



PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

Town of Pendleton
Planning Commission
Regular Meeting
December 11, 2025
Pendleton Town Hall, 6 pm

AGENDA:

- 1. Call to Order:**
- 2. Approval of prior meeting minutes:** From the meeting of October 09, 2025.
- 3. Public Comments.**
- 4. Public Hearings:**
 - a. Hold a public hearing to receive public input on a request for approval of Preliminary Plat Subdivision for a Planned Unit Development (PDMU) located off Cherry Street Extension having TMS #s 62-00-08-009 and 63-00-01-007.
- 5. New Business / Action Item:**
 - a. The consideration of approving the Preliminary Plat and Subdivision of property currently zoned as a Planned Unit Development Mixed Use (PDMU) located off Cherry Street Extension having TMS#s 62-00-08-009 and 63-00-01-007.
- 6. Updates:**
- 7. Adjournment:**



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Town of Pendleton
Planning Commission
Regular Meeting
October 9, 2025
Pendleton Town Hall, 6 pm

MINUTES:

1. Call to Order:

Chairman Mr. Perkins called the meeting to order at 6:00 pm.

2. Approval of prior meeting minutes: From the meeting of September 11, 2025.

With no further discussion, Chairman Mr. Perkins asked for a motion to approve the minutes from the September 11, 2025, meeting. Mr. Holland made a motion to approve them as submitted, and Mr. McCuen seconded the motion. All members voted in favor of at 6:00 pm.

3. Public Comments.

No public comments were made.

4. Public Hearings:

- a. Hold a public hearing to gather information before making a recommendation to Pendleton Town Council to adopt the Ordinance establishing Design Guidelines for the Village Hills Tax Incremental Finance District (TIF).

Chairman Mr. Perkins opened the public hearing section of the meeting and asked staff to read his report. Staff explained that the commission was considering a resolution tonight asking Pendleton Town Council to accept the TIF District Design Ordinance as presented to them. Staff introduced Ms. Rebecca Vance from Vance LLC, who has been assisting us in developing these design ordinances. Ms. Vance explained the feedback she received from the recent public charrette on this ordinance and that no changes have been made, other than one setback requirement.

5. New Business / Action Item:

- a. The consideration of approving a resolution making a recommendation to Pendleton Town Council to adopt the Ordinance establishing Design Guidelines for the Village Hills Tax Incremental Finance District (TIF).

Chairman Mr. Perkins opened the Action item portion of the meeting at 6:03 pm. With no further discussion, Chairman Mr. Perkins made a motion to make a recommendation to Pendleton Town Council to adopt the Ordinance establishing Design Guidelines for the Village Hills Tax Incremental Finance District (TIF), which Ms. Gemmill seconded.

Before all members voted, Ms. Jones asked about the review process outlined in this ordinance and asked if all the design guidelines would need to be approved by the Planning Commission. Staff explained that with these guidelines in place, approval can be done at staff level because this ordinance sets the standard. Any deviation from this ordinance would require action from the Board of Zoning Appeals.

With no further questions or comments, Chairman Mr. Perkins restated his motion to approve, which Ms. Gemmill seconded. Chairman Mr. Perkins called the roll, with Mr. Holland voting "yes," Ms. Jones voting "yes," Ms. Gemmill voting "yes," Mr. Chairman voting "yes," Ms. Dawson voting "yes," Mr. Morningstar voting "yes," and Mr. McCuen voting "yes." All members voted in favor of at 6:22 pm.

6. Updates:

No updates were given.

7. Adjournment:

With no further business, Mr. McCuen made a motion to adjourn. Mr. Holland seconded the motion, with all members voting in favor of at 6:23 pm.

Chairman: _____ Date: _____



PENDLETON

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

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**Staff Report to the Town of Pendleton Planning Commission For
Consideration of a Request for Approval of Preliminary Plat
Subdivision for *TMS #s 63-00-01-007 and 62-00-08-009 The Village at
Town Creek Development on Cherry Street Extension.***

Date of Report: December 03, 2025

Report By: David Poulson, Town Planner

Applicant: Mark Mathewson, Center Park Group

Request: Approval of preliminary design plan, and major subdivision of a current Planned Development Mixed Use (PDMU) property.

Property Location: 79.72 acres between Cherry Street Ext. and Lebanon Road

Existing Zoning: Planned Development-Mixed Use (PDMU).

Requested Zoning: No rezoning requested by applicant.

Future Land Use Map: Mixed Use.

Surrounding Zoning & Land Use:

North: Zone: Planned Development Residential, Flexible Review District.
Land Use: Magnolia Point Subdivision, Village Hills.

West: Zone: Planned Development-Mixed Use, Light Industrial.
Land Use: Village at Town Creek Apartments, Ortec Inc.

South: Zone: NONE
Land Use: Not in Town Limits.

East: Zone: Planned Development Residential
Land Use: Queens Mill

Existing Conditions: This property is located behind the current apartments known as the Village at Town Creek on Lebanon Road and Cherry Street Extension. These 79 acres were annexed and rezoned by the second and final reading on January 11, 2005, by Ordinance No. 05-01. This approved Planned Development-Mixed Use required single-family attached and detached homes.



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Request:

The developer, Mr. Mark Mathewson of the Center Group, who recently acquired the property, is seeking approval of the preliminary plat and site plan in accordance with the requirements of the existing Planned Development Mixed Use (PDMU) zoning established in 2005. Mr. Mathewson has submitted a plan that his company believes constitutes a "By-Right" development consistent with the original statement of intent and preliminary plat requirements established under the 2005 zoning designation.

As of the date of this meeting, Town staff have been unable to locate the original documentation establishing the specific density requirements and other development standards associated with the original PDMU zoning. Over the past three years, staff have dedicated significant time to researching historical files in an effort to assemble the most precise possible understanding of the requirements applicable to this property. To the best of our knowledge, we have confirmed that the property was zoned correctly as a Planned Development Mixed Use (PDMU) district at the time of annexation and that the zoning included a requirement for a senior living facility, which the developer has incorporated into the current proposal. The developer maintains that the submitted plan complies with the original PDMU standards as they interpret them. As no current staff members were employed by the Town in 2005, this represents the most complete and accurate information the staff is able to provide. The developer has therefore submitted this proposal as a by-right plan.



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Anderson County



October 6, 2022 Disclaimer accepted.
TMS: 401603008
Owner: SWIFT JOSEPH C JR
Owner Address: 319 BUCHANAN CIR
City/State: PENDLETON, SC
Deed Book: 9707
Tax District: 44
Sale Year: 2010
Deed Page: 156
Description: LT 1 BUCHANAN CIR .38 AC
Current Plat: CPS 416/7B
Sale Price: \$125,000
Market Value: \$119,180
Zip Code: 29670



1 in = 590 ft
0 0.05 0.1 0.2 mi
0 0.075 0.15 0.3 km
ESRI, Highlands Mapping, and Anderson County GIS

Definitions:

Planned Development District. Primarily a district to provide developers an opportunity to be flexible and creative while also giving the Town of Pendleton adequate control over the development of its limited developable or re-developable land. The PDMU designation allows a developer and the Town the opportunity to execute a well-integrated design that is responsive to the unique location and the physical features of a site while providing opportunities for public input.

Major Subdivision: A major subdivision is any subdivision other than an exempt or minor subdivision. A major subdivision may be commercial or residential.

Preliminary Subdivision Plat: A map indicating the proposed layout of a development and related information that is submitted for preliminary approval of a Major Subdivision.



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SECTION 3-6 PLANNED DEVELOPMENT DISTRICT

A. Minimum Site Size. The minimum site size for any Planned Development (PD) is four (4) acres.

B. General Requirements. The provisions of the zoning Ordinance regulating uses, dimensional standards, and development and design standards shall serve as a general guide. However, variations to these standards included in the approved Statement of Intent or Final Development Plan shall supersede the other provisions of this Ordinance.

C. Minimum Lot Width, Minimum Yard Requirements, Maximum Lot Coverage, Maximum Height of Structures:

1. No structure shall be erected within twenty-five (25) feet from any external lot line of any PD, however, where land uses within a PD are the same as uses permitted in the adjoining properties outside the PD, a lesser setback that is consistent with the zoning on the adjoining properties may be permitted.
2. Minimum lot width, minimum yard sizes, maximum lot coverage, and maximum height are not otherwise regulated within the PD district. The Planning Commission and Town Council ascertain that the characteristics of building location shall be appropriate as related to structures within the district and otherwise fulfill the intent of this Ordinance.

D. Development Standards. The standards set forth in Article 6, Development and Design Standards, may serve as a guide for the PD district. However, variations are permitted. Applicants for the PD district shall discuss variations with the Zoning Administrator prior to submitting their rezoning application.

E. PD Application Process and Preliminary Development Plans:

1. Prior to submitting a PD district application, the applicant is required to meet with the Zoning Administrator for a pre-application conference to avoid undue delay in the review process after the application is submitted.

2. Applications for the PD district shall include the following:

a. Preliminary Development Plan. The applicant shall submit one (1) printed site plan and one (1) electronic site plan, which shall include the following:

- (1) A boundary survey with vicinity map, title block, scale, and north arrow.
- (2) Total number of acres of overall site.
- (3) Location and orientation of existing and proposed buildings, including square footage.
- (4) Primary traffic circulation pattern, including external and internal points of ingress and egress.
- (5) Location of parking areas and approximate number of parking spaces per use.
- (6) Any such information or descriptions as may be deemed reasonably appropriate for review.



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b. Natural Resources Inventory. The primary objective of the natural resources inventory is to provide better information about the type of land cover, topography, and significant natural, historical and cultural features on sites proposed for development. The applicant shall submit a natural resources inventory at the same scale as the preliminary development plan including the following:

- (1) Land cover type (i.e. wooded, pasture, wetland, etc.) indicating the wood line or boundary line between wooded and non-wooded areas of the site.
- (2) Topographic contour lines at four (4)-foot intervals.
- (3) Stream and Floodplain information.

F. Final Development Plan. Approval of a Concept Plan shall constitute authority for the applicant to prepare a Final Development Plan. All Final Site Development Plans in the PD district shall adhere to the review and submittal requirements set forth in **Section 7-3, Site Plan Review**.

G. Subdivision Plats. Approval of a Final Development Plan shall constitute authority for the applicant to prepare subdivision plats if applicable in accordance with procedures set forth in the Town of Pendleton Land Development Regulations. No building permit or certificate of occupancy shall be issued until the Planning Commission has approved a final subdivision plat.

PLANNING COMMISSION ACTION

The Planning Commission action on the preliminary plat shall consist of approval as submitted, conditional approval, denial, or tabled for additional information. The decision and the reasons for the action shall be noted on two copies of the plat with reference to any conditions determined. One copy shall be returned to the subdivider, and the others retained by the Planning Commission

If conditional approval is granted, then the applicant shall submit five (5) copies of the revised preliminary plat meeting the conditions required within thirty (30) business days; otherwise, the preliminary plat is null and void.

EFFECT OF PLANNING COMMISSION APPROVAL

Approval of the preliminary plat shall not constitute approval of the final plat. Approval serves as authorization for the subdivider to proceed in submittal of Construction Plans. No site improvements can be made at this juncture.



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Staff Recommendation:

Subject to the noted lack of certain documentary materials regarding the previously enacted Planned Development District (PDD) and the applicant's consequential lack of certain information in the current application at the time of this report, staff recommends that the Planning Commission consider applicant's submission as a request for preliminary plat approval based on the commission's understanding of the existing PDD, including consideration of all materials presented and arguments made by the applicant in its request and presentation. All available documentation staff has been able to locate has been given to the applicant.

Attachment A: Application for Preliminary Plat Review
Attachment B: Email request from Developer
Attachment C: Preliminary Plat
Attachment D: Location of Property
Attachment E: Legal Ad
Attachment F: Ordinance 05-01



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Subdivision Application Form

Date of Submittal: October 13, 2025Request Number (to be filled by Staff) B25 - 340

Type of Submittal (circle one):

Exempt Subdivision: Exempt Plat**Minor Subdivision:** Final Plat**Major Subdivision:** Preliminary Plat
(Technical Review)Preliminary Plat
(Planning Commission)

Final Plat

Name of Property Owner: MCCABE PROPERTIES LLCAddress: 357 Wheeler Rd, Andrews, SC, 29510Phone number: 843-382-7195Email: LMRMORRIS@FTC-I.NETSignature of Property Owner: Robbie Morris
DocuSigned by:
Robbie Morris
58CFE7794492469
Name of Applicant (if other than property owner): CPG Development, LLCAddress: 302 Wingo Way #401, Mount Pleasant, SC 29464Phone number: 843-593-7950Email: mmathewson@centerparkgroup.comSignature of Applicant: [Signature]Property Location: Between Cherry Street Ext and Lebanon RoadTax Map Number: 620008009 & 630001007Zoning Classification: PDMU - Planned Development Mixed Use# of Acres: 38.62 & 41.14 = 79.76# of Existing Lots: 2# of Proposed Lots: 235 single family lots & 1 Assisted Living Parcel

Describe the nature of the request / proposed use of property: A Planned Development - Mixed Use (PDMU) project providing single-family detached housing, open space amenities, and a designated Assisted Living site consistent with the previously approved entitlements.

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

Date received: 10/13/2025Fee Paid: 160.00

Receipt number: _____

Exempt Plat

Meeting Date: _____ Comments: _____

Preliminary Plat

Meeting Date: 12/11/2025 Comments: _____

Recommendation: APPROVED: _____ DENIED: _____

Final Plat

Meeting Date: _____ Comments: _____

Recommendation: APPROVED: _____ DENIED: _____

David P

From: Mark Mathewson <mmathewson@centerparkgroup.com>
Sent: Friday, October 17, 2025 10:54 AM
To: David P
Cc: bmcjr92@gmail.com
Subject: Approved Statement of Intent -- TMS #s 620008009 & 630001007
Attachments: 2016 Pendleton Zoning Letters.pdf

Dear David,

CPG Development, LLC is under contract to purchase two parcels located in the Town of Pendleton bearing TMS Nos. 620008009 and 630001007 from McCabe Properties, LLC. As you know, these parcels are zoned Planned Development – Mixed Use (PDMU).

Attached for reference are two letters provided to us by the Seller, dated June 3, 2016 and December 28, 2016, from former Town Planner Tony Cirelli to developer Frank Habit. These letters indicate that the original PDMU development plans were approved by Town Council in 2008, and that once a PDMU is granted its development rights, those rights “run with the property for its life.” The correspondence further confirms that the property remains entitled for residential development at a density of ten (10) units per acre, and that the approved Assisted Living facility may have a site plan submitted for review and approval with no further actions so long as the developers are accepting of the standing requirements.

We intend to develop the property in accordance with these previously approved entitlements. To that end, would you please provide a copy of the approved Statement of Intent and all development plans associated with the 2008 PDMU approval referenced in the attached letters? If there have been any subsequently approved or amended plans related to the property, we would appreciate receiving copies of those as well.

Our purpose in seeking this information is to confirm that our proposed development remains consistent with the entitlements previously granted and reflected in the Town’s records.

Please let me know if you would like to discuss or if any additional information from our end would be helpful. I can be reached at (843) 593-7950 at any time.

Thank you for your assistance,

Mark Mathewson, VP Development
Center Park Group | CPG Development, LLC
(843) 593-7950



PENDLETON

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Mr. Frank Habit
Member
Waterway Place Associates, LLC
c/o Habit Properties, LLC
33 Office park Road #138
Hilton Head Island, S.C. 29928

6/3/2016

Dear Mr. Habit,

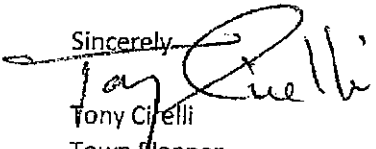
I am writing you to confirm the zoning for The Villages At Town Creek which is (PDMU) "Planned Development Mixed Use" located inside the Town limits of Pendleton, S.C.. The existing development plans were approved by the Town Council in 2008. Recently the Supreme Court of South Carolina has ruled that once a PDMU is granted its development rights, the rights run, for the life of the property. As such, any person or developer may come into the Town of Pendleton and purchase the Villages at Town Creek and receive the same consideration of approvals as was approved by Town Council during the last development review.

This property in particular still has the approvals for single family, multi-family and assisted Living at a density of 10 units per acre. In future development of this property the developer would have the rights to carry forward with what was proposed in June of 2008 or ask for amendments to the PUD. Specifically the assisted living facility still has all the Town's approval and may have a site plan submitted for review and approval with no further actions so long as the developers are accepting of the standing requirements.

Also; in the future if you decide to alter the existing plan as approved, you may make a revision to the town planning commission to revise your PD document.

If I can further assist you with anything please contact me at (864) 646-9409. Thank You.

Sincerely,


Tony Cirelli
Town Planner

Town of Pendleton

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Frank H. Crenshaw
Mayor

Steven Miller
Administrator



Mr. Frank Habit
12/28/2016
Member
Waterway Place Associates, LLC
c/o Habit Properties, LLC
33 Office park Road #138
Hilton Head Island, S.C. 29928

Dear Mr. Habit,

I am writing you to re-confirm the zoning for The Villages At Town Creek which is (PDMU) "Planned Development Mixed Use" located inside the Town limits of Pendleton, S.C..

The existing development plans were approved by the Town Council in 2008. Recently the Supreme Court of South Carolina has ruled that once a PDMU is granted its development rights, the rights run, for the life of the property. As such, any person or developer may come into the Town of Pendleton and purchase the Villages at Town Creek and receive the same consideration of approvals as was approved by Town Council during the last development review. Per our last meeting in June you have a density to which approximately 868 units remaining to be developed.

This property in particular still has the approvals for single family, multi-family and assisted Living at a density of 10 units per acre. In future development of this property the developer would have the rights to carry forward with what was proposed in June of 2008 or ask for amendments to the PUD. Specifically the assisted living facility still has all the Town's approval and may have a site plan submitted for review and approval with no further actions so long as the developers are accepting of the standing requirements. Also; in the future if you decide to alter the existing plan as approved, you may make a revision to the town planning commission to revise your PD document.

If I can further assist you with anything please contact me at (864) 646-9409. Thank You.

COUNCIL

Bruce Kalley
Ward 1

Sandra Gantt
Ward 2

M. Denise Jackson
Ward 3

A. Scott Ward
Ward 4

Municipal Complex
310 Greenville Street
Pendleton, SC 29670

Phone: 864-646-9409

Fax: 864-646-5425

Sincerely,

Tony Cirelli

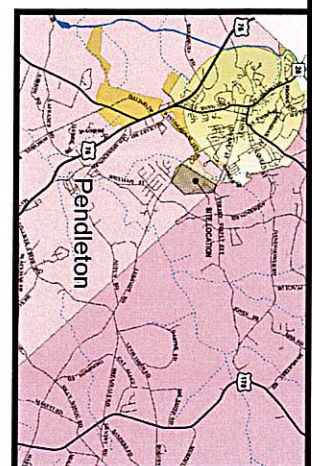
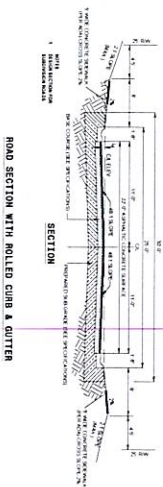
Town Planner

info@townofpendleton.org
www.townofpendleton.org

ATTACHMENT: C

LOT SIZE LEGEND

45' WIDE - 113 LOTS
55' WIDE - 60 LOTS
TOTAL - 253 LOTS



NOTES

1. SITE AREA: 4.3 ACRES
2. TOTAL LOTS: 253
3. TOTAL AREA: 113,000 SQ. FT.
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EX-1

CHERRY ST. EXTENSION - SUBDIVISION
PENDLETON, SOUTH CAROLINA
FOR

LAND PLAN

HUSSEY GAY BELL
Established 1958
1010 GERVAS STREET, FLOOR 3, COLUMBIA, SC 29201 / 803.799.0444

REVISIONS:

NO.	DATE	DESCRIPTION
1	08/20/2024	ISSUED FOR PERMIT

SCALE: 1" = 100'

1 OF 1

Anderson County



TMS:	620008009
Owner:	MCCABE PROPERTIES LLC
Owner Address:	357 WHEELER RD
City/State:	ANDREWS SC
Deed Book:	16025
Tax District:	44
Sale Year:	2022
	Deed Page: 192
	Description: CHERRY ST EXT 38.62 AC
	Sale Price: \$1
	Zip Code: 29510
	Current Plat: CP S 2534.1
	Market Value: \$351,060



1 in = 983 ft

ECN: 1436484

Anderson Only GIS

PUBLIC NOTICE

The Town of Pendleton Planning Commission will hold a public hearing in the Council Chambers of Town Hall on Thursday, December 11, 2025, at 6:00 pm to receive public input concerning a proposed development plan for property located behind the Village at Town Creek Apartments, having TMS# 63-00-01-007 and 62-00-08-009. This meeting is open to the public, and the public is welcome to speak.

Please run this ad on Tuesday November 11, 2025

Bill ad to:

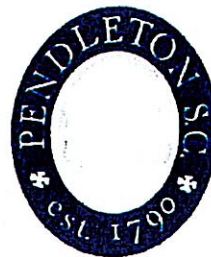
Ms. Amyee Crawford
Town of Pendleton
310 Greenville Street
Pendleton, S.C 29670



A photograph of a forest floor covered in fallen brown and red leaves. In the background, several tall, thin trees with sparse autumn-colored foliage stand against a clear blue sky. A yellow rectangular sign is placed in the middle ground, slightly to the right of the center. The sign has black text that reads: "PUBLIC HEARING", "FOR INFORMATION", "CONTACT", and "646-9409".

PUBLIC HEARING
FOR INFORMATION
CONTACT
646-9409

Town of Pendleton



Carol E. Burdette
Mayor

1st Reading Jan 3, 2005

Teri Perry
Administrator

2nd Reading Jan 11, 2005

Ordinance No 05-01

An Ordinance to Annex Property known as Pendleton Station located on Lebanon Road in to the Town Limits of the Town of Pendleton and to Zone this Property Planned Development Mixed Use

~~Be It~~ Ordained, by the Pendleton Town Council that the property known as ~~Pendleton~~ Station located on Lebanon Road be annexed into the Town Limits of the Town of Pendleton and will be zoned Planned Development Mixed use.

Enacted and Ordained into an Ordinance at Second and Final Reading the 11th day of January, 2005

Mayor Carol E. Burdette

Council:

Ward 1 James L. Allen

Ward 2 Sandra G. Gantt

Ward 3 LeRoy Galloway

Ward 4 Frank H. Crenshaw

* Pendleton
Station 13
New Lebanon
as Village
development
area

COUNCIL:

James L. Allen
Ward 1

Sandra G. Gantt
Ward 2

LeRoy Galloway
Ward 3

Frank H. Crenshaw
Ward 4

Municipal Complex
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Pendleton, SC 29670

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November 16, 2004

City of Pendleton
Mayor Carol Burdette
310 Greenville St.
Pendleton, SC 29670

Dear Mayor Burdette:

After discussions with you and the City's Administrator, Terri Perri we are formally requesting the One Hundred Forty and forty one hundredths (140.41) acres known as Pendleton Station to be annexed to the City of Pendleton under the City's Zoning Ordinance, **SECTION 1214 -- PD-MU, PLANNED DEVELOPMENT MIXED USE DISTRICT**. We have submitted detailed plans for Phase I, and we anticipate the future phases of the development to have similar densities, architectural appearance and layout.

The parcels of property Pendleton Station, LLC is requesting to be annexed are identified as the following:

1.81 acre parcel	TMS# 004-00-02-005
31.31 acre parcel	TMS# 063-00-01-006
31.31 acre parcel	TMS# 063-00-01-007
3.07 acre parcel	TMS# 063-00-01-008
72.91 acre parcel	TMS# 063-00-01-001

Along with this letter we are enclosing the plated properties with TMS #'s and a letter from Mr. Jerry Meehan, requesting Annexation. We look forward to a December reading and working with you. Please contact me with any questions.

Respectfully,

Thomas M. Daniel
Manager
Pendleton Station, LLC

Enclosures: 2

ENCLOSURE I

1.81 acre parcel TMS# 004-00-02-005

31.31 acre parcel TMS# 063-00-01-006

31.31 acre parcel TMS# 063-00-01-007

3.07 acre parcel TMS# 063-00-01-008

72.91 acre parcel TMS# 063-00-01-001

