



PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

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

AGENDA:

- 1. Call to Order:**
- 2. Approval of prior meeting minutes:** From the meeting of September 11, 2025.
- 3. Public Comments.**
- 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).
- 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).
- 6. Updates:**
- 7. Adjournment:**



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

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

MINUTES:

1. Call to Order:

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

- 2. Approval of prior meeting minutes:** From the meetings of 07/10/2025 and 08/14/2025. Chairman Mr. Perkins asked if there were any questions or comments about the submitted minutes from the last meetings. With no questions, Mr. McCuen made a motion to approve the minutes as submitted. Ms. Gemmill seconded the motion, and all members voted in favor of at 6:01 pm.

3. Public Comments.

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

Mr. Skip Steal from 1016 Challedon Way spoke against the development and asked the commission to deny the request.

Mr. Richard Baldwin from 204 Hillendale Rd. Spoke against the development and expressed his concerns with it if approved.

Ms. Amy Crab from Cherry Street Extension spoke against the development.

Ms. Linda Symborski from 1200 Cherry Street Extension spoke and read a letter from Mr. Stuart Penan from the Villages at Pendleton, LLC, opposing the requested development.

Ms. Linda Symborski from 1200 Cherry Street Extension spoke and expressed her concern with this development and her opposition to it. She asked the board to deny the developer's request.

Mr. Alex Symborski from 1200 Cherry Street Extension spoke and opposed the development, asking the commission to deny the developer's request. He also spoke about ingress and egress to and from the property.

With no further comments from the public, the comment portion was closed at 6:20 pm.

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

Chairman Mr. Perkins opened the action item at 6:20 pm and asked staff to deliver their report. Mr. Poulson read his report to the commission and informed them that the applicant was present for any questions.

The applicant, Mr. Mark Mathewson, addressed the commission and explained their request to change the commercial portion of this Planned Unit Development from the senior living facility to a more flexible commercial development.

Mr. McCuen inquired about the issues with ingress and egress on this property and asked about their plans for addressing these concerns. Mr. McCuen explained that he was concerned about the width of the current road on the apartment property and the proposed traffic that would be using it. Mr. Mathewson stated that this road was an approved easement on the property and that it was a shared road that was carved out years ago. He also said that they would be glad to explore other options for incorporating a different driveway elsewhere on the property, if available, and made a condition of approval.

Ms. Dawson asked Mr. Mathewson what he thought the problem would be with building the senior living facility on this property. He stated that his company did not engage in that type of development, and he has no direct experience with it. Ms. Dawson asked him if there was a way to include a senior living facility in their current design and utilize it as an independent living facility. Mr. Mathewson stated that he was unsure whether that would meet the current requirements of a senior living facility, and he did not know what the demand would be for that.

Ms. Gemmill asked Mr. Mathewson if they were the legal owners of the property. He responded that they were not the current owners. She also asked Mr. Mathewson if they had conducted a market study for this area and what it identified as possible businesses. Mr. Mathewson stated that the Beach Commercial Company conducted a market study for this property and identified businesses such as restaurants, retail, office, and health services would work well here.

Chairman Mr. Perkins asked Mr. Mathewson if he had any experience with DOT studies on private roads. Mr. Mathewson stated that the road on the apartment's property was private, and he didn't think the DOT would request any improvements on that road. Chairman Mr. Perkins informed Mr. Mathewson that he felt he had not adequately addressed all the issues and problems identified by the commission.

With no further questions or discussions from the commission, Chairman Mr. Perkins made a motion to deny the developer's request for the Major Change and leave the senior living facility requirement in place. Ms. Dawson seconded the motion, and Chairman Perkins called the roll of commissioners for a vote. Mr. Holland voted against the motion. Ms. Jones, Ms. Gemmill, Chairman Mr. Perkins, Ms. Dawson, and Mr. Morningstar all voted yes. Mr. McCuen abstained. Motion passed six (6) to one (1) at 6:57 pm.

5. Updates:

No updates given

6. Adjournment:

With no further business, Mr. Morningstar made a motion to adjourn, which Ms. Gemmill seconded. All members voted in favor of at 6:59 pm.

Chairman: _____ Date: _____

Villages at Pendleton, LLC

1451 Rockville Pike, Suite 400, Rockville, MD 20852

301-838-0803 - Fax 301-838-0763

September 11, 2025

Town of Pendleton
310 Greenville St
Pendleton, SC 29670

Re: The Villages at Town Creek PUD and TM# 630001007 and 620008009

Dear the Town of Pendleton Planning Commission, Town Council, and Town Planner,

Just a couple of days ago I received a copy of your agenda referencing a Major Change to the adjacent property that is connected to our townhome community known as Villages at Town Creek.

When we purchased the townhomes in 2022, we were presented with documentation stating that only 78 single-family cottage design and style homes would be built behind our property. This next phase would also include green space and amenities, and that it would solely be a "for-sale single-family home" development.

Part of the plat indicates the commercial portion of the PD-MU was designated to front Lebanon Rd. We reserve the right to retain that option.

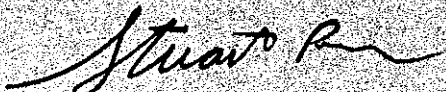
We are in favor of a site plan made up entirely of for sale detached single-family cottage style homes.

We strongly object to the proposed changes of increased density, and rental production.

We welcome the opportunity to speak with you or others from the Planning Commission about these issues. If you have any questions or required additional information, please do not hesitate to contact me or our attorney (Mr. Carter R. Massingill from Gallivan, White & Boyd, P.A.) directly.

Sincerely,

Stuart Penan, Co-Manager

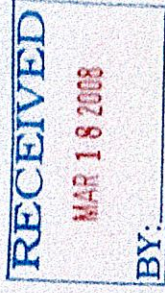


Villages at Pendleton, LLC

AMENDMENT

TO THE

APPROVED PLANNED DENSITY
MIXED USE PLAN



FOR

THE VILLAGES AT TOWN CREEK
PENDLETON, SC

(FORMERLY KNOWN AS PENDLETON STATION)

A large, stylized handwritten signature in blue ink, consisting of a large loop and a long trailing stroke.

Aliza's mark-ups of booklet → Copied for Chuck after 4/17/08
PC meeting
ETON, SC

PROPOSED PLANNED

DEVELOPEMENT CHANGES

Requested Changes to the PUD

PHASE 1-B

1. Reduce Density from 115 town home units to 78 single family lots.
2. Houses will be Cottage style for single family use (see plans included)
3. Add Amenity Area, including but not limited too Pool, Clubhouse, Basketball and Tennis Courts.
4. Add more green space and common area (see plan)

⑤ Change the use from multi-family town homes to single family home.

This variance request was denied by TC on 5/23/05. * VARIANCE WAS FOR PARKING
If you are requesting this variance to be reviewed again, you will need to apply for the variance w/ an application & fee paid. Advertising in the newspaper & a sign on the property is required by law. This must be voted on in a separate vote, but can be requested at the same time as the Major Change - Site Plan.

Legal description of PDMU area.
total acres in PDMU
number of dwelling units / total max. density
use per use / phase / etc.



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ADDITIONAL STAFF COMMENT: Page 7 describes residential building types for this phase, which will be "Row Houses." See page 7 for details of architecture. Applicant must show/state if the Row Houses will be on their own zero-lot-line lots (and list this requested setback), which must front on a public road, and have individual ownership for each lot and structure on the zero-lot-line lot. If they are Town House style structures that all share one lot, but have separate ownership of the piece of the structure that their unit occupies, then this must be shown and stated. **Applicant must also explain how this architecture fits with Phase 1B architecture.**

ECIFIC CHANGES TO PHASE 1B (PAGE 2 OF THE BOOKLET):

Reduce density from 115 town home units to 78 single family lots.

STAFF COMMENT: Acceptable request and a well-planned change. It allows mixed housing types within the planned development so that people of different incomes and stages of life can coexist within this planned neighborhood.

Houses will be cottage style for single family use.

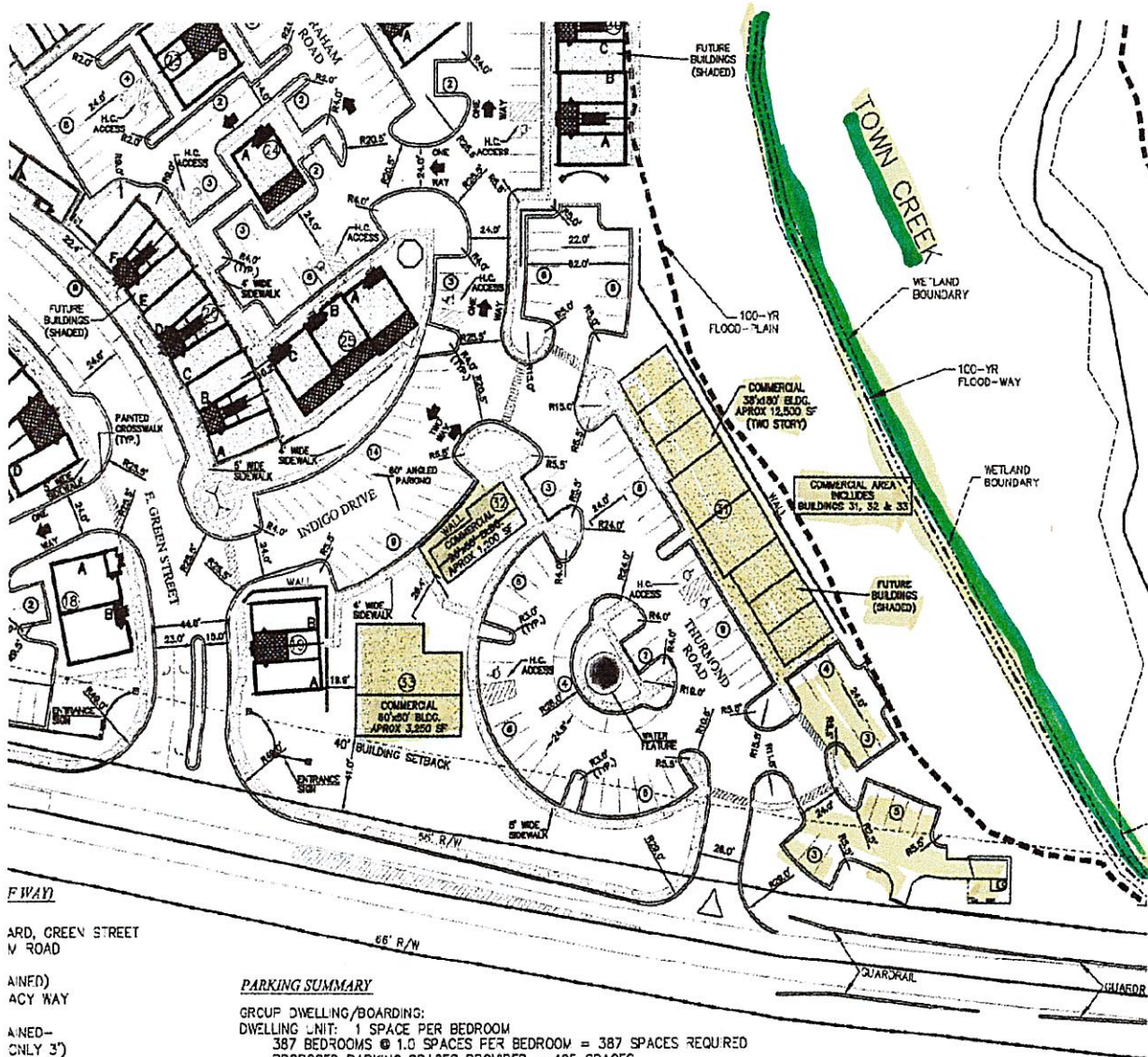
STAFF COMMENT: Acceptable request and a well-planned change. All units in Phase 1B will be single family, and cottage style is complimentary to the architecture existing in the Town of Pendleton.

Add amenity area, including but not limited to a pool, clubhouse, basketball court, and tennis court.

STAFF COMMENT: Acceptable request. The applicant may also want to include walking trails in the green space area around the creek (not required, just a suggestion).

Add more green space and common area.

STAFF COMMENT: Acceptable request and a well-planned change. Homes now have a focal point in this phase: a village green. This will encourage socializing and help to create a community feel – exactly the desired outcome of a planned development. The only modification to design that would be beneficial is to eliminate the cul-de-sac adjacent to the road connecting to the future phases, and allow that cul-de-sac to become a connected road to the through-road to the south. Interconnectivity is vital to a walkable community.



ARD, GREEN STREET
N ROAD

AINED)
ACY WAY

AINED-
ONLY 3')

PLUS THE PARKING WIDTH):

- 3 FEET
- 3 FEET
- 3 FEET
- 3 FEET
- 3 FEET
- 3 FEET

PARKING SUMMARY

GROUP DWELLING/BOARDING:
DWELLING UNIT: 1 SPACE PER BEDROOM
387 BEDROOMS @ 1.0 SPACES PER BEDROOM = 387 SPACES REQUIRED
PROPOSED PARKING SPACES PROVIDED = 405 SPACES
REGULAR SPACES (9'X20') & PARALLEL SPACE (1'0'X25') = 396 SPACES
HANDICAPPED SPACES (9'X20') = 9 SPACES

RETAIL AND OFFICE:
RETAIL AND OFFICE SPACE: 1 SPACE PER 250 SF OF GROSS FLOOR AREA
TOTAL OF 16,050 SF OF GROSS FLOOR AREA = 16,050 SF/250 SF = 68 SPACES REQUIRED
PROPOSED SPACES PROVIDED IN RETAIL AREA = 72 SPACES
REGULAR SPACES (9'X20') = 69 SPACES
HANDICAPPED SPACES (9'X20') = 3 SPACES

Approved by Town of Pendleton

Date: 6/19/2009

Final Site Plan

EVERYTHING IN
YELLOW INDICATES
COMMERCIAL

SITE PLAN - PHASE 1A

VILLAGES AT TOWN CREEK - Index

LOCATED AT LEBANON ROAD & WESTINGHOUSE ROAD
PENDLETON, ANDERSON COUNTY, SOUTH CAROLINA
PREPARED FOR: EBSC, PENDLETON STATION, LLC

NO.	DATE	REVISION
1	08-05-08	REVISE ROAD NAMES
2	08-07-08	REVISE ROAD NAMES
3	12-05-08	REVISE ROADS TO SHOW
4	03-05-08	REVISE PER PENDLETON
5	03-07-08	REVISE PER PENDLETON
6	08-10-08	CHANGE GREEN ST. TO

PROJECT NO.:	08-08-31
SCALE:	AS NOTED
DATE:	08-15-08
DESIGNED BY:	BLB
CHECKED BY:	BLB
APPROVED BY:	BLB



Carter R. Massingill
A member of the South Carolina Bar
cmassingill@gwblawfirm.com

July 9, 2025

VIA EMAIL & U.S. MAIL

Mr. David A. Poulson
Planning/Zoning Administrator
Town of Pendleton
310 Greenville Street
Pendleton, SC 29670
(864) 646-9409
davidp@townofpendleton.org

Re: Agenda Items for July 10, 2025 Planning Commission Meeting

Dear Mr. Poulson,

I represent the Village at Pendleton, LLC ("Village at Pendleton"), owner of the townhome community located at Anderson County Tax Map No. 063-00-01-006 ("VAP Property"). I understand that the Town of Pendleton Planning Commission ("Planning Commission") has scheduled a meeting to gather information before recommending amendments to the current Zoning Ordinance, specifically regarding the process for requesting a major change to a Planned Unit Development ("PUD"). The agenda for tomorrow's meeting states that the Planning Commission will consider the following:

- Approving a resolution to recommend that the Town Council amend "Article 3 Planned Development District Section 3-6 subsection 3H1 Major Change" of the current Zoning Ordinance to officially change the process for requesting a Major Change to a PUD; and
- Approving a resolution to recommend that the Town Council accept the request of CPG Development, LLC ("CPG") to make a Major Change to the current PUD zoning on the property located between Cherry Street Extension and Lebanon Road, identified as Anderson County Tax Map Nos. 62-00-08-009 and 63-00-01-007 ("Cherry Street Property").

The current Cherry Street Property PUD requires a senior living facility along with single-family and detached homes, with the former serving as the commercial component of the mixed-use district. According to the Staff Report, CPG's requested Major Change seeks to remove the senior living facility requirement from the Cherry Street Property PUD and replace it with a "flexible-use commercial area designed to accommodate future market demands."

The Staff Report also includes an updated "Statement of Intent" concerning the Cherry Street Property, dated June 26, 2025, which states that the "community will consist of detached single-family

Agenda Items for July 10, 2025 Planning Commission Meeting

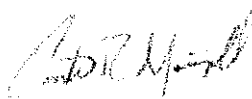
July 9, 2025

Page 3 of 6

We welcome the opportunity to speak with you or others from the Planning Commission about these issues. If you have any questions or require additional information, please do not hesitate to contact me directly.

Sincerely,

GALLIVAN, WHITE & BOYD, P.A.

A handwritten signature in dark ink, appearing to read "C. R. Massingill", written over the printed name.

Carter R. Massingill

CRM/



PENDLETON

SOUTH CAROLINA

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Staff Report to the Town of Pendleton Planning Commission for Consideration of the proposed Village Hills Design Overlay District Guidelines.

Date of Report: September 30, 2025

Report By: David Poulson, Town Planner

Applicant: Town of Pendleton

Request: That the Planning Commission make a recommendation that Pendleton Town Council adopt the Village Hills Overlay District Design Guidelines.

Property Location: Village Hills TIF Area.

Existing Zoning: Flexible Review District (FRD).

Requested Zoning: No Change has been requested at this time.

Future Land Use Map: Low-Density Residential.

Surrounding Zoning & Land Use:

North: Zone: Planned Unit Development (PUD)
Land Use: Queens Mill Development.

West: Zone: Agricultural Forest (AF)
Land Use: Single Family Residential.

South: Zone: Out of Town Limits, Cherry Street Extension
Land Use: Single-Family Infill Lots.



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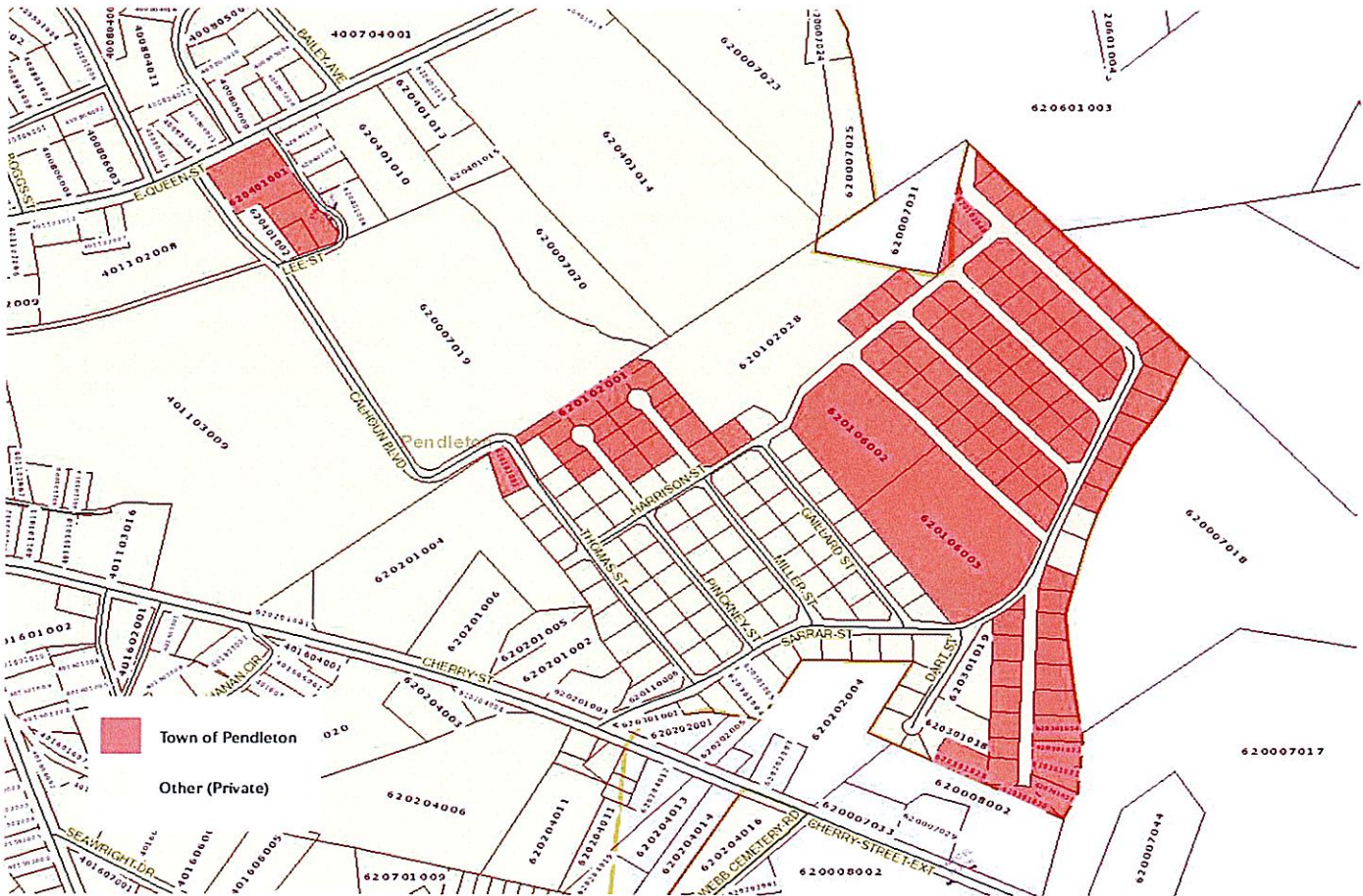
Existing Conditions: The Village Hills Redevelopment Area is located on the east side of downtown with entrances off Cherry Street and East Queen Street. The TIF District area contains 207 acres and 160 properties. This reinvestment area includes Pendleton Elementary School and Edgewood Square Apartments. The current conditions of this area meet the definition of a blighted area as outlined in the Tax Incremental Financing Law. The most notable sections of the Village Hills area that show blight result from the age of the various structures and facilities, the dilapidated structures below the minimum code standards, and the inadequate utilities serving this area.



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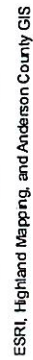
Attachment: A Village Hills Design Overlay District Guidelines

Staff Recommendation:

Staff recommend that the Planning Commission make a recommendation to Pendleton Town Council to adopt the design guidelines.

[illegible]

1:11,800



Pendleton Town Council

Mayor
Frank Crenshaw

Municipal Complex
310 Greenville Street
Pendleton, SC 29670
864-646-9409

www.townofpendleton.org

Council Members
Lyn Merchant
Barbara Hamberg
Vince Gaulin
Jeff Van Drie



Administrator
Steve Miller
Municipal Clerk
Amber Barnes

RESOLUTION

A RESOLUTION BY THE PENDLETON PLANNING COMMISSION MAKING A RECOMMENDATION TO PENDLETON TOWN COUNCIL TO ADOPT THE VILLAGE HILLS DESIGN OVERLAY DISTRICT GUIDELINES.

WHEREAS, on April 4, 2022, Pendleton Town Council directed the Town Administrator to begin establishing a Tax Increment Financing (TIF) Plan as a strategic tool to create a designated district in which incremental tax revenues generated from new investments may be captured to fund publicly owned improvements within blighted or conservation areas, with the goal of eliminating or preventing blighted conditions; and

WHEREAS, the purpose of this redevelopment plan is to promote the health, safety, and general welfare of the public by transforming deteriorated areas into vibrant residential neighborhoods, enhanced municipal services, and improved school facilities—thereby reversing decline and encouraging long-term revitalization; and

WHEREAS, on January 3, 2023, Pendleton Town Council approved Ordinance 23-03, formally establishing and adopting the redevelopment plan utilizing the Tax Increment Financing tool for the identified project area; and

WHEREAS, the creation of the Village Hills Design Overlay District (the “Overlay District”) has been established to promote and protect the unique character, architectural heritage, and pedestrian-oriented environment of the Town of Pendleton; and

WHEREAS, the adoption of the Village Hills Design Overlay District Guidelines provides a comprehensive set of design standards that respect the historic character of Pendleton while encouraging thoughtful and innovative development within the Village Hills area; and

WHEREAS, the enactment of this Overlay District ensures that new development, redevelopment, and substantial renovations will contribute to the visual quality, functional harmony, and compatibility of the area, while preserving the charm and character of a traditional Southern village; and,

WHEREAS, a public charrette meeting was held on Monday, September 8, 2025, to solicit public input on the proposed guidelines for the Village Hills Redevelopment Design Ordinance.

NOW, THEREFORE, BE IT RESOLVED by the Pendleton Planning Commission that the Commission recommends Pendleton Town Council adopt the Village Hills Design Overlay District Guidelines as attached.

ATTACHMENT A: Village Hills Design Overlay District Guidelines

ATTACHMENT B: Ordinance 23-03

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

Chairperson: _____ Date: _____

Village Hills Design Overlay District

Town of Pendleton

2025



A. Introduction

1. Design Guidelines Purpose

The Village Hills Design Overlay District ("Overlay District") is established to promote and protect the unique character, architectural heritage, and pedestrian-friendly environment of the Town of Pendleton, South Carolina. The Overlay District ensures that new development, redevelopment, and significant renovations enhance the visual and functional quality of the area, promote compatibility among uses, and preserve the traditional Southern village character. The intent of the Overlay District is to:

- Promote cohesive neighborhood character reflecting Village Hills' historic charm and architectural vernacular
- Ensure high-quality development and compatible infill in residential, commercial, and civic areas
- Support walkability, public safety, and a vibrant street life
- Enhance the transition between different land uses
- Foster a sense of place through architectural coherence and landscaping that complements the town's heritage

The Overlay District guidelines establish comprehensive design guidelines that reflect the historical character of Pendleton while allowing for innovative and contemporary elements in Village Hills.

2. Applicability

- This Overlay District is enacted pursuant to the authority granted by the Town of Pendleton Zoning Ordinance and the South Carolina Local Government Comprehensive Planning Enabling Act.
- Applies to new development, redevelopment, major renovations, and significant site improvements within the defined boundaries of the Village Hills Overlay District
- Overlay District regulations should serve as a supplement to base zoning requirements. Where conflicts exist between base zoning regulations and this Overlay District, the Overlay District standards shall control.

B. Use Standards

The Village Hills Overlay District is intended to encourage a varying mix of residential types, neighborhood commercial uses and civic uses.

- **Residential Uses:** Single Family Detached and Attached uses including Townhomes, Duplexes, Triplexes, Quadraplexes and other multifamily attached buildings, Apartments, Stacked Flats and Cottage Homes.

- **Commercial Uses:** Neighborhood commercial uses that complement the surrounding neighborhood will be allowed along Queen Street. Only Permitted Uses in the Town's Neighborhood Commercial District will be allowed.
- **Mixed Use:** Mixed Use development is encouraged. Residential uses are not permitted on the ground floor of commercial structures but may be placed above the ground floor.
- **Civic Uses:** The Town plans to construct a new Town Hall, Police Department, Fire Department and Public Works building on this site. This Civic Campus will be located between the commercial uses on Queen Street and the residential uses of the district.

The District will also include publicly owned sidewalks, multiuse paths, greenways, ponds, parks and open space.

C. Design Principles

1. Design Goals:

- Honor Pendleton's Southern village charm
- Promote walkability and visual cohesion
- Blend residential, commercial, and civic uses with sensitivity to scale and context
- Encourage sustainable, timeless design choices

2. Site Planning

- Generally: Buildings shall be sited so that they support a walkable public realm and are generally aligned and compatible with one another.
- Parking should be placed at the side or rear of buildings.

3. Setbacks and Build-To Lines

- Context-sensitive front yard setbacks for residential (encourage porches and pedestrian orientation)
- Residential structures shall maintain a minimum front setback of 10 feet and a maximum of 25 feet.
- Commercial and civic structures shall be built to the front build-to line, typically 10 feet from the front property line.

4. Lot Layout and Coverage

- Encourage traditional lot proportions with compatible spacing
- Residential lots shall reflect traditional proportions and provide usable rear yards.
- Maintain green space in residential zones through rear yards and pocket parks

5. Parking

- Residential: Front garages are allowed but rear or side-loaded garages preferred
- Commercial: Parking located behind or beside buildings with landscape buffering

Village Hills Overlay District Site Standards

	Single Family Detache d	Single Family Detach ed - Cottag e Homes	Single Family Attached - Townhome s	Single Family Attached - Duplexes, Triplexes or Quadraple xes, etc.	Multi- Family over 8 units	Commer cial	
Minimum Lot Size	6,000 sq. ft. minimu m	2,380 sq. ft. minimu m	10,000 sq. ft. for a developmen t lot 2,500 sq. ft for individual owners	7,500 sq. ft. - Duplex 12,000 - all other	Two Acres	5000 sq. ft.	
Minimum Lot Width	60 ft.	28 ft.	20-30 ft.	30 ft.	100 ft.	50 ft.	
Maximum # of Units/ Acre	4	8	8	8	20	N/A	
Setbacks							
	Front	25 ft. minimu m	10 ft.	15 ft.	15 ft.	0 ft.	0 ft.
	Side	7.5 ft. minimu m	5 ft.	15 ft.	15 ft.	10 ft	0 ft.
	Rear	25 ft. minimu m	10 ft.	15 ft.	20 ft.	15 ft.	0 ft.
Max Height	35 ft.	35 ft.	40 ft.	35 ft.	45 ft.	45 ft.	

% Maximum Lot Coverage	30%	65 %	75%	75%	75%	100%
Required Parking Spaces per unit	2	2	2	2	2	Maximum of 4 spaces
Open Space Requirements for more than 4 units	25%	25%	25%	25%	25%	0

D. Building Design Principles

Section 3.8.B should serve as the minimum standards for buildings in the Village Hills Overlay District. The below standards will be required to be met in addition to those standards. The most restrictive shall prevail.

1. Inspiration

- **Southern Vernacular**

- Gabled or hipped roofs
- Full-width porches with columns
- Wood or fiber-cement lap siding
- Double-hung windows with divided lights

- **Craftsman Bungalow (Residential Attached/Detached)**

- Hipped roofs with dormers
- Deep eaves with exposed rafters
- Tapered columns on porch pedestals
- Earth-tone palette with subtle contrast
- Inviting front porches
- Multi-pane windows
- Garages

- **Traditional Commercial Storefront**

- Framed construction with articulated surfaces
- Transparent storefronts with large display windows
- Recessed central entrances
- Brick façades with subtle detailing

- Canvas awnings or wooden signage
- Articulated cornices
- Signage integrated with architecture

- **Civic and Institutional**

- Brick or stone materials
- Classical detailing (e.g., columns, cornices)
- Monumental entries
- Symmetrical forms
- Contextual landscaping
- Public gathering areas with landscaping

2. Color Palette: All development in the Village Overlay District are required to use Color Palette (Earth Tones):

- **Warm Beige** – for primary siding or brick
- **Terracotta Red** – for accent walls, roofs, or trim
- **Sage Green** – for primary siding, shutters, doors, and planting
- **Creamy White** – for porches, columns, and trim
- **Charcoal Gray** – for primary siding, roofing, railings, and window frames
- **Blues** – Cool earth tone shades of blue for primary siding or doors
- **Off-white** – No bright white
- **Black** – may only be utilized for trim when approved by the Zoning Administrator

3. Height and Massing

- Limit height to 2.5 stories in residential zones. Detached single-family dwellings shall not exceed 2.5 stories or 35 feet.
- Stacked Flats may be no higher than 45 feet.
- Apartments may be no higher than 45 feet.
- The long façades of the Apartments and Stacked Flats should be broken into distinct volumes using vertical projections, recesses, or color/material changes.
- Civic and commercial structures may be up to 3 stories or 45 feet.

5. Architectural Style

- Encourage traditional southern architecture (e.g., gabled roofs, lap siding, brick)
- Slab on grade construction will be prohibited. All new residential structures will be built at an elevation at least 18 inches above the adjacent roadway

6. Accessory Structures

- Garages, ADUs, and sheds must match the primary structure in materials, details and roof pitch

- Garages, ADUs, and sheds can be no more than half the floor area of the primary structure and cannot be taller than the primary structure

7. Materials Guide

All buildings in the Village Hills Overlay District shall use durable, regionally appropriate materials.

Recommended:

- Brick (red, brown, or sand tones)
- Wood or fiber-cement siding
- Stone or masonry foundations
- Metal or shingle roofing in muted colors
- Wrought iron or painted wood railings
- Stone or brick features will be present on more than one façade and are preferred to be all the way around

Avoid:

- Bright, synthetic colors
- Faux stone or exposed CMU
- Reflective glass or industrial finishes

8. Façade and Entry Design

- Residential: Residential buildings must include a front porch or stoop at least 6 feet deep and meet all requirements listed below in D10 of this ordinance.
- Commercial buildings must maintain at least 50% transparency on the ground floor front façade.
- Prominent front porches and visible entries
- Commercial: Minimum transparency along street frontage, defined main entrances

9. Façade Arrangement:

- **Articulation:** All elevations of principal buildings (over 20 feet in height) visible from a public street or park should demonstrate articulation by being organized into three major components which mimic the human body: the base, body, and cap. The feet provide stability, the torso provides height and bulk, and the head provides identity. The base is that portion at ground level, where the building makes contact with the earth. The body is the upper architecture, forming the majority of the structure. The cap is the parapet, entablature or roofline, where the building meets the sky. While they may be present in varying proportions and achieved using a wide variety of techniques, such as changes in color, material, pattern, profile, or texture, these components should be clearly identifiable.

- **Monotony Code:** All Residential and Commercial developments of more than two structures will be required to present a monotony code to the Town identifying the requirements for repetition of structures with similar colors and architectural styles.

10. Porches and Stoops

- Defined Entries: Entrances should be differentiated architecturally to create a sense of human scale.
- All residential structures are required to have a porch or stoop. Stoops or porches are required on the front facades of homes.
- Front porches shall be encouraged. When incorporating a front porch, it shall be a minimum of 6 feet in depth. Front porches may be set back a minimum of 10 feet from the front of the property line provided the garage is set back a minimum of 20 feet.
- Architectural elements like openings, sills, bulkheads, columns, and other architectural features should be used to establish human scale at the street level.
- All commercial and mixed-use buildings should accommodate active street level uses on all pedestrian-oriented frontages.
- Large buildings fronting multiple streets should provide multiple entrances.

E. Residential Design Standards

1. Single-Family Detached

- Single-family homes should be designed in a Cottage style and placed on larger lots.
- Minimum Lot Size: 60 x100
- Maximum Density Per Acre: Four (4) units per acre
- These homes should be accessed by a public right of way or alleyway.
- Garages must be setback a minimum of Four (4) feet from the front façade and/ or detached from the main structure.

2. Cottage Homes

The core of the Village Hills neighborhood is designed to accommodate Cottage Style living on lots smaller in size to existing parcels in the community and built to front on open space.

- The majority of cottage homes in a neighborhood in the Village Hills Overlay District must front on open space or Shanklin Creek Greenway and be served by a 20 ft. alleyway that is no less than 20 ft. in width.
- For all other cottage homes in a development, the garages must be detached and be set back from the main dwelling and served by a “drive by” driveway.

3. Single Family Attached

- **Townhomes**

- The townhomes are designed to front on the Shanklin Creek Greenway or along a greenway. Parking will be alley oriented with common greenspaces that both add value and attractiveness to the homes.
- Houses built on Townhouse building lots will share a fire wall with one or more adjacent house and are typically two stories tall or greater.
- Groupings of no more than six (6) Townhouse Lots are allowed to be placed together or to be placed throughout the neighborhood.
- Garage access for Townhouse Lots is typically from an alley. All front facing garages must include architectural details and treatments or be setback from the front façade or front porch to soften the visual dominance of the garage.
- Fences up to six (6) feet in height may be permitted in the back yards of townhome lots but must be made of the same wood, engineered wood or brick as those homes in the same townhome grouping.

- **Duplexes, Triplexes, Quadraplexes, etc**

- Duplex Lots, etc. provide an opportunity for two or more single family houses to be attached with a shared party wall. Houses built on these lots shall resemble a single-family home in overall massing, appearance and architectural details and should easily blend with a neighborhood of single-family houses. Front and side setbacks are typically larger for a more relaxed character and to preserve existing trees.
- Garage access for Duplex Lots is typically from an alley but may be from the street in some cases.
- Fences up to six (6) feet in height may be permitted in the back yards of duplex lots but must be made of the same wood, engineered wood or brick as those homes in the same duplex grouping.

- **Stacked Flats**

- **Maximum height:** 3 stories or 45 feet (The 3rd story may have a stepped roofline.)
- Primary entrances for ground-floor flats should face the street and include stoops or covered porches with Southern vernacular detailing (columns, railings, fans).
- Upper units should have access via:
 - Side or rear staircases that are integrated and architecturally treated, or
 - Shared central entries with an interior stair/hallway (especially for 2-over-2 flats).
- Avoid blank walls: Each unit should have a visible, welcoming entrance.
- Include cornices, window trim, and horizontal bands to visually break up height.
- Require 4-sided architecture for buildings visible from multiple directions.
- Mix 1- and 2-bedroom units within each building where possible.
- Encourage stacked flat variations (e.g., 2-over-2, 3-over-3) to avoid repetition across blocks.
- Use tall, vertically proportioned windows with divided-light patterns
- Windows are required on all façades facing public streets or open space
- Ground-level units must have front porches or stoops (min. 6' deep)

- Upper-story units must include projecting balconies, not inset slots
- Porches should include columns and railings
- Entries must be clearly defined and human-scaled
- Parking must be rear-loaded parking or located behind or to the side of the building
- **Apartments**
 - **Maximum height:** 3 stories or 45 feet (The 3rd story may have a stepped roofline.)
 - Buildings should be broken up into visually distinct volumes to avoid monolithic massing
 - Require 4-sided architecture: consistent detailing on all elevations
 - Façade articulation required every 30 feet, via:
 - Step-backs or projections
 - Material or color changes
 - Use tall, vertically proportioned windows with divided-light patterns
 - Require windows on all façades facing public streets or open space
 - Ground-level units must have front porches or stoops (min. 6' deep)
 - Upper-story units must include projecting balconies, not inset slots
 - Porches should include columns and railings
 - Entries must be clearly defined and human-scaled
 - Parking must be rear-loaded parking or located behind or to the side of the building

F. Streetscape and Public Realm

1. **Sidewalks and Multiuse paths:**
 - Sidewalks or multiuse paths shall be installed along both sides of all new streets and be a minimum of 5 feet wide.
2. **Street Trees and Landscaping:**
 - All landscaping should respect the landscape tradition of the area and meet all landscaping requirements of the Town of Pendleton.
 - Street trees shall be planted every 40 feet on center.
 - Front yards shall include native or regionally appropriate landscaping.
3. **Lighting and Street Furniture:**
 - Pedestrian-scale lighting and historically styled fixtures shall be used in commercial and civic areas.
4. **Open Space Requirements**
 - Each new development in the Village Hills Overlay District will be required to reserve a minimum of 25% of the development for open space. This open space can be active or passive recreation space.
 - New developments with homes fronting on the greenway or public space may have this requirement reduced by the Zoning Administrator.

G. Transitions Between Uses

1. **Buffers:**

- A minimum 25-foot landscaped buffer is required between commercial/civic uses and residential areas.

2. **Scale Compatibility:**

- Non-residential buildings adjacent to residential structures must step down in height within 20 feet of the shared property line.

H. Sustainability and Resilience

- The locations of a building on a lot should be chosen to minimize grading and earthwork to reduce construction costs and minimize soil erosion and downstream water impacts.
- Reduce hydrologic impacts by minimizing impervious surfaces, graded areas and vegetation clearing.
- **Stormwater Management:** Use of bioswales, rain gardens, and permeable paving is encouraged.
- **Energy Efficiency:** Developments meeting Energy Star or LEED standards may receive expedited review.
- All utility lines and connections will be provided underground.
- Permeable paving for driveways and sidewalks is allowed throughout the development and required for overflow parking and golfcart parking.
- Shading via trees and deep porch overhangs is recommended.

I. Administration

1. Design Review Process

- a. All commercial projects subject to the Village Hills Overlay District must have their Development Plans approved by the Zoning Administrator or their designee.
- b. All residential projects subject to the Village Hills Overlay District must have their Preliminary Development Plans approved by the Pendleton Planning Commission
- c. The Zoning Administrator is authorized to approve alternative compliance measures that meet the intent of this ordinance.
- d. Minor alterations may be approved administratively by Planning Staff.

2. Application Requirements

Applications shall include:

- Site plan
- Building elevations
- Material samples

- Landscape plan

C. Variances and Modifications

Minor deviations and alternative compliance from these standards may be approved by the Zoning Administrator upon demonstration that the intent of the Overlay District is met.

D. Enforcement

No building permit shall be issued for work in violation of these standards. The Town shall enforce compliance through its code enforcement authority. Violations will be addressed by the Town's Code Enforcement.

DRAFT

ORDINANCE NO. 23-03

ESTABLISHING AND APPROVING A PLAN FOR THE REDEVELOPMENT OF THE TOWN OF PENDLETON REDEVELOPMENT PROJECT AREA (VILLAGE HILLS REDEVELOPMENT PLAN); INDICATING THE NEED FOR AND PROPOSED USE OF THE PROCEEDS OF THE OBLIGATIONS IN RELATIONSHIP TO THE REDEVELOPMENT PLAN; CONTAINING THE COST ESTIMATES OF THE REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT AND THE PROJECTED SOURCES OF REVENUE TO BE USED TO MEET THE COSTS, INCLUDING ESTIMATES OF TAX INCREMENTS AND THE TOTAL AMOUNT OF INDEBTEDNESS TO BE INCURRED; LISTING ALL REAL PROPERTY IN THE REDEVELOPMENT PROJECT AREA; STATING THE DURATION OF THE REDEVELOPMENT PLAN; STATING THE ESTIMATED IMPACT OF THE REDEVELOPMENT UPON THE REVENUES OF THE TAXING DISTRICTS IN WHICH A REDEVELOPMENT PROJECT AREA IS LOCATED; MAKING FINDINGS THAT (1) THE REDEVELOPMENT PROJECT AREA IS A BLIGHTED AREA AND THAT PRIVATE INITIATIVES ARE UNLIKELY TO ALLEVIATE THOSE CONDITIONS WITHOUT SUBSTANTIAL PUBLIC ASSISTANCE; (2) PROPERTY VALUES IN THE AREA WOULD REMAIN STATIC OR DECLINE WITHOUT PUBLIC INTERVENTION; AND (3) REDEVELOPMENT IS IN THE INTEREST OF THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE CITIZENS OF THE TOWN OF PENDLETON; AND OTHER MATTERS RELATED THEREO.

WHEREAS, the Town of Pendleton Redevelopment Project Area (Village Hills Redevelopment Plan) (the "Project Area") as defined herein is predominantly characterized by (1) the age of various structures and facilities; (2) dilapidated conditions of various structures and facilities; (3) deterioration; (4) obsolescence of much of the existing housing; (5) lack of community planning prior to development; (6) deterioration of structures in neighboring areas adjacent to vacant land within the Project Area; (7) presence of structures below minimum code standards; (8) inadequate utilities; and (9) excessive vacancies. The Project Area, located on the eastside of the downtown of the Town of Pendleton, South Carolina (the "Town"), includes approximately 207 acres and 160 properties, many vacant parcels, Pendleton Elementary School, Town-owned properties and Edgewood Square apartments. The Project Area consists of a mixture of land uses, which are unified through the Town's redevelopment objectives and proposed redevelopment projects. The Project Area has (1) dilapidated conditions of various structures and facilities; (2) deterioration; (3) lack of community planning prior to development; (4) presence of structures below minimum code standards; (5) inadequate utilities; and (6) excessive vacancies, and the Town has identified specific projects to upgrade the appearance and function of the Project Area. The Project Area meets the conditions of a blighted area and a conservation area and requires immediate, definitive action by the Town to create an incentive to development this area and restore it for use by the Citizens of the Town; and

WHEREAS, the Town Council of the Town (the "Town Council") has acknowledged that the property values in the area would remain static or decline without public intervention due to the blighted condition of the Project Area; and

WHEREAS, the Town Council has acknowledged the need to develop and restore these valuable sectors of the Town and hereby determines that the rehabilitation, renovation, or redevelopment of the

Project Area is necessary and in the best interest of the health, safety, and general welfare of the citizens of the Town; and

WHEREAS, in order to promote the health, safety, and general welfare of the public, and prevent the occurrence of blighted conditions, redevelopment of the Project Area should be undertaken to restore the Project Area. It is unlikely that private initiatives will alleviate these conditions without substantial public assistance. To remove certain detrimental conditions and prevent further deterioration, it is necessary to encourage private investment and enhance the tax base of the taxing entities within the Project Area by the redevelopment of the Project Area; and

WHEREAS, the Town Council is advised of the opportunity to induce private development of a number of parcels within the Project Area by its undertaking those improvements as more fully set forth in the Village Hills Redevelopment Plan (the "*Redevelopment Plan*") attached hereto as *Exhibit A* and incorporated herein by reference. A listing of all real property in the Project Area is included in the Redevelopment Plan; and

WHEREAS, the estimated annual tax increment created by the Redevelopment Project once all private development has occurred is estimated to be \$1,300,000 annually based on current millage rates, and the amount of indebtedness to be supported by tax increment financing will include tax increment revenue bonds in a total amount of not exceeding \$35,000,000 to be issued from time to time in one or more series with a term for any such bond issued by the Town not to exceed the lesser of 20 years from the respective date of issuance of such bonds or 25 years from the date of adoption of the Redevelopment Plan; the net effect on each taxing entity will range from 0.3% to 30% of the total taxes of each taxing entity; and

WHEREAS, the use of incremental tax revenues to be derived from tax increment revenue bonds totaling approximately \$35,000,000 for not exceeding 20 year terms and tax increment revenues used on a pay-as-you-go basis for the payment of Redevelopment Project costs to be incurred by the Town solely for public improvement is of benefit to the taxing entities, inasmuch as such taxing entities would not likely derive the benefits of an increased assessment base without the implementation of the attached Redevelopment Plan, and all such taxing entities benefit from the prevention and elimination of blighted conditions; and

WHEREAS, the estimated public improvements expenditures totaling approximately \$35,000,000 for the Redevelopment Projects will be utilized for the following: renovate and secure playground and recreation facilities associated with Pendleton Elementary School; provide improved infrastructure including roads, sidewalks, curbs and gutters, utilities, streetscapes, landscaping, parks and open spaces and other pedestrian improvements; demolish, relocate, and improve the Town's public works facility; construction of a new fire station; refresh and improve streetscapes along Queen Street and Cherry Street to include new landscaping, lighting, sidewalk and pedestrian improvements; construction of multi-use trails in the Project Area and from the Project Area to adjacent areas to enhance pedestrian and cycling mobility; and potential removal and redevelopment of ageing and derelict properties, all as more fully described in the Redevelopment Plan; and

WHEREAS, the Town Council now intends to fund the debt service of indebtedness to be incurred for such purposes from the added increment of tax revenue to result from such redevelopment as authorized in Subsection 10 of Section 14 of Article X of the Constitution of the State of South Carolina, 1895, as amended (the "*State Constitution*"), the constitutional authorization for the Act; and

WHEREAS, the Town Council specifically finds that the Project Area as described in the Redevelopment Plan has factors of a blighted area and a conservation area as herein enumerated; and

WHEREAS, the Town Council finds that private initiatives are unlikely to alleviate these conditions without substantial public assistance, property values in the area would remain static or decline without public intervention, and redevelopment is in the interest of the health, safety, and general welfare of the citizens of the Town; and

WHEREAS, the Redevelopment Plan, hereinafter described, will afford maximum opportunity for the redevelopment of the Project Area by private enterprise in a manner consistent with the needs of the Town; and

WHEREAS, all prerequisites having been accomplished, it is now appropriate and necessary in order to proceed further that (1) the Project Area be designated, and (2) the Redevelopment Plan be approved;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND TOWN COUNCIL OF THE TOWN OF PENDLETON, SOUTH CAROLINA:

SECTION 1. Pursuant to Title 31, Chapter 6 of the Code of Laws of South Carolina, 1976, as amended (the "Act"), the Town Council is vested with all powers consistent with the State Constitution necessary, useful, and desirable to enable them to accomplish redevelopment in areas which are or threaten to become blighted.

SECTION 2. The Town Council confirms all of the findings of fact contained in the recitals of this Ordinance.

SECTION 3. The Town Council does hereby expressly find that the Project Area designated below constitutes a blighted area and a conservation area as defined in the Act.

SECTION 4. For the purpose of this Ordinance, "redevelopment project" and "redevelopment project area" as used subsequently herein are defined in Section 31-6-30, Code of Laws of South Carolina, 1976, as amended.

SECTION 5. For the purpose of this Ordinance and any "redevelopment project" to be undertaken pursuant hereto, the "redevelopment project area" shall be that area described in *Exhibit A*.

SECTION 6. The Town Council does hereby expressly approve the Redevelopment Plan for the Project Area, which plan includes reference to the description of the Project Area (including a map), history, current conditions of the Project Area, findings of fact, summary of findings, redevelopment plan, public improvements, public improvement costs, private investment, estimate of tax increment and estimated impact of tax increment financing plan of the Town with regard to the Redevelopment Plan, sets forth the need for and proposed use of the proceeds of the obligations in relationship to the Redevelopment Plan, sets forth the cost estimates of the redevelopment program and the projected sources of revenue to be used to meet the costs, including estimates of tax increments and the total amount of indebtedness to be incurred, all as set forth in the Redevelopment Plan attached hereto as *Exhibit A*.

SECTION 7. The Town Council does hereby expressly approve the list of all real property in the Project Area more fully set forth in the Redevelopment Plan attached hereto as *Exhibit A*.

SECTION 8. The Town Council does hereby expressly approve the designation of all real property included in the Project Area as set forth in Section 5 above.

SECTION 9. The Town Council hereby determines that the duration of the Redevelopment Plan shall be 25 years from the date of enactment of this Ordinance. The Town Council hereby specifically finds and determines that there will be no adverse impact caused by the tax increment financing plan upon the revenues of the following taxing entities: the Town, Anderson County, and Anderson County School District Four. The Town Council hereby determines that the new taxes used to retire tax increment bonds and to fund pay-as-you-go Redevelopment Projects are extremely small, being 0.3% or less of the total taxes of Anderson County, 0.6% or less of the total taxes of Anderson County School District Four, and 30% or less of total taxes of the Town. Council furthermore determines that the long-term impact will be beneficial following the inducement by the Town of substantial private investment.

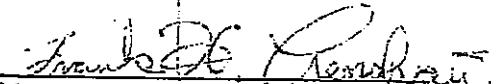
SECTION 10. The Town Council specifically finds that (1) the Project Area above defined is a "blighted area" and a "conservation area" as defined under the Act, and that private initiatives are unlikely to alleviate these conditions without substantial public assistance, (2) property values in the Project Area would remain static or decline without public intervention, and (3) redevelopment is in the interest of the health, safety, and general welfare of the citizens of the Town.

SECTION 11. A copy of this Ordinance and its exhibit shall be provided to the taxing entities cited in Section 9 above.

SECTION 12. All ordinances, resolutions and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed. This Ordinance will not be effective until after its passage and approval.

DONE, RATIFIED, AND ENACTED THIS 3rd DAY OF JANUARY, 2023.

TOWN OF PENDLETON, SOUTH CAROLINA


Mayor

ATTEST:


Town Clerk

First Reading:	December 5, 2022
Public Hearing:	January 3, 2023
Second Reading:	January 3, 2023

STATE OF SOUTH CAROLINA)
)
COUNTY OF ANDERSON)

CERTIFIED COPY OF ORDINANCE

I, the undersigned, Clerk of the Town of Pendleton, South Carolina (the "*Town*"), **DO HEREBY CERTIFY:**

That the foregoing constitutes a true, correct and verbatim copy of an Ordinance of the Town Council of the Town (the "*Town Council*") which was given two readings on two separate days, with an interval of at least six days between the readings. The original of this Ordinance is duly entered in the permanent records of minutes of meetings of the Town Council in my custody as such Clerk.

That each of said meetings was duly called and all members of the Town Council were notified of the same; that a quorum of the membership remained throughout the proceedings incident to the enactment of this Ordinance.

IN WITNESS WHEREOF, I have hereunto set my Hand this 3rd day of January, 2023.



Town Clerk
Town of Pendleton, South Carolina

First Reading:	December 5, 2022
Public Hearing:	January 3, 2023
Second Reading:	January 3, 2023

EXHIBIT A

See Attached Village Hills Redevelopment Plan

TOWN OF PENDLETON

VILLAGE HILLS REDEVELOPMENT PLAN UTILIZING TAX INCREMENT FINANCING

NOVEMBER 29, 2022
DRAFT

PREPARED FOR:
THE TOWN OF PENDLETON

PREPARED BY:
ARNETT MULDROW & ASSOCIATES, LTD.

Table of Contents

INTRODUCTION.....	2
DESCRIPTION OF THE REDEVELOPMENT AREA.....	3
QUALIFICATIONS REQUIREMENTS UNDER SOUTH CAROLINA LAW.....	3
REDEVELOPMENT PROJECT AREA:	5
LOCATION.....	5
REDEVELOPMENT PROJECT AREA:	5
CONDITIONS.....	5
REDEVELOPMENT PLAN:	6
LAYOUT TO ELIMINATE BLIGHTED CONDITIONS.....	6
REDEVELOPMENT PLAN:	7
PUBLIC INVESTMENTS	7
REDEVELOPMENT PLAN:	9
PRIVATE INVESTMENT.....	9
TAX INCREMENT BONDS	10
TAX INCREMENT FINANCING	11
PROJECTED GROWTH OF TAX BASE.....	13
APPENDIX A.....	14
APPENDIX B.....	14

REDEVELOPMENT PLAN INTRODUCTION

The Town of Pendleton, South Carolina (the "Town") located on the northern edge of Anderson County adjacent to both Pickens and Oconee Counties is a richly historic community with a track record of revitalization. The Village Hills Redevelopment Plan Utilizing Tax Increment Financing (the "Redevelopment Plan") is a tool established by the General Assembly of South Carolina through the South Carolina's TIF Law (S.C. Code Ann. §§ 31-6-10 et seq.) (the "TIF Act") that grants local authorities the ability to create a district whereby the incremental investment within that district may be captured to fund publicly owned improvements within a blighted or conservation district for the purposes of eliminating such blight or preventing blight conditions.

The Town is facing rapid growth and development pressures, yet the Village Hills neighborhood of Pendleton remains a blighted neighborhood that, without the intervention of public financing for infrastructure, is unlikely to redevelop in a manner consistent with the goals of the local community to protect the health, safety, and welfare of its citizens. The Town stands ready to commit itself along with private sector partners to create infrastructure improvements within Village Hills that will bring in private investment, public amenities, and basic services to the neighborhood.

A direct result of these investments will in turn provide increased revenue for the Town and other affected taxing authorities.

This Redevelopment Plan focuses on changing blighted areas to thriving residential, municipal services, and improved school facilities to service an area that would otherwise continue to decline. By eliminating blighted areas and improving conservation areas through the improvements described in this Redevelopment Plan, the Village Hills area will be poised for investment by the private sector.

Due to a limited amount of municipal funds, the Town cannot reasonably finance the redevelopment of the Village Hills area nor can the Town raise taxes for funding purposes. Tax Increment Financing (TIF) is the best possible option for the redevelopment for the Village Hills area. The Town, Anderson County (the "County"), and Anderson School District 4 (the "School District") will ultimately benefit from the funding from the increased tax revenue at the expiration of Redevelopment Plan without foregoing existing property tax revenues. Beginning on the date of approval of an ordinance to be enacted by the Pendleton Town Council, the duration of the Redevelopment Plan will be 25 years.

DESCRIPTION OF THE REDEVELOPMENT AREA QUALIFICATIONS REQUIREMENTS UNDER SOUTH CAROLINA LAW

The Village Hills Redevelopment Area (the "Redevelopment Area") is located on the east side of downtown Pendleton bounded by properties on Cherry Street and East Queen Street. The Redevelopment Area includes 207 acres and 160 properties. The Redevelopment Area includes many vacant parcels, Pendleton Elementary School, Town-owned properties, and Edgewood Square apartments.

Current conditions in great majority of the Redevelopment Area meet the criteria for blight as defined by the TIF Act. A blighted area is an improved area or vacant area where (1) if improved, a combination of five or more of the following factors are detrimental to the public health, safety, morals, or welfare: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of necessary transportation infrastructure; presence of or potential environmental hazards; lack of water or wastewater services; inadequate electric, natural gas or other energy services; lack of modern communications infrastructure; lack of ventilation, light, sanitary or storm drainage facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning, or static or declining land values or (2) if vacant, (a) sound growth is impaired by the combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of such land; tax and special assessment delinquencies on such land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; overcrowding of structures and community facilities in neighboring areas adjacent to the vacant land; lack of necessary transportation infrastructure; presence of or potential environmental hazard; lack of water, or wastewater; lack of storm drainage facilities; inadequate electric and natural gas energy services; and lack of modern communications infrastructure; or (b) the area immediately prior to becoming vacant qualified as a blighted area.

The institutional portions of the Redevelopment Area (Town and School District facilities) in the Redevelopment Plan qualify for inclusion as a conservation area. Under the TIF Act, a conservation area is part of the community where certain conditions exist that, if unabated, may threaten the sound growth and economic health of the community. The term conservation area suggests that actions taken in these locations are meant to protect and preserve the area from future degradation and blight. The goal is to mitigate those conditions or characteristics that may result in continued deterioration. Under the TIF Act, a conservation area is an improved or vacant area within a Redevelopment Area that is not yet a blighted area. If improved, a conservation area qualifies because of a combination of three or more of the following

factors is detrimental to the public safety, health, morals, or welfare and may become a blighted area: age; dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; excessive vacancies; overcrowding of structures and community facilities; lack of necessary transportation infrastructure; presence of or potential environmental hazards; lack of water or wastewater services; inadequate electric, natural gas or other energy services; lack of modern communications infrastructure; lack of ventilation, light, sanitary, or storm drainage facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; lack of community planning; and static or declining land values.

If vacant, the sound growth of a conservation area is impaired by a combination of two or more of the following factors: obsolete platting of the vacant land; diversity of ownership of the land; tax and special assessment delinquencies on the land; deterioration of structures or site improvements in neighboring areas adjacent to the vacant land; overcrowding of structures and community facilities in neighboring areas adjacent to the vacant land; lack of necessary transportation infrastructure; presence of or potential environmental hazard; lack of water, or wastewater; lack of storm drainage facilities; inadequate electric and natural gas energy services; and lack of modern communications infrastructure; is detrimental to the public safety, health, morals, or welfare and may become a blighted area.

REDEVELOPMENT PROJECT AREA: MAP AND PROPERTY LISTING

Appendix A shows a map of the Redevelopment Area that includes the parcels that are to be included in the Redevelopment Plan. Appendix B is a table listing the properties proposed to be included in the Redevelopment Plan.

REDEVELOPMENT PROJECT AREA: CONDITIONS

Currently, the Redevelopment Area meets the criteria for blighted and conservation areas, as defined by the Tax Increment Financing Law.

The most notable conditions showing blight within the Redevelopment Area are: (1) the age of various structures and facilities; (2) dilapidated conditions of various structures and facilities; (3) deterioration; (4) obsolescence of much of the existing housing; (5) lack of community planning prior to development; (6) deterioration of structures in neighboring areas adjacent to vacant land within the Redevelopment Area; (7) presence of structures below minimum code standards; (8) inadequate utilities; and (9) excessive vacancies.

The most notable conditions showing that the Redevelopment Area qualifies as a conservation area are: (1) dilapidated conditions of various structures and facilities; (2) deterioration; (3) lack of community planning prior to development; (4) presence of structures below minimum code standards; (5) inadequate utilities; and (6) excessive vacancies.

REDEVELOPMENT PLAN: LAYOUT TO ELIMINATE BLIGHTED CONDITIONS

The Town will undertake a variety of projects within the Redevelopment Area to fulfill the objectives of this Redevelopment Plan.

The Redevelopment Plan outlines the basic public needs of the Town to spawn the private investments in the Village Hills, as well as eliminates the blighted condition of *lack of community planning*. The basic needs include the improvements of the utilities, thus eliminating the blighted condition of *inadequate utilities*.

PUBLIC INVESTMENTS

The Town anticipates that under this Redevelopment Plan, it will complete the following improvements:

- Renovate and secure playground and recreation facilities associated with Pendleton Elementary School.
- Provide improved infrastructure including roads, sidewalks, curbs and gutters, utilities, streetscapes, landscaping, parks and open spaces and other pedestrian improvements.
- Demolish, relocate, and improve the Town's public works facility.
- Construction of a new fire station.
- Refresh and improve streetscapes along Queen Street and Cherry Street to include new landscaping, lighting, sidewalk and pedestrian improvements.
- Construction of multi-use trails in the Redevelopment Area and from the Redevelopment Area to adjacent areas to enhance pedestrian and cycling mobility.
- Potential removal and redevelopment of ageing and derelict properties.

(collectively, the "Redevelopment Projects")

The estimated costs for the Redevelopment Projects including long-term project maintenance (as applicable) in relation to the above descriptions is anticipated to be \$35,000,000.

New private investment is the goal of the redevelopment effort, and it is expected to be the largest source of redevelopment financing. This Redevelopment Plan will add an additional \$1,300,000 per year incremental growth in the entire Redevelopment Area. This Redevelopment Plan provides for the TIF revenues to be used to pay debt service on obligations and to complete pay as you go projects as outlined above. These public investments will create an environment in which redevelopment objectives via private investments can be successfully realized.

Through this special financing tool, the portion of the property taxes paid by new investment in the community will be directed toward investments in the Redevelopment Projects which are designed to enhance the community's quality of life. No additional taxes will be assessed. With Tax Increment Financing, the community makes the deliberate choice to dedicate a portion of its growing tax revenues to community enhancement rather than to business as usual.

New private investment is the key to Tax Increment Financing. Without growth, there will be no new revenues to invest in enhancing the community's quality of life. Thus, important goals of this Tax Increment Financing plan are:

1. To ensure that the community remains attractive to new investment.
2. To provide opportunities for quality growth that are consistent with the community's goals and strategies.
3. To stabilize the tax base of the community.
4. To eliminate blighting conditions.

REDEVELOPMENT PLAN: PRIVATE INVESTMENT

The ability of the Town to complete the Redevelopment Projects will depend on the availability of adequate funding from a number of sources, including tax increment revenue, other allocations by the Town, support by local utility providers and contributions from County, State and Federal sources. The budget figures shown in the next sections are estimates of the costs that may be incurred from all sources in completing the Redevelopment Projects. This is not a budget that the Town expects to fulfill with its resources alone. Through this Redevelopment Plan, the Town will provide support for new development that is appropriate to the realization of the entire community's redevelopment objectives.

The Redevelopment Projects described previously will help to make the community more attractive to desired new investment. At the same time, the Redevelopment Projects will provide community enhancements like improved utilities, parking, landscaping, and community facilities. Combined, these investments will continue to enhance the Town's living conditions, increase the tax base, and improve the quality of life for all residents.

TAX INCREMENT BONDS

Under this Redevelopment Plan, the Town intends to issue tax increment bonds to fund a portion of the Redevelopment Project costs. Tax increment bonds are a loan to the Town that are repaid from tax increment revenues.

The Town can issue tax increment bonds only to the extent that it has revenues available to repay the debt. It is impossible to say with certainty just how much tax increment revenue may be available in future years, or how future Town Councils might choose to fund the Redevelopment Projects outlined in this Redevelopment Plan.

The TIF Act requires the Town to state as a part of this Redevelopment Plan the maximum amount of bonds that it might issue. The Town is not obligated to issue bonds in this amount. However, since the Town cannot exceed the stated maximum, it is prudent to state a maximum bond amount. Future Town Councils can then decide how to best finance Redevelopment Projects based on the community's success in attracting new investment and tax increment revenue.

The Town may issue up to thirty-five million dollars (\$35 million) in tax increment bonds to finance the Redevelopment Projects under this Redevelopment Plan. The Town is not obligated to issue bonds in this amount or in any amount; any bond issue will require the adoption of a bond ordinance by the Town Council at a future date. The thirty-five million (\$35 million) total includes actual project costs, capitalized interest, costs of issuance, reserves, and allowances for increased costs in the future. The term of any tax increment bonds that the Town may issue will not exceed 20 years from their respective dates of issuance. The Town may also use pay-as-you-go funds in lieu of bonds to pay for Redevelopment Project costs, as well as to pay for professional services including, but not be limited to, planning and analysis, feasibility studies, surveyors, appraisers, master development plans, architectural, engineering, economic recruitment, environmental studies, legal and financial services. In total, the amount of TIF funds dedicated to completing the Redevelopment Projects outlined above shall not exceed \$35 million.

TAX INCREMENT FINANCING

The future revenues of three local governments only will be affected over a 25-year period of time through this Redevelopment Plan. These local governing bodies include The Town, the County, and the School District.

The equalized assessed value of all real property located in the Redevelopment Plan Area is approximately \$5,143,472 in 2021 (subject to verification by the Anderson County Tax Assessor). The 2021 tax revenues received by each of the taxing entities from this assessed value are as follows.

Town of Pendleton	@ 127.0 mills	\$ 9,807
Anderson County	@ 85.9 mills	\$ 8,177*
Anderson School District 4	@ 177.8 mills	\$16,924*
Total	@ 390.7 mills	\$34,908

*Tax records do not provide detailed information on County levy for schools and other jurisdictions so these figures are an estimate.

After adoption of the Redevelopment Plan each of these entities will continue to receive real estate property taxes from the Redevelopment Plan Area based on the assessed value as of the date of enactment of the Town ordinance creating the Redevelopment Plan for the parcels in the Redevelopment Plan. Assuming no changes in tax millage rates, each of the jurisdictions will continue to receive the tax revenues shown above.

It is important to restate that these taxing district jurisdictions will continue to receive real property tax revenues at the current level they are receiving now, even after the issuance of tax increment bonds. The tax increment bonds will be payable from incremental taxes resulting from redevelopment. At the maturity of all bonds and payment of all redevelopment projects costs on a pay as you go basis as part of the Redevelopment Plan, all tax increments will be divided among appropriate jurisdictions at levels determined by the then applicable millage rates of the respective taxing districts.

As a result of the establishment of this Redevelopment Plan, each taxing district will forego some portion of its future revenue for the term of this Redevelopment Plan. New real property tax revenues resulting from future investments taking place within the Redevelopment Area will be directed to paying the cost of

Redevelopment Projects. Property taxes paid on vehicles, machinery, equipment and other personal property are not affected; each entity will continue to receive the full benefit of growth of personal property values.

IMPACT ON TAXING JURISDICTIONS

Each of the taxing entities will benefit significantly in the short and long terms from the investments made in Redevelopment Projects. In the short term, the Redevelopment Projects will improve streets, parking, intersections, parks, utilities, and other public infrastructure that are used by all as further described herein. In the long term, the Redevelopment Projects will help to attract high quality investment to the Redevelopment Area that will add to the tax base and financial strength of each affected taxing entity.

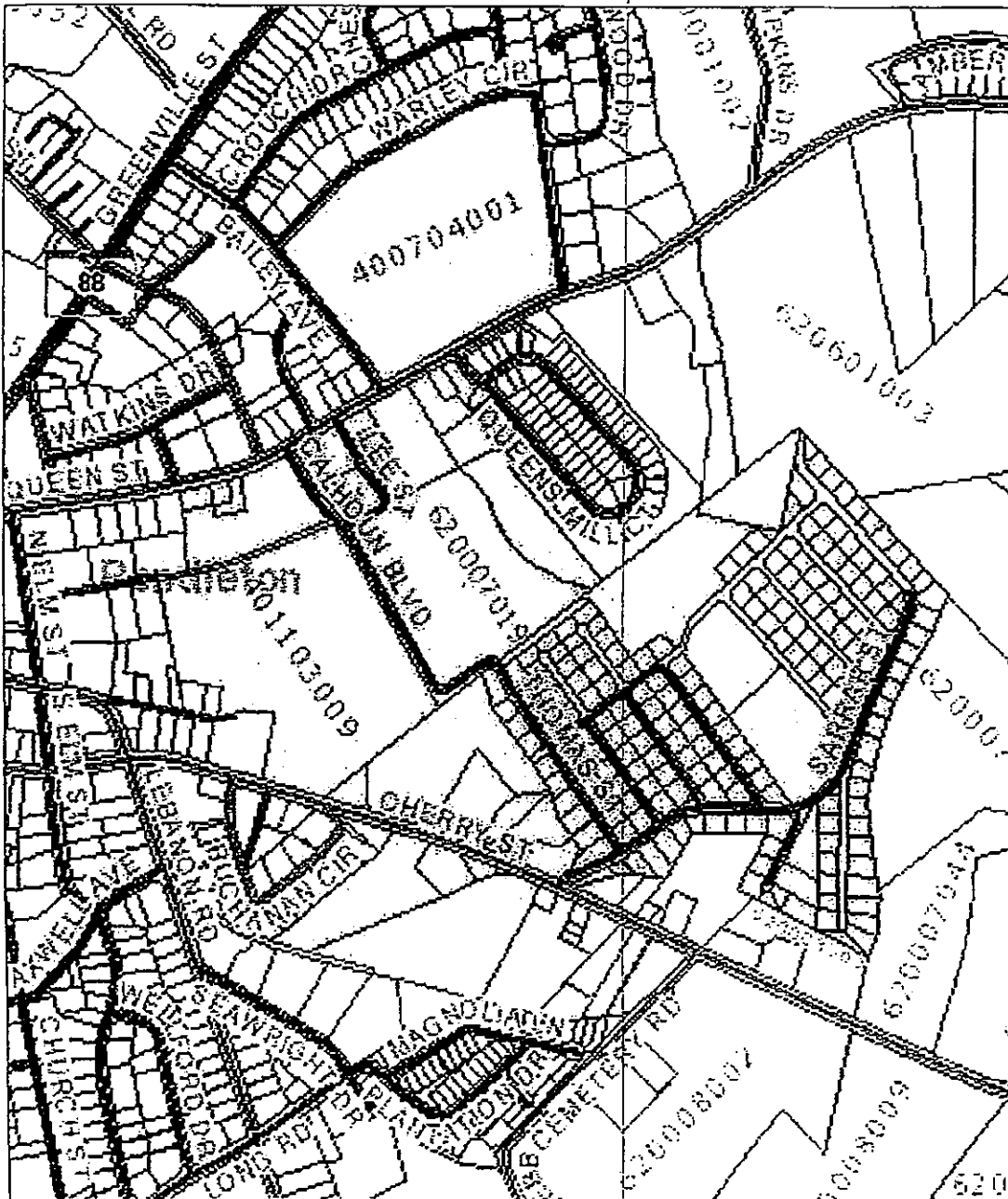
The new taxes used to retire tax increment bonds and to fund pay-as-you-go Redevelopment Projects indicated in the plan are extremely small, being 0.6 percent or less of the total ad valorem taxes of Anderson County, 0.3 percent or less of the total ad valorem taxes of Anderson County School District Four, and 30 percent or less of total taxes of the Town.

PROJECTED TAX BASE GROWTH AND LAND USE

As mentioned, the current tax values in the Redevelopment Plan Area currently generate a total of approximately \$34,908 per year. The anticipated taxable growth is unlikely to materialize prior to the issuance of debt. Upon adoption of the Redevelopment Plan by the Town, the 2022 certified initial equalized assessed value of the Redevelopment Area will prevail and the auditor of Anderson County will be asked to certify the initial equalized value (the "initial value") of the properties as outlined in this Redevelopment Plan. In the future, as new private investment takes place, new taxable value will be recognized on the tax rolls. The estimated equalized assessed valuation after redevelopment of the Village Hills Redevelopment Area after redevelopment is estimated to be \$82.5 million. Property taxes on newly taxable real property (Tax Increment Revenues) will be collected by the Anderson County Treasurer's Office and, once the first series of obligations secured by Tax Increment Revenues is issued, will be paid to the Town, which shall deposit the taxes into a "special tax allocation fund". The Town may use the Tax Increment Revenues in the special tax allocation fund: to pay redevelopment project costs directly and; to pay debt service on tax increment bonds or obligations issued for the purpose of financing Redevelopment Projects, and the Tax Increment Revenues are hereby pledged for both purposes. Any Tax Increment Revenues not pledged or used by the Town for payment of Redevelopment Project costs, including debt service on tax increment bonds or obligations, may be distributed among the Town, the County and the School District in proportion to each entity's tax millage rate.

The future land uses in the district will be residential single family, multifamily, commercial, civic use, as well as parks, open space, and trails.

APPENDIX A
MAP OF THE DISTRICT



APPENDIX B

Listed below is each parcel of land to be included in the Redevelopment Area through this Redevelopment Plan identified by their tax map number, property owner and assessed value with a total assessed value at the end.

Tax Map Number	Owner	Assessed Value	Taxable Value
400704001	ANDERSON COUNTY SCHOOL DISTRICT FOUR	\$	144,500
401020008	WILLIAMS DAPHNEY W WASHINGTON EST	\$	22,814
401020009	MORTON BENJAMIN C JR	\$	204,420
610007019	WILLIAMS DAPHNEY W WASHINGTON	\$	60,291
610007020	OLIVER ALESCIA Q - JANGRA D MERRITT	\$	30,100
620102001	PENDELTON TOWN OF	\$	305
620102002	PEARL WILLIAM C - TERESA ANN	\$	1,030
620102003	TWO BLUE STALLIONS LLC	\$	8,510
620102004	TWO BLUE STALLIONS LLC	\$	8,510
620102005	TWO BLUE STALLIONS LLC	\$	8,510
620102006	MICALISTER WILLIAM H JR	\$	4,630
620102007	ALPHA - OMEGA MINISTRIES INTERNATIONAL	\$	305
620102008	PENDELTON TOWN OF	\$	305
620102009	PENDELTON TOWN OF	\$	305
620102010	PENDELTON TOWN OF	\$	305
620102011	PENDELTON TOWN OF	\$	305
620102012	PENDELTON TOWN OF	\$	305
620102013	PENDELTON TOWN OF	\$	305
620102014	PENDELTON TOWN OF	\$	305
620102015	OX CO PM LLC	\$	1,320
620102016	STERNHEITZ ABIGAIL	\$	3,000
620102017	PENDELTON TOWN OF	\$	305
620102018	PENDELTON TOWN OF	\$	305
620102019	PENDELTON TOWN OF	\$	305
620102020	PENDELTON TOWN OF	\$	305
620102021	PENDELTON TOWN OF	\$	305
620102022	PENDELTON TOWN OF	\$	305
620102023	PENDELTON TOWN OF	\$	305
620102024	PENDELTON TOWN OF	\$	305
620102025	PENDELTON TOWN OF	\$	4,800
620102026	PENDELTON TOWN OF	\$	3,750
620102027	HEPMAN LUCILLE	\$	4,025
620106001	TWO BLUE STALLIONS LLC	\$	8,510
620106002	PENDELTON TOWN OF	\$	1,475
620106003	PENDELTON TOWN OF	\$	1,475
620106004	BROWER SARAH	\$	3,715
620106005	TWO BLUE STALLIONS LLC	\$	3,900
620106006	TWO BLUE STALLIONS LLC	\$	8,510
620106007	TWO BLUE STALLIONS LLC	\$	8,510
620106008	TWO BLUE STALLIONS LLC	\$	8,510
620106009	TWO BLUE STALLIONS LLC	\$	8,510
620106010	TWO BLUE STALLIONS LLC	\$	8,510
620106011	TWO BLUE STALLIONS LLC	\$	8,510
620107001	TWO BLUE STALLIONS LLC	\$	8,510
620107002	TWO BLUE STALLIONS LLC	\$	8,510
620107003	TWO BLUE STALLIONS LLC	\$	8,510
620107004	TWO BLUE STALLIONS LLC	\$	8,510
620107005	OX CO PM LLC	\$	3,500
620107006	TWO BLUE STALLIONS LLC	\$	8,510
620107007	TWO BLUE STALLIONS LLC	\$	8,510
620107008	TWO BLUE STALLIONS LLC	\$	8,510
620107009	RYMAN INVESTMENTS LLC	\$	3,800
620107010	TWO BLUE STALLIONS LLC	\$	8,510
620107011	TWO BLUE STALLIONS LLC	\$	8,510
620107012	TWO BLUE STALLIONS LLC	\$	8,510
620107013	TWO BLUE STALLIONS LLC	\$	8,510
620107014	TWO BLUE STALLIONS LLC	\$	8,510
620107015	TWO BLUE STALLIONS LLC	\$	8,510
620108001	TWO BLUE STALLIONS LLC	\$	8,510
620108002	TWO BLUE STALLIONS LLC	\$	8,510
620108003	TWO BLUE STALLIONS LLC	\$	8,510
620108004	TWO BLUE STALLIONS LLC	\$	8,510
620108005	TWO BLUE STALLIONS LLC	\$	8,510
620108006	TWO BLUE STALLIONS LLC	\$	8,510
620108007	MEARKE WILLIE HORTON III	\$	1,300
620108008	TWO BLUE STALLIONS LLC	\$	8,510
620108009	MARSHALL VINCE	\$	1,300
620108010	BLUMHARD JOHN SCHILL	\$	3,500
620108011	MICALISTER WILLIAM H JR	\$	3,500
620108012	TWO BLUE STALLIONS LLC	\$	8,510
620109001	TWO BLUE STALLIONS LLC	\$	8,510
620109002	TWO BLUE STALLIONS LLC	\$	8,510
620109003	TWO BLUE STALLIONS LLC	\$	8,510
620109004	TWO BLUE STALLIONS LLC	\$	8,510
620109005	TWO BLUE STALLIONS LLC	\$	8,510
620109006	MONO ROBERT J SR + SUSAN B	\$	3,900
620109007	MONO ROBERT J SR + SUSAN B	\$	11,230
620109008	MONO ROBERT J SR + SUSAN B	\$	5,600
620109009	MONO ROBERT J SR + SUSAN B	\$	3,500
620109010	TWO BLUE STALLIONS LLC	\$	8,790
620109011	TWO BLUE STALLIONS LLC	\$	8,510
620109012	TWO BLUE STALLIONS LLC	\$	8,510
620109013	CACERES MARCO LEBRON - LESLIE ANN TORRES	\$	40,104
620109014	TORBERT MARVIN L - KATHRYN GILETCHUK	\$	33,044
620109015	GREEN DAVID Y + EMILY R	\$	62,840
620109016	TORBERT MARVIN L - KATHRYN GILETCHUK	\$	1,500
620109017	GREEN DAVID Y + EMILY R	\$	158,020
620109018	WILLIAMS LEE F + KRISTINA D L	\$	113,020
620109019	TESH KATHERINE M	\$	25,212
620109020	950 CHERRY ST LLC	\$	3,095,800
620109021	LIPSCOMB KENNETH L	\$	43,970
620109022	TWO BLUE STALLIONS LLC	\$	8,510
620109023	TWO BLUE STALLIONS LLC	\$	8,510
620109024	FRANCISCO OJEDA MONCARIO	\$	10,010
620109025	FRANCISCO OJEDA MONCARIO	\$	3,500
620109026	TWO BLUE STALLIONS LLC	\$	8,510
620109027	TWO BLUE STALLIONS LLC	\$	8,510
620109028	TWO BLUE STALLIONS LLC	\$	8,510
620109029	TWO BLUE STALLIONS LLC	\$	8,510
620109030	BARNES ROBERT C JR	\$	3,540
620109031	FREEMAN JOHN HENRY - RHONDA MICHELLE	\$	4,100
620109032	LIVERLIGHT CHRISTOPHER TODD	\$	14,130
620109033	OX CO PM LLC	\$	4,050
620109034	RICHARDSON RITA	\$	3,500
620109035	HARRIS CHRISTOPHER SHANE	\$	3,800
620109036	MICALISTER WILLIAM H	\$	3,500
620109037	MICALISTER WILLIAM H	\$	3,500
620109038	MICALISTER WILLIAM H	\$	4,750
620109039	MICALISTER WILLIAM H	\$	1,313
620109040	PENDELTON TOWN OF	\$	305
620109041	PENDELTON TOWN OF	\$	305
620109042	PENDELTON TOWN OF	\$	305
620109043	PENDELTON TOWN OF	\$	305
620109044	PENDELTON TOWN OF	\$	305
620109045	PENDELTON TOWN OF	\$	305
620109046	PENDELTON TOWN OF	\$	305
620109047	PENDELTON TOWN OF	\$	305
620109048	PENDELTON TOWN OF	\$	305
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620109050	PENDELTON TOWN OF	\$	305
620109051	PENDELTON TOWN OF	\$	305
620109052	PENDELTON TOWN OF	\$	305
620109053	PENDELTON TOWN OF	\$	305
620109054	PENDELTON TOWN OF	\$	305
620109055	PENDELTON TOWN OF	\$	305
620109056	PENDELTON TOWN OF	\$	305
620109057	PENDELTON TOWN OF	\$	305
620109058	PENDELTON TOWN OF	\$	305
620109059	PENDELTON TOWN OF	\$	305
620109060	PENDELTON TOWN OF	\$	8,000
620109061	WILLIAMS DAPHNEY W	\$	12,628
620109062	PENDELTON TOWN OF	\$	8,000
620109063	PENDELTON TOWN OF	\$	19,288
620109064	PORTER REDINA BUFFI	\$	9,828
620109065	JOHNSON GREGORY + EARLIE LEE	\$	19,580
620109066	HARRIS KENNETH CRAIG	\$	64,577
620109067	MARLEN SALCIDO GALVAN LIVING TRUST	\$	251,276
620109068	KKL HOLDINGS LLC	\$	76,390
620109069	SHARON L SHEVALIER LIV TRUST	\$	70,400
620109070	SHARON L SHEVALIER LIV TRUST	\$	8,000

AFFIDAVIT OF PUBLICATION

David Poulson
Town Of Pendleton
310 Greenville Street
Pendleton SC 29670

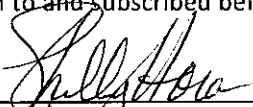
STATE OF WISCONSIN, COUNTY OF BROWN

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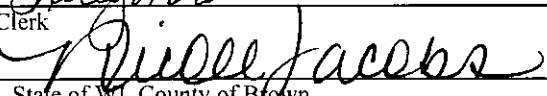
09/18/2025

That said newspaper was regularly issued and circulated on those dates and that the fees charged are legal.

Sworn to and subscribed before on 09/18/2025



Legal Clerk



Notary, State of WI. County of Brown

8-21-26

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PUBLIC NOTICE

The Town of Pendleton Planning Commission will hold a Public Hearing in Council Chambers of Town Hall on Thursday, October 9, 2025, at 6:00 pm to receive public input concerning a proposed Ordinance establishing design guidelines for the Village Hills Tax Incremental Finance District (TIF). The public is welcome to comment.