



PENDLETON

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History, Hospitality & Happenings!

Town of Pendleton
Board of Zoning Appeals
Regular Meeting
May 7, 2026
Pendleton Town Hall, 6 pm

AGENDA:

- 1. Election of Officers for 2026**
- 2. Call to Order:**
- 3. Approval of prior meeting minutes:** From the meeting of December 9, 2025
- 4. Public Comments.**
- 5. Public Hearings:**
 - a. Public Hearing on an application seeking a variance to the Town of Pendleton's Zoning Ordinance Article 5-1-Dimensional Requirements, Front setback of 30 to 15 feet and Rear setback of 15 to 8 feet for 309 Keese Street, having TMS# 40-02-07-025.
- 6. Reports:**
- 7. New Business / Action Item:**
 - a. Consideration of an application seeking a variance to the Town of Pendleton's Zoning Ordinance Article 5-1-Dimensional Requirements, Front setback of 30 to 15 feet and Rear setback of 15 to 8 feet for 309 Keese Street, having TMS# 40-02-07-025.
- 8. Updates**
- 9. Adjournment:**



PENDLETON

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History, Hospitality & Happenings!

Town of Pendleton
Board of Zoning Appeals
Regular Meeting
██████████ December 9, 2025
Pendleton Town Hall, 6 pm

Minutes:

1. Call to Order:

Chairwoman Crenshaw called the meeting to order at 6 pm.

2. Approval of prior meeting minutes:

Ms. Brothers motioned to approve, seconded by Ms. Edwards. All those present were in favor.

3. Public Comments:

There were no Public Comments

4. Public Hearing:

Chairwoman Crenshaw opened the Public Hearing at 6:01

Mr. Owen Rines of Town Staff read his report to the Board for FastBay Automotive.

Comments

Peg Mahan, 110 Stephens Road, stated that the business was unsightly and produced harmful chemicals. Questioned the legitimacy of the business's existence with the Better Business Bureau and the Town.

Chairwoman Crenshaw thanked Ms. Mahan

Ms. Mahan provided staff with the information she shared with the Board

Susan Griffin, 405 Westminster Drive, stated that she has known the Browns for many years, and they are good people. They received a business license during the prior administration. Ms. Mahan has harassed them continuously.

Barraba Caruso said that Ms. Mahan took pictures from the road, not from private property. She is concerned that this place is a hazard to her property.

Ms. Crenshaw asked for Ms. Caruso's address,

Ms. Caruso stated her address is 305 Anna Maria Blvd, Clemson, SC

Ms. Crenshaw asked for any other comments on the brown road topic, to which there were none.

At 6:11, staff read their report for the Vance and North Broad Street variance from section 5-1-Dimensional standards.

There were no comments for this portion of the hearing

At 6:14, staff read their report for the variance request from the Pendleton Branch Library to allow the construction of an accessory building in the front yard of their property.

No public comments for this section

5. Public Comments

Chairwoman Crenshaw asked for general topic public comment at 6:17

Ms. Peg Mahan, 110 Stephens Road: any breach of the codes for which the license has been issued shall have their license revoked. This should have already happened in 2020. He breached again while holding a limited permit.

No further comment

6. Reports

7. New Business/Action Item

Action Item for FastBay Automotive Variance request, 315 Brown Road at 6:19 pm

Ms. Crenshaw stated that the first action item of the evening is the variance at 315 Brown Road. Asked for questions and comments from the Board

Ms. Edwards stated she had a question

Ms. Crenshaw asked her to wait and that the Browns wanted to speak

Shawan Brown- 315 Brown Road

Addressed the information that Ms. Mahan submitted and her comments during the Public Hearing.

Ms. Crenshaw asked if there was anything else from their application they'd like to address.

Mr. Brown stated they are asking to stay in business. Their shop is small and does not affect the neighborhood.

Ms. Brown Stated they do not keep batteries and do not change oil that causes environmental harm.

Ms. Crenshaw asked if there were any questions.

Mr. Hassan asked what they do if they undertake repairs and have to change the oil.

Mr. Mike Brown, 315 Brown Road, said they recycle it; it is a 5-gallon bucket, which is how much we do every 5 months. We mostly do electrical and brakes.

Mr. Hassan asked what they did with the oil.

Mr. Brown said they took it to a recycling center.

Mr. Hassan asked how often that is done.

Ms. Brown said as soon as it is full.

Mr. Hassan questioned how it was stored.

Mr. Brown explained that the oil is captured and maintained in a clean manner.

Ms. Brown reminded the board that they ran a large shop in Anderson for 10 years.

Mr. Brown explained his experience and career, especially his teaching experience in environmental safety. Washer fluid is more dangerous to the environment than the other items discussed, and we use it every day when going down the road. It is easier for him to move around the shop at their home due to recent health issues.

Ms. Brown stated that one of the pictures was her neighbor's yard, not her yard.

Ms. Patterson asked where their business in Anderson was located, and when they closed it and moved to Pendleton.

Ms. Brown said they had two buildings in downtown Anderson that they have since sold.

Ms. Patterson asked when they opened the shop in Pendleton.

Ms. Brown said working on cars in 2022, they had mobile powder coating before that.

Ms. Patterson asked if they worked for the Town.

Ms. Brown stated they had in the past.

Ms. Patterson questioned how the building was ADA-compliant and served Mr. Brown's needs.

Mr. Brown explained that it was easier for him to move through.

Ms. Patterson asked if there were ramps.

Mr. Bown stated the slanted floor to the shop made it easier for him to access.

Ms. Patterson asked if it was basically compliant for him.

Ms. Edwards asked David Pouslson of town staff when they had the powder coating in 2019, and what the zoning was.

Ms. Edwards said they had a business license for a use not allowed in their zoning.

Mr. Poulson stated he was not with the Town in 2019, but the business license they had was off-site and compliant with Zoning.

Ms. Edwards questioned the previous administration's acceptance and role in the off-site license and the zoning.

Mr. Brown stated they were aware and were told by administration to apply as off-site.

Ms. Edwards stated she needed to hear that from Town administration, as it made no sense to her

Ms. Crenshaw stated it was for an off-site, not an on-site license.

Ms. Edwards stated that she was hearing that Town Administration issued an off-site business license, knowing it would be used as an on-site license. She stated this was odd to her.

Mr. Brown explained it was a member of staff who gave him the license.

Mr. Poulson stated it was not anyone who is with the Town currently.

Ms. Edwards asked what they should do with that information.

Mr. Poulson stated they were given a license for an off-site business, which was allowed in that district.

Ms. Edwards stated she understood that, but what they are saying was done on the down low

Mr. Brown stated it was not down low, explained that he applied for a license, was called, and told it was rejected due to the zoning. He called Frank and asked what was going on. Who then called town hall. He was told to reapply as an off-site license, and it would be accepted

Ms. Edwards stated that it was the issue with the situation

Mr. Brown stated that was how it happened. He thought they were fine, but now they have to ask for a variance.

Ms. Patterson asked if the mobile license was for that specific business.

Mr. Brown stated it was for an automobile business and said that DHEC had been to their business twice recently.

Ms. Brown stated she tried to get the findings from their investigation.

Mr. Brown said they were not notified of any violations.

Ms. Brown said they had been to the property twice since July.

Mr. Brown said he'd be happy to get them the reports if needed.

Ms.. Crenshaw asked how long an automotive business has been at this site.

Mr. Brown said 1965.

Ms. Patterson asked how often DHEC investigates a site like theirs.

Ms. Brown said they do unless there's a complaint.

Mr. Bron stated he's been in business for 30 years and never had DHEC investigate them until twice recently.

Ms. Crenshaw asked about the business history and license gaps.

Ms. Patterson asked if they operated an automobile place there when they were in Anderson.

Mr. Brown said no they had a larger store in Anderson.

Ms. Crenshaw asked if it started at Brown Road or in Anderson.

The Browns said in Anderson.

Ms. Patterson asked about the business in 1965 and who it was run by.

Mr. brown said it was his grandfather.

Ms. Hassan questioned the order of the businesses' opening.

Mr. Brown explained the history of the business, opening in 1965 to the present.

Ms. Crenshaw asked what the board thinks. Do we think there is harm in the business being there? It has been there since 1965; they haven't had issues, and DHEC has been out there.

Ms. Patterson asked staff if there were other automobile shops around there or something similar to the previous meeting dealing with profanity.

Mr. Poulson said the confusion may come from his father or grandfather, who had a business on Stephenson's Road.

Ms. Brown stated that the profanity and cursing were related to Peg's neighbors across the street.

Mr. Poulson said it was a separate thing not related to a business.

Ms. Brothers asked if anyone was willing to consider a conditional approval.

Ms. Patterson asked if the materials were picked up weekly.

Ms. Brown said it was picked up every Wednesday.

Ms. Crenshaw reminded the audience to address all their comments to the board.

Ms. Edwards asked how many cars gather in front of their buildings at any given time.

Ms. brown said 4 cars in their yard were theirs, probably the most 4 to 5 in a day

Ms. Crenshaw asked what their capacity was

Ms. Brown said they do fewer than 10 cars a week.

Ms. Patterson said she was told there were never more than 5 cars at this location at any time.

Ms. Crenshaw asked if that was accurate.

Ms. Brown said there were only 3 or 4 at the most.

Mr. Brown said there was only 1 today. He explained they're more of a car emergency room than a traditional shop.

Ms. Patterson asked how often they keep one overnight.

Ms. Brown said a lot; however, they only keep them up to 2 days at a time

Ms. Crenshaw asked if there were any more questions.

Ms. Edwards said the involvement of the previous administration bothered her

Ms. Crenshaw said the license was issued regardless at this point. We are considering compliance through a variance.

There is some discussion about the license and the business between the board.

Mr. Poulson stated that the variance is to grant them permission to operate the business at their property.

Ms. Edwards asked if they were granting a variance for an on-site license.

Mr. Poulson said yes.

Ms. Crenshaw said if they do grant the variance, they need to be very clear on the conditions of approval, and that they are only for the current use and ownership if they decide to go this way.

Ms. Patterson asked her to repeat.

Ms. Crenshaw repeated what she said previously and asked if someone would like to make a motion

Ms. Crenshaw said if a motion were made, it would be for the business to remain as it is now and not be allowed to change ownership. Building can't change footprint, business can't change,

Ms. Patterson asked about doing ADA work.

Ms. Crenshaw said that would be interior, but this applies to no more accessory structures or anything like that. Ms. Crenshaw asked for an action, stating as such

Ms. Brothers asked Ms. Edwards if she had any issues with that

Ms. Edwards said she did not

Ms. Brothers made a motion to approve the existing business footprint as is, nothing new building-wise, use-wise, and once a lapse occurs in the license, the variance is null and void if that's possible.

Mr. Poulson questioned: basically, you will approve the variance as requested, but the condition is that there can be no modifications to the building or to the types of businesses allowed there?

A board member said yes.

Mr. Poulson stated that it could be an option.

Ms. Crenshaw asked what conditions they could apply.

Mr. Poulson reminded them that they could impose conditions they believed the applicant could meet.

Ms. Crenshaw asked whether they should limit the number of cars on the property.

Ms. Edwards said they should for cars that are there for the business and they should limit the number of buildings on the property. Asked about having a work session to discuss the motion.

Ms. Crenshaw said the decision has to be in a public forum, and they are drafting a motion and discussed the amount of cars that should be allowed, asked the board what they thought.

Ms. Brothers asked whether it was enforceable to limit the number of cars.

Mr. Poulson said it could be enforced to limit customer vehicles.

Discussion among the board on the amount they should consider.

Mr. Hassan stated the metal scrap metal location should be out of the view of the general public as a condition.

Ms. Brothers made a motion to approve the variance as requested to maintain the automobile business, no more than 5 customer cars at a time, all scrap metal out of the view of the roadways, variance applies only to this business, if it changes, the variance no longer exists, the license shall remain up to date, and no expansion of the physical footprint of the existing business.

Ms. Patterson seconded.

All were in favor of the motion.

Action Item for North Broad and Vance Street Variance Request

Ms. Crenshaw moved on to the setback variance for the property located at North Broad and Vance Street

William Terry clarified his request for the dimensional variance request.

Ms. Edwards questioned the mature tree statement from his application.

Mr. Terry explained why the trees were described as mature and his plans for them

Ms. Crenshaw asked Ms. Edwards to show the rest of the board what she meant.

Mr. Terry stated he would consult an arborist about the trees

Ms. Edwards said the spot for his driveway would be on the embankment side,

Mr. Terry said all sides of his property were embankments

Ms. Edwards said she would be interested in what the AME Church would claim for parking spots

Mr. Poulson stated that the spots belong to the town, and he would obtain an encroachment permit from the town to put a driveway there.

Ms. Edwards said that was her only question

Ms. Brothers asked if there were any questions or comments

Ms. Crenshaw asked for a motion

Ms. Brothers motioned to approve the variance as requested, Ms. Edwards seconded, and all were in favor

Action Item for Pendleton Branch Library Variance Request

Ms. Crenshaw introduced the action item for the Pendleton branch library at 7:00 pm

Dan Bonsall of the library presented a slide show that explained what they wanted to do and showed their materials and design examples

Ms. Patterson questioned the location of the structure

Mr. Bonsall explained the design and location of lockers and the arcade

Ms. Edwards asked about the perspective of the image that was shown

Mr. Hassan asked about the book drops.

Mr. Bonsall said the book drops will still be there

Ms. Edwards discussed the sun exposure on the lockers' screens.

Mr. Bonsall said they would orient the screens north to reduce glare and make them easier to use. They will build it to match the trim and windows. Explained the dimensions and the distance of the area to the road.

Ms. Crenshaw asked why they used the middle sidewalk.

Ms. Edwards said it was a better drive-by opportunity in that spot

Ms. Annie Sutton, Anderson County Library Director, the other side was sloped, and we were concerned about that; we didn't want to remove any trees or bushes if we could help it.

Ms. Crenshaw stated that the pictures shown were different from the slide from their location picture

There was a discussion on the sidewalk widening

Mr. Poulson explained why this was brought to the Board of Zoning Appeals

Ms. Crenshaw asked if there were any other questions

Ms. Brothers said she did not have any.

Ms. Crenshaw asked for a motion

Ms. Edwards motioned to approve as requested, and Mr. Hassan seconded. All were in favor.

8. Updates:

No updates were given

9. Adjournment:

Ms. Brothers motioned to adjourn, Ms. Edwards seconded, and all those present were in favor.

Chairperson: _____ Date: _____

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Business Management: Mr. Mike Brown, Owner

Type of Entity: Limited Liability Company (LLC)

Business Started: 1/9/2022

Business Incorporated: 1/9/2022

BBB File Opened: 5/12/2025

BBB of Upstate South Carolina

Business Details Latest Reviews More Re

Business Response on Google

Jun 9th, 2024

Thank you for your kind words. Hope you and your family are doing good



ROD FLASCH on Google



Aug 16th, 2019

Took parts to be coated. They lost parts. What was coated is rusting. Picked up completed parts. Mailed one part back, they refuse to return it. So we are out the cost of the coating and an irreplaceable antique. \$10000.00 out. They refuse to return calls and parts.

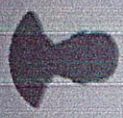


ANDERSON CELL on Google



Feb 19th, 2019

excellent service and attention to detail, fair pricing and all around great group of people



MIP on Google



Apr 22nd, 2017



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I had my car diagnosed by this company and they gave me a report for different car that had 3 pages of issues and told me that my car wasn't worth fixing. I took the car to the local Manufacturer Dealership for a second opinion, and they only found 2 issues that needed corrected immediately. This place would not refund my money and said they didn't do anything wrong after admitting they gave me the wrong report.

8 months ago



0 5 0

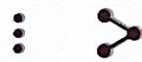
Rod R.



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Write a review

03/18/25 Rod R. ★★★★★
 I had my car diagnosed by this company and they gave me a report for different car that had 3 pages of issues and told me that my car wasn't worth fixing. I took the car to the local Manufacturer... More

07/22/25 Fathe P. ★★★★★
 I can't accurately rate the quality of work because from my interaction with this business, they're scammers. I'm not sure how he has so many reviews talking about best prices. My fiances car.. More

Overview Reviews Photos

Fastbay Automotive Review

11:16 [Battery] [Signal] [Wi-Fi] [Airplane]

Fastbay Aut... rch.yahoo.com

Share, Close, Back, and Menu icons



Here is my experience. I scheduled the appointment for today(4/13/24). I called yesterday for the price and Mike said \$150 fix. I requested price from multiple mechanic places like Jacks, Buds etc. Fastday and Jacks were the cheapest options for me. Today I went there without knowing that I need to drop off the car. Thats okay. It was my bad I didnt ask about it and considered its just only 30 mins work. Then, I dropped the car. I waited for 4 hours. I got a call from his wife Im assuming. She told me the price is \$319. I questioned why. She told me there is an extra charge for weekend meaning the labor rate for the weekend is high. That was no told to me yesterday again. I said okay I dont want my brakes to be changed. I said Ill pick up my car. I went there. I talked to Mike directly. He told me its \$330. Here we go. I said your wife told me its \$319. He said yeah something like that. I said and concluded my talk with Mike : thats not cool though. You wasted my 4 hours time. I did the same since you could find another customer. so yeah. This was not acceptable. I was aware there could be extra charges for the other parts or issues like rotor etc. But this is not cool. I heard many good reviews about them but it looks Im the first one who got bad experience.



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Search the Web

- 1 star
- 2 star
- 3 star
- 4 star
- 5 star

1.0

Yelp Reviews

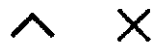
Fastbay Automotive

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(Ord. 21-14, passed 12-6-21)

§ 110.10 INSPECTION AND AUDITS.

(A) For the purpose of enforcing the provisions of this chapter, the License Official or other authorized agent of the municipality is empowered to enter upon the premises of any person subject to this chapter to make inspections and to examine and audit books and records. It shall be unlawful for any such person to fail or refuse to make available the necessary books and records. In the event an audit or inspection reveals that the licensee has filed false information, the costs of the audit shall be added to the correct business license tax and late penalties in addition to other penalties provided herein. Each day of failure to pay the proper amount of business license tax shall constitute a separate offense.

(B) The License Official shall have the authority to make inspections and conduct audits of businesses to ensure compliance with this chapter. Financial information obtained by inspections and audits shall not be deemed public records, and the License Official shall not release the amount of business license taxes paid or the reported gross income of any person by name without written permission of the licensee, except as authorized by this chapter, state or federal law, or proper judicial order. Statistics compiled by classifications are public records.

(Ord. 21-14, passed 12-6-21)

§ 110.11 ASSESSMENTS; PAYMENT UNDER PROTEST; APPEAL.

(A) Assessments, payments under protest, and appeals of assessment shall be allowed and conducted by the municipality pursuant to the provisions of S. C. Code § 6-1-410, as amended. In preparing an assessment, the License Official may examine such records of the business or any other available records as may be appropriate and conduct such investigations and statistical surveys as the License Official may deem appropriate to assess a business license tax and penalties as provided herein.

(B) The License Official shall establish a uniform local procedure consistent with S. C. Code § 6-1-410 for hearing an application for adjustment of assessment and issuing a notice of final assessment, provided that for particular types of business licenses, including without limitation for business licenses issued to businesses subject to business license taxes under S. C. Code Title 58, Ch. 9, Art. 20 and Title 38, Chs. 7 and 45, the municipality, by separate ordinance, may establish a different procedure and may delegate one or more rights, duties, and functions hereunder to the Municipal Association of South Carolina.

(Ord. 21-14, passed 12-6-21)

§ 110.12 DELINQUENT LICENSE TAXES; PARTIAL PAYMENT.

SC > Pendleton > Pendleton, SC Code > § 110.15 SUSPENSION OR REVOCATION OF LICENSE

§ 110.16 SUSPENSION OR REVOCATION OF LICENSE.

(A) When the License Official determines

- (1) A license has been mistakenly or improperly issued or issued contrary to law.
- (2) A licensee has breached any condition upon which the license was issued or has failed to comply with the provisions of this chapter.
- (3) A licensee has obtained a license through a fraud, misrepresentation, a false or misleading statement, or evasion or suppression of a material fact in the license application.
- (4) A licensee has been convicted within the previous ten years of an offense under a law or ordinance regulating business, a crime involving dishonest conduct or moral turpitude related to a business or a subject of a business, or an unlawful sale of merchandise or prohibited goods.
- (5) A licensee has engaged in an unlawful activity or nuisance related to the business, or
- (6) A licensee is delinquent in the payment to the municipality of any tax or fee, then
- (B) The License Official may give written notice to the licensee or the person in control of the business within the municipality by personal service or mail that the license is suspended pending a single hearing before Council or its designee for the purpose of determining whether the suspension should be upheld and the license should be revoked.
- (C) The written notice of suspension and proposed revocation shall state the time and place at which the hearing is to be held, and shall contain a brief statement of the reasons for the suspension and proposed revocation and a copy of the applicable provisions of this chapter.

(Ord. 21-14, passed 12-6-21)

§ 110.16 APPEALS TO COUNCIL OR ITS DESIGNEE.

(A) Except with respect to appeals of assessments under § 110.11 which are governed by S.C. Code § 6-1-410, any person aggrieved by a determination, denial, or suspension and proposed revocation of a business license by the License Official may appeal the decision to the Council or its designee by written request stating the reasons for appeal filed with the License Official within ten days after service by mail or personal service of the notice of determination, denial, or suspension and proposed revocation.

(B) A hearing on an appeal from a license denial or other determination of the License Official and a hearing on a suspension and proposed revocation shall be held by the Council or its designee within ten business days after receipt of a request for appeal or service of a notice of suspension and proposed revocation. The hearing shall be held upon written notice at a regular or special meeting of the Council, or, if by designee of the Council, at a hearing to be scheduled by the designee. The hearing may be continued to another date by agreement of all parties. At the hearing, all parties shall have the right to be represented by counsel, to present testimony and evidence, and to cross-examine witnesses. The proceedings shall be recorded and transcribed at the expense of the party so requesting. The rules of evidence and procedure prescribed by Council or its designee shall govern the hearing. Following the hearing, the Council by majority vote of its members present, or the designee of Council, shall render a written decision based on findings of fact and conclusions on application of the standards herein. The written decision shall be served, by personal service or by mail, upon all parties or their representatives and shall constitute

- APPEALS TO COUNCIL OR ITS DESIGNEE
- CONSENT BRANCHISE OR REQUIRED FOR USE OF
- CONFIDENTIALITY
- SEVERABILITY
- CLASSIFICATION AND
- PENALTY

A. Interpretation requested, variance from provisions of the Zoning Ordinance may be taken by a person aggrieved by any such variance from provisions of the Zoning Ordinance affected by a decision of the Enforcing Officer. Such officer, department, or board of the Town affected by a decision of the Enforcing Officer. Such appeal shall be taken within fifteen (15) days time after the decision has been rendered, by filing with the Board of Zoning Appeals a written notice of appeal specifying the grounds thereof. The Board shall maintain for review all papers constituting the record upon which the action appealed from was taken.

B. Special Exceptions. An owner or authorized agent may appeal to the board, on a form provided by the Zoning Administrator, for a special exception for a use permitted by district regulations as a special exception after review, subject to applicable criteria subject to the following:

1. The board shall consider the following factors in determining whether a special exception should be granted, in addition to specific criteria in district regulations:

* a. Traffic impact;

* b. Vehicle and pedestrian safety;

c. Potential impact of noise, lights, fumes, or obstruction of air flow on adjoining property;

* d. Adverse impact of proposed use on the surrounding area, including the aesthetic character of the area; and

e. Orientation and spacing of improvements or structures.

2. The board may prescribe appropriate conditions and safeguards to relieve or reduce adverse impact of a special exception and to protect the character of the area.

3. No variance may be granted by the board in connection with the granting of a special exception.

C. Stay of Proceedings. An appeal shall stay all proceedings of the action appealed from unless the Board concurs by reason of facts that a stay would cause imminent peril to life or property. In



Staff Report to the Town of Pendleton Board of Zoning Appeals for consideration of an application seeking a Variance From Article 5-1 Dimensional Requirements for a Property Located at 309 Keese Street, having TMS#40-02-07-025

Date of Report: April 30, 2026

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

Applicant: Chris Hill

Request: The applicant is requesting a variance for the front and rear setbacks of their property located at 309 Keese Street. They are requesting that the front setback be reduced to 15 feet and the rear setback to 8 feet.

Property Location: 309 Keese Street. TMS#40-02-07-025



Existing Zoning: Low-Density Residential – R2



Purpose of Request: The applicant, Mr. Hill, is requesting a variance to reduce the required front and rear yard setbacks for the property located at 309 Keese Street. The stated intent of the request is to enable the construction of a single-family dwelling on the parcel for future sale. Due to the parcel's significantly substandard lot size relative to the requirements of the R-2 zoning district, as well as the orientation and dimensions of the property lines, the applicant contends that compliance with the existing setback standards would unreasonably restrict the buildable area of the lot. The variance is therefore sought to facilitate the construction of a residential structure that meets applicable infill development standards while allowing reasonable use of the property.

Future Land Use Map: Residential

Existing Conditions: The property is currently vacant and is zoned for low-density residential.



309 Keese Street, image from google street view, taken February 2026

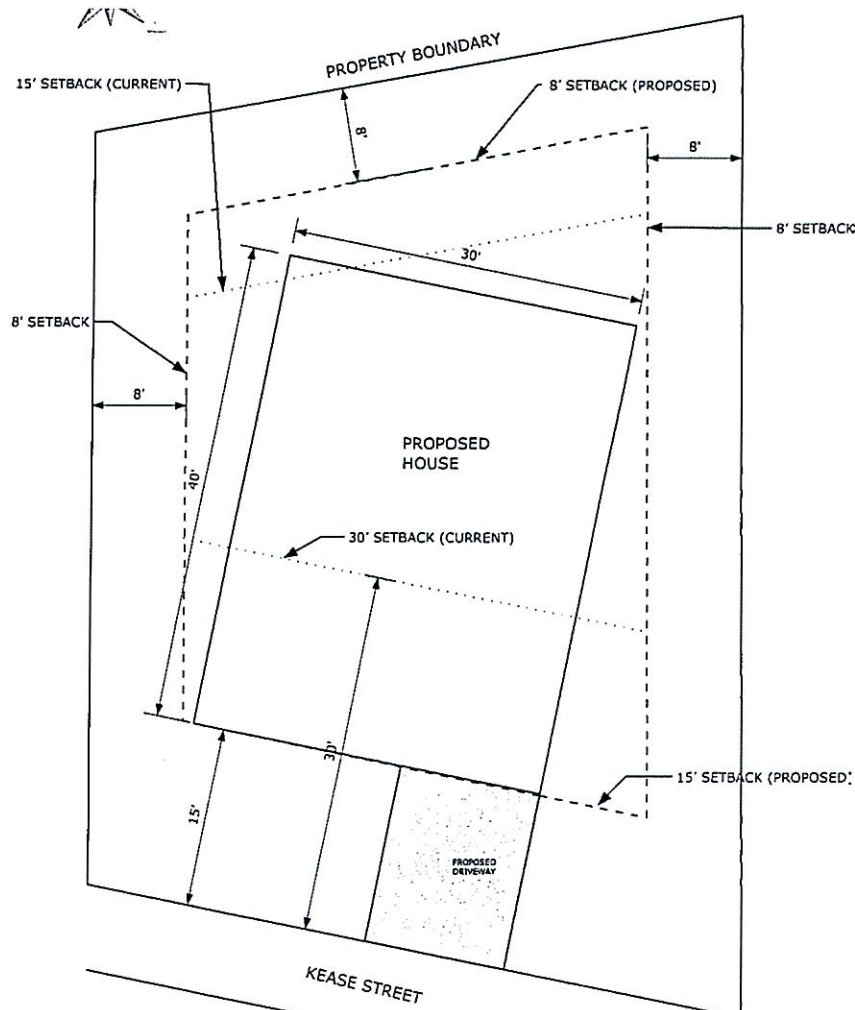


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Reason for Request: Lots within the R-2 Zoning District are subject to minimum setback requirements of 30 feet for the front yard, 8 feet for side yards, and 15 feet for the rear yard, and must contain a minimum lot area of 10,000 square feet. Staff estimates, based on measurements obtained through Anderson County's online GIS tool, that the parcel located at 309 Keese Street contains approximately 4,000 square feet, which is substantially below the district's minimum lot size requirement. Section 6-10, Infill Development Design Standards, of the Town of Pendleton Zoning Ordinance additionally requires that newly constructed dwellings contain a minimum of 1,000 square feet of floor area.

Given the parcel's limited size and the dimensional standards applicable to both the R2 district and infill development, the buildable area available on the lot is significantly constrained. As a result, construction of a dwelling that complies with all applicable setback and development requirements may not be feasible with the current setbacks.



From Attachmnt A, proposed site plan for new home on the property



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										



PENDLETON

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Staff Recommendation:

Staff recommends **approval** of the requested variances for a 15-foot front setback and an 8-foot rear setback. The parcel's significantly reduced lot area, compared to the minimum lot size required in the R2 zoning district, creates constraints on the buildable area that are not typical of other lots in R2 districts. Approval of the variance would allow reasonable use of the property.

ATTACHMENTS:

Attachment A: Variance Application

Attachment B: Infill Lot Design Standards, Section 6-10 of the Town of Pendleton's Zoning Ordinance

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 5, Section 5-1 Dimensional Requirements

Briefly describe variance request (attach description if necessary): Asking for a reduction in the front and rear setback lines, reducing the front setback to 15 feet and reducing the rear setback to 8 feet.

Property Address: 309 Keese Street

Subdivision Name (if applicable): _____

Zoning District: R-2 Tax Map Number: 400207025

Applicant(s) Name (if other than owner): Chris Hill (owner of Southern Land)

Address: _____

Email: _____

Applicant(s) Signature: Chris Hill

Owner(s) Name: Southern Land Company

Owner(s) Signature: Chris Hill as owner of Southern Land

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

Date received: 3/31/26 Fee Paid: V

Date Advertised: _____ Hearing Date: May 7, 2026 Date Sign Posted: _____

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:

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:

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: _____

Attachment: A

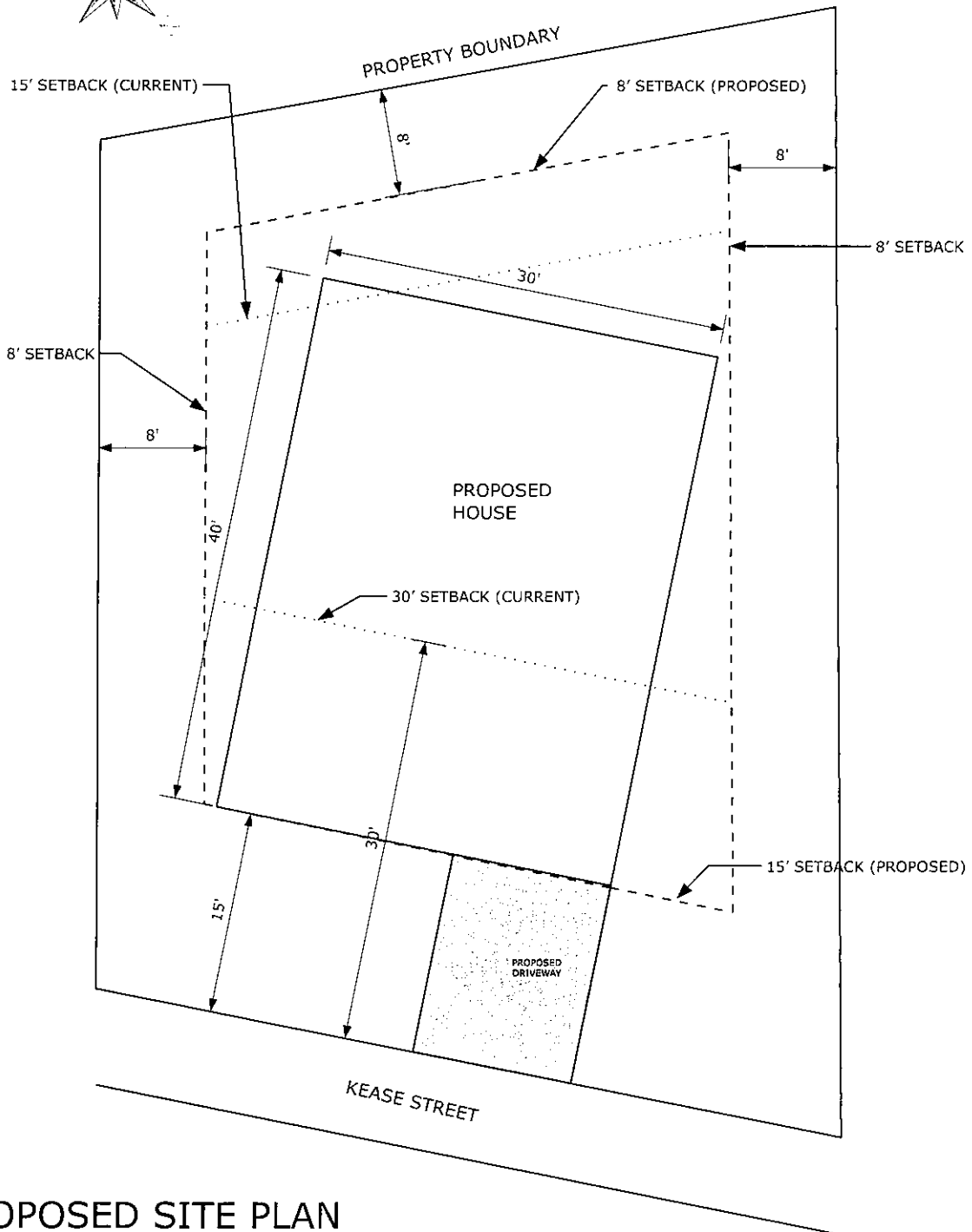
THERE ARE EXTRAORDINARY AND EXCEPTIONAL CONDITIONS PERTAINING THE PARTICULAR PIECE OF PROPERTY: This lot is cut from the road with the property lines at an angle to the road, not Perpendicular with each side lot line being a different length. The rear lot line runs at an opposite angle to the front lot line, further pinching in the buildable area of the lot. Multiple lots around this lot are of unusual non-uniform shape and as a result, this lot has uneven lot lines. The setbacks as now required combined with the awkward shape of this lot create challenges that are unique to this lot itself.

THESE CONDITIONS DO NOT GENERALLY APPLY TO OTHER PROPERTY IN THE VICINITY: Most of the lots in this area were built on prior to the imposition of the 30 foot front setback and 15-foot rear setback regulations and are built much closer to the front and rear lot lines so they are not impacted in the same way by new regulations. Further, most lots in the general area are of more uniform size and shape and built on prior to the changes in setback regulations.

BECAUSE OF THESE CONDITIONS, THE APPLICATION OF THE ORDINANCE TO THE PARTICULAR PIECE OF PROPERTY WOULD EFFECTIVELY PROHIBIT OR UNREASONABLY RESTRICT THE UTILIZATION OF THE PROPERTY: If forced to use the 30 foot front setback line and the 15 foot rear setback lines in the ordinance, the building pad for the house will be very small and only fit a limited shape of house that does not fit in the neighborhood. It would only allow an 18-foot-deep house. Additionally, the house would not sit square to the front property line making this shallow building pad depth worse.

THE AUTHORIZATION OF A VARIANCE WILL NOT BE OF SUBSTANTIAL DETRIMENT TO ADJACENT PROPERTY OR TO THE PUBLIC GOOD, AND THE CHARACTER OF THE DISTRICT WILL NOT BE HARMED BY THE GRANTING OF THE VARIANCE The setbacks in this community are a wide variety with some front setbacks (next door) as small as 5 feet. This request for a reduced side and front setback is in harmony with the historic setbacks that were in place when most of the homes were built in the area, and would not create any detriment or harm.

Attachment: A



PROPOSED SITE PLAN
309 KEASE STREET
TMS 400207025
PLAT CP 111/426
SOUTHERN LAND COMPANY, LLC

Landscape Report

Attachment A



March 9, 2026 Disclaimer accepted.

TMS:	400207025
Deed Book:	17216
Tax District:	44
Sale Year:	2024
Deed Page:	313
Current Plat:	CP 111/426
Description:	KEESE ST .096 AC
Sale Price:	\$3,500
Market Value:	\$7,800

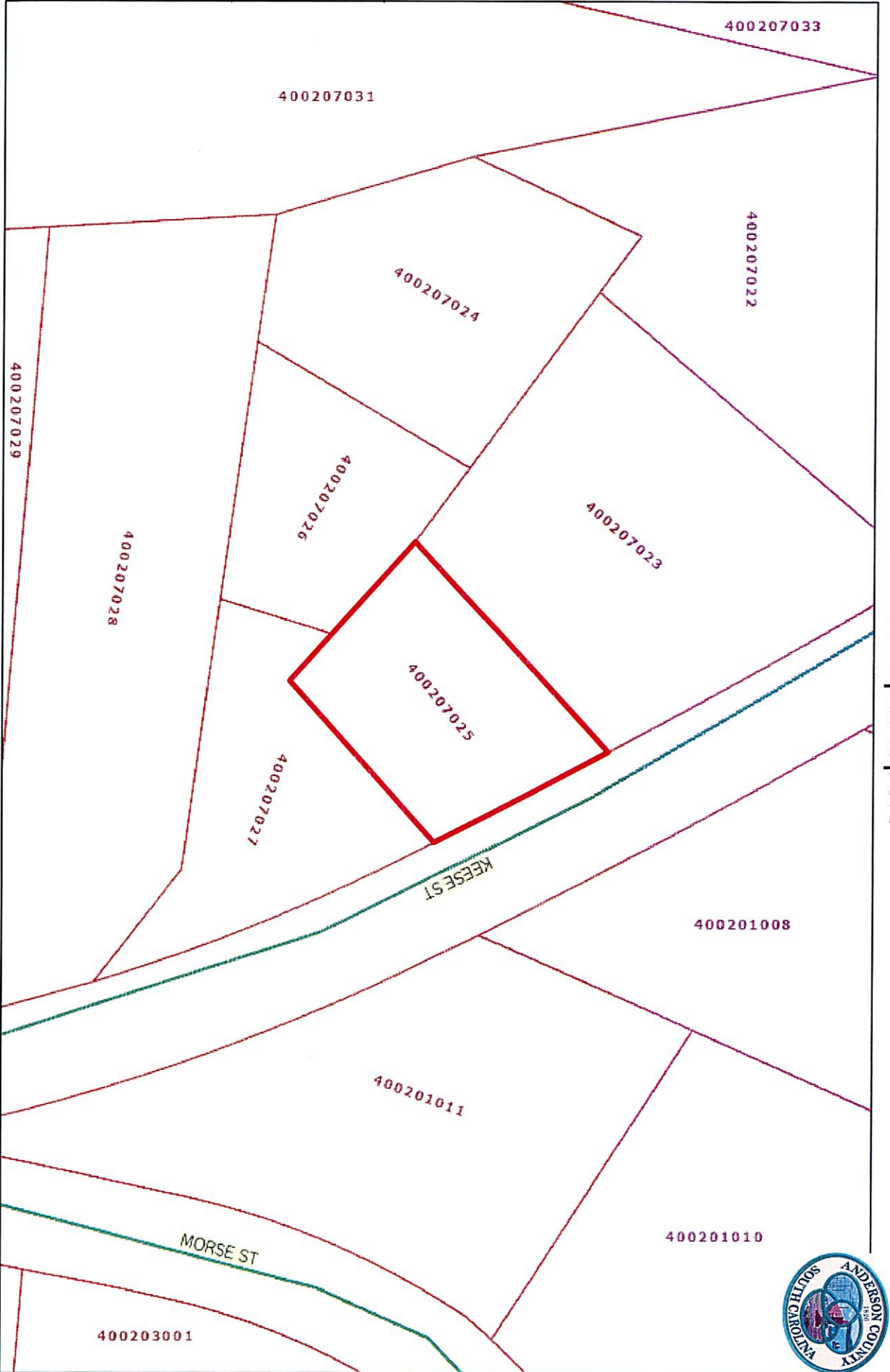


ESRI, Highland Mapping, and Anderson County GIS

1:479



Landscape Report



Attachment: A

March 10, 2026 Disclaimer accepted.

TMS:	400207025
Deed Book:	17216
Tax District:	44
Sale Year:	2024
Deed Page:	313
Current Plat:	CP 111/426
Description:	KEESE ST .096 AC
Sale Price:	\$3,500
Market Value:	\$7,800



ESRI, Highland Mapping, and Anderson County GIS

- Q. Where these standards and the standards of the overlay district or underlying zoning district differ, the more restrictive standard shall prevail.

SECTION 6-10 INFILL DEVELOPMENT DESIGN STANDARDS

Purpose. The purpose of requiring design standards for infill development is to ensure new developments within existing residential neighborhoods retain the character of that neighborhood.

A. Definitions

1. **Infill Development:** The development, reuse, or change of use of vacant, underdeveloped, or proposed redeveloped land on an existing street that is surrounded on at least two (2) sides by existing development.
2. **Study Area:** The single-family residential properties surrounding the property to be developed. Surrounding development includes each property whose front or side property lines fall within 500 feet, measuring from each corner of the property to be developed. The Planning Director has the discretion to reduce or enlarge the boundary when major separations (highways, railroads) are located within 500 feet of the property to be developed.

- B. Requirements. All building plans of the primary structure of an infill development are required to be reviewed and approved by the Planning Department prior to the issuance of a building permit. For infill development property that will be subdivided into multiple properties, each building plan shall be considered infill development and subject to the provisions of this Section of the Ordinance.

C. Design Standards. Design standards shall include, but are not limited to:

1. The main entryway shall have front porches or defined entryways. This entryway shall face a public street and provide direct access to the street or sidewalk system.
2. Foundation types will be reviewed by the Planning Department using the following guidelines:
 - a. The foundation type within the 500-foot study area found on more than 50% of the structures shall be required. Lots requiring basements shall be exempt, along with accessory units and garages.
 - b. In no case shall this limit the use of crawl space construction in an area that is predominantly slabs on grade.

- c. In areas where the predominant construction type is crawl spaces, a foundation plan shall be required that shows the use or replication of a crawl space façade.
 - d. Foundations, curtain walls, slab edges, or other visible features of the foundation shall have one of the other following materials and must be continuous under the principle structure excluding porches and other decorative structures:
 - (1) Where Slab on grade is allowed or basement walls are required, concrete will be acceptable.
 - (2) Brick
 - (3) Block
 - (4) Stucco
 - (5) Decorative Rock
3. The structure shall have at least two substantial architectural details. Examples include but are not limited to: columns, bay windows, eyebrow windows, various roof pitches, etc. If 50% or more residential primary structures within the study area have a similar design standard, that standard shall be required on the building plans of the infill development.
 4. Additionally, if over 75% of the dwelling units in the study area have masonry details on the exterior wall covering, the infill development shall have masonry details similar to the study area. Excluding the foundation wall above grade, in study areas where masonry details are required, at least 25% of the front facade that faces the street shall have a masonry detail.
 5. Preservation of existing trees or replanting of trees. Each lot shall be replanted with one (1) tree in each front and rear yard at least 3 inches in caliber. Preservation of existing trees can be counted to meet this requirement but must be a minimum of 6 inches in caliber.
 6. Each residential dwelling unit must contain a minimum of 1,000 square feet of living space. Exception, if the median value of the residential dwellings within the study area is less than 1,000 square feet, the value shall be the minimum required living space can be adjusted to this median value.
 7. The stricter regulation will apply if an infill lot is located inside an area governed by a Homeowners Association.

D. Stormwater Mitigation

1. Stormwater Retention/Detention Standards. For subdivisions where stormwater quantity requirements are part of a larger common plan, major or minor stormwater permits are required per the Town of Pendleton Land Development Regulations. Stormwater Management applies to infill subdivisions where above-ground detention/retention facilities are proposed, they shall:
 - a. Be located at least 20 feet from an exterior property line;

Attachment: C



Attachment: 0



Posted, April 9th

Posted in Newspaper, April 17th

Attachment: 0

PUBLIC NOTICE

The Town of Pendleton Board of Zoning Appeals will hold a Public Hearing in the Council Chambers of Town Hall on Thursday, May 07, 2026, at 6:00 pm to receive public comments for a variance request from Article 5 Section 5-1-Dimensional Requirements, for 309 Keese Street. TMS#40-02-07-025.

Please run this ad on Wednesday, 04/23/26

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]