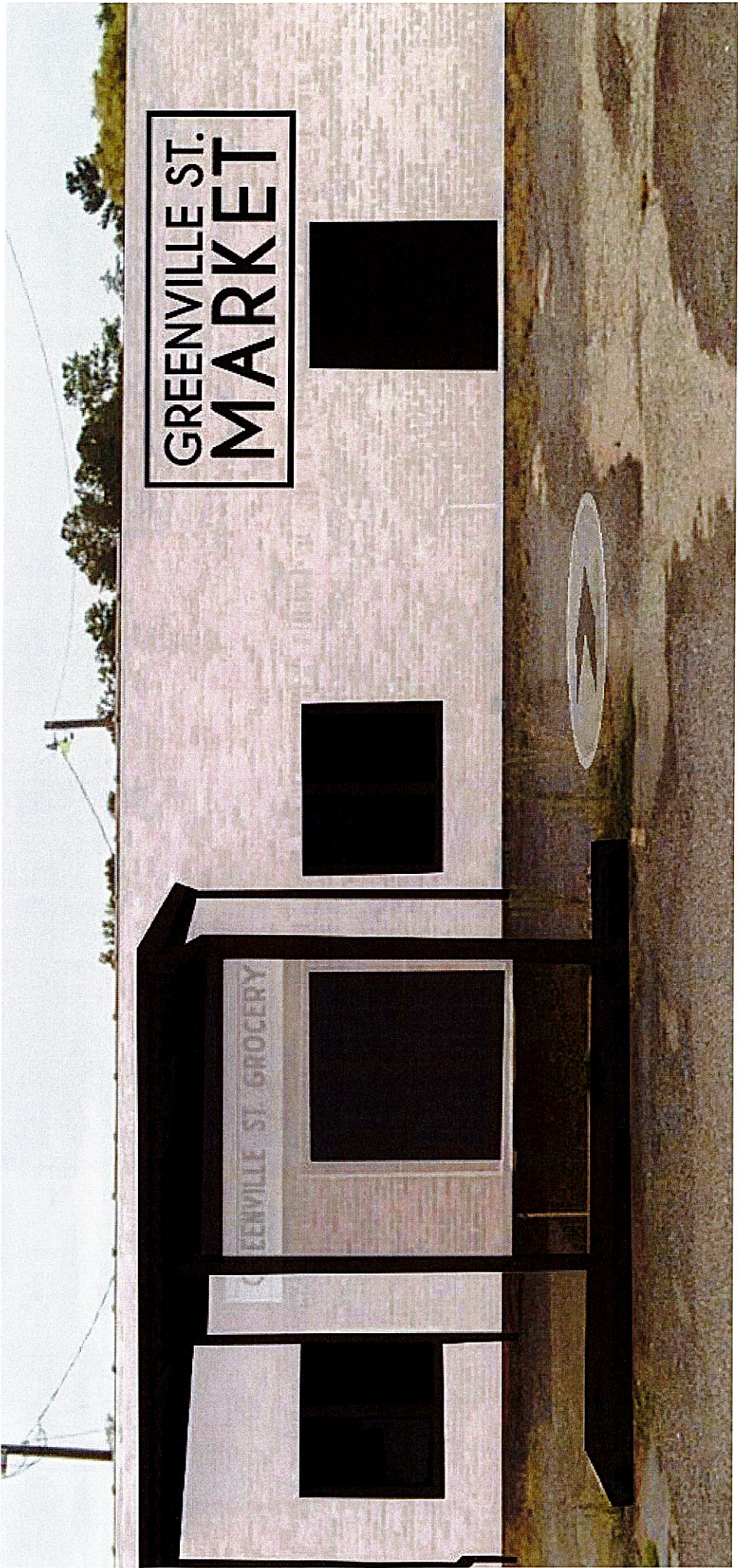
November 8, 2024 Disclaimer accepted.

TMS: 400503031  
 Owner: GILLESPIE THOMAS BLAKE + ALLIE  
 Owner Address: 1101 CENTRAL RD  
 City/State: CENTRAL SC  
 Zip Code: 29630  
 Deed Page: 173  
 Deed Book: 44  
 Tax District: 2024  
 Description: GREENVILLE ST 1.88 AC  
 Sale Price: \$225,000  
 Market Value: \$156,000

ATTACHMENT : C







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**GREENVILLE ST.  
MARKET**

**PARKING**



## David P

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**From:** Allie Link <allieleighann11@gmail.com>  
**Sent:** Thursday, January 30, 2025 11:35 PM  
**To:** David P  
**Subject:** Re: sign information  
**Attachments:** Image 1-28-25 at 8.17 AM.jpeg; Screenshot 2025-01-28 at 9.49.32 AM.jpeg

### TSA Choice, Inc.

**Warning:** Sender allieleighann11@gmail.com is not yet trusted by your organization.  
Please be careful before replying or clicking/downloading the attachment.

[Report Phishing](#) [Remove Banner](#)

powered by Graphus®

Hey, sorry for the late email!

Let's go with team wood as first option and landmark as second option.

As far as signs, here a draft of what we would like to do. Of course it will be within the first measurements required.

Painted in the store and then for lot two, designated for parking we'd like a sign on the poles that we're/are originally on the lot.

See you next Thursday.

Also could you please email me to parking guidelines? Making sure to include requirements for handicap parking spot.

Thanks  
Allie

On Mon, Jan 27, 2025 at 4:47 PM Allie Link <[allieleighann11@gmail.com](mailto:allieleighann11@gmail.com)> wrote:

This is what I'm leaning towards for the wall sign, but will finalize to make sure it's within the right dimensions.

Also, these are the 4 colors I'm okay with having as our side wall colors. I would prefer to have Stoney Creek, but think that might be too close to the last color option I chose. Let me talk with Anna and finalize what color to submit and I'll have that to you by the end of the week.

Thanks for working with us!

On Mon, Jan 27, 2025 at 4:42 PM David P <[DavidP@townofpendleton.org](mailto:DavidP@townofpendleton.org)> wrote:

One (1) shall be permitted per lot per road frontage, provided that the distance between the structure and the right-of-way line is at least fifteen (15) feet.

#### 4) Wall Signs and Painted Wall Signs.

- Maximum Area: Twenty (20) percent of the wall area per exterior wall that the sign occupies, not to exceed fifty (50) square feet per wall, and shall be calculated by drawing a box around all sign elements on a wall.
- Shall not extend more than eighteen (18) inches from the wall.
- No more than one (1) permitted per business per exterior wall.