

Pendleton Town Council

Mayor

Sarah Stokowski

Council Members

Lyn Merchant

Barbara Hamberg

Nancy von Meyer

Jeff Van Drie

**Council Chambers in the
Pendleton Town Hall**

www.townofpendleton.org

**OCTOBER 22, 2026, 3:00 PM
SPECIAL CALLED MEETING**

AGENDA:

1. **EXECUTIVE SESSION PURSUANT TO SC CODE OF LAWS SECTION 30-4-70(2) THE RECEIPT OF LEGAL ADVICE WHERE THE LEGAL ADVICE RELATES TO A PENDING, THREATENED, OR POTENTIAL CLAIM OR OTHER MATTERS COVERED BY THE ATTORNEY-CLIENT PRIVILEGE, SETTLEMENT OF LEGAL CLAIMS, OR THE POSITION OF THE PUBLIC AGENCY IN OTHER ADVERSARY SITUATIONS INVOLVING THE ASSERTION AGAINST THE AGENCY OF A CLAIM - CIVIL ACTION NO. 2026-CP-04-00160 AND CIVIL ACTION NO. 2026-CP-04-02737.**
2. **MOTION(S)/VOTE(S) FROM EXECUTIVE SESSION IF NEEDED**
3. **ACTION ITEMS**
 - 3.a CONSIDERATION OF SECOND AND FINAL READING OF AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PENDLETON, SOUTH CAROLINA, TO AMEND THE ZONING ORDINANCE OF THE TOWN OF PENDLETON, SOUTH CAROLINA, BY ADDING DEFINITIONS TO SECTION 2-2; ADDING PROVISIONS FOR RIPARIAN BUFFERS, TREE PROTECTION, AND LIGHTING REGULATIONS TO SECTION 6-2; AND ADDING SECTION 6-11, GENERAL DESIGN STANDARDS; AND OTHER MATTERS RELATED THERETO.
[Click here to view all documents.](#)
 - 3.b CONSIDERATION OF SECOND AND FINAL READING OF AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF PENDLETON, SOUTH CAROLINA, TO AMEND SECTION 7.11 OF THE TOWN OF PENDLETON LAND USE REGULATIONS RELATING TO SIDEWALK REQUIREMENTS, STANDARDS, AND IMPROVEMENTS.
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 - 3.c CONSIDERATION OF SECOND AND FINAL READING OF AN ORDINANCE AUTHORIZING AND APPROVING A DEVELOPMENT AGREEMENT BY AND AMONG THE TOWN OF PENDLETON, SOUTH CAROLINA, CPG DEVELOPMENT, LLC, AND MCCABE PROPERTIES, LLC, PURSUANT TO THE SOUTH CAROLINA LOCAL GOVERNMENT DEVELOPMENT AGREEMENT ACT, TITLE 6, CHAPTER 31 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, WITH RESPECT TO APPROXIMATELY 79.76 ACRES LOCATED BETWEEN CHERRY STREET EXTENSION AND LEBANON ROAD AND IDENTIFIED AS ANDERSON COUNTY TAX MAP NOS. 62-00-08-009 AND 63-00-01-007, KNOWN AS THE RETREAT AT TOWN CREEK; FINDING THAT THE PROPERTY CONTAINS TWENTY-FIVE ACRES OR MORE OF HIGHLAND AND THAT THE TERM OF THE DEVELOPMENT AGREEMENT COMPLIES WITH SECTION 6-31-40; FINDING THAT THE DEVELOPMENT AGREEMENT AND THE DEVELOPMENT AUTHORIZED THEREBY ARE CONSISTENT WITH THE TOWN'S COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS; ESTABLISHING REQUIREMENTS AND PROCEDURES



Municipal Clerk

Amber Barnes

FOR THE DEVELOPMENT AGREEMENT, INCLUDING REQUIRED INFORMATION AND PERIODIC REVIEW; AUTHORIZING THE MAYOR TO EXECUTE AND DELIVER THE DEVELOPMENT AGREEMENT; PROVIDING FOR RECORDATION; AUTHORIZING THE SETTLEMENT AND DISMISSAL OF CIVIL ACTION NO. 2026-CP-04-00160; AND OTHER MATTERS RELATED THERETO.

[Click here to review all documents.](#)

4. ADJOURNMENT