



PENDLETON

SOUTH CAROLINA

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Town of Pendleton
Board of Zoning Appeals
Called Meeting December 09, 2025
Pendleton Town Hall, 6 pm

AGENDA:

1. Call to Order:
2. Approval of prior meeting minutes: From the meeting of November 18, 2025
3. Public Hearing:
 - a. Public Hearing on an application seeking a variance to the Town of Pendleton Zoning Ordinance Article 4-1 Section F Table of Uses for an automotive repair business located at 315 Brown Road, having TMS# 39-06-01-011.
 - b. Public Hearing on an application seeking a variance to the Town of Pendleton Zoning Ordinance Article 5-1 Dimensional Requirements, requirement of two front setbacks on a corner lot located on North Broad St and Vance St having TMS # 40-10-12-009.
 - c. Public Hearing on an application seeking a variance to the Town of Pendleton Zoning Ordinance Article 4 Section 4-3 F2 location of Accessory structures located at 650 South Mechanic Street, Pendleton Library, having TMS# 40-12-01-007
4. Public Comments:
5. Action Item:
 - a. Consideration of an application seeking a variance to the Town of Pendleton Zoning Ordinance Article 4-1 Section F Table of Uses for an automotive repair business located at 315 Brown Road, having TMS# 39-06-01-011.
 - b. Consideration of an application seeking a variance to the Town of Pendleton Zoning Ordinance Article 5-1 Dimensional Requirements, requirement of two front setbacks on a corner lot located on North Broad St and Vance St having TMS # 40-10-12-009.
 - c. Consideration of an application seeking a variance to the Town of Pendleton Zoning Ordinance Article 4 Section 4-3 F2 location of Accessory structures at 650 South Mechanic Street, Pendleton Library, having TMS# 40-12-01-007
6. Adjournment:



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Town of Pendleton
Board of Zoning Appeals
Called Meeting November 18, 2025
Pendleton Town Hall, 6 pm

MINUTES:

1. Call to Order:

Chairwoman Ms. Crenshaw called the meeting to order at 6:00 pm.

2. Approval of prior meeting minutes: From the meeting of September 04, 2025

With no further comments or discussion, Ms. Patterson made a motion to approve the minutes from the September 4, 2025, meeting, as submitted. Ms. Brothers seconded the motion with all members voting in favor of at 6:00 pm.

3. Public Comments:

Chairwoman Ms. Crenshaw opened the public comment portion at 6:02 pm.

Ms. Elizebeth Lloyd from 520 South Mechanic Street spoke in support of the candy shop and feels that the structures at the candy shop are art and not signs.

With no further comments, Chairwoman Ms. Crenshaw closed the public comment portion of the meeting.

4. Action Item:

- a. Consideration of an application seeking a variance to the Town of Pendleton's Sign Ordinance Section 6-6 B1, B3b, C3, and F2d4 located at 119 North Mechanic Street.

Chairwoman Ms. Crenshaw opened the action item portion of the meeting at 6:05 pm. Town staff read the Board their report and informed them that the applicant was present for any questions.

Chairwoman Ms. Crenshaw asked the applicants if they had any comments, and Mr. Emmons stated that they did not.

Chairwoman Ms. Crenshaw briefed the Board on the applicant's request and the actions the Board had taken to date, and opened the floor for questions and comments.

Ms. Brothers stated that she was inclined to allow some of the items, but with conditions that needed to be determined by the Board.

Ms. Edwards stated that she felt the town had sign regulations for a reason and that business owners should be aware of these regulations. She also pointed out that she understands that businesses need signs to advertise their goods and services. She stated that she hoped the town and the owners could come up with a compromise to make this work and make people happy.

Ms. Patterson stated that she also felt a compromise was the best thing to do.

Mr. Hassan also stated he felt a compromise could be made with the business owners.

Chairwoman Ms. Crenshaw stated that she felt the business, which occupied two buildings with storefronts, should have more signage available to it.

Ms. Edwards asked the business owner if they had permission to use the portion of the front exterior wall that actually adjoined and belonged to the adjacent hair styling business, where they had mounted the display items. Ms. Blackwell said that she had an agreement with the business owner to use that side of the wall.

Ms. Brothers stated that she felt the Board should identify what was okay for them to keep, and whatever conditions the Board decided to allow.

Chairwoman Ms. Crenshaw stated that the seasonal signage or displays as outlined in the ordinance would be allowed in addition to whatever the Board decided.

Chairwoman Ms. Crenshaw asked the Board if they wanted to identify each item or group all the items together.

Ms. Edwards said that she felt the best thing to do was to identify each item individually and determine the total amount, and then offer the owner the choice of what they wanted to remove. She also reminded them that the seasonal signage allowed by the ordinance was still an option for them, in addition to any decision made by the Board.

Chairwoman Ms. Crenshaw stated that she agreed the seasonal decorations would be in addition to whatever the Board decided, but she felt that they needed a little leeway with that. She pointed out that the ordinance states that seasonal decorations are allowed every three months, but if you consider the holidays that involve candy, they all fall within a six-month period, and the every-three-months rule wouldn't really benefit them.

The Board then began discussing what each member felt needed to be addressed, referencing a picture located in the staff report.

Mr. Hassan stated that he felt determining a percentage of items that must be removed would allow the owner the flexibility to have control over what is removed.

Staff informed the Board that it would be easier for staff to work with the owners to determine what was to be removed if the Board identified the items individually.

Following a discussion, the following six items were identified for consideration of removal by a poll of each member of the Board:

1. The large Duck
2. The Bicycle
3. The free-standing candy out front
4. The candy in the middle of the windows outside, in the flowerbed
5. The Jelly Belly display
6. The candy attached to the right side exterior wall. (entire display)

The Board determined that the cushions out front on the ledge did not need to be considered for removal.

Ms. Patterson requested clarification on whether the Board was stating that 50 percent of the identified items needed to be removed and that staff should work with the business owner to accomplish this. Mr Hassan said yes, that was the compromise that he felt was fair.

Mr. Hassan stated that the Board has identified these items, and splitting them down the middle is the best approach, allowing the owners to decide what is to be removed.

Staff asked the Board if they wanted them to bring the identified items that the business owner decides to remove back to them for their approval. Mr. Hassan said that staff can work with the owner to ensure this is completed, and he doesn't feel it needs to come back to them.

With no further discussion, Ms. Edwards made a motion to approve the request for a variance, subject to the following condition. The business owner must work with town staff and identify 50 percent (50%) of the items from this list for removal. This motion was seconded by Mr. Hasson, with all members voting in favor of. Chairwoman Ms.

Crenshaw also asked staff to work with the business on seasonal signage and the time limits they are allowed.

5. Adjournment:

With no further business, Ms. Brothers made a motion to adjourn, which Ms. Edwards seconded. All members voted in favor of at 7:02 pm.

Chairwoman: _____ Date: _____



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**Staff Report to the Town of Pendleton Board of Zoning Appeals for consideration of an application seeking a Variance to Article 4, Section F, Table of Uses for a business located at 315 Brown Road.
TMS #39-06-01-011**

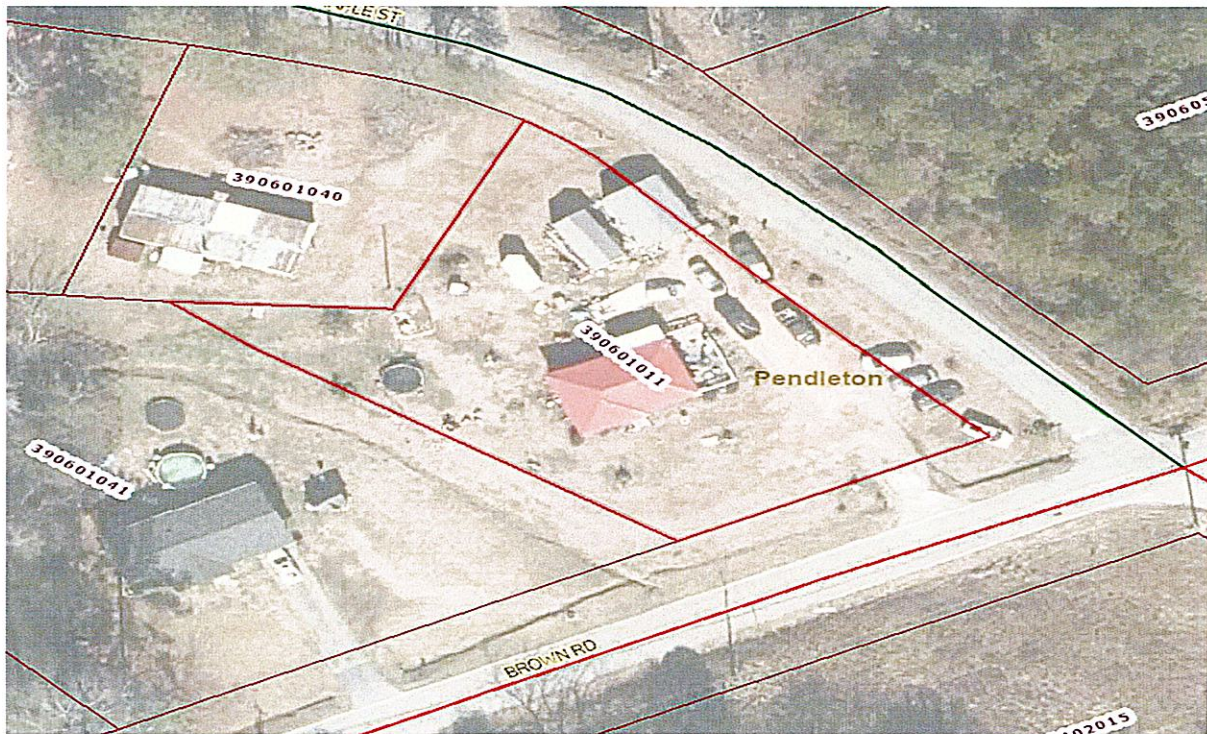
Date of Report: November 24, 2025

Report By: Owen Rines, Assistant Town Planner & Code Enforcement

Applicant: Mr. Michael Brown

Request: The applicant is requesting a variance to permit their automotive repair business in a Low-Density Residential (R2) zoned district. The property where the automotive shop is located is at 315 Brown Road.

Property Location: 315 Brown Road, Pendleton, SC. TMS #39-06-01-011



Existing Zoning: Low-Density Residential – R2



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Purpose of Request: Mr. Brown is requesting a variance to allow the continued operation of his business, Fastbay Automotive, located at 315 Brown Road, within a zoning district where automotive repair uses are not currently permitted. The applicant states that Fastbay Automotive has been in continuous operation at this location since before the adoption of zoning regulations in the Town of Pendleton. He is seeking a variance from current zoning restrictions to continue operating the business.

Future Land Use Map: Low-Density Residential – R2

Existing Conditions: The property is currently used for both residential purposes and as an on-site automotive repair shop. While the repair shop may offer a convenient option for nearby residents, this use is not permitted under the Low-Density Residential (R-2) zoning designation assigned to the property. The only allowable form of home-based business at this location would be an off-site automotive repair service, for which the applicant already holds a valid business license.



315 Brown Road, photographed by staff on July 10, 2025



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Reason for Request: Section 4-1(F) Table of Uses prohibits all automotive businesses within the R-2 district. The applicant is requesting a variance to allow the operation of an automotive repair business at 315 Brown Road, a property currently zoned R-2 Low-Density Residential, where such uses are not permitted under the Town of Pendleton's zoning ordinance unless it is conducted off-site. Although a business license was issued to the applicant, it was approved as "MOBILE AUTO REPAIR OFFSITE", which permitted administrative and remote office functions to be conducted from the residence, while all physical automotive work was to be performed off-site—either on the road or at customers' homes. This arrangement was consistent with the Town of Pendleton's Zoning Ordinances. However, the applicant has since been operating an on-site automotive repair business at the property, which constitutes a zoning violation. This use is not permitted in the R-2 district and is inconsistent with the conditions under which the original business license was granted. The applicant is now seeking a variance to bring the current use into compliance and to continue operating the business at this location.



315 Brown Road (2013)



SECTION 9-2 DUTIES AND POWERS

A. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Administrator in the Enforcement of this Ordinance.

B. To authorize upon appeal in specific cases a variance from the terms of the Ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the Ordinance will, in a individual case, result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of unnecessary hardship only upon finding by the Board of Zoning Appeals that all of the following factors exist. This is a provision of Act 487 of 1967 South Carolina Code of Laws:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;
2. The application of the Ordinance on this particular piece of property would create an unnecessary hardship;
3. Such conditions are peculiar to the piece of property involved, and
4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance or the Land Use Plan, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited in a given district by this Ordinance. Economic Hardship shall not be deemed the sole basis for relief.

C. To permit uses by special exception subject to standards and conditions in this Ordinance.

D. In exercising the above powers, the Board of Zoning Appeals may, in conformity with the provisions of this Ordinance, reverse or affirm, wholly or in part or may modify the order requirements, decision, or determination, and to the end shall have all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit. The Board, in the execution of the duties for which appointed, may subpoena witnesses and in case of contempt may certify such fact to the circuit court having jurisdiction.



ARTICLE 4 USE REGULATIONS

SECTIONS:

SECTION 4-1	TABLE OF USES
SECTION 4-2	STANDARDS FOR CONDITIONAL USES
SECTION 4-3	ACCESSORY USES AND STRUCTURES
SECTION 4-4	TEMPORARY USES AND STRUCTURES

SECTION 4-1 TABLE OF USES

- A. P - Permitted uses. A "P" in a cell indicates that a use category is allowed by right in the respective district, subject to compliance with the use-specific regulations set forth in the final column of the table. Permitted uses are subject to all other applicable regulations of this chapter, including those set forth in Article 6, Development and Design Standards.
- B. C - Conditional uses. A "C" in a cell indicates that a use category is allowed conditionally in the respective district, subject to compliance with the use-specific regulations set forth in the final column of the table and administrative approval in the form of an Ordinance Compliance Letter in accordance with the procedures of Article 7, Procedures and Administration.
- C. S - Special exception uses. An "S" in a cell indicates that a use category is allowed only if reviewed and approved as a special exception in accordance with the special exception review procedures of Article 9, Board of Zoning Appeals.
- D. Prohibited uses.
1. Any use that involves the manufacture, handling, sale, distribution, or storage of any highly combustible, toxic, or explosive materials in violation of the state fire code.
 2. Rendering plants.
 3. Stripping excavating, or otherwise removal of topsoil for sale in any residential district.
 4. Slaughter houses/meat packaging plants.
 5. The display and sale of motor vehicles except for approved auto/truck/recreational vehicle sales establishments.
 6. The repair of more than one motor vehicle owned by a person living at a residence.



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7. Storage outside of a substantially enclosed structure of any motor vehicle that is neither licensed nor operational.
 8. The use of a motor vehicle, trailer, or shipping container in which, out of which, or from which any goods are sold, stored, services performed, or other business conducted unless expressly allowed herein or elsewhere in the Town of Pendleton Code of Ordinances.
- E. Uses not listed. The Zoning Administrator shall determine whether or not an unlisted use is consistent with an existing use type, or is substantially similar to an already defined use type.
- F. Table of Uses.

USE TYPE	CO	AF	R-1	R-2	R-3	R-4	MF	CB	NC	AB	LI
A. RESIDENTIAL USES											
Single-Family Dwelling	-	P	P	P	P	P	P	-	-	-	-
Manufactured Home	-	-	-	-	-	C	-	-	-	-	-
Live-Work Unit	-	-	-	-	-	-	-	-	P	-	-
Duplex Dwelling	-	-	-	-	-	-	P	-	-	-	-
Townhouse Development	-	-	-	-	-	-	P	-	-	-	-
Multi-family Development	-	-	-	-	-	-	P	-	-	-	-
Residential Accessory Dwelling	A	A	-	-	-	-	-	A	A	A	A
B. PUBLIC AND INSTITUTIONAL USES											
Veterinary Services	-	P	-	-	-	-	-	-	-	P	-
F. SERVICES											
Appliance Repair and Maintenance	-	-	-	-	-	-	-	-	-	P	-
Automotive Body, Paint, and Interior Repair and Maintenance	-	-	-	-	-	-	-	-	-	P	-
Automotive Glass Replacement Shops	-	-	-	-	-	-	-	-	-	P	-
Automotive Mechanical and Electrical Repair and Maintenance	-	-	-	-	-	-	-	-	-	P	-
Automotive Oil Change and Lubrication Shops	-	-	-	-	-	-	-	-	-	P	-
Barbershops, Beauty Salons, Nail Salons, and Other Personal Care Services (except tattoo and body art parlors)	-	-	-	-	-	-	-	P	P	P	-
Boarding Kennels	-	P	-	-	-	-	-	-	-	-	-
Cafeteria, Grill Buffet, and Buffet	-	-	-	-	-	-	-	-	-	P	-
Car Washes	-	-	-	-	-	-	-	-	-	P	-
Cemeteries and Crematories	P	A	C	C	C	C	C	-	-	-	-
Coin-operated Laundromats	-	-	-	-	-	-	-	-	P	P	-
Consumer Electronics, Computer and Office Machine, and Other Electronic and Precision Equipment Repair and Maintenance	-	-	-	-	-	-	-	-	-	P	-
Drinking Places	-	-	-	-	-	-	-	P	-	P	-
Dry cleaning and Laundry Services (except Coin-operated)	-	-	-	-	-	-	-	P	P	P	-
Food Trucks	-	-	-	-	-	-	-	C	C	C	C
Footwear and Leather Goods Repair	-	-	-	-	-	-	-	P	P	P	-
Funeral Homes and Funeral Services (except Crematories)	-	-	-	-	-	-	-	-	-	P	-



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Staff Recommendation:

Staff recommends **DENYING** the variance request for the continued operation of an on-site automotive repair business at 315 Brown Road.

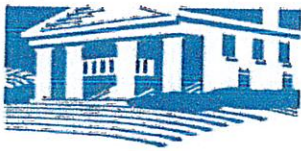
ATTACHMENTS:

Attachment A: Variance Application

Attachment B: Pictures

Attachment C: Map of the Area

Attachment D: Legal Ad



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VARIANCE APPLICATION

(For Variances from the Zoning Ordinance)

SUBMITTAL

For Variance applications, applicant must submit:

- ☒ 1) A completed application form with the owner's signature.
- ☒ 2) A drawing (site plan/plot plan/plat) to scale must be submitted showing the property boundaries and dimensions, north arrow, scale, property address, owner's name, all structure's footprints, distance of each structure (STRUCTURE INCLUDES SIGNS) to the nearest property line, label each structure "existing" or "proposed," show all vehicle use areas, parking spaces, and buffer areas (if required), with the variance area highlighted.
- ☒ 3) A written narrative describing and supporting the variance request with information per Section 502.2 of the Zoning Ordinance. See attached supplemental information sheet for details.
- ☒ 4) Application Fee: Residential \$100.00, Commercial \$200.00
- ☒ 5) Deadline is 30 days prior to next meeting for adequate time to advertise request.

Variance Request from Zoning Ordinance Section(s): ARTICLE 4 F TABLE OF USES

Briefly describe variance request (attach description if necessary): SEE ATTACHED

Property Address: 315 Brown Rd. Pendleton

Subdivision Name (if applicable): N/A

Zoning District: R2 Tax Map Number: 39-06-01-011

Applicant(s) Name (if other than owner): _____

Address: _____

Phone number: _____ Email: _____

Applicant(s) Signature: _____

Owner(s) Name: Michael Brown

Address: 315 Brown Rd. Pendleton

Phone number: 804-332-7145 Email: fixmycar-mike@gmail.com

Owner(s) Signature: [Signature]

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

Date received: 8/11/25 Fee Paid: 200 Receipt number: 441438

Date Advertised: 11/24/25 Hearing Date: 12/4/25 Date Sign Posted: November 4th, 2025

TOWN STAFF RECOMMENDATION: APPROVED: _____ DENIED: ✓

BOARD OF ZONING APPEALS DECISION: APPROVED: _____ DENIED: _____

Comments: _____



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SUPPLEMENTAL INFORMATION SHEET FOR VARIANCES

(Per Section 502 of the Zoning Ordinance)

To authorize upon appeal in specific cases a variance from the terms of the Ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the Ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of unnecessary hardship only upon finding by the Zoning Board of Adjustment that all of the following factors exist. This is a provision of Act 487 of 1967 South Carolina Code of Laws.

In order to justify approval of any variance, the Board considers four criteria. Please answer all of the following four items. (Use additional sheets, if needed.) **All questions must be answered.**

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography. DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:

2. The application of the Ordinance on this particular piece of property would create an unnecessary hardship. DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:

3. Such conditions are peculiar to the piece of property involved. DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:

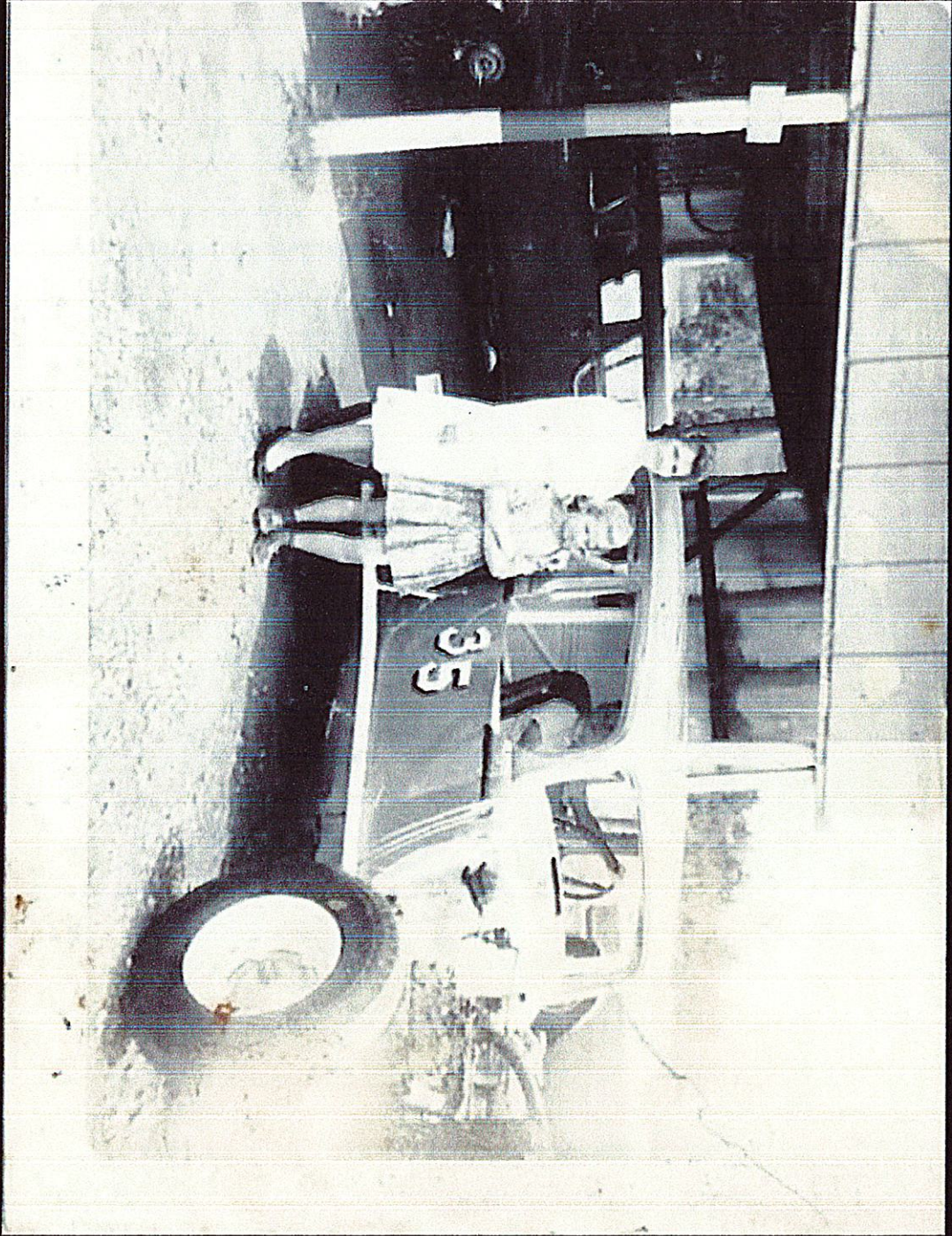
4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance or the Land Use Plan, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited in a given district by this Ordinance. **Economic Hardship shall not be deemed the sole basis for relief.** DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:

Designation of Agent [complete only if owner is not applicant]:

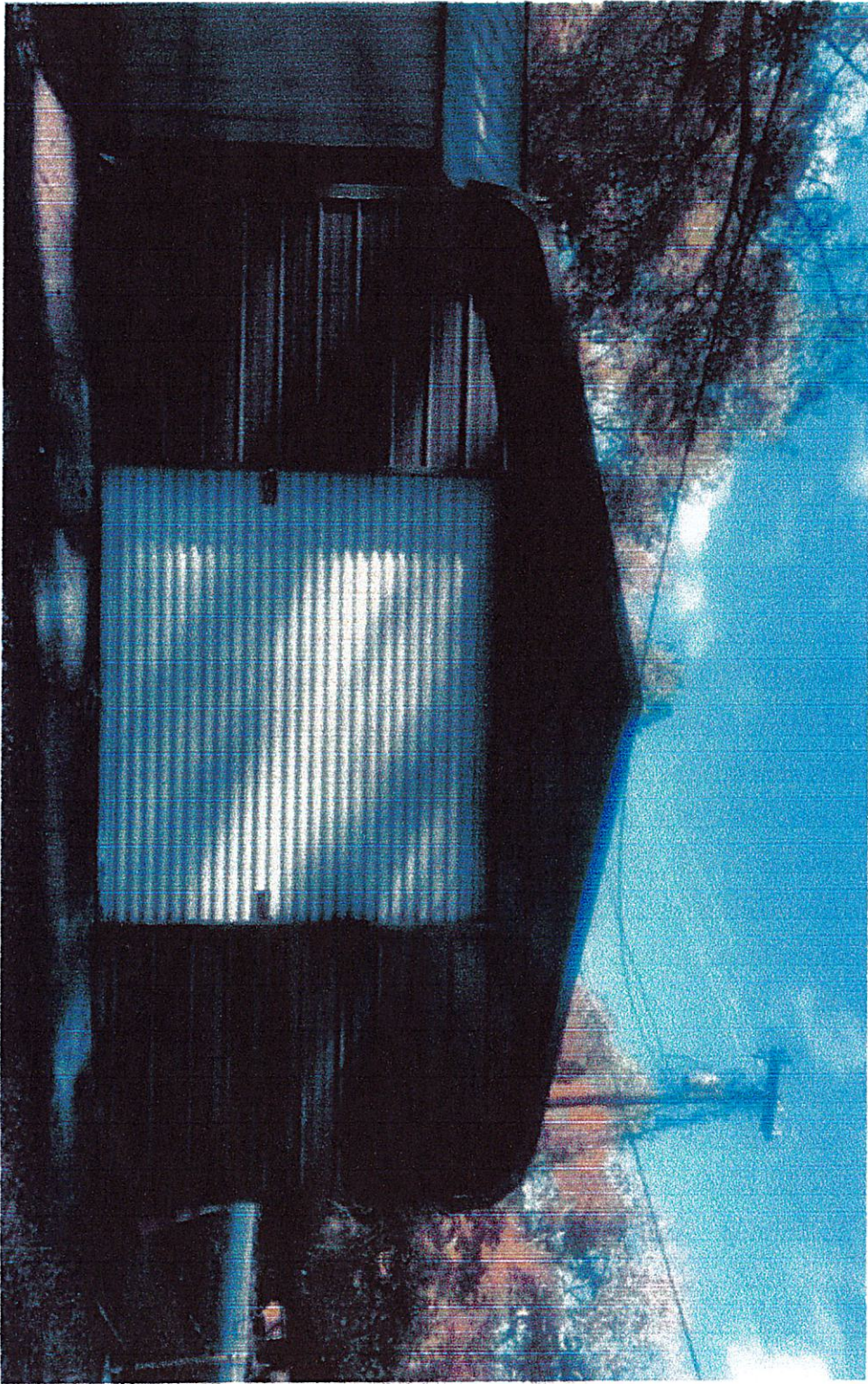
I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application:

Date: _____ Owner Signature: _____

Date: _____ Owner Signature: _____







VARIANCE REQUEST LETTER

To: Town of Pendleton Zoning Board

From: Michael Brown /Fastbay Automotive

Variance Request for Auto Repair Shop at 315 Brown Road, Pendleton, SC 29670

We respectfully submit this formal request for a variance for our automotive repair business located at 315 Brown Road, Pendleton, South Carolina 29670. As the third generation to operate an automotive repair facility at this location, we seek your consideration in granting this variance to ensure our continued compliance with current zoning ordinances while maintaining the legacy of service that has existed at this site since 1965.

Historical Context and Business Legacy.

Our family's automotive repair business represents nearly six decades of continuous service to the Pendleton community at this location. Since 1965, this property has served as an automotive repair facility, providing essential services to local residents and travelers alike. We are proud to be the third generation entrusted with carrying forward this tradition of quality automotive service and community support. Throughout our nearly 30 years of combined experience in the automotive industry across various locations, we have built our reputation on professionalism, technical excellence, and environmental responsibility. We now seek to continue this legacy at our current location while adapting to the changing residential character of the surrounding area.

Professional Qualifications and Certifications

Our business is operated by highly qualified professionals who maintain the highest industry standards:

Principal Technician Qualifications:

Certified Master Technician with L1 Advanced Certification

School Bus Certification

Exhaust System Certification

Additional specialized automotive certifications

Former automotive instructor with extensive teaching experience in the field

Business Manager Qualifications:

Certified Parts Specialist

Certified Service Writer

EPA Section 609 Certification for Refrigerant Handling

Our combined credentials demonstrate our commitment to operating a professional, compliant, and environmentally responsible automotive service facility.

Environmental Stewardship and Compliance.

We understand and take seriously the environmental concerns that may arise regarding automotive repair operations in a residential area. We wish to assure the Board and our neighbors of our unwavering commitment to environmental protection:

DHEC Inspections:

The South Carolina Department of Health and Environmental Control (DHEC) has conducted two separate inspections of our facility and has cleared us of any environmental contamination to soil, air, or water.

No Willful or Accidental Contamination: DHEC's findings confirm that our operations have not resulted in any environmental damage through either willful or accidental acts.

Preventive Practices: We maintain strict protocols to prevent environmental incidents, including proper storage and disposal of all automotive fluids and materials. **Limited Oil Changes:**

Unlike typical repair shops, we do not perform routine oil changes unless they are integral to other repair work already being performed, significantly reducing the volume of waste oil handled at our facility.

Unique Business Model

Our automotive repair shop operates under a distinctive business model that differentiates us from traditional full-service repair facilities:

"Emergency Room" Approach:

We specialize in diagnostic and repair services for immediate automotive issues, functioning as an emergency response facility for vehicle problems.

Specialized Services:

Our primary focus includes brake systems and electrical diagnostics and repairs, rather than major engine or transmission overhauls.

Traveler Support:

We provide critical services to the many travelers who visit Pendleton and experience unexpected vehicle difficulties, offering them reliable assistance when they need it most.

Reduced Environmental Impact:

By limiting our services to specific repair categories and avoiding routine maintenance operations, we minimize the environmental footprint typically associated with automotive repair facilities.

Community Commitment

For years, we have endeavored to be responsible neighbors and good stewards of our community. We recognize that residential development has increased in our area, and we are committed to operating our business in a manner that respects the quality of life of our neighbors while continuing to serve the automotive needs of the community.

Our commitment includes:

Maintaining a clean, professional facility appearance

Adhering to reasonable operating hours

Minimizing noise and disruption

Continuing our environmental best practices

Responding promptly to any neighbor concerns

Request for Variance

Given the historical use of this property for automotive repair since 1965, our professional

qualifications, our proven environmental compliance, and our commitment to being good neighbors, we respectfully request that the Zoning Board grant us a variance to continue operating our automotive repair business at 315 Brown Road.

This variance would allow us to

Continue the legacy of automotive service that has existed at this location for nearly 60 years

Maintain compliance with current zoning regulations despite the changing residential character of the area

Continue serving both the local community and travelers who depend on our emergency automotive services

Operate our business in accordance with all applicable environmental, safety, and professional standards

Conclusion

We believe that granting this variance serves the interests of the community by preserving a long-standing local business, maintaining essential automotive services for residents and visitors, and recognizing the historical use of this property. We have demonstrated our commitment to environmental responsibility, professional excellence, and good neighborly conduct.

We appreciate the Board's consideration of our request and welcome the opportunity to address any questions or concerns you may have. We are committed to working cooperatively with the Town of Pendleton and our neighbors to ensure that our business continues to be an asset to the community.

Thank you for your time and consideration.



QUESTION 1: There are extraordinary or exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography. Describe how this applies to your property.

ANSWER:

The extraordinary and exceptional conditions pertaining to our property at 315 Brown Road relate to its unique historical context, existing town-approved use, and the practical realities of its location and structure.

1. HISTORICAL AUTOMOTIVE USE: This property has a documented history of automotive repair use dating back to 1965, when the original building was constructed and operated by the current owner's grandfather. While there was a period of non-automotive use following his passing in 1983, the property's original purpose and the existing structure were specifically designed and built for automotive repair operations. This historical foundation distinguishes our property from surrounding residential properties that were never intended for commercial use.

2. EXISTING TOWN-APPROVED BUSINESS: In 2022, we obtained a business license from the Town of Pendleton with the full knowledge and approval of town officials, including the Mayor. Our business was classified as "offsite auto repair" to accommodate the practical reality that our clients require services at our location. The town has already recognized and approved our operation, making this property unique in its current legal status compared to other residential properties in the area.

3. PURPOSE-BUILT FACILITY: Our current 20x20 enclosed structure was specifically constructed in 2019 to serve automotive repair purposes while aesthetically blending with the residential neighborhood. Unlike typical residential outbuildings used for storage or personal use, this structure was purpose-built with proper ventilation, electrical service, and layout suitable for professional automotive repair work. The building complies with the town's allowance for two outbuildings and was designed to minimize visual impact on neighboring properties.

4. TRANSITIONAL LOCATION: Our property exists in an area that has undergone significant transformation from its original character to predominantly residential development. This creates an exceptional condition where our legally operating, town-approved business now finds itself surrounded by newer residential construction. The property serves as a transitional use between the area's commercial past and residential present.

5. ESTABLISHED INFRASTRUCTURE: The property's existing infrastructure, including appropriate electrical service, drainage, and access from Brown Road, was established to support automotive repair operations. This existing infrastructure represents a practical condition that distinguishes our property from typical residential lots in the area.

6. DEMONSTRATED ENVIRONMENTAL COMPLIANCE: Our property has been inspected twice by the South Carolina Department of Health and Environmental Control (DHEC) and cleared of any environmental contamination concerns. This documented compliance demonstrates that our property

can successfully accommodate automotive repair operations without negative environmental impact, an exceptional condition that supports the appropriateness of our variance request.

The exceptional circumstances of our property lie not in unusual physical terrain features, but in the combination of its historical automotive use, existing town-approved business operations, purpose-built infrastructure, and demonstrated ability to operate in harmony with the surrounding residential area while maintaining full environmental compliance. These conditions collectively distinguish our property from other parcels in the vicinity and support the granting of a variance to formalize and protect our existing, legally approved operations.

S

QUESTION 2: The application of the ordinance on this particular piece of property would create unnecessary hardship. Describe how this applies to your property.

ANSWER:

Denying this variance would create severe and unnecessary hardship for our family, our business, and the community we serve, particularly given that we are already operating with town-approved licensing and have made substantial investments in good faith reliance on that approval.

1. FINANCIAL HARDSHIP AND INVESTMENT LOSS: We have made significant financial investments in our property and business based on the town's approval of our business license in 2022. These investments include:

- Construction of a purpose-built 20x20 enclosed facility in 2019 specifically designed for automotive repair operations
- Purchase of specialized tools, equipment, and diagnostic machinery necessary for professional automotive repair
- Establishment of business relationships, supplier accounts, and customer base
- Ongoing costs of maintaining professional certifications and licenses

Forcing us to cease operations would result in the complete loss of these investments, with no reasonable alternative use for the specialized facility and equipment. The building was constructed specifically for automotive repair and cannot be easily converted to residential use.

2. LOSS OF FAMILY LIVELIHOOD AND DISABILITY CONSIDERATIONS: This business represents our sole source of income and family livelihood. I am a Certified Master Technician with L1 Advanced Certification who previously worked as an automotive instructor until a stroke ended that career. I have now suffered two strokes, which significantly limit my mobility and employment options. Despite these physical limitations, I am able to continue working productively in our automotive repair business, utilizing my decades of expertise and certifications to serve the community.

My wife is a Certified Parts Specialist and Service Writer with EPA Section 609 Certification. Together, our combined nearly 30 years of experience in the automotive industry are specifically suited to this business, and this shop allows me to remain a productive, contributing member of society rather than becoming dependent on government assistance.

Denying the variance would:

- Eliminate our only source of income
- Force me onto government disability assistance, making me a burden on taxpayers rather than a productive business owner
- Render our specialized skills, training, and certifications economically useless
- Remove my ability to work despite my disability, taking away my independence and dignity
- Force us to abandon a business we have built with our own hands

- Create financial devastation for our family, particularly given my limited mobility and lack of alternative employment options due to my medical condition

I would much rather continue working, being productive, and contributing to the community than become dependent on government programs. This business allows me to maintain my dignity, independence, and purpose despite my physical limitations.

3. RELIANCE ON TOWN APPROVAL: We established FastBay in 2022 in good faith reliance on the business license granted by the Town of Pendleton with full knowledge of our operations. The Mayor himself acknowledged our business model and approved our classification. Denying this variance after we have operated legally under town approval for over two years would constitute unfair treatment and penalize us for following the proper procedures and obtaining required approvals. We relied on the town's approval when making our investments and building our business.

4. LOSS OF ESSENTIAL COMMUNITY SERVICE: Our business serves a critical need in the Pendleton community, particularly for travelers and visitors who experience vehicle emergencies. Our "emergency room" model for automotive repair provides:

- Immediate diagnostic and repair services for stranded motorists
- Specialized brake and electrical repair services
- Professional, certified service that protects public safety
- Support for the local tourism economy by assisting visitors in distress

Eliminating our business would leave a gap in essential services for both residents and the many travelers who visit Pendleton and experience unexpected vehicle problems.

5. DISPROPORTIONATE IMPACT: The hardship created by denying this variance would be disproportionate to any alleged harm to the neighborhood, especially considering:

- We have been inspected twice by DHEC and cleared of all environmental concerns
- We operate a clean, professional facility designed to blend with the residential area
- We have an existing town-approved business license
- We limit our services to reduce environmental impact (no routine oil changes)
- We maintain all proper certifications and follow all safety protocols
- The complaints originate from a single individual with a pattern of frequent complaints against various businesses

6. NO REASONABLE ALTERNATIVE: There is no reasonable alternative location or use for our property that would allow us to continue our business. The specialized nature of our facility, our existing investments, and our established customer base are all tied to this specific location. Relocating would require:

- Purchasing new property (financially impossible)
- Constructing new facilities
- Re-establishing our business from scratch
- Abandoning our existing investments entirely

7. ARBITRARY ENFORCEMENT: Requiring strict application of the ordinance to our property, when we already have town approval and have demonstrated full compliance with environmental and safety regulations, would create an arbitrary and capricious hardship. We are being singled out due to complaints from one individual, despite operating legally and responsibly.

The unnecessary hardship created by denying this variance would be substantial, irreversible, and disproportionate to any legitimate zoning concerns. We have operated in good faith, obtained proper approvals, made significant investments, and demonstrated our ability to run a professional, environmentally compliant business that serves the community. Forcing us to cease operations would destroy our livelihood, waste our investments, and eliminate an essential service, all while we have already proven our ability to operate harmoniously within the residential area.

QUESTION 3: Such conditions are peculiar to the piece of property involved. Describe how this applies to your property.

ANSWER:

The conditions affecting our property at 315 Brown Road are uniquely peculiar to this specific parcel and do not apply generally to other properties in the surrounding area. Our property is distinguished by a combination of factors that exist nowhere else in the neighborhood.

1. **UNIQUE HISTORICAL AUTOMOTIVE USE:** Our property is the only parcel in the immediate area with a documented history of automotive repair use dating back to 1965. The original building was constructed by my grandfather specifically for automotive repair operations, establishing a commercial automotive purpose that predates the residential development now surrounding us. No other property in the neighborhood shares this historical automotive repair legacy or was originally designed and built for this commercial purpose.

2. **EXISTING TOWN-APPROVED AUTOMOTIVE BUSINESS:** Our property is uniquely situated as the only location in the area currently operating an automotive repair business with official town approval and licensing. In 2022, we obtained our business license from the Town of Pendleton with the Mayor's knowledge and approval. This existing, legally operating business status is peculiar to our property alone - no neighboring residential properties have similar town-approved commercial automotive operations.

3. **PURPOSE-BUILT AUTOMOTIVE FACILITY:** Unlike typical residential outbuildings used for personal storage or hobbies, our 20x20 enclosed structure was specifically constructed in 2019 as a professional automotive repair facility. The building features:

- Appropriate electrical service for automotive equipment
- Proper ventilation systems for automotive work
- Professional-grade lighting and workspace layout
- Single pull-up door designed for vehicle access
- Infrastructure specifically designed to support automotive repair operations

This purpose-built commercial facility is unique to our property and does not exist on any other residential property in the area.

4. **SPECIALIZED INFRASTRUCTURE AND INVESTMENT:** Our property contains specialized infrastructure and equipment investments that are peculiar to automotive repair operations and do not exist on neighboring properties:

- Professional diagnostic equipment and tools
- Specialized automotive repair machinery
- Proper drainage and environmental controls
- Commercial-grade electrical capacity
- Equipment storage and workspace configuration designed specifically for automotive work

5. **DOCUMENTED ENVIRONMENTAL COMPLIANCE:** Our property is uniquely distinguished by having been inspected twice by the South Carolina Department of Health and Environmental Control (DHEC) and cleared of any environmental contamination concerns.

This documented compliance history is specific to our property and demonstrates our unique ability to operate automotive repair services without environmental impact. No other property in the area has this documented history of environmental inspection and clearance for automotive operations.

6. MULTI-GENERATIONAL FAMILY OWNERSHIP WITH AUTOMOTIVE EXPERTISE: Our property is uniquely tied to three generations of family ownership with specialized automotive expertise. I am a Certified Master Technician with L1 Advanced Certification, former automotive instructor, and holder of multiple specialized certifications. My wife holds professional certifications as a Parts Specialist, Service Writer, and EPA Section 609 for refrigerant handling. This concentration of professional automotive expertise and certification, combined with family ownership spanning back to 1965, is peculiar to our property and our family's history with this specific location.

7. EXISTING BUSINESS RELATIONSHIPS AND ESTABLISHED OPERATIONS: Our property uniquely supports an established business with existing customer relationships, supplier accounts, and operational history. Unlike vacant residential lots or properties used solely for personal purposes, our property serves as the foundation for an active, licensed business that has been operating since 2022 with town approval. This commercial operational status is peculiar to our property.

8. DISABILITY ACCOMMODATION: Our property is uniquely configured to accommodate my specific disability needs following two strokes that limit my mobility. The layout, equipment placement, and workspace design have been adapted to allow me to continue working productively despite my physical limitations. This personalized accommodation to disability is specific to our property and our circumstances.

9. TRANSITIONAL LOCATION WITH APPROVED COMMERCIAL USE: Our property occupies a unique position as a legally approved commercial operation that predates and now exists within an area that has transitioned to predominantly residential use. While other properties in the area were developed as residential from the outset, our property's commercial automotive character was established first, making it peculiar in its relationship to the surrounding neighborhood development pattern.

These conditions - the historical automotive use, existing town-approved business operations, purpose-built facility, specialized infrastructure, documented environmental compliance, multi-generational family expertise, established business operations, disability accommodation, and transitional commercial status - are uniquely combined on our property and do not exist on any other property in the surrounding area. The variance we seek addresses conditions that are peculiar to our specific parcel and our unique circumstances, not general conditions affecting all properties in the neighborhood

QUESTION 4: Relief if granted would not cause substantial detriment to the public good or impair the purpose and intent of the ordinance or the land use plan. Provided, however, that no variance may be granted for a use of land or building or structure that is prohibited in a given district by this ordinance. Economic hardship shall not be deemed as the sole basis for relief. Describe how this applies to your property.

ANSWER:

Granting this variance would cause no substantial detriment to the public good and would, in fact, serve the public interest by formalizing an existing, town-approved business that operates safely, professionally, and in environmental compliance. Our request is not based solely on economic hardship, but rather on the unique circumstances of our property and our demonstrated ability to operate harmoniously within the residential area while providing essential community services.

1. NO DETRIMENT TO PUBLIC GOOD - PROVEN TRACK RECORD: Granting this variance would cause no harm to the public good, as evidenced by our actual operational history since 2022:

- **ENVIRONMENTAL SAFETY:** We have been inspected twice by the South Carolina Department of Health and Environmental Control (DHEC) and cleared of any environmental contamination to soil, air, or water. Our operations have been proven safe and compliant with all environmental regulations.
- **NO DOCUMENTED COMPLAINTS:** Despite operating since 2022, there have been no substantiated complaints about noise, pollution, traffic, or any actual negative impact on the neighborhood. The complaints originate from a single individual with a documented pattern of frequent complaints against various businesses in the area, not from any legitimate public concern.
- **PROFESSIONAL OPERATIONS:** We maintain all required licenses, certifications, and insurance. We operate a clean, professional facility that was specifically designed to blend aesthetically with the residential neighborhood.
- **LIMITED ENVIRONMENTAL IMPACT:** Unlike typical automotive repair shops, we do not perform routine oil changes unless part of other repair work, significantly reducing waste oil generation and environmental concerns.

2. SERVES THE PUBLIC INTEREST: Granting this variance would actually benefit the public good in multiple ways:

- **ESSENTIAL SERVICES:** We provide critical "emergency room" automotive services for travelers and residents who experience vehicle breakdowns. Our specialized focus on brakes and electrical systems addresses immediate safety concerns and helps stranded motorists.

- **ECONOMIC CONTRIBUTION:** We are a licensed, tax-paying business that contributes to the local economy. We purchase supplies locally, employ family members, and support other area businesses.

- **DISABILITY EMPLOYMENT:** Our business allows a disabled individual (myself, having suffered two strokes) to remain productively employed rather than becoming dependent on government assistance, reducing the burden on taxpayers and social services.

- **PROFESSIONAL EXPERTISE:** We bring nearly 30 years of combined automotive expertise and multiple professional certifications to serve the community with high-quality, reliable repair services.

- **TOURISM SUPPORT:** Pendleton attracts many visitors, and our emergency repair services help travelers who experience vehicle problems, supporting the local tourism economy.

3. DOES NOT IMPAIR ORDINANCE PURPOSE OR INTENT: The purpose of zoning ordinances is to promote public health, safety, and welfare while ensuring compatible land uses. Granting our variance does not impair these purposes:

- **COMPATIBILITY:** We have demonstrated our ability to operate compatibly within the residential area. Our 2019 building was specifically designed with a modern aesthetic to blend with surrounding homes, featuring enclosed sides and a residential appearance rather than a commercial garage look.

- **SAFETY:** Our professional certifications, proper licensing, and DHEC clearances demonstrate that we operate safely and responsibly. We pose no threat to public health or safety.

- **MINIMAL IMPACT:** Our specialized business model (focusing on brakes and electrical work, not engines or transmissions) results in less noise, fewer chemicals, and reduced environmental impact compared to traditional full-service repair shops.

- **EXISTING APPROVAL:** The town has already approved our business license with full knowledge of our operations, indicating that town officials have determined our use to be acceptable and not contrary to zoning purposes.

4. NOT PROHIBITED USE - EXISTING TOWN APPROVAL: Our automotive repair business is not a prohibited use in the district, as evidenced by the fact that the Town of Pendleton granted us a business license in 2022 with the Mayor's knowledge and approval. The town classified our operation as "offsite auto repair" and acknowledged that our clients come to our location for services. This existing approval demonstrates that our use is not fundamentally prohibited, but rather requires formal variance recognition to address the changing residential character of the surrounding area.

5. BEYOND ECONOMIC HARDSHIP - MULTIPLE JUSTIFICATIONS: While economic hardship would result from denial (as detailed in Question 2), our variance request is based on multiple independent grounds beyond economics:

- Historical automotive use of the property dating to 1965
- Existing town-approved business operations since 2022
- Purpose-built facility specifically designed for automotive repair
- Documented environmental compliance through DHEC inspections
- Unique property conditions not shared by neighboring parcels

- Proven ability to operate harmoniously within residential area
- Essential community services provided to residents and travelers
- Professional qualifications and certifications ensuring quality operations
- Disability accommodation allowing productive employment
- No documented negative impacts on neighbors or public good

6. PROTECTS PUBLIC GOOD BY FORMALIZING EXISTING OPERATIONS: Granting this variance actually serves the public interest by:

- Providing legal clarity and certainty for an already-operating, town-approved business
- Preventing arbitrary enforcement based on complaints from a single serial complainer
- Recognizing and protecting a business that has proven its ability to operate responsibly
- Ensuring continued availability of essential automotive emergency services
- Supporting local economic activity and tax revenue
- Allowing a disabled individual to remain productively employed
- Acknowledging the town's previous approval and our good-faith reliance on that approval

7. MINIMAL IMPACT ON NEIGHBORHOOD CHARACTER: Our operations have minimal impact on the residential character of the area:

- Our building was designed to aesthetically match surrounding homes
- We operate during reasonable business hours
- We generate minimal traffic (emergency repair model, not high-volume oil change facility)
- We maintain a clean, professional appearance
- We have no outdoor storage of vehicles or parts
- We comply with the town's two-outbuilding allowance
- We have proven environmental compliance through DHEC inspections

8. PRECEDENT DOES NOT HARM PUBLIC GOOD: Granting this variance would not set a harmful precedent because our situation is unique:

- No other property in the area has our historical automotive use
- No other property has existing town-approved automotive operations
- No other property has our purpose-built automotive facility
- No other property has our documented DHEC environmental clearances
- Our circumstances are peculiar to our specific property (as detailed in Question 3)

CONCLUSION:

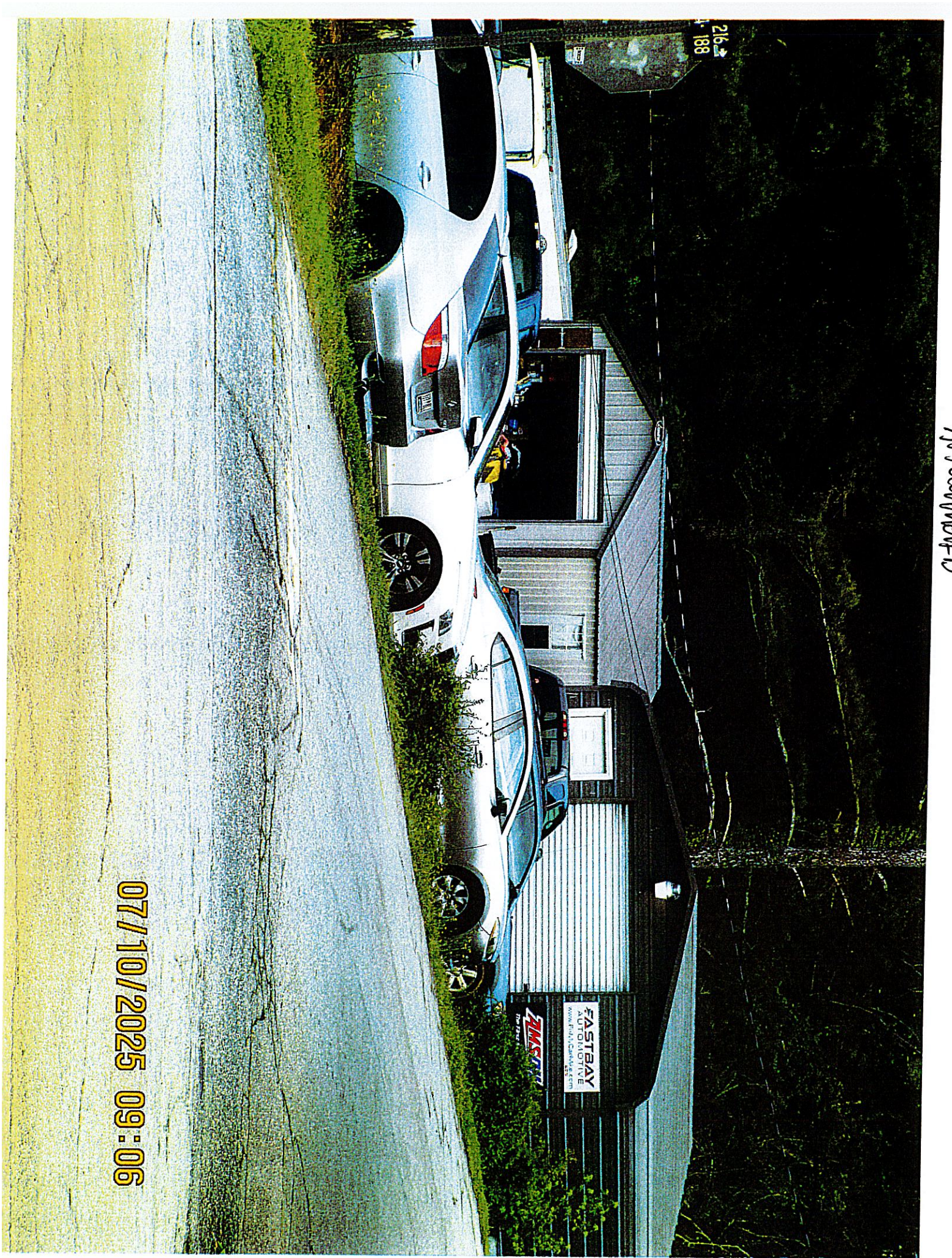
Granting this variance would cause no detriment to the public good and would, in fact, serve multiple public interests. We have proven through our actual operations since 2022 that we can operate safely, professionally, and in full environmental compliance within a residential area. We provide essential services, contribute economically, maintain professional standards, and have received town approval for our operations.

Our request is based on the unique circumstances of our property, our demonstrated responsible

operations, and the public benefit of formalizing an existing, approved business - not solely on economic hardship. The variance would protect the public good by providing legal clarity, supporting local economic activity, ensuring continued availability of essential services, and recognizing a business that has proven its ability to operate harmoniously within the community.

We respectfully submit that granting this variance serves the public interest and impairs neither the purpose of zoning ordinances nor the welfare of the community.

Attachment B



07/10/2025 09:06

Attachment B



2 - ListBusinesses						
Account Number	Appt/Port	Name	Physical Address 1	Status	Contact	Alternate Name
14495	FASTBAYLLC	FASTBAYLLC	315 BROWN RD	A	MIKE BROWN	

Account number	14493	Status	Active	Inactivate date	
Name	FAST BAY LLC		Alpha sort	FASTBAYLLC	

Account number	14493	Status	Active	Inactivate date	
Name	FAST BAY LLC		Alpha sort	FASTBAYLLC	

[Bibliographic Information](#)
[Contact Information](#)
[Notes](#)
[License History](#)
[Epub](#)
[Additional Content](#)

Business description

MOBILE AUTO REPAIR (OFFSITE)

Original license date

01/20/2022

[illegible]

Attachment C: 2023 Map of Area



2005



ATTACHMENT: D



PENDLETON

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PUBLIC NOTICE

The Town of Pendleton Board of Zoning Appeals will hold a public hearing in the Council Chambers of Town Hall on Tuesday December 9, 2025, at 6:00 pm to receive public input concerning an application for a variance to the conditional Use Regulations restricting businesses in residential areas at 315 Brown Rd.

The meeting is open to the public, and the public is welcome to comment.

Please run ad on Wednesday, November 26, 2025
bill ad to Amyee Crawford
Town of Pendleton
310 Greenville Street
Pendleton, S.C. 29670





Staff Report to the Town of Pendleton Board of Zoning Appeals for consideration of an application seeking a variance from the current setbacks for corner/double frontage lots for the property located at the corner of Vance Street and North Broad Street, TMS#40-10-12-009

Date of Report: November 25, 2025

Report By: Owen Rines, Assistant Town Planner & Code Enforcement

Applicant: Mr. William and Mrs. Anne Terry

Request: The applicant is requesting a variance from the setback requirements for their corner lot, located at the intersection of Vance and Broad Street. They are asking that the setback for the Vance Street side of their property be reduced to 25 feet from the current 30-foot setback requirement that applies to corner lots.

Property Location: The corner of Vance Street and North Broad Street, SC. TMS #40-10-12-009





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Existing Zoning: Low-Density Residential – R2

Purpose of Request: The applicants, Mr. and Mrs. William and Anne Terry, are planning to construct a home at this location and are requesting a modification to the required front setback along the Vance Street side of their property. Specifically, they are seeking to reduce the setback from the required thirty (30) feet to twenty-five (25) feet. Under the current zoning ordinance, properties located on corner lots are required to meet front setback requirements on both street-facing sides. The subject property is zoned Low-Density Residential (R-2), which mandates a 30-foot front setback. The applicants state that the small size and configuration of the lot significantly limit the buildable area, making it challenging to construct a home that complies with the current setback requirements.

Future Land Use Map: Low-Density Residential – R2

Existing Conditions: The property is currently vacant and zoned Low-Density Residential (R-2). It measures approximately 0.27 acres or 11,761.2 square feet in area. The lot contains two existing sheds and is characterized by several large, mature trees.





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Reason for Request: The applicants are requesting a variance from the dual front setback requirement that applies to corner lots under the Town of Pendleton's zoning ordinance. Specifically, Section 2-2 (Definitions) states that:

According to Section 2-2 (Definitions): *"Yard Setback, Side means a yard extending from the front setback or front lot line, where no front setback is required, to the rear setback and abutting a side lot line, the required width of which is a prescribed minimum distance between the side lot line and a line parallel thereto on the lot. A side setback facing a street on a corner lot shall be considered as a front setback."*

As a result, both street-facing sides of a corner lot are subject to front setback standards. In the R-2 Low-Density Residential zoning district, **Section 5-1 (Dimensional Standards)** requires a 30-foot setback for all front or street-facing yards.

The applicants contend that this requirement significantly reduces the buildable area on their lot, creating a practical hardship in designing a residential structure that complies with current zoning standards. They are seeking a variance of 25 feet on the Vance Street side of the property to construct their home.



SECTION 9-2 DUTIES AND POWERS

A. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Administrator in the Enforcement of this Ordinance.

B. To authorize upon appeal in specific cases a variance from the terms of the Ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the Ordinance will, in a individual case, result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of unnecessary hardship only upon finding by the Board of Zoning Appeals that all of the following factors exist. This is a provision of Act 487 of 1967 South Carolina Code of Laws:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;
2. The application of the Ordinance on this particular piece of property would create an unnecessary hardship;
3. Such conditions are peculiar to the piece of property involved, and
4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance or the Land Use Plan, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited in a given district by this Ordinance. Economic Hardship shall not be deemed the sole basis for relief.

C. To permit uses by special exception subject to standards and conditions in this Ordinance.

D. In exercising the above powers, the Board of Zoning Appeals may, in conformity with the provisions of this Ordinance, reverse or affirm, wholly or in part or may modify the order requirements, decision, or determination, and to the end shall have all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit. The Board, in the execution of the duties for which appointed, may subpoena witnesses and in case of contempt may certify such fact to the circuit court having jurisdiction.



SECTION 5-1 DIMENSIONAL REQUIREMENTS

- A. All primary structures shall be subject to the dimensional standards set forth in the following table. These standards may be further limited or modified by other applicable Sections of this Article.

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										



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Yard Setback, Side means a yard extending from the front setback or front lot line, where no front setback is required, to the rear setback and abutting a side lot line, the required width of which is a prescribed minimum distance between the side lot line and a line parallel thereto on the lot. A side setback facing a street on a corner lot shall be considered as a front setback.

Lot, Corner means a lot at the junction of and abutting two intersecting streets.

Staff Recommendation:

Staff recommends **APPROVAL** of the request to reduce the required front setback along **Vance** Street from 30 feet to 25 feet for this property.

ATTACHMENTS:

- Attachment A: Application for Request for current corner lot setback requirements
- Attachment B: Elevation of the home they plan to build on the property
- Attachment C: Map/ Site Plan of the area
- Attachment D: Legal Ad



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VARIANCE APPLICATION

(For Variances from the Zoning Ordinance)

SUBMITTAL

For Variance applications, applicant must submit:

- ☒ 1) A completed application form with the owner's signature.
- ☒ 2) A drawing (site plan/plot plan/plat) to scale must be submitted showing the property boundaries and dimensions, north arrow, scale, property address, owner's name, all structure's footprints, distance of each structure (STRUCTURE INCLUDES SIGNS) to the nearest property line, label each structure "existing" or "proposed," show all vehicle use areas, parking spaces, and buffer areas (if required), with the variance area highlighted.
- ☒ 3) A written narrative describing and supporting the variance request with information per Section 502.2 of the Zoning Ordinance. See attached supplemental information sheet for details.
- ☒ 4) Application Fee: Residential \$100.00, Commercial \$200.00
- ☒ 5) Deadline is 30 days prior to next meeting for adequate time to advertise request.

Variance Request from Zoning Ordinance Section(s): Article 5 section 1 Dimensional Requirements
 Briefly describe variance request (attach description if necessary): Request to setback side of house at 25 ft instead of 30 ft see page 2

Property Address: 132 Vance St. Pendleton SC 29670

Subdivision Name (if applicable): _____

Zoning District: R-2 Tax Map Number: 401012009

Applicant(s) Name (if other than owner): _____

Address: _____

Phone number: _____ Email: _____

Applicant(s) Signature: _____

Owner(s) Name: William and Anne Terry

Address: 322 Thompson St. Pendleton SC 29670

Phone number: 803-312-1844 Email: williamcterry@gmail.com

Owner(s) Signature: [Signature] [Signature]

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

Date received: 10/30/2025 Fee Paid: 11/6/2025 Receipt number: 447311

Date Advertised: 11/20/2025 Hearing Date: 12/9/2025 Date Sign Posted: 11/4/2025

TOWN STAFF RECOMMENDATION: APPROVED: ☒ DENIED: _____

BOARD OF ZONING APPEALS DECISION: APPROVED: _____ DENIED: _____

Comments: _____



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SUPPLEMENTAL INFORMATION SHEET FOR VARIANCES

(Per Section 502 of the Zoning Ordinance)

To authorize upon appeal in specific cases a variance from the terms of the Ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the Ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of unnecessary hardship only upon finding by the Zoning Board of Adjustment that all of the following factors exist. This is a provision of Act 487 of 1967 South Carolina Code of Laws.

In order to justify approval of any variance, the Board considers four criteria. Please answer all of the following four items. (Use additional sheets, if needed.) **All questions must be answered.**

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography. DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:

2. The application of the Ordinance on this particular piece of property would create an unnecessary hardship. DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:

3. Such conditions are peculiar to the piece of property involved. DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance or the Land Use Plan, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited in a given district by this Ordinance. **Economic Hardship shall not be deemed the sole basis for relief.** DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:

Designation of Agent [complete only if owner is not applicant]:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application:

Date: _____ Owner Signature: _____

Date: _____ Owner Signature: _____

William and Anne Terry
132 Vance St.
Pendleton, SC 29670

Variance Narrative For Question 3 of Submittal

1. The shape of the lot makes it very difficult to adequately site anything but a very small and awkwardly shaped house with the added constraints of 30ft setbacks on both streets of a corner lot. In this particular case the only way to sufficiently create any sort of backyard space is to face a lot toward Broad st. This has also been recommended due to the steep nature of the sides of the lot that make a driveway most feasible on Broad.

2. The 30 ft setback on the Vance side of the house (side) is what makes it particularly difficult to build because it leads to a very narrow window on one side of the property. Furthermore the closer the house is moved to the 8ft setback line the proposed house encroaches on mature trees that may have to be removed. Having the current applied for variance helps us to preserve more mature trees and to keep more of the neighborhood feel of tree cover intact. There is also an existing historic shed on the property that will be easier to allow to stay if there are a few feet more of space which the current application of the Ordinance would make very difficult.

3. The corner lot nature of the property interacting with the Ordinance as written creates an extremely peculiar siting issue for any house that is to be built, making it very difficult to build a house that perfectly fits in the requirements without asking for a variance. With the current historic shed in place if the variance is denied and new plans must be made it is entirely likely that it will need to be removed because its at least partially within the setback lines and that is an area that would likely have to be built on instead.

4. The current variance request is small in nature at slightly less than five feet. The 25 foot setback on the side of the house would be on a street which has very few houses and receives very little traffic. Furthermore the property is on a plateau several feet above the street which would make the very small change to the setback unnoticeable. Granting relief would in no way create an encroachment on the public good of the neighborhood and the current site plan is entirely within the spirit of the Ordinance.

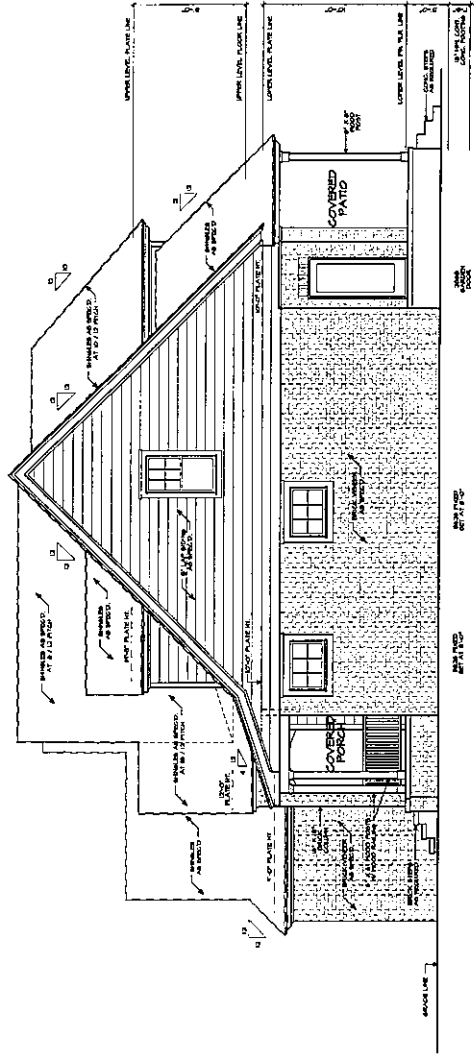
Attachment: B

Contact Info:
 801 N. Holladay
 Suite 100
 Salt Lake City, UT 84103
 Phone: 801.464.8344
 Fax: 801.464.8344
 Email: info@pillmoreandchambers.com

PILLMORE & CHAMBERS DESIGN GROUP

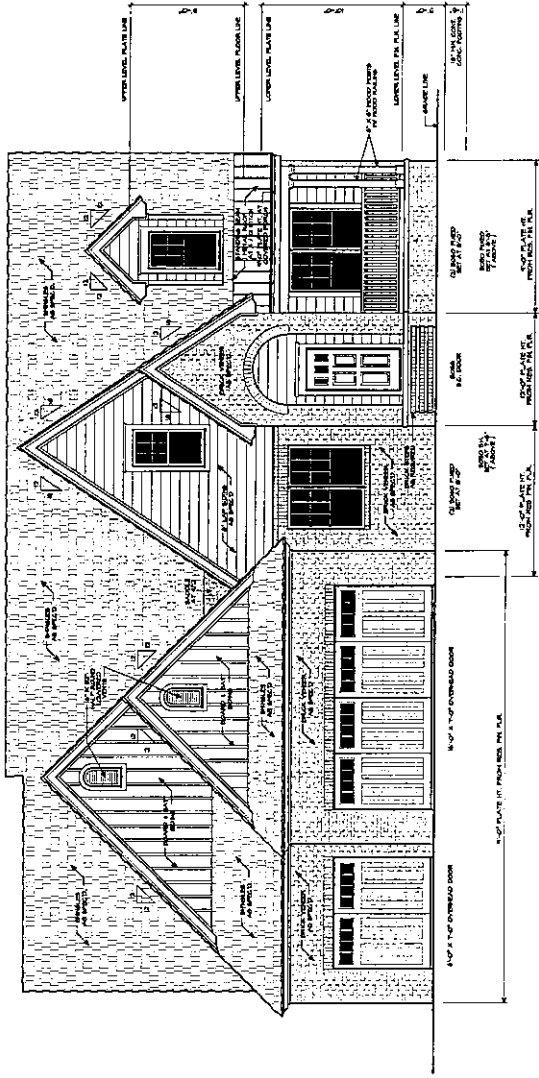
**REVERSED
 RIGHT SIDE ELEVATION**

SCALE: 1/4" = 1'-0"



**REVERSED
 FRONT ELEVATION**

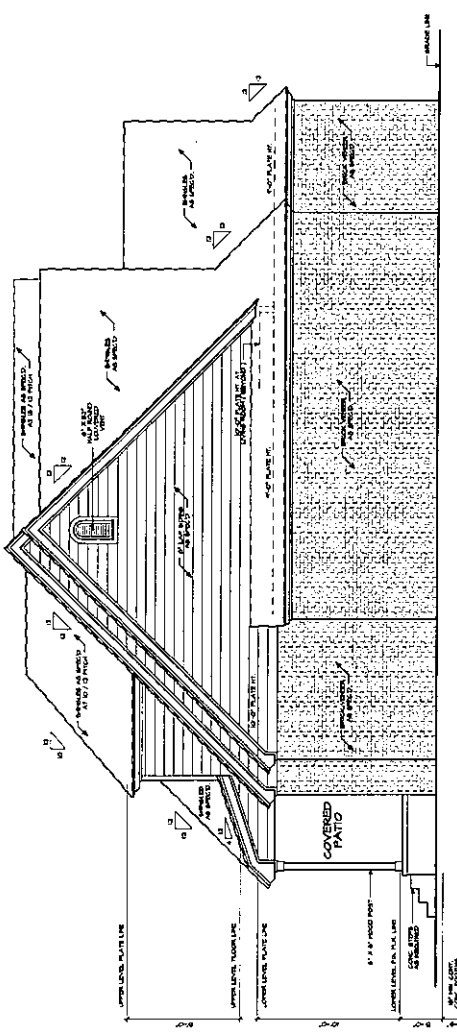
SCALE: 1/4" = 1'-0"



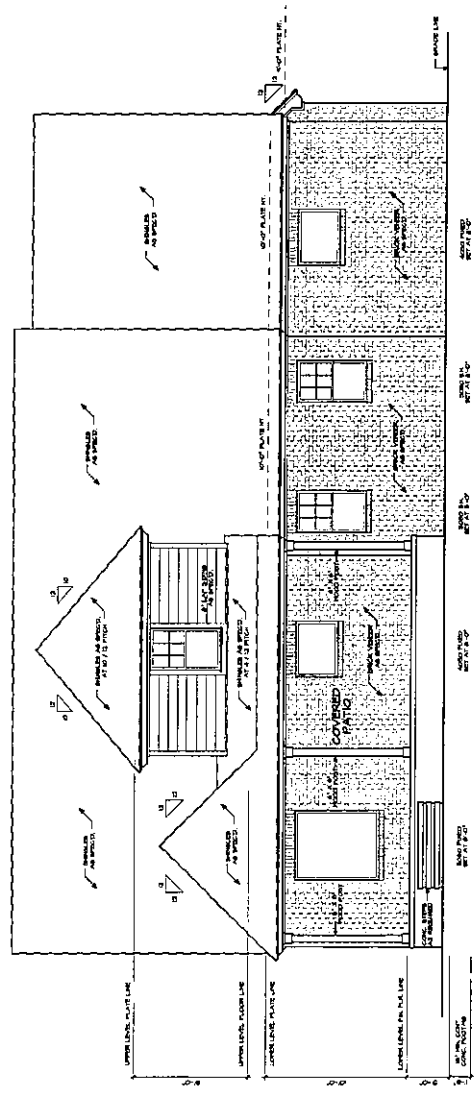
6
 F3216
 Reversed

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REVERSED
 LEFT SIDE ELEVATION



REVERSED
 REAR ELEVATION



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 405.443.5406
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REVISED 11/7/2019

FILLMORE & CHAMBERS DESIGN GROUP

Residential Designers
6901 N. Robinson – Oklahoma City, OK 73116
(405) 843-5456

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To;

This letter is to authorize ANNE TERRY..... to

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RICK CHAMBERS
Fillmore & Chambers Design Group



SCALE 3/8" = 1'-0"

NOTE:
2" DIA. CONCRETE PIERS AT
8'-0" O.C. (MAX) TO BE DEL. ON
ALL FOOTINGS & LOAD BEARING
WALLS IF FILL IS FOUND TO EXIST

REVISÉ 1 / 7 / 2019

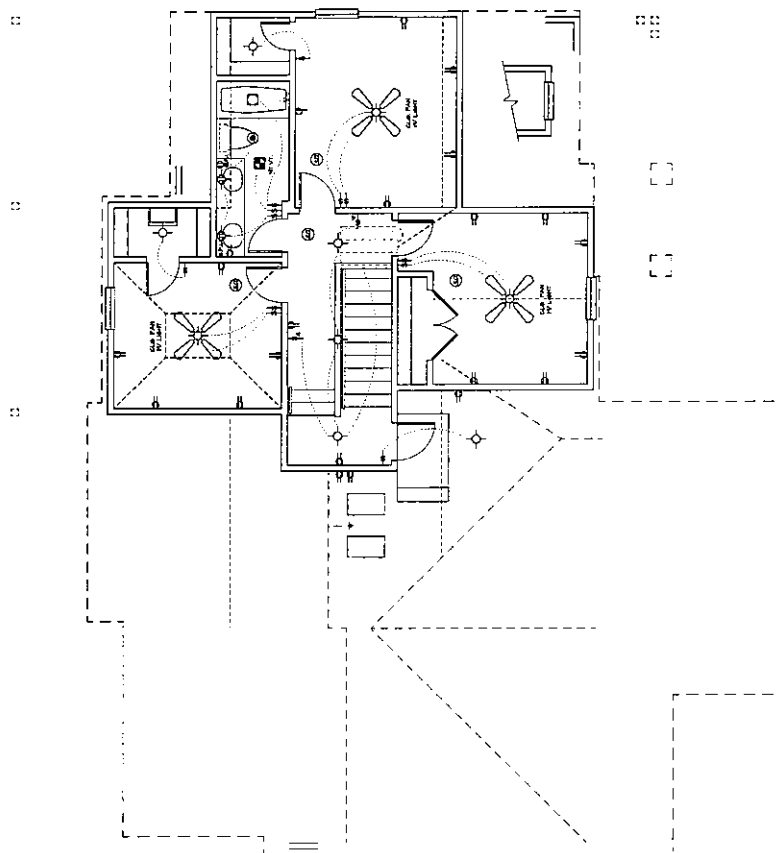
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FLY PLATES
F3216
Reversed

FILMORE & CHAMBERS DESIGN GROUP

Contact Info:
6901 N. Robinson
Oklahoma City
Oklahoma 73116

Phone: 405 843.5456
Fax: 405 840 9394
Rick@filmoredesign.com
filmoredesign.com



**REVERSED
UPPER LEVEL
ELECTRICAL PLAN**

1999

NOTE:

NOTE:
ALL SMOKE DETECTORS AND
CARBON MONOXIDE DETECTORS
TO BE HARD-WIRED WITH
BATTERY BACK-UPS AND
MUST BE INTERCONNECTED

NOTE :

NOTE:
ALL GARAGES, BATHROOMS, KITCHEN COUNTERTOP
OUTLETS, AND ANY OUTLETS NEAR SINKS TO BE
S.P.T. AS PER LOCAL CODE.

THESE RESULTS ARE IN ACCORD WITH THE FINDINGS OF OTHER STUDIES. FOR EXAMPLE, A STUDY BY J. H. HARRIS AND J. H. HARRIS (1964) SHOWED THAT THE INCIDENCE OF MENTAL ILLNESS IN THE UNITED STATES WAS 1.5 PER 1000 IN 1955, AND THAT THE INCIDENCE IN THE UNITED KINGDOM WAS 1.5 PER 1000 IN 1955. THE INCIDENCE OF MENTAL ILLNESS IN THE UNITED STATES WAS 1.5 PER 1000 IN 1955, AND THE INCIDENCE IN THE UNITED KINGDOM WAS 1.5 PER 1000 IN 1955.

REVISÉ 17/2019

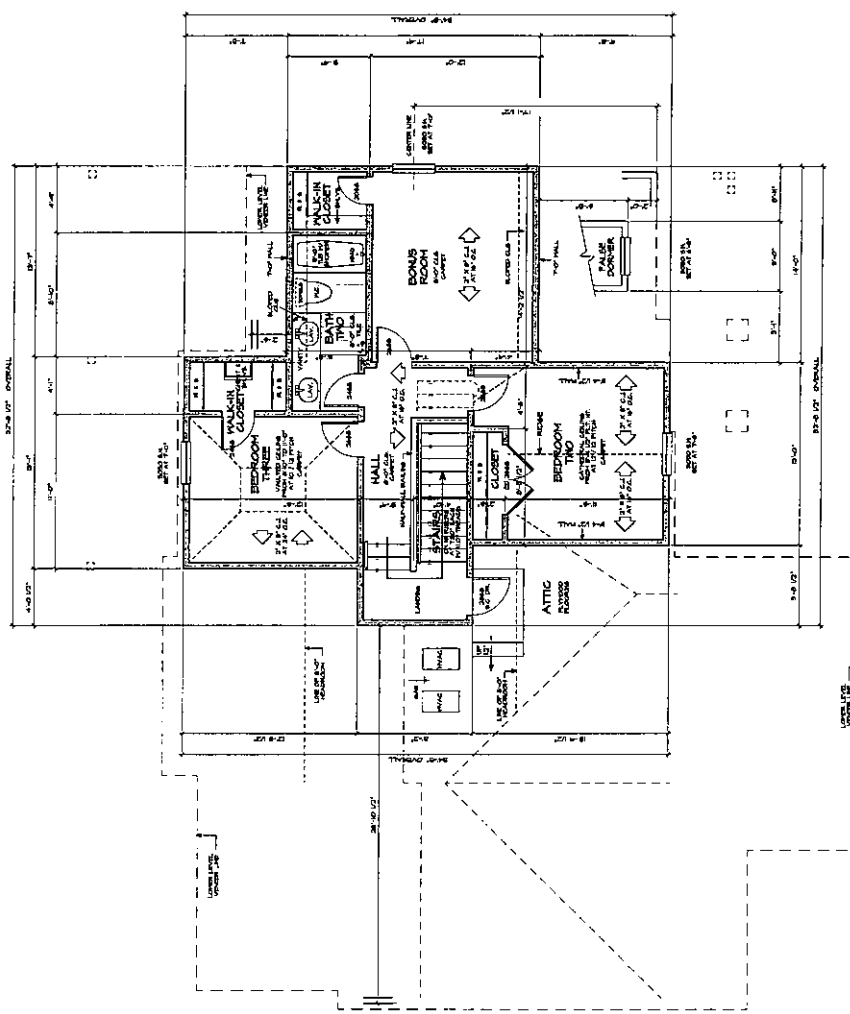
**REVERSED
UPPER LEVEL
FLOOR PLAN**

DATE: 10/10/1998

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608177 | 171309

- [illegible]



PHILMORE & CHAMBERS DESIGN GROUP

Contact Info: 6801 N. Kalamazoo Okla. 73116	Phone: 405 843 5458 Fax: 405 840 9394 Web: www.meredith.com
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PENDLETON

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PUBLIC NOTICE

The Town of Pendleton Board of Zoning Appeals will hold a public hearing in the Council Chambers of Town Hall on Tuesday, December 09, 2025, at 6:00 pm to receive public input concerning an application for a variance to side setback requirements on property located on N. Broad and Vance St. inside the Town of Pendleton, having TMS# 40-10-12-009. The meeting is open to the public, and the public is welcome to speak.

Please run ad Thursday, November 20, 2025
bill ad to Amyee Crawford
Town of Pendleton
310 Greenville Street
Pendleton, S.C. 29670







Staff Report to the Town of Pendleton Board of Zoning Appeals for consideration of an application seeking a request to construct an accessory structure in the front yard of the Pendleton Branch Library located at 650 South Mechanic Street, TMS#40-12-01-007

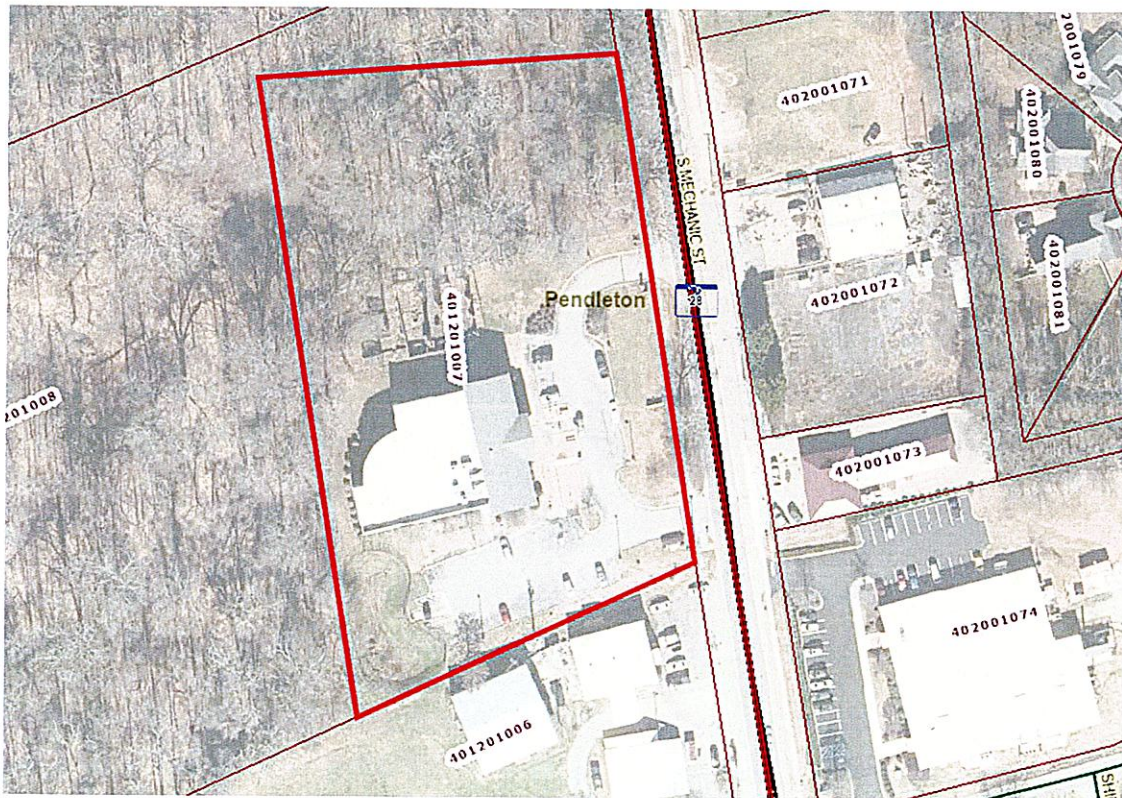
Date of Report: November 25, 2025

Report By: Owen Rines, Assistant Town Planner & Code Enforcement

Applicant: Mr. Daniel Bonsall, Branch Manager for the Pendleton Branch Library

Request: The applicant is requesting a variance to place an aluminum arcade in the front of the library to shelter a set of remote Pick-Up Lockers and visiting patrons.

Property Location: 650 South Mechanic Street, Pendleton, SC. TMS #40-12-01-007



Existing Zoning: Area-Wide Business-(AB)



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Purpose of Request: The Pendleton Branch Library is requesting a variance from Section 4-3, Item F.2 of the Town of Pendleton Zoning Ordinance, which regulates the placement of accessory buildings. The library seeks approval to construct a free-standing awning and concrete pad for a kiosk-style locker system in the front yard of the property. Under our current Zoning Ordinance, the allowable locations for accessory structures are limited to the rear yard, except for detached garages and carports, which may be placed in the side yard. As defined through the ordinance, an accessory structure *“means a detached subordinate structure(s), the use of which is incidental to that of the principal structure and located on the same lot therewith. This may include but is not limited to a detached garage, guest house, storage building, or other uses.”*

Future Land Use Map: Area-Wide Business—(AB)

Existing Conditions: The subject property is currently used as the Pendleton Branch Library, a public facility that offers a range of services to the community, including book lending, educational programs, internet access, and public meeting space. The property is zoned Area-Wide Business (AB) and is developed with a primary library building, associated parking, and landscaped areas. The site serves as a resource for residents of Pendleton and the surrounding area.



Pendelton Branch Library (2023)



PENDLETON

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Proposed Accessory Structure



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Reason for Request: **Section 4-3, Item F.2** from the Town of Pendleton's Zoning Ordinance states: *"All accessory buildings shall be located in the rear yard, with the exception of detached garages and carports, which may be located in the side yard if they meet side yard setback requirements for primary structures in this district."*

The awning for the locker system would be located in the front yard of the library property. The library stated that they had successfully implemented a similar system at another Anderson County location, reporting a positive community response and increased accessibility.

The applicant asserts that the front yard is the only suitable and accessible location for the structure, as it allows for easy visibility and use by patrons, including those with limited availability during regular hours.

Pendleton Events

DEC 2 **Family Storytime**
10:30am-11:30am
TUE Birth to Preschool
Pendleton Library

DEC 3 **Project Feederwatch**
All Day
WED All Ages
Pendleton Library

DEC 3 **Chair Yoga**
12:00pm-1:00pm
WED Adults
Pendleton Library

DEC 3 **LEGO Club**
4:00pm-5:00pm
WED Children
Pendleton Library

DEC 4 **Project Feederwatch**
All Day
THU All Ages
Pendleton Library

Available Services

ADA & Assistive Technology



The Anderson County Library System offers a number of services for people with disabilities.

[Learn More](#)

Adult Programs



Something for everyone. Attend engaging programs for adults on a wide variety of topics. Visit our calendar of events to see what's happening in your local library.

[Learn More](#)

AWE Computers



AWE Early Literacy Stations are self-contained (without internet connection) desktop computers that provide access to a wide variety of age-appropriate learning software in English and Spanish to help children develop early literacy skills in the areas of English, math, science, and the arts. No library card is required to use the stations.

[Learn More](#)

Images from <https://www.andersonlibrary.org/locations/pendleton>

These images are services and events that the Pendleton Branch Library currently offers to the surrounding community.



SECTION 9-2 DUTIES AND POWERS

A. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Administrator in the Enforcement of this Ordinance.

B. To authorize upon appeal in specific cases a variance from the terms of the Ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the Ordinance will, in a individual case, result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of unnecessary hardship only upon finding by the Board of Zoning Appeals that all of the following factors exist. This is a provision of Act 487 of 1967 South Carolina Code of Laws:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;
2. The application of the Ordinance on this particular piece of property would create an unnecessary hardship;
3. Such conditions are peculiar to the piece of property involved, and
4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance or the Land Use Plan, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited in a given district by this Ordinance. Economic Hardship shall not be deemed the sole basis for relief.

C. To permit uses by special exception subject to standards and conditions in this Ordinance.

D. In exercising the above powers, the Board of Zoning Appeals may, in conformity with the provisions of this Ordinance, reverse or affirm, wholly or in part or may modify the order requirements, decision, or determination, and to the end shall have all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit. The Board, in the execution of the duties for which appointed, may subpoena witnesses and in case of contempt may certify such fact to the circuit court having jurisdiction.



SECTION 4-3 ACCESSORY USES AND STRUCTURES

Any use may be established as an accessory use to any permitted principal use in any district provided that such accessory use:

1. Is customarily incident to and is maintained and operated as a part of the principal use;
2. Is not hazardous to and does not impair the use or enjoyment of nearby property in greater degree than the principal use with which it is associated;
3. Does not create levels of noise, odors, vibration and lighting, or degrees of traffic congestion, dust or other pollutants, in a greater amount than that customarily created by the principal use; and
4. Is not located in a minimum exterior yard.
5. Adheres to any supplemental regulations indicated in the ordinance.

A. Uses Customarily Accessory to Dwellings:

1. Private Garage.
2. Open storage space or parking area for motor vehicles, provided that such space shall not be used for more than one (1) commercial vehicle licensed by the State of South Carolina as one-half ton or less in capacity per family residing on the premises.
3. Utility or storage building.
4. Children's playhouse and play equipment.
5. Private swimming pool and bath house or cabana, tennis courts, and private recreation for tenants of principal buildings.
6. Structures designed and used for purposes of shelter in the event of man-made or natural catastrophes.
7. Non-commercial flower garden, greenhouse or slat house not over eight (8) feet in height.
8. Laundromats in multi-family developments for the exclusive use of the tenants.
9. Office in multi-family developments to be used for the rental, leasing, or sale of only those units within the development or subdivision where the office is located.



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B. Uses Customarily Accessory to Church Buildings:

1. Religious education buildings.
2. Parsonage, pastorium, or parish house, together with any use accessory to a dwelling as listed under **Section 4-3(A)**.
3. Off-street parking area for the use without charge of members and visitors to the church.
4. Completely enclosed building for storage of supplies or equipment.

C. Uses Customarily Accessory to Retail Business, Office Uses, Commercial, and Recreational Facilities:

1. Off-street parking or storage area for customer, client or employee-owned vehicle.
2. Completely enclosed building for the storage of supplies, stock or merchandise.

D. Uses Customarily Accessory to Retail, Commercial, or Industrial Facilities:

1. Manufacturing and/or repair facility incidental to the principal use provided that dust, odor, smoke, noise, vibration, heat or glare produced as a result of such manufacturing or repair operation is not perceptible from any boundary line of the lot on which said principal and accessory uses are located.
2. Gasoline or fuel oil pump and storage tank(s), provided not more than 560 gallons of petroleum products be stored in above ground skid tanks, nor above ground storage of petroleum products for a bulk plant in excess of 60,000 gallons per site nor underground storage tanks for convenience stores or service stations in excess of 24,000 gallons per site.

E. Location of Accessory Uses on Zoned Lots. In any residential district, permitted accessory uses or buildings shall not be located in front or side yards as herein defined, and such accessory uses or buildings shall not be erected or placed within six (6) feet of any side or rear lot line, nor closer than fifteen (15) feet to the principal building on the adjoining lot. Single-family and two-family garages may be put in the side yards if the setback requirements of that district are maintained, and in the rear yard within six (6) feet of the property line, provided said garage is at least fifteen (15) feet from the principal building on the adjoining lot.



F. Accessory Building Standards. Accessory buildings shall be allowed in this district if they meet the following standards:

1. Each accessory building shall be no taller than 25ft in height or no taller than the height of the principal structure, whichever is less;
2. All accessory buildings shall be located in the rear yard, with the exception of detached garages and carports, which may be located in the side yard if they meet side yard setback requirements for primary structures in this district;
3. No accessory building shall be closer to the rear or side yard line than six (6) feet; except, in the case of a corner lot, no wall of an accessory building shall be closer to a side street line than the side line of the main buildings, provided, however, that it shall also be as far from the side street line as the required front yard for building on the side street or as near thereto as the width of the lot will permit;
4. All accessory buildings on a lot shall occupy no more than twenty-five (25) percent of the rear yard; and
5. Accessory buildings only as described in **Section 4-3(A)** shall be allowed as follows:
 - a. Only two (2) types of accessory uses shall be allowed per lots smaller than two (2) acres. Allowable accessory buildings must still conform to height and coverage standards as well as use standards listed in Section 4-3(F).
 - b. For properties of two (2) acres or greater, the number of accessory buildings will be limited to a maximum of 3 and the maximum allowed square footage shall not exceed the square footage of the principal structure. Allowable accessory buildings must still conform to height as well as use standards listed in Section 4-3(F), excluding item number 4.
 - c. Children's' playhouses and play equipment will not count towards this number.
 - d. All accessory uses shall be located on the same lot of the principal use and shall not be allowed to be subdivided from the lot.
 - e. No accessory use shall have a functioning kitchen or sleeping areas designed for occupancy.



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6. Accessory buildings with a floor area greater than one hundred and fifty (150) square feet shall be clad in materials commonly found on residential structures. Structures that cannot be used as an accessory structure include, but are not limited to: school buses, manufactured homes, tractor-trailers (with or without wheels), buses, recreation vehicles (RVs and campers), and exposed/un-clad cargo containers.

7. Accessory structures erected prior to July 1, 2021, that do not comply with this section are considered non-conforming and shall comply with the provision of **Article 11** of this zoning ordinance. In addition, the nonconforming structure shall not create a public nuisance as defined by International Property Maintenance Code.



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Staff Recommendation:

Staff recommends APPROVAL of the requested variance to allow the placement of an accessory structure in the front yard of the Pendleton Branch Library property.

ATTACHMENTS:

- Attachment A: Application for Variance Request
- Attachment B: Pictures of property and proposed structure
- Attachment C: Map of the Area
- Attachment D: Legal Ad



PENDLETON

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VARIANCE APPLICATION

(For Variances from the Zoning Ordinance)

SUBMITTAL

For Variance applications, applicant must submit:

- ☒ 1) A completed application form with the owner's signature.
- ☒ 2) A drawing (site plan/plot plan/plat) to scale must be submitted showing the property boundaries and dimensions, north arrow, scale, property address, owner's name, all structure's footprints, distance of each structure (STRUCTURE INCLUDES SIGNS) to the nearest property line, label each structure "existing" or "proposed," show all vehicle use areas, parking spaces, and buffer areas (if required), with the variance area highlighted.
- ☒ 3) A written narrative describing and supporting the variance request with information per Section 502.2 of the Zoning Ordinance. See attached supplemental information sheet for details.
- ☒ 4) Application Fee: Residential \$100.00, Commercial \$200.00
- ☒ 5) Deadline is 30 days prior to next meeting for adequate time to advertise request.

Variance Request from Zoning Ordinance Section(s): Section 4-3, Item F, Number 2

Briefly describe variance request (attach description if necessary): _____

Please see attached.

Property Address: 650 S. Mechanic Street, Pendleton, SC 29670

Subdivision Name (if applicable): _____

Zoning District: AB Tax Map Number: 040-12-01-007-000

Applicant(s) Name (if other than owner): Pendleton Branch Library - Daniel Bonsall, Branch Manager

Address: 650 S. Mechanic St, Pendleton, SC 29670

Phone number: 864-646-3045

Email: dbonsall@andersonlibrary.org

Applicant(s) Signature: *[Signature]*

Owner(s) Name: Anderson County - Annie Sutton, Director, Anderson County Library System

Address: PO Box 8002, Anderson, SC 29622

Phone number: 864-260-4500

Email: asutton@andersonlibrary.org

Owner(s) Signature: *[Signature]*

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

Date received: 11/6/2025

Fee Paid: 200

Receipt number: 447312

Date Advertised: 11/20/2025

Hearing Date: 12/9/2025

Date Sign Posted: 11/04/2025

TOWN STAFF RECOMMENDATION:

APPROVED: ☒

DENIED: ☐

BOARD OF ZONING APPEALS DECISION:

APPROVED: ☐

DENIED: ☐

Comments: _____



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SUPPLEMENTAL INFORMATION SHEET FOR VARIANCES

(Per Section 502 of the Zoning Ordinance)

To authorize upon appeal in specific cases a variance from the terms of the Ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the Ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of unnecessary hardship only upon finding by the Zoning Board of Adjustment that all of the following factors exist. This is a provision of Act 487 of 1967 South Carolina Code of Laws.

In order to justify approval of any variance, the Board considers four criteria. Please answer all of the following four items. (Use additional sheets, if needed.) **All questions must be answered.**

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography. DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:
Please see attached.

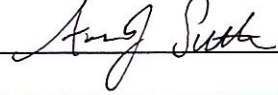
2. The application of the Ordinance on this particular piece of property would create an unnecessary hardship. DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:
Please see attached.

3. Such conditions are peculiar to the piece of property involved. DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:
Please see attached.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance or the Land Use Plan, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited in a given district by this Ordinance. **Economic Hardship shall not be deemed the sole basis for relief.** DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:
Please see attached.

Designation of Agent [complete only if owner is not applicant]:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application:

Date: 10/31/25 Owner Signature: 
Date: _____ Owner Signature: _____

Briefly describe variance request.

The Anderson County Library is requesting a variance to construct a high-quality aluminum arcade in the front of the library to protect a set of Bibliotheca Remote Pick-Up Lockers and the patrons who use them.

The Anderson County Library (ACL) won a grant from the Institute of Museum and Library Services (IMLS) to put an outdoor locker unit at the Pendleton Library. Outdoor locker units allow patrons to pickup requested materials 24/7, increasing access and convenience for patrons who cannot come into the building during open hours. These units are great for patrons who work 2nd and 3rd shifts and/or who commute outside of their hometowns. They are also convenient for parents who may just want to pick up materials quickly. ACL has had tremendous success with a similar locker unit at the Powdersville Library location. From January through September over 1,500 items have been checked out from the locker, roughly 171 per month. According to the staff there, the lockers are in high demand with every unit often being full.

The Pendleton Library is an ideal location for a set of lockers as it is the highest circulating branch outside of the Main Library. To serve the public's access and convenience interests, in addition to being confined by the property's limitations, the ideal space for the locker unit is in the front of the library near the existing book drops. The only disadvantage to this location is that there is no outdoor cover to ensure the unit remains protected from the elements. While the \$36,000 locker unit has some weather proofing built in, the longevity and use of the system would benefit from extra protection, and at such a high cost it is imperative to do so. The Pendleton Library is aesthetically and architecturally unique in that it has a flat exterior with no awnings or coverings. To keep the building's unique design and integrity, the locker unit needs to be away from the building's face and covered with a separate, free-standing shelter. Please see the attached example and diagram. This high-quality covering is also sized to protect the bookdrops and match the exterior dark metal of the Pendleton Library. This covering will further provide patrons and staff protection as they retrieve items from the locker and bookdrops.

This cover is the accessory structure we are asking the Board to consider. We believe the locker system would greatly benefit and be widely used by the citizens of the Town of Pendleton and would only increase the ease of use of the library.

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography. DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:

The property in question has numerous unique physical conditions which speak to the necessity of a variance.

The rear and sides of the property prohibit the construction and easy public access of the proposed accessory structure. The rear of the property is in accessible natural woodland. The property abutting the rear of the library property is in fact zoned AF. The north side of the library building is occupied by historical ruins and has no paved pedestrian access; the south side of the library building is a parking area. From the sidewalk along the parking lot to the library building there is a sloped landscaping buffer with no room for enhancement to include the proposed structures.

The library property is a large, 3 acre lot. There is a broad, landscaped median between the road and the front parking area, in addition to the landscaping in front of the building. The facade of the 12,000 sq. ft. library building is approximately 100 ft. wide and 33 ft. high. The proposed structure, while in the front of the property, is still 81 feet from the nearest property boundary. The extraordinary scale of the property and building reflect its importance to the community. The size and scale of the building and property permit the proposed structure – 8 ft. high and 8 feet wide – to be located in the front of the building while maintaining the primary building's visual and spatial dominance on the property.

2. The application of the Ordinance on this particular piece of property would create an unnecessary hardship. DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:

The limitation on the location of accessory structures in the Ordinance creates an unnecessary hardship for the applicant as well as library patrons and the local community. The proposed structures are for the betterment and benefit of the Pendleton community and so public access and ease of use is of primary concern. The Ordinance places unnecessary hardship on public access by preventing the structure from being placed in front of the building. As a public library and agency of the county government, the applicant property serves a unique role in the community to serve the public good, stand as a point of civic pride, and be a focal point for the town and local community. The Ordinance is preventing the library from being able to provide a valuable service to the community.

The library property provides access to materials and resources for the community's educational and recreational interests. Preventing 24/7 access to library materials would harm local residents who are not able to get to the library during regular hours for work, family or other reasons. It would perpetuate additional hardship on families, citizens, and library patrons who already have a hard time accessing the library during business hours.

The applicant seeks to expand a principal use of the property – lending of library materials for the recreational and educational use of the public – through the proposed project. Prohibiting the proposed project from the front of the property would restrict the library's ability to fulfill its

public mission and compromise its ability to provide innovative and convenient services for the community. Such restriction would be counter to the public interest and benefit.

The proposed project does not expand a property use and includes a low-profile, side-less structure. Limiting an existing primary use of the property by preventing the proposed accessory structure would damage the library and harm the public's access to educational and recreational resources. The library's proposed project seeks to accomplish its service and public good goals through respectful and modest development.

3. Such conditions are peculiar to the piece of property involved. DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:

The public library is a unique land use and property in town. The role of the library as an institution and government entity, with its mission to serve the public and enhance the lives of the community, is not considered in the Ordinance.

The library as an institution is trained to and charged with considering long-term planning in its actions and decisions, balanced with public benefit, and has proposed a project respectful of the building, the property character, and is in keeping with the surrounding area.

Granting a variance to permit the expansion of a public use and service by a government entity is a unique condition and would not establish widely applicable precedents.

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance or the Land Use Plan, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited in a given district by this ordinance. Economic Hardship shall not be deemed the sole basis for relief. DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:

Beyond not causing "substantial detriment to the public good," relief, if granted, would greatly benefit the Pendleton community. Outdoor locker units allow patrons to pickup requested materials 24/7, increasing access and convenience for patrons who cannot come into the building during open hours. These units are great for patrons who work 2nd and 3rd shifts and/or who commute outside of their hometowns. They are also convenient for parents who may just want to pick up materials quickly. ACL has had tremendous success with a similar locker unit at the Powdersville Library location and anticipates an equally positive reception in Pendleton.

Beyond not impairing the "purpose and intent of the Ordinance," relief, if granted, would in fact actively assist in the fulfillment of the Ordinance's stated purpose. The structures as proposed would promote general welfare through expanded library services and accessibility; lessen congestion on streets by expanding library access at all hours; prevent the overcrowding of land by expanding library services without substantial additional development or construction; facilitate the adequate provision of public requirements through enhanced library services; and conserve the value of all properties in town through the development of local public institutions and resources.



Proposed Site and Structure

Mobile Library Locker System

Commercial aluminum construction. (20'L x 8'W x 8'H)

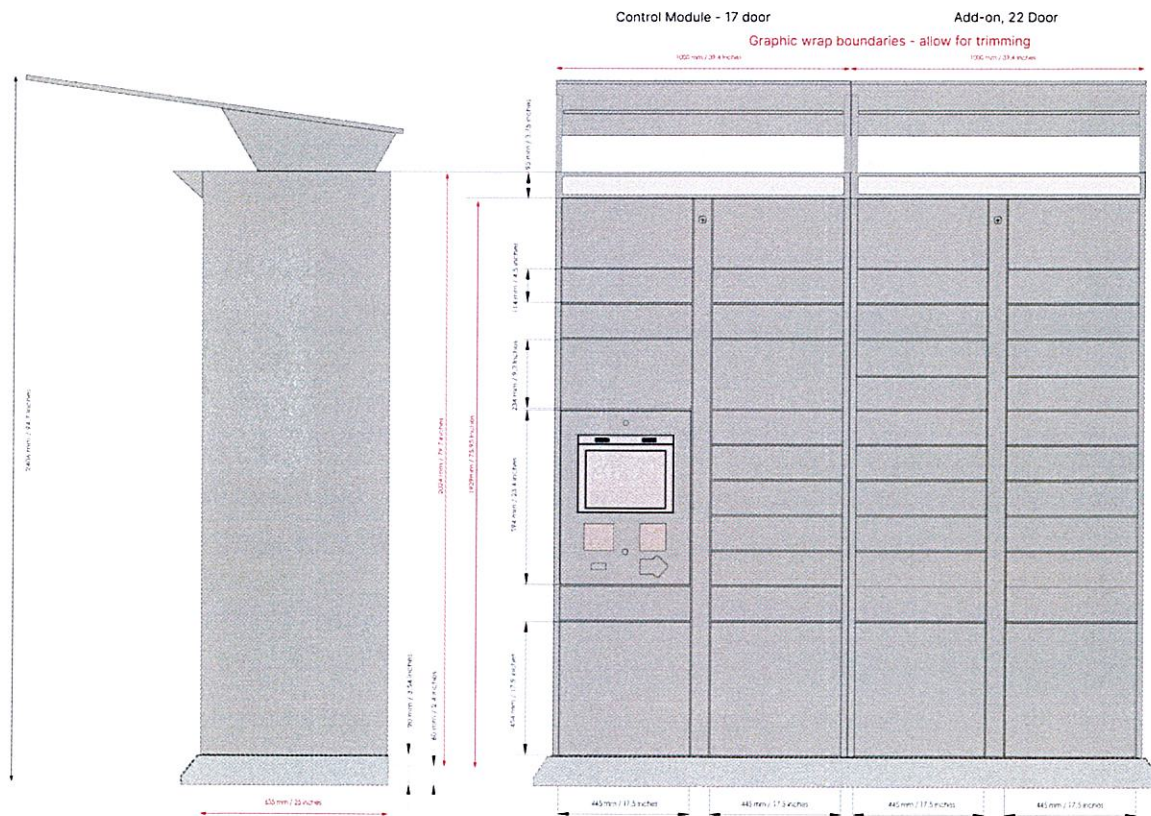
Sidewalk to be widened to accommodate the addition of locker system



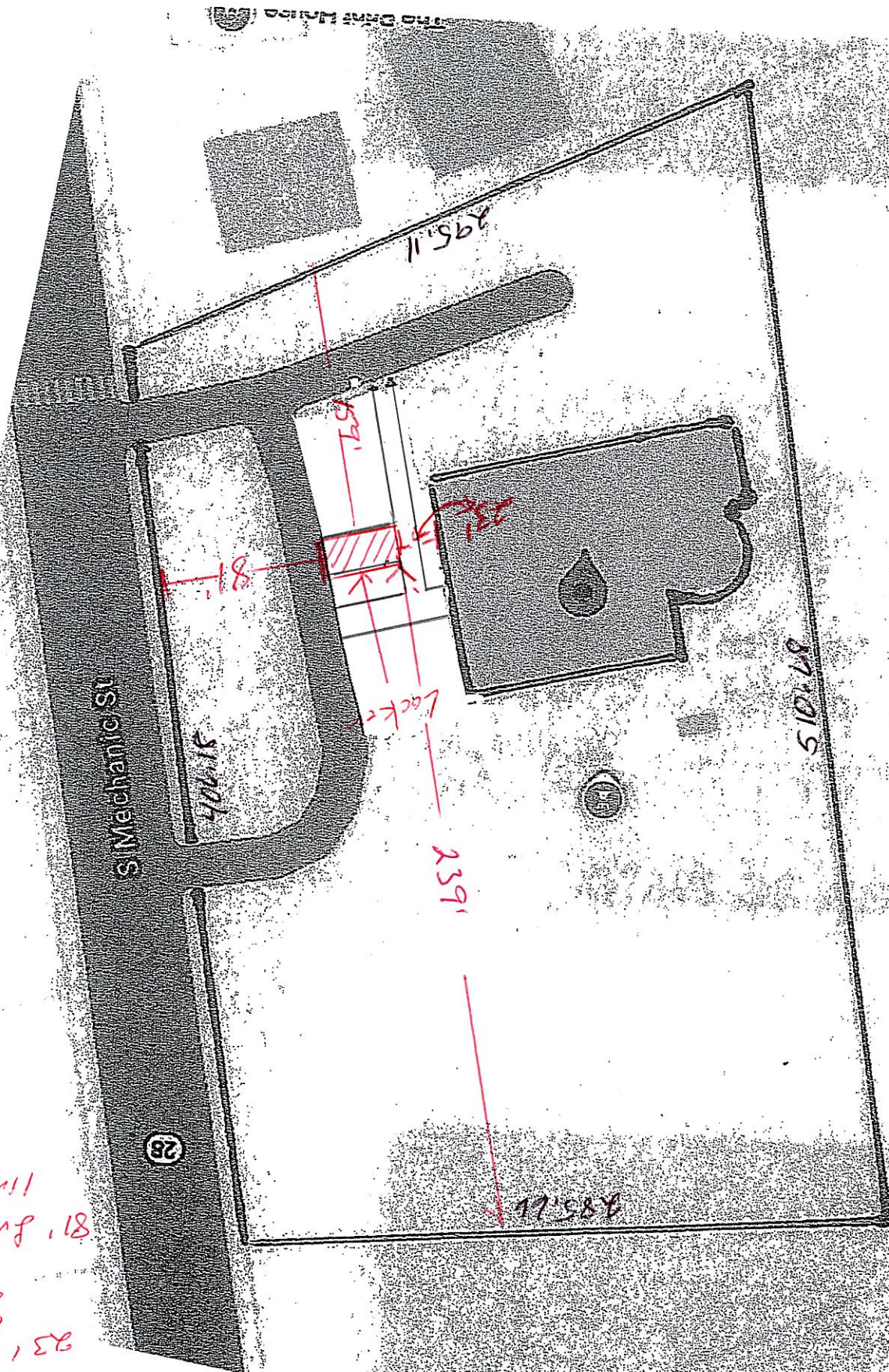
Sample image of structure materials and similar commercial application.

3.5 remoteLocker™ outdoor tower dimensions

remoteLocker™	width	length	height
remoteLocker™ tower without weather shelter	1000 mm (39.37 in)	635 mm (25 in)	2024 mm (79.68 in)
remoteLocker™ tower with weather shelter	1000 mm (39.37 in)	635 mm (25 in)	2406 mm (94.7 in)



23, from the front of the building
81, from the property line @ the rd.





October 24, 2025 Disclaimer accepted.

TMS: 401201007			
Owner: ANDERSON COUNTY			
Owner Address: PO BOX 8002			
City/State: ANDERSON SC			
Deed Book: 6510	Deed Page: 159	Zip Code: 29622	
Tax District: 44	Description: S MECHANIC ST 3.01 AC	Current Plat: CP 1502/2B	
Sale Year: 2004	Sale Price: \$284,600	Market Value: \$301,000	



Anderson County
AGIS



1 in = 82 ft



ESRI, Highland Mapping, and Anderson County GIS



PENDLETON

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PUBLIC NOTICE

The Town of Pendleton Board of Zoning Appeals will hold a public hearing in the Council Chambers of Town Hall on Tuesday, December 09, 2025, at 6:00 pm to receive public input concerning an application for a variance to section 4-3 Accessory Uses and Structures subsection F2 on property located at 650 S Mechanic St. inside the Town of Pendleton, having TMS# 40-12-01-007. The meeting is open to the public, and the public is welcome to speak.

Please run ad Thursday, November 20, 2025
bill ad to Amyee Crawford
Town of Pendleton
310 Greenville Street
Pendleton, S.C. 29670

PENDLETON BRANCH LIBRARY
ANDERSON COUNTY LIBRARY SYSTEM

BOARD OF ZONING APPEALS
PUBLIC HEARING
FOR INFORMATION CONTACT
646-9409