



PENDLETON

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History, Hospitality & Happenings!

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

AGENDA:

- 1. Call to Order:**
- 2. Approval of prior meeting minutes:** From the meetings 07/10/2025 and 08/14/2025.
- 3. Public Comments.**
- 4. New Business / Action Item:**
 - a.** The consideration of approving a resolution making a recommendation to Pendleton Town Council to accept the request from The Center Park Group / CPG Development LLC and make a Major Change to the current Planned Unit Development Zoning (PUD) on property located off Cherry Street Extension having TMS#s 62-00-08-009 and 63-00-01-007
- 5. Updates:**
- 6. Adjournment:**



PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

Town of Pendleton
Planning Commission
Regular Meeting
July 10, 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:

Chairman Mr. Perkins asked if there were any comments or questions on the minutes from the June 12, 2025, meeting. With no questions or corrections, Mr. McCuen made a motion to approve as submitted. Ms. Gimmill seconded the motion with all members voting in favor of at 6:00 pm.

3. Public Comments.

Chairman Mr. Perkins opened the public comments portion of the meeting at 6:01 pm.

Ms. Sarah Stokowski from 18 Karkinnen Court spoke and expressed her concerns for the new development and asked the commission not to approve the request from the developer.

Ms. Linda Symborski from 1200 Cherry Street Extension spoke about the development and pointed out several issues that she felt were wrong with the plan.

Mr. Skip Still from 1016 Challedon Way spoke against supporting the development being considered tonight. Mr. Still mentioned that this development would affect their neighborhood because of the increased traffic it would bring.

4. Public Hearings:

- a. Hold a public hearing to gather information before making a recommendation to Pendleton Town Council to amend the current Zoning Ordinance and change the process for requesting a Major Change to a Planned Unit Development (PUD).

Chairman Mr. Perkins opened the Public Hearing portion of the meeting at 6:10 pm, where Town Staff read their report to the commission.

Ms. Linda Symborski from 1200 Cherry Street Extension spoke and asked the commission to avoid complicating this process with demands from a developer.

Ms. Nancy Von Meyer from 404 Westminster Dr. spoke and suggested that the commission put an expiration date on a PUD if no work has been started. Ms. Von Meyer also mentioned that the new UDO should be where we address issues like this.

Mr. Alex Symborski from 1200 Cherry Street Extension spoke and asked the commission to mandate a signed request from the property owner when a request is made to rezone property to a PUD. He also asked that they require the property to be presented on an official map when a request is made.

With no further public comments, Chairman Mr. Perkins closed the public hearing at 6:16 pm.

- b. Hold a public hearing to receive public input on a request from the Center Park Group / CPG Development, LLC, to make a Major Change to a Planned Unit Development on property located off Cherry Street Extension having TMS #s 62-00-08-009 and 63-00-01-007.

Chairman Mr. Perkins opened this portion of the Public Hearing at 6:17 pm.

Ms. Lynda Symborski spoke in opposition to this development and their request to be granted a major change. She supplied information to town staff and asked that it be handed out to the commission members. She mentioned that there was missing documentation on this Planned Residential Development and discrepancies with the original annexation of this property. Ms Symborski asked the commission to deny this request from the developer.

With no further public comments, Chairman Mr. Perkins closed the public hearing at 6:20 pm.

5. New Business / Action Item:

- a. The consideration of approving a resolution making a recommendation to Pendleton Town Council to amend Article 3 Planned Development District Section 3-6 subsection 3H1 Major Change of the current Zoning Ordinance and officially change the process for requesting a Major Change to a Planned Unit Development (PUD).

Chairman Mr. Perkins opened the action item for discussion at 6:21 pm.

Ms. Gemmill asked about comments made during the public comment portion of the meeting. She asked who would address those issues and suggestions, and when would be the appropriate time to address those suggestions. Staff explained that those questions and topics brought up during the public comment portion would be addressed in a later meeting. Staff explained that the commission was charged with only considering the change in process at this time.

With no further comments, Mr. Holland made a motion to approve the request to change the process for a request to a Major Change. Ms. Jones seconded the motion, and the Chairman, Mr. Perkins, asked all members to vote by a roll call. The members voted as follows: Mr. Holland, yes, Ms. Jones, yes, Ms. Gemmill, yes, Chairman, yes. Ms. Dawson, yes, Mr. Morningstar, yes, and Mr. McCuen abstained. The motion passed with a majority vote.

- b. The consideration of approving a resolution making a recommendation to Pendleton Town Council to accept the request from The Center Park Group / CPG Development LLC and make a Major Change to the current Planned Unit Development Zoning (PUD) on property located off Cherry Street Extension, having TMS#s 62-00-08-009 and 63-00-01-007

Staff read their report on this action item and informed the commission that the applicants were present for any questions the commission might have for them. Staff explained the request was to remove the current approved senior living facility and replace it with a more conventional, flexible-use commercial area.

Mr. Mark Mathewson from the Center Park Group spoke and explained their idea and plans for the newly proposed flexible commercial area instead of the senior living facility, requiring this major change.

Mr. Holland asked if they had a timeline for developing this commercial area. Mr. Mathewson stated that they would probably build the first 100 home units and then look to build the commercial area.

Ms. Dawson asked what drew this developer to come to this area. Mr. Mathewson stated that this was a great place to live and they wanted to grow their business in this area. He also stated that there was a clear direction that people wanted to live here, and they were in the business of supplying that demand.

Ms. Gemmill asked where the senior living facility was going to be located in the old requirements of the PUD. Staff explained that no exact area was called out for the facility on the old plans; it just required it. Ms. Gemmill also asked if it was accurate that the town has lost documents from this PUD. Staff explained that was correct.

Ms. Gemmill also asked about a citizen's comments during the public hearing portion, questioning the dates of the ordinances on the annexation of this property. Staff explained that Ms. Symborski had questioned that original documentation, but the items for discussion tonight only dealt with the request from the developer.

Ms. Jones stated that it was unfortunate that there was no interest from anyone in doing a senior living facility on this property.

Ms. Gemmill asked about the zoning on this property, and staff explained that the zoning followed the property through different owners, and this developer was not seeking a rezoning.

Mr. Morningstar asked Mr. Mathewson what they would do if Town Council denied their request. Mr. Mathewson explained that they would build the current approved number of housing units on the property under the current zoning, and they would call out open space for a future senior living facility that they would try to find someone to build. Mr. Morningstar asked staff what the approved number of units allowed on this property was. Staff explained that there were some questions on density and that the only paperwork we had located was the zoning that made it a PUD, required a senior living facility, and allowed 10 units per acre.

Mr. McCuen asked if this property could be rezoned from the current PUD, since it was such a long time ago, he felt that what needs to be done is to rezone the property, and asked what our options are. Staff explained that when Mr. Mathewson first came to our office, we explained that they had three options for developing this land. They could build what was already approved by right, ask for a rezoning of the property, or ask for a major change to eliminate the senior living facility. At that time, the developer didn't want to rezone the property, so they are asking for a major change to the senior living requirements. Staff explained that it is challenging to rezone property against the will of the owner. Although it can be done in some instances, it almost always constitutes a regulatory taking of the highest and best use of the property.

Chairman Mr. Perkins asked if they had the option to hold a work session on this item before making any recommendation on it. He also asked Mr. Mathewson if he would be ok with this. Mr. Mathewson said that he understood the commission's desire to hold a work session and would not have an issue with that. He did say that he would rather have a ruling tonight, but understood where they were coming from.

Ms. Gemmill asked if the town's attorney had reviewed this issue. Staff explained that it had been. Staff also explained that if the commission had legal questions or issues they would like addressed, they could have an executive session with the town's attorney to get the answers and advice they wanted.

Ms. Gemmill made a motion to postpone this item until they could seek legal advice from the attorney on the legal status of this property. Mr. McCuen seconded the motion. Chairman Mr. Perkins asked for a roll call of each member on this motion. Mr. Holland, No, Ms. Jones, Abstained, Ms. Gemmill, vote to

postpone, Chairman, vote to postpone, Ms. Dawson, postpone, Mr. Morningstar, yes, Mr. McCuen, Abstained. Motion to postpone passed.

6. Updates:

No updates were given

7. Adjournment:

With no further business, Mr. McCuen motioned to adjourn, which Ms. Dawson seconded. All members voted in favor of.

Chairman: _____ Date: _____



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Town of Pendleton
Planning Commission
Regular Meeting
August 14, 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: Postponed until next meeting

3. Public Comments.

Chairman Mr. Perkins opened the public comments portion at 6:00 pm.

Ms. Lyda Symborski from 1200 Cherry Street Extension spoke and wanted to supply the Commission with items to consider during their executive session. She also stated that she was speaking for the Village at Town Creek Apartments owners because they could not be there tonight. She described how the surrounding neighborhood was a very rural area and was made up of senior citizens and retirees. She talked about the traffic issues this development would bring to the area. She stated that the neighbors would rather support a senior living facility on this property.

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 portion of the meeting at 6:05 pm. Town staff read his report and explained the town's goal to redevelop this area of town. He explained that the Commission was being asked to consider the draft design ordinance presented to them tonight and explained how this Ordinance will set the standards for development in this area.

Mr. Holland asked if they could change the side setback on allowable lots in the design guidelines, and if it could be changed to 10 feet. Staff explained that we could address that question when we get to the action item of the meeting.

Mr. Alex Symborski asked if the TIF was 200+ acres with 160 parcels, and he would like to know how many of those parcels are fractional parcels. He also stated that he would like a better description of the property in this area.

With no further comments, Chairman Mr. Perkins closed the public hearing on this item at 6:08 pm.

5. Executive Session:

- a. Entering executive session, pursuant to SC Code of Laws Section 30-4-70(a)(2), to receive legal advice regarding Planned Development Districts, modifications thereof, and related issues.

Chairman Mr. Perkins asked for a motion to enter into executive session to receive legal advice regarding Planned Development Districts, modifications thereof, and related issues.

Mr. Holland made a motion to enter into executive session, which Ms. Jones seconded. All members voted in favor of at 6:09 pm.

Chairman Mr. Perkins exited the executive session and stated that no votes or actions were taken during the executive session at 7:50 pm.

6. 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 for the consideration of 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).

Ms. Rebecca Vance from Vance LLC presented the draft Ordinance to the Commission and briefly explained each area of the guidelines.

Mr. Holland asked Ms. Vance about the side setbacks on the smaller cottage home lot sizes and stated that he felt they should be larger. He stated that, in his opinion, a minimum of 10 feet side setbacks between homes should be established. Ms. Vance explained that this size setback is the standard when dealing with smaller cottage-style homes and is regulated by the fire code.

Mr. McCuen thanked Ms. Vance for removing the vinyl siding options in this Ordinance and said that not having vinyl siding usually lends to a better product.

Ms. Jones asked about the color palette and the terracotta red color. She wanted to know what shade of red this would be and if we could eliminate it.

Mr. McCuen asked if the stacked flats were three stories tall, if there would be any elevators in these buildings, or if there would be ADA requirements on the base floor levels. Ms. Vance stated that there were no elevators in these buildings and that they would be regulated by the ADA requirements for stacked flats.

The commissioners thanked Ms. Vance for her work on this document and looked forward to seeing the project completed.

Mr. Mark Hart with United Builders was in the audience, but no questions were asked of him.

Chairman Mr. Perkins explained that the Commission had two options for moving this Ordinance forward. Chairman Mr. Perkins asked staff what options they had to receive public comments on this item. Staff explained that they could make the recommendation to Town Council as submitted or postpone any action until after a public feedback session was held.

Ms. Jones motioned to postpone any decision until a public charrette could be held for feedback on the Ordinance. Mr. Holland seconded the motion, with all members voting in favor of at 8:20 pm.

7. Consideration of Motions(s)/Vote(s) from executive session, if needed.

There were no motions or votes from the executive session.

8. Updates:

No new updates were given

9. Adjournment:

With no further business, Mr. McCuen made a motion to adjourn, which was seconded by Ms. Jones. All members voted in favor of.

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
Request for Approval of a Major Change to the Planned Unit
Development Mixed Use (PDMU) for property located off
Lebanon Road having TMS#s 63-00-01-007 and 62-00-08-009.**

Date of Report: August 25, 2025

Report By: David Poulson, Town Planner

Applicant: Mark Mathewson, Center Park Group

Request: Approval of a request for a Major Change to the current Planned Development Mixed Use (PDMU) to remove the Senior Living Facility Requirement.

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. 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 a Senior Living Facility along with 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 requesting the removal of the existing requirement for a senior living facility. In its place, he proposes the development of a flexible-use commercial area designed to accommodate future market demands.

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 PD 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.

Anderson County



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



1 in = 590 ft
 0 0.05 0.1 0.2 mi
 0 0.075 0.15 0.3 km

ESRI, Highland Mapping, and Anderson County GIS



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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.

H. Changes to PD Districts. Changes to an approved PD district may be permitted. The Zoning Administrator shall determine whether any proposed change is major or minor using the criteria below. The Zoning Administrator's determination shall be a part of the PD records.

1. **Major Changes.** Changes to an approved PD district that would significantly alter the basic concept and general characteristics of the district shall be approved by ~~Town Council~~ Pendleton Planning Commission (as recommended for amendment by Pendleton Town Council on June 3, 2025) in accordance with the amendment procedures established in **Article 7, Procedures and Administration** of this ordinance.

After approval of a major change by Town Council, approval of a final development plan showing such changes must be submitted to the Planning Commission for site plan review in accordance with **Section 7-3, Site Plan Review**. Examples of major changes may include, but are not limited to the following:

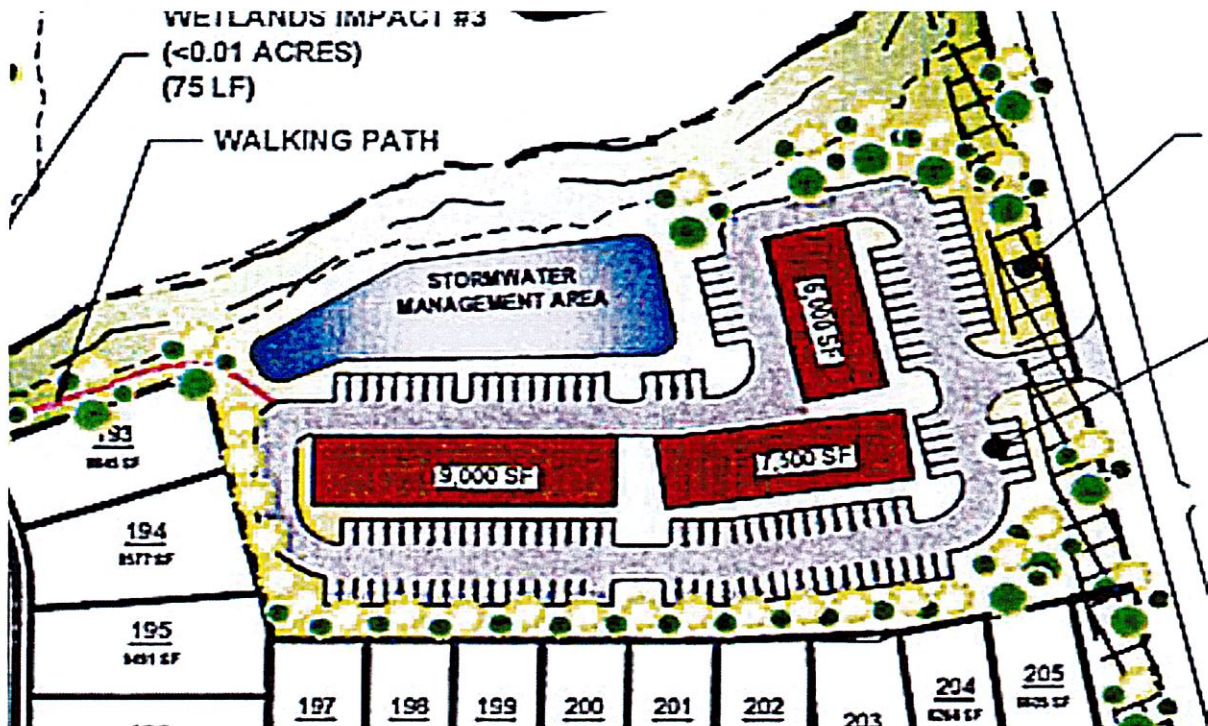
- (1) Boundary changes.
- (2) Decrease in open space.
- (3) Increase or decrease in number of ingress and egress points.
- (4) Changes to less restrictive land uses, e.g. residential to commercial.
- (5) Any change which the Zoning Administrator determines would significantly alter the basic concept and general characteristics of the PD district.



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Comprehensive Plan Considerations:

This parcel of land is classified in the Future Land Use Map as "Mixed-Uses."

The goals of the Land Use Section in the Comprehensive Plan are as follows:

1. The Town of Pendleton will guide land-use patterns to promote and enhance the scale and historical character of the community.
2. The Town of Pendleton will establish and implement effective and equitable land use planning tools and criteria to promote an orderly and compatible distribution of land uses.

Staff Recommendation:

Staff recommends **APPROVAL** of the request for a Major Change for this Planned Development Mixed Use development allowing for the removal of the Senior Living Facility requirement:

Pendleton Town Council

Mayor
Frank Crenshaw

Council Members
Lyn Merchant
Barbara Hamberg
Vince Gaulin
Jeff Van Drie

Municipal Complex
310 Greenville Street
Pendleton, SC 29670
864-646-9409
www.townofpendleton.org



Administrator
Steve Miller
Municipal Clerk
Amber Barnes

RESOLUTION

A RESOLUTION BY THE PENDLETON PLANNING COMMISSION MAKING A RECOMMENDATION TO PENDLETON TOWN COUNCIL TO GRANT A MAJOR CHANGE TO THE PLANNED UNIT DEVELOPMENT MIXED USE (PDMU) DISTRICT FOR PROPERTY LOCATED OFF LEBANON ROAD HAVING TMS#S 63-00-01-007 AND 62-00-08-009 TO THE CENTER PARK GROUP.

WHEREAS, the property located off Lebanon Road in the Town of Pendleton, consisting of approximately 79.77 acres, was annexed into Pendleton town limits on January 11, 2005, and zoned as Planned Unit Development Mixed Use (PDMU); and,

WHEREAS, the original Planned Unit Development (PDMU) included the development of single-family homes and a senior living facility, with the latter serving as the commercial component of the mixed-use district; and,

WHEREAS, in December 2024, the Center Park Group notified the Town of Pendleton that it had purchased the subject property and intended to request a "Major Change" to the previously approved PDMU plan; and,

WHEREAS, the proposed Major Change includes the removal of the requirement for a senior living facility and the introduction of a new commercial component in the form of a flexible-use commercial area; and,

WHEREAS, the new commercial area is proposed to be approximately four (4) acres in size, fronting Cherry Street, and is designed to allow for a range of commercial uses that may adapt to future market demand; and,

WHEREAS, in accordance with the Town of Pendleton Zoning Ordinance, as recently amended, a request for a Major Change to a Planned Development must be reviewed by the Planning Commission, with a formal recommendation made to the Pendleton Town Council; and,

WHEREAS, a Public Hearing was held to receive public input regarding this request for a major change at the Planning Commission's regular meeting on 07/10/2025.

WHEREAS, the Pendleton Planning Commission received legal advice from the Pendleton Town Attorney on this request during an executive session at their regular meeting on August 14, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Pendleton Planning Commission that the Commission acknowledges the original intent and structure of the Planned Unit Development as approved in 2005. The Commission has reviewed the proposed Major Change submitted by the Center Park Group, which seeks to replace the previously required senior living facility with a flexible-use commercial area. The Commission finds that the proposed change aligns with the Town's goals of encouraging commercial development that is responsive to future market demands. Based on this review, the Commission hereby recommends that the Pendleton Town Council approve the requested Major Change to the PDMU zoning for the property located off Lebanon Road, as submitted by the Center Park Group.

ATTACHMENT A: 2005 Annexation Ordinance

ATTACHMENT B: Supporting documents

Resolved in meeting duly assembled this ____ day of _____, 2025.

Chairperson: _____ Date: _____

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 Gantt

Ward 3 LeRoy Galloway

Ward 4 Frank H. Crenshaw

* Pendleton
Station is
now known
as Wilcox
at Town
Center

COUNCIL:

James L. Allen
Ward 1

Sandra G. Gantt
Ward 2

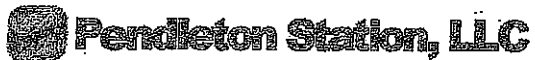
LeRoy Galloway
Ward 3

Frank H. Crenshaw
Ward 4

Principal Complex
100 Greenville St.
Pendleton, SC 29670

Phone: 803.436.4100

Fax: 803.436.5123



451 Jessen Lane
Suite C
Charleston, SC 29492

Phone: 1-843-881-7352
Fax: 1-843-971-1059
Email: Thomas@ecss.com

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 platted 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 1

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



The Retreat at Town Creek
+/-79.77 Acre Planned Development – Mixed Use
Pendleton, South Carolina

Statement of Intent Updated
June 26, 2025

Community Development

The development planned for this +/-79.77-acre tract located in the Town of Pendleton will utilize the **Planned Development – Mixed Use (PDMU)** zoning classification. The community will consist of detached single-family residential homes and a designated commercial area fronting Cherry Street Extension. Roads within the community will be constructed to public standards and, upon completion and inspection, dedicated to the Town of Pendleton. A 5-foot-wide minimum sidewalk will be provided on both sides of the public roads, installed incrementally as homes and driveways are built. Other infrastructure improvements will consist of rolled curb and gutter along roads, public water mains, public sewer mains, storm drainage, and common grounds (open space, walking trails, pocket parks, and a designated area for a potential amenity center) to be owned by a newly formed Homeowner's Association (HOA).

The existing topography, terrain, and proximity to Town Creek present a unique opportunity to create a community that embraces its natural features. The development will utilize these elements to establish inviting open spaces, passive recreation areas, and a network of walking trails that weave through the neighborhood. These trails will not only provide residents with opportunities for outdoor activity but will also enhance connectivity between different phases of the neighborhood, green spaces, and direct internal access to the future commercial area. The trails may include benches, small gathering nodes, or interpretive signage where appropriate, fostering a sense of community and encouraging outdoor engagement.

Landscaped entrance features such as masonry columns, signage, and enhanced plantings will be installed at both the northern access point along Cherry Street Extension and the southern connection to the existing Villages at Town Creek. These entry features will help define the community identity and provide a welcoming arrival experience for both residents and visitors.

To the maximum extent feasible, existing trees and vegetation along the property boundary will be preserved in order to maintain a natural buffer between the development and surrounding uses. The project will comply with all required landscape buffer standards, and supplemental plantings will be added where necessary to enhance visual screening and preserve the character of the area.

Stormwater management ponds will be located in areas that maximize both function and aesthetics, helping to reduce runoff, protect water quality, and contribute to the overall landscape design. These facilities will be designed in accordance with best management practices and may include walking paths or other features where appropriate.

A centrally located area has been reserved within the community for a potential amenity center or

flexible open space, depending on final program demand. This area may serve as a gathering place for residents and could include features such as a playground, shaded pavilion, or greenspace for informal recreation. The space will be owned and maintained by the Homeowners Association (HOA) and will be designed to serve the evolving needs of the community over time.

Phasing & Density

The project is expected to be developed in multiple phases, with phase lines to be determined as part of the civil engineering design process. These details will be depicted in a Preliminary Site Development Plan at a later stage. The developer's intent is to design, permit, and develop the site in accordance with the PDMU, with the following planned use types and densities:

Single Family (65' Wide Lots)	53 units
<u>Single Family (52' Wide Lots)</u>	<u>152 units</u>
Total	205 units

In addition to the residential component, approximately four (4) acres fronting Cherry Street Extension have been designated for commercial use. This area is envisioned as a flexible-use commercial development that will serve both residents of the new community and the broader Pendleton area. The commercial parcel is strategically positioned at the main entrance to the development, creating a natural transition between the public roadway and the neighborhood interior while promoting walkability and convenience.

The site is conceptually designed to support one or more buildings with a combined footprint of approximately 22,500 square feet of commercial floor area. The developer anticipates a mix of potential uses based on future market demand, which may include professional offices, health and wellness providers, neighborhood retail, local dining establishments, or service-oriented businesses that meet every day needs. The goal is to encourage a diverse mix of uses that contribute to the vitality of the area while remaining compatible with the surrounding residential context.

The commercial area will be designed with shared parking, landscaping, and pedestrian access in mind. Internal drives and sidewalks will promote walkability and integration with the adjacent residential development, and landscaping standards will be adhered to in accordance with the Town's requirements. Building materials and architectural design elements will be compatible with the broader neighborhood character, while allowing flexibility to respond to individual tenant requirements.

The developer expects to complete the horizontal development of the residential and commercial infrastructure within approximately two (2) years from commencement of grading. Buildout of vertical improvements, including homes and commercial structures, is expected to be phased over the following several years, with a total project completion timeline of approximately four to five (4–5) years. The precise timing of commercial construction will be based on market demand, interest from end users, and coordination with infrastructure delivery.

Homes & Materials

The homes within the community will be designed to appeal to a broad range of buyers and reflect the evolving needs of the local market. Home sizes are expected to vary, with anticipated square footage ranging from approximately 1,400 to 3,200 square feet. Most homes will feature attached garages, with layouts that accommodate both single-story and two-story living options, depending on market demand at the time of construction.

While final architectural plans and product offerings will be determined during the building phase, the homes are anticipated to include a variety of elevations and design styles to promote visual interest and avoid repetition within the streetscape. Flexibility in design will allow the developer to deliver housing that is appropriately scaled to the lot sizes and complements the community's overall character.

Exterior materials may include a combination of vinyl siding, shake siding, fiber cement board, brick, and/or stone. The specific use and application of materials may vary by home, with some homes utilizing a single cladding material and others incorporating blended façades to create architectural variety. Rooflines, porches, trim details, and entry features may also vary to provide a cohesive but diverse neighborhood aesthetic. All homes will comply with applicable zoning and building code requirements, and any applicable architectural guidelines established by the Town or the community HOA. Architectural renderings and sample elevations from past projects can be made available at a later stage in the development review process to provide general examples of the type and quality of product that may be delivered.

Landscape

The development will include a thoughtfully designed system of landscape buffers to ensure compatibility with adjacent uses and to enhance the overall appearance and livability of the community. In accordance with the standards established under the Planned Development – Mixed Use (PDMU) zoning classification, a 25-foot-wide landscape buffer will be provided along property lines shared with existing or future nonresidential uses. For areas where residential lots abut other residential properties or districts, a wider 40-foot buffer will be preserved or established to maintain privacy and reduce visual and auditory impacts.

In addition to perimeter buffers, internal landscape treatments will be incorporated throughout the community to soften the built environment, provide shade, and support pedestrian activity. A landscape buffer will be included adjacent to vehicle parking areas to screen parked cars and improve the appearance of interior roadways. Vehicular entry points into the community will include enhanced 8-foot landscape buffers, designed to provide an attractive entrance experience and to complement the entry monuments or columns located at Cherry Street Extension and the southern connection point.

Plant species, spacing, and installation methods will meet the requirements of the Town of Pendleton and the PDMU district, with consideration given to native plantings where feasible. While the specific landscape plan will be developed during civil engineering and site plan review, the intent is to ensure that the buffers function both aesthetically and ecologically, contributing to the overall

quality and long-term appeal of the neighborhood.

Community Identity

Quality neighborhoods are defined not only by the homes themselves but by the character and livability of the overall environment. This community is intended to create a walkable, interconnected community that blends with Pendleton's small-town fabric and natural beauty. The developer plans preserve key natural features where feasible and to incorporate meaningful open space, trails, and gathering areas that can be enjoyed by residents.

Sewer/Water

There is an existing sanitary sewer pump station located in the Southernmost corner of the property, which is owned and maintained by the Town of Pendleton. This pump station will serve this new development. Public water, which is owned and maintained by the Town of Pendleton, is available along Cherry Street Extension and Lebanon Road to serve the development. The new sewer and water mains built within the community will be built to public standards and turned over to the Town of Pendleton upon completion.

Setbacks

Proposed lot sizes and setbacks for this project are as follows:

- All single family lots will be a minimum of 52' x 120'.
- There will be two (2) proposed single family residential lot sizes
 - 52' x 120'
 - 65' x 130'
- 25' minimum front yard setback.
- 5' minimum side yard setback (each side).
- 15' minimum rear yard setback.

Other Public Improvements and Facility Impact

All public infrastructure associated with the development including roadways, sidewalks, water and sewer mains, and stormwater management systems will be designed and constructed in accordance with applicable Town of Pendleton engineering and design standards. Upon completion and final inspection, these improvements will be dedicated to the Town for ownership and ongoing maintenance, consistent with Town policy and procedures.

The internal street network has been designed to provide efficient vehicular circulation, emergency access, and connectivity across the site while minimizing unnecessary road extensions and environmental disruption. Sidewalks are planned on both sides of public streets to enhance pedestrian safety and walkability, supporting a well-integrated, livable neighborhood environment.

All common areas including open space tracts, walking trails, pocket parks, stormwater ponds, and neighborhood entrance features will be owned and maintained by a professionally managed Homeowners Association (HOA). This private maintenance responsibility ensures long-term upkeep

of community amenities while minimizing any financial or operational burden on the Town.

The overall community layout, including drainage patterns and utility routing, has been thoughtfully configured to avoid adverse impacts on existing infrastructure and to operate efficiently within the Town's utility systems. The stormwater management plan will be engineered to meet all applicable water quality, detention, and volume control standards required under local and state regulations.

All construction activities will comply with applicable local, state, and federal codes, including zoning ordinances, building regulations, and environmental permitting requirements. Coordination with Town staff and utility providers will occur throughout the development process to ensure a smooth and responsible integration into the broader municipal framework.

Commercial Development

The ±4-acre commercial site is designed as a flexible mixed-use node intended to complement the surrounding residential uses. While specific tenants or uses will be market-driven, we anticipate demand for neighborhood-oriented businesses such as coffee shops, wellness providers, or local services. The parcel is conceptually planned as one or more buildings totaling ±22,500 SF with shared parking, landscaping, and architectural detailing that respects the Town's aesthetic.



July 1, 2025

Pendleton Town Planning Commission
c/o David Poulson
310 Greenville Street
Pendleton, SC 29670

SENT VIA EMAIL TO davidp@townofpendleton.org

Re: The Retreat at Town Creek - Revision to Previously Approved PUD (Preliminary Site Plan Review)

Dear Pendleton Town Planning Commission Members:

This letter is to provide information on how the proposed **Retreat at Town Creek** aligns with the character of the Town and previously approved PUD.

The development will offer several mixed-use amenities, including walking trails, pocket park areas, HOA-managed spaces, and a mix of single-family residential housing. The internal streets will include sidewalks on both sides, enhancing pedestrian accessibility. Additionally, a designated commercial area will be incorporated along Cherry Street Extension, designed to accommodate a range of potential uses that will complement the surrounding community and respond to market demand.

The project will integrate with existing development and infrastructure to ensure a seamless transition. Primary access will be provided from Cherry Street Extension, with an additional connection to the existing Villages at Town Creek development off Lebanon Road. The proposed sewer lines will tie into the existing pump station near the intersection of Havenbrook Way and Lebanon Road. Similarly, water mains will connect to existing lines within the Villages at Town Creek development and along Cherry Street Extension where they exist.

Please accept this letter as our intent on how the project will be developed to meet Town standards and characteristics and we look forward to presenting our plan to the Planning Commission on July 10th.

Should you have any questions or require additional information, please feel free to contact me directly anytime at (843) 593-7950 or by email at mmathewson@centerparkgroup.com.

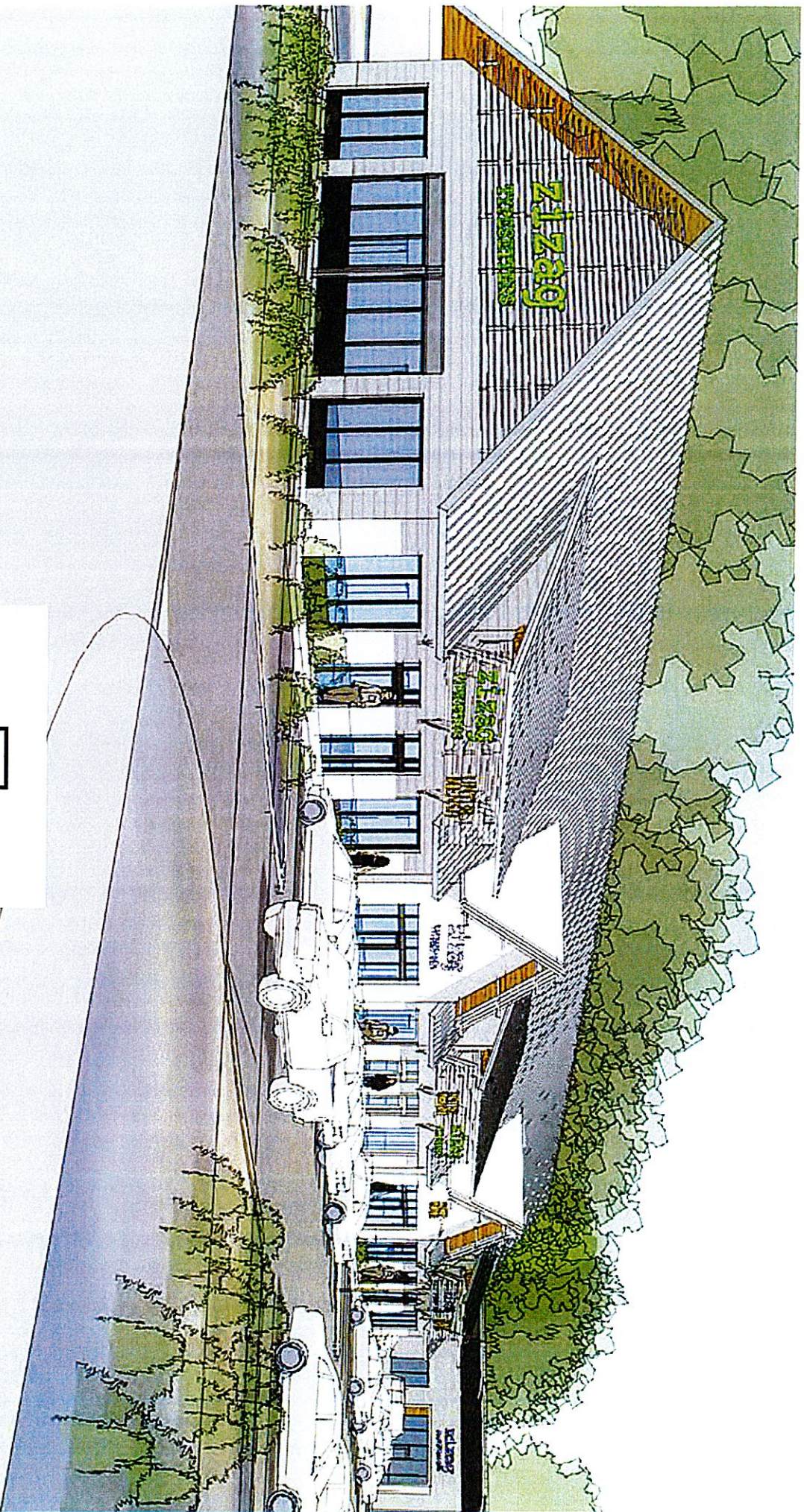
Sincerely,

Mark Mathewson
Center Park Group

302 Wingo Way Suite 401
Mt. Pleasant, SC 29464

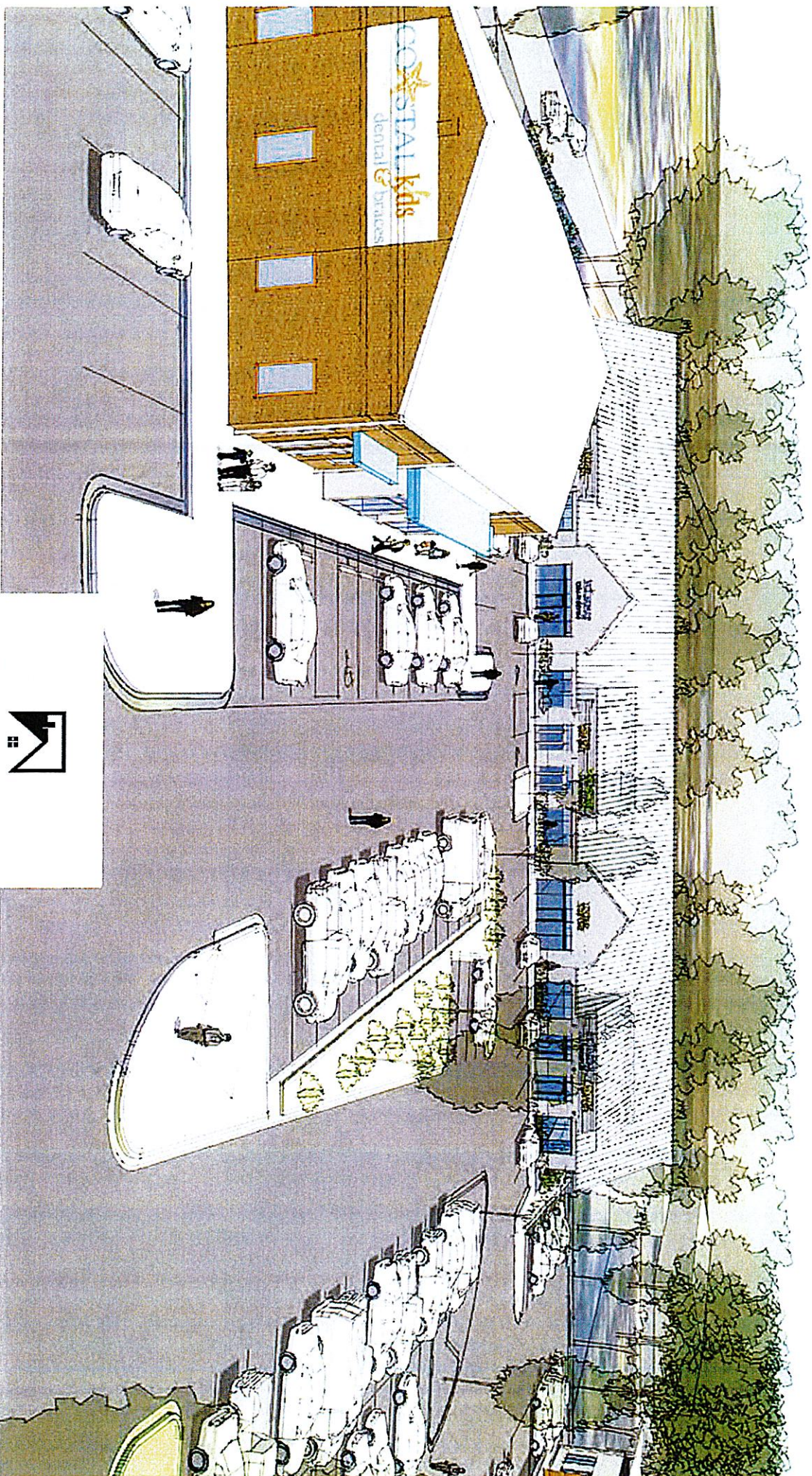
RETREAT AT TOWN CREEK

PENDLETON, SC



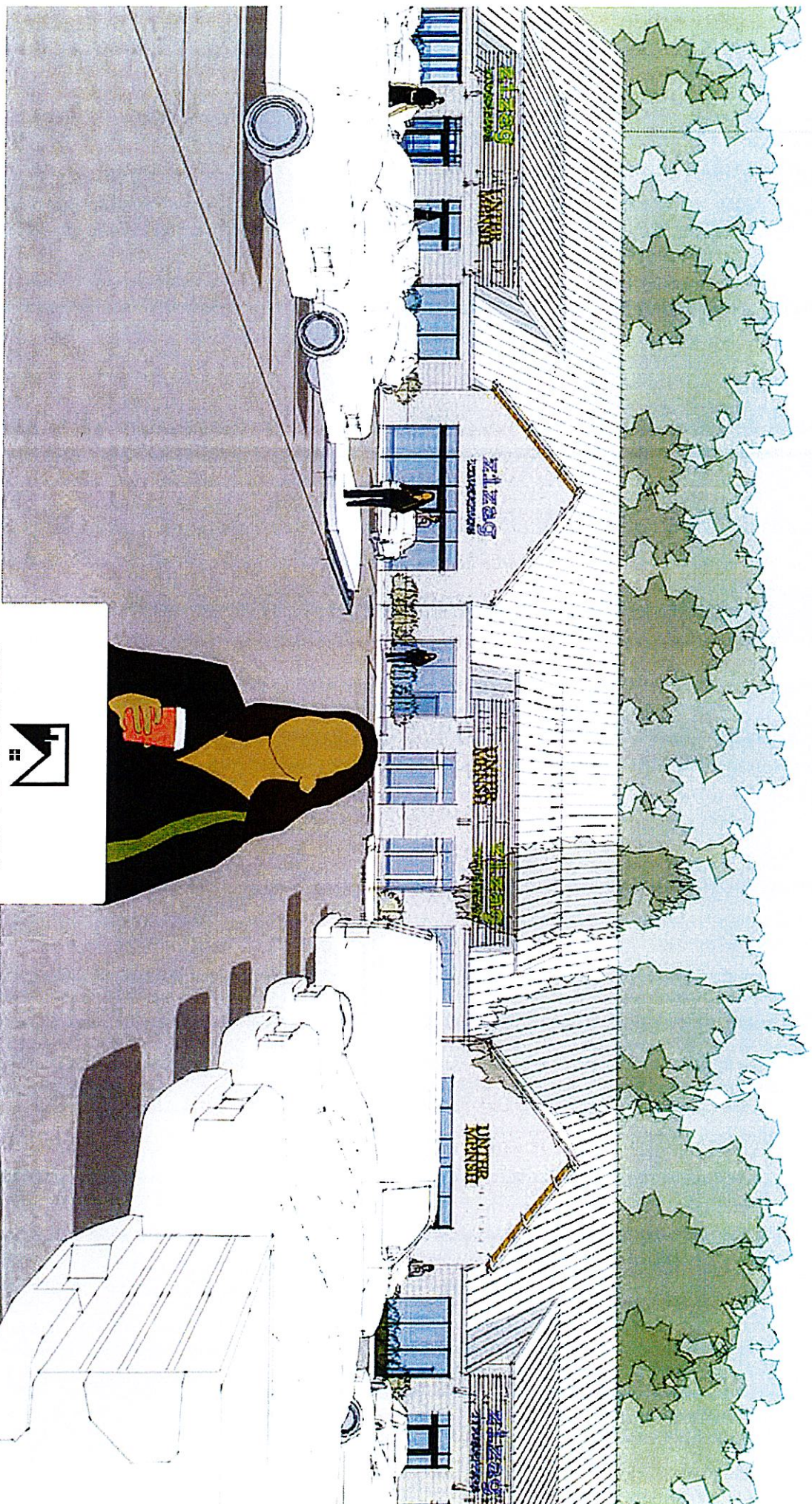
RETREAT AT TOWN CREEK

PENDLETON, SC



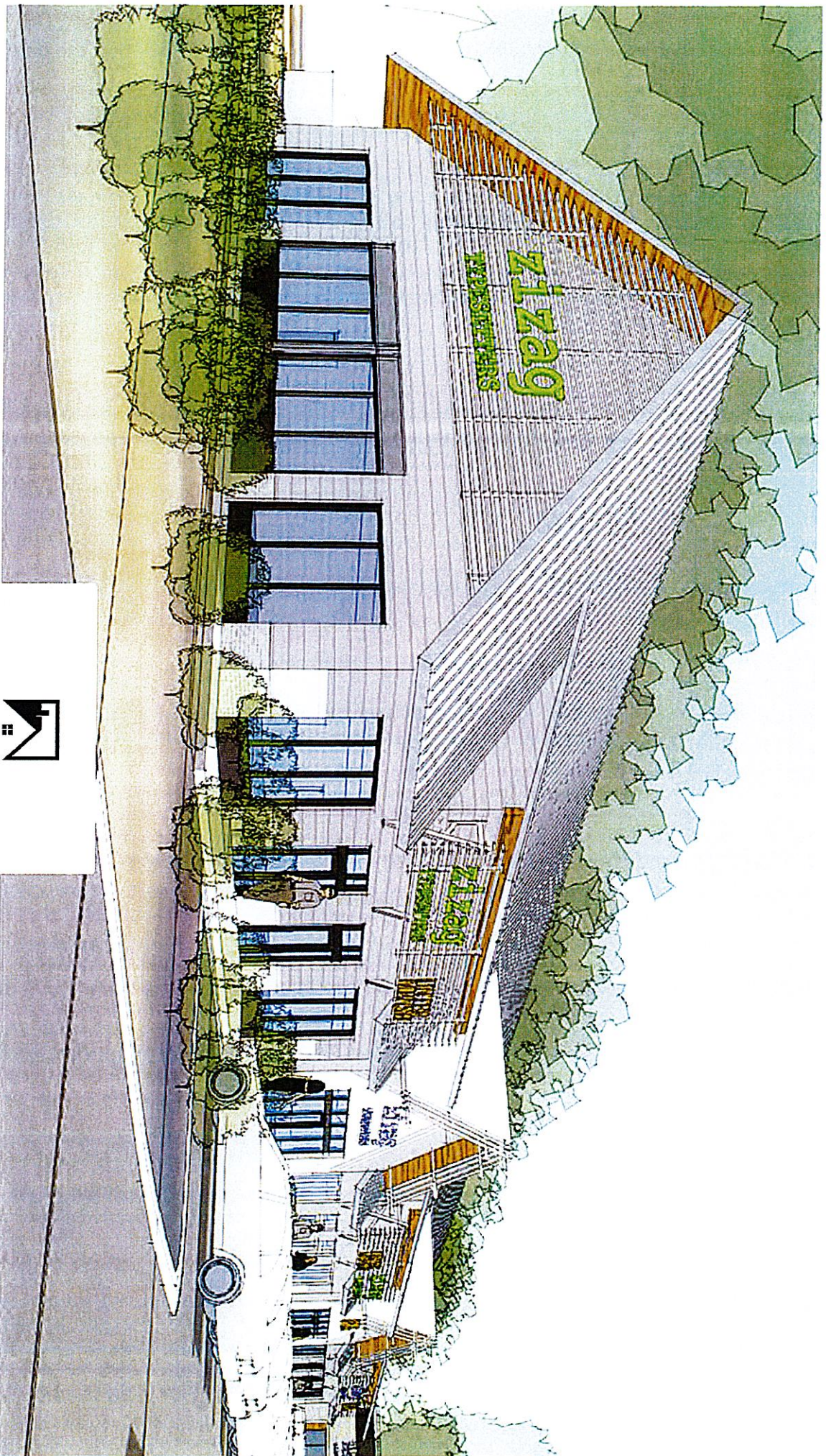
RETREAT AT TOWN CREEK

PENDLETON, SC



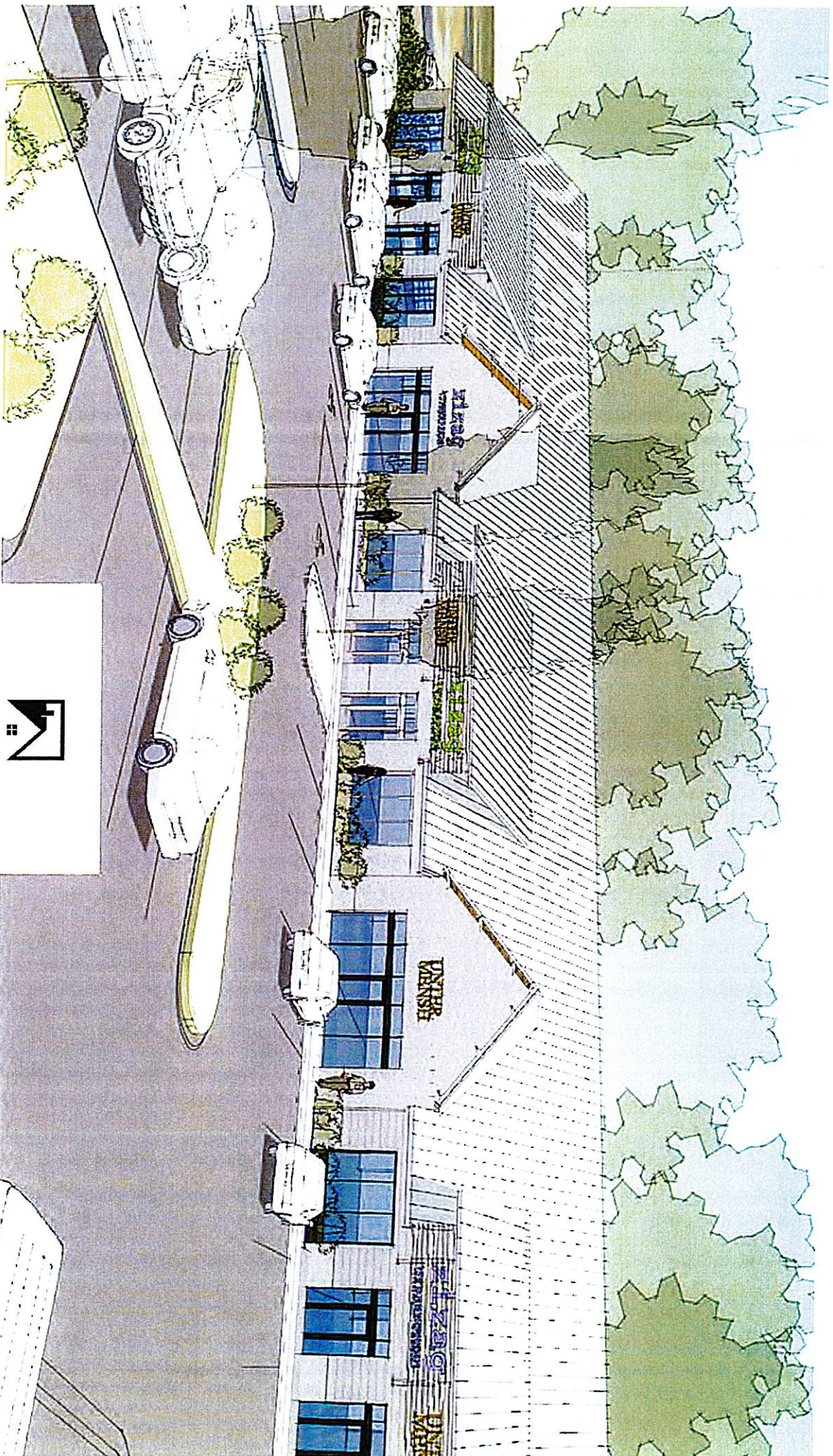
RETREAT AT TOWN CREEK

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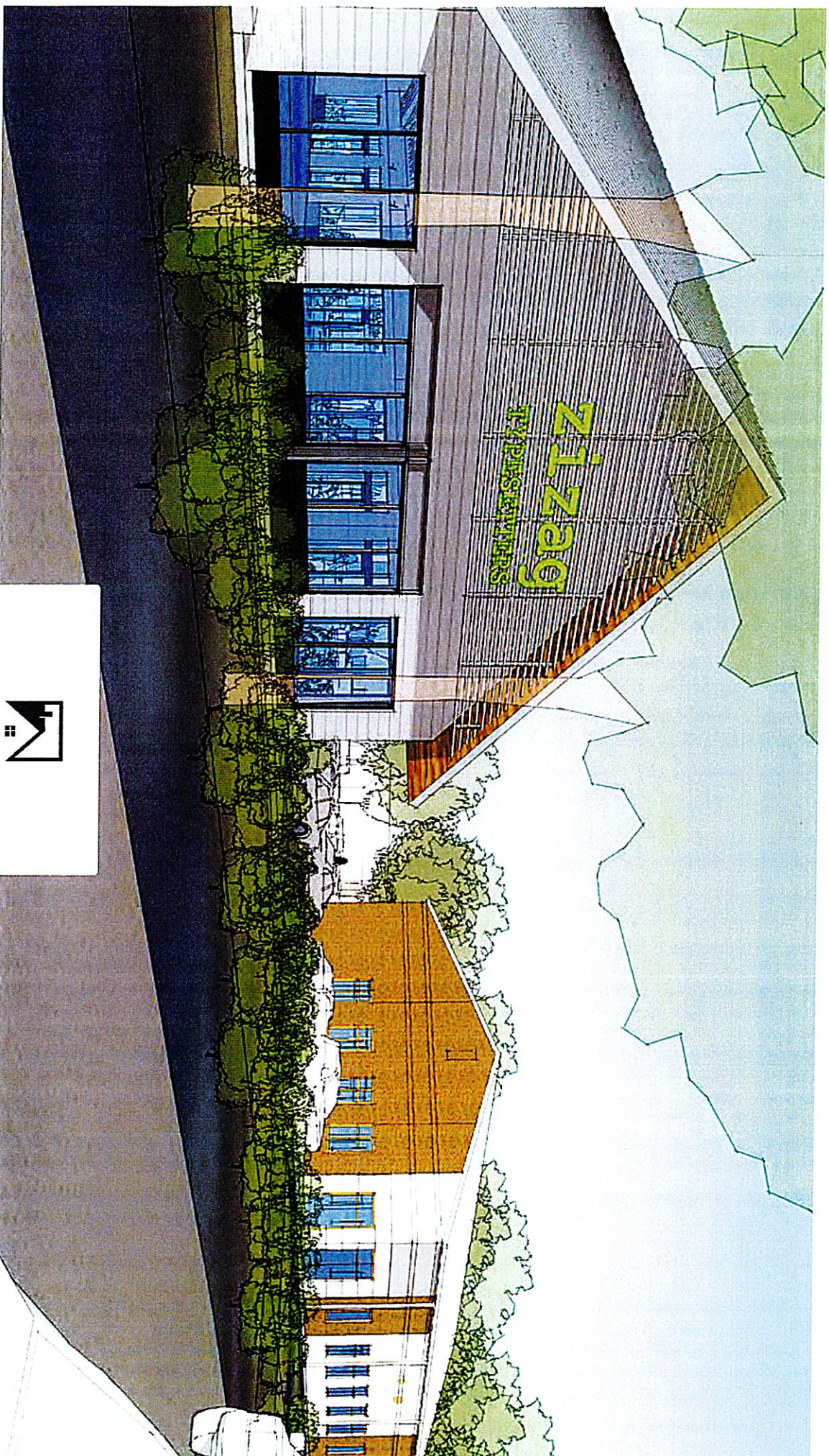
RETREAT AT TOWN CREEK

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CENTER PARK
GROUP

RETREAT AT TOWN CREEK

PENDLETON, SC

