

DRAFT DESIGN PLAN VILLAGE HILLS TIF DISTRICT AREA

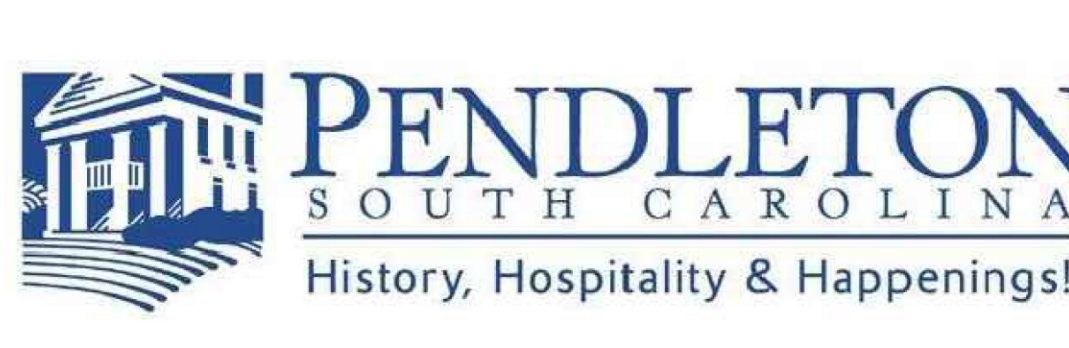
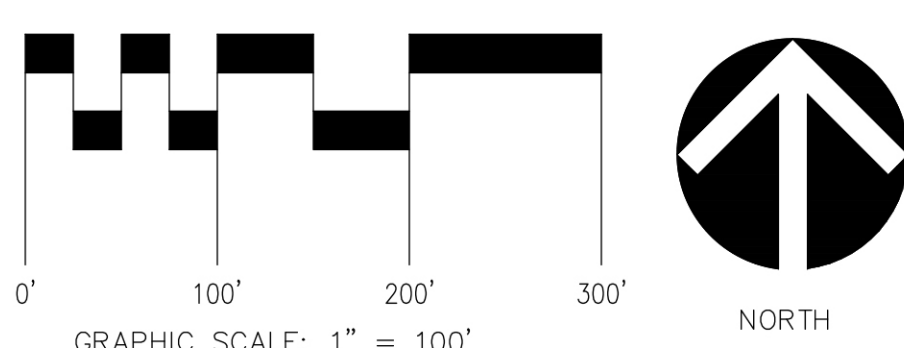
FOR PUBLIC DROP-IN MEETING
NOVEMBER 14, 2023
4 PM TO 7 PM
PENDLETON TOWN HALL, 310 GREENVILLE STREET

The Town of Pendleton presents this conceptual map as a design possibility for development in the TIF area. This design was created based on feedback gathered at prior public meetings. The Town aims to redevelop this TIF District while keeping in line with its citizens' goals and preserving the area's history. This conceptual plan shows a mixture of commercial, residential townhomes, single-family homes, and mixed-use buildings. The key to this draft plan was to preserve as much green space as possible. This conceptual plan proposes developing a main "Boulevard" entranceway on Calhoun Street to make this area stand out and be unique. This draft also shows the creation of large greenway areas throughout the development, including parks, paths, and walking trails designed to connect with other properties in this area. You will also notice that we are proposing a center "Oval" in the middle of the new boulevard to tie into the newly developed streetscape plan on East Queen Street. The ability for a family to purchase a beginner home with the option to later move up into a larger single-family home, all while staying in one area, is the driving force for the different styles and levels of development here. While the planning department and consultants work together to ensure any proposed development always aligns with local regulations, benefits the community, and is designed to enhance an area that needs to be redeveloped, citizen input is the most important aspect of this plan. Please attend the meeting on November 14.



DESIGNED:	BS	REVISIONS	
REVIEWED:	BS	NO	DATE
DRAWN:	BS	ITEM	
PROJECT NO.	08-31-23		
DATE			
SCALE	1" = 100'		
FILE			

STUDIO
MAIN
ARNETT MULBROW
& ASSOCIATES



TIF DISTRICT MASTER PLAN
TOWN OF PENDLETON SC

CONCEPTUAL
SITE PLAN

SHEET NO.
1.0