



PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

Town of Pendleton
Planning Commission
Regular Meeting
March 13, 2025
Pendleton Town Hall, 6 pm

MINUTES:

1. Call to Order:

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

2. Approval of prior meeting minutes: From November 14, 2024, and January 09, 2025, meeting

Chairman Mr. John Perkins asked if there were any motions to approve the minutes from November 14, 2024, and the January 09, 2025, meeting. Ms. Jill Gemmill made a motion to approve the minutes as submitted, which Mr. Skeet Holland seconded. All members voted in favor of at 6:01 pm.

3. Public Comments:

There were no public comments made.

4. Action Item:

- a. No Action Items for this meeting

There were no action items for this meeting.

5. **Work Session:** Work session to discuss the draft Village Hills Tax Incremental Financing District Design Ordinance.

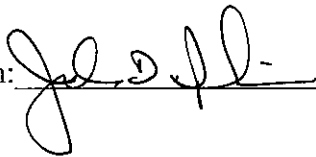
(No decisions will be made from this work session)

Ms. Rebecca Vance from Vance Consulting, LLC, gave a presentation to the commission on the process for designing and implementing a Design Ordinance for the Village Hills Tax Incremental Financing District. (See attached)

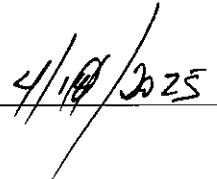
6. **Adjournment:**

With no further business to discuss, Mr. Skeet Holland made a motion to adjourn at 7:38 pm. Mr. Chuck McCuen seconded the motion with all voting in favor of at 7:40 pm.

Chairman: _____

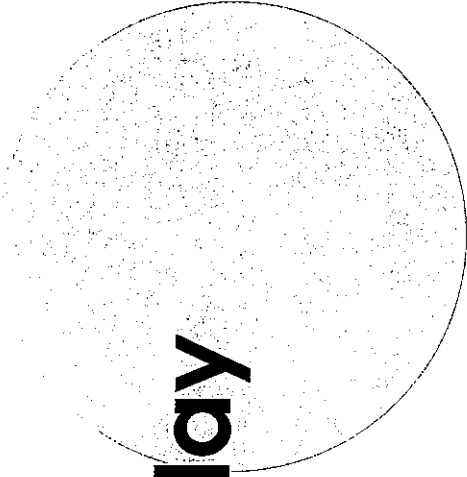


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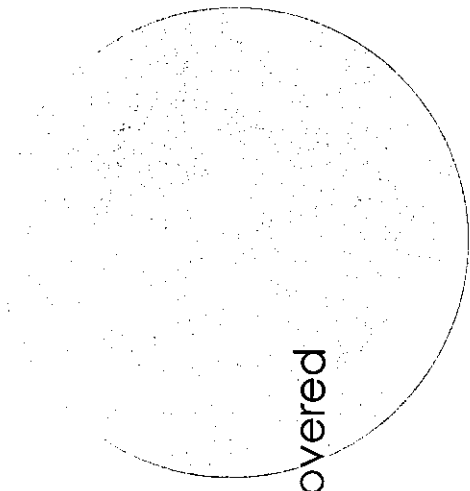


Village Hills Design Overlay District



MARCH 13, 2025

Current Zoning – Flexible Review District



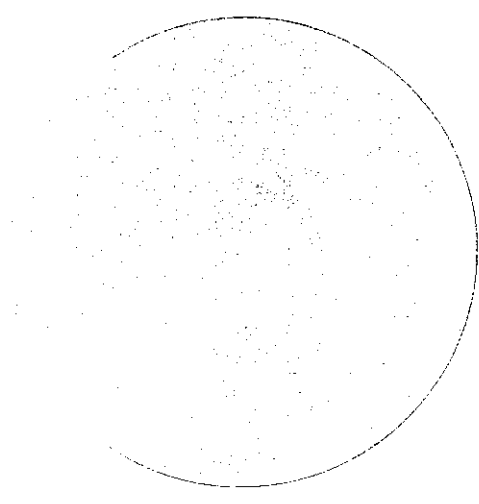
Residential:

- ▶ 10,00 sq ft lots/average (4.36 units per acre)
- ▶ No Manufactured Housing or Single Family Attached
- ▶ Earth tones, varied roof patterns, architectural shingles, covered stoops, screened porches
- ▶ Homes built with Green Smart Energy Technology

Commercial:

- ▶ Monument signage
- ▶ Stone and earth tones

Design Standards

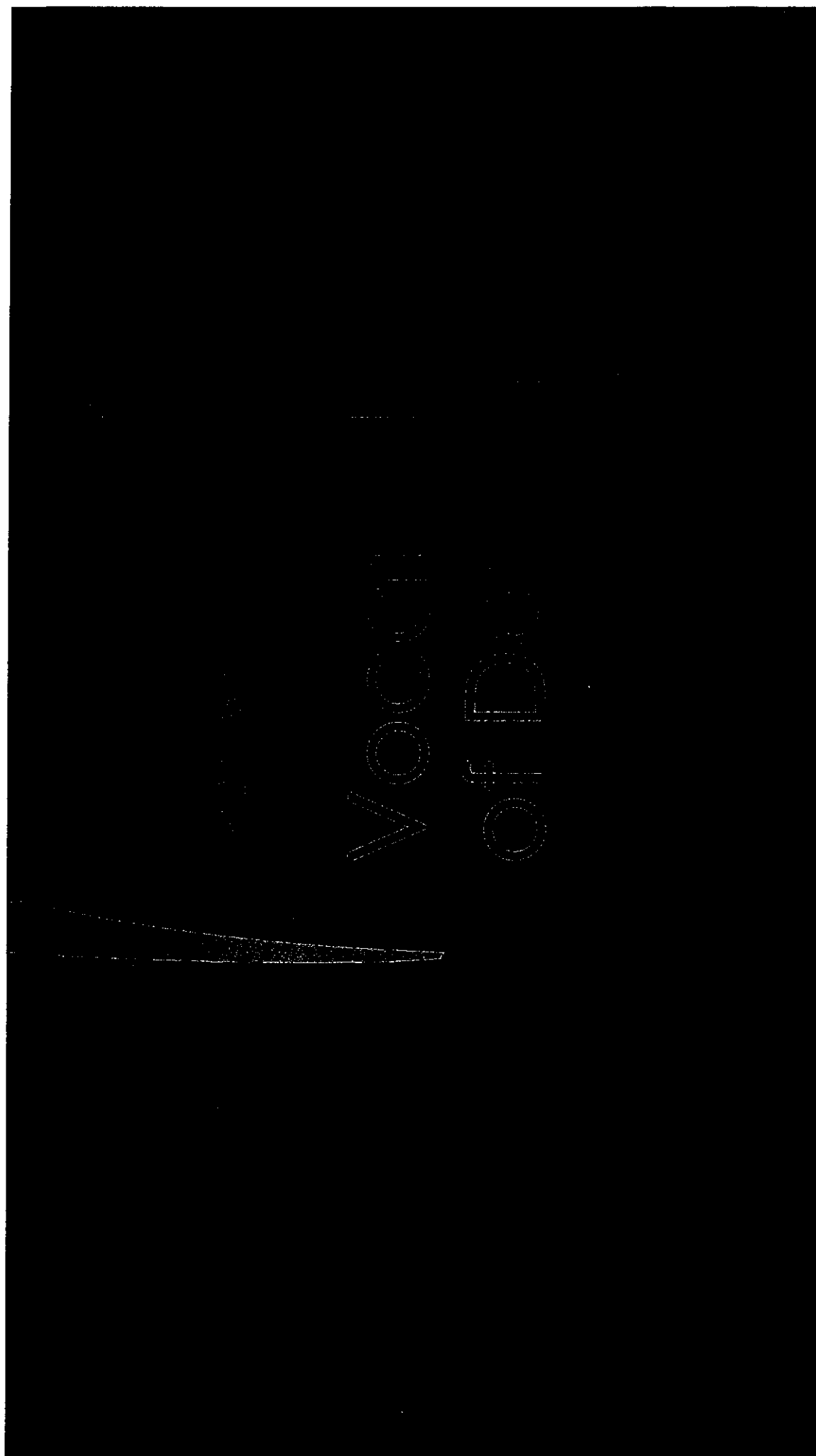


Four Districts:

- ▶ Queen Street Corners
- ▶ Civic Campus
- ▶ Oval and Village District
- ▶ Residential District

Regulations:

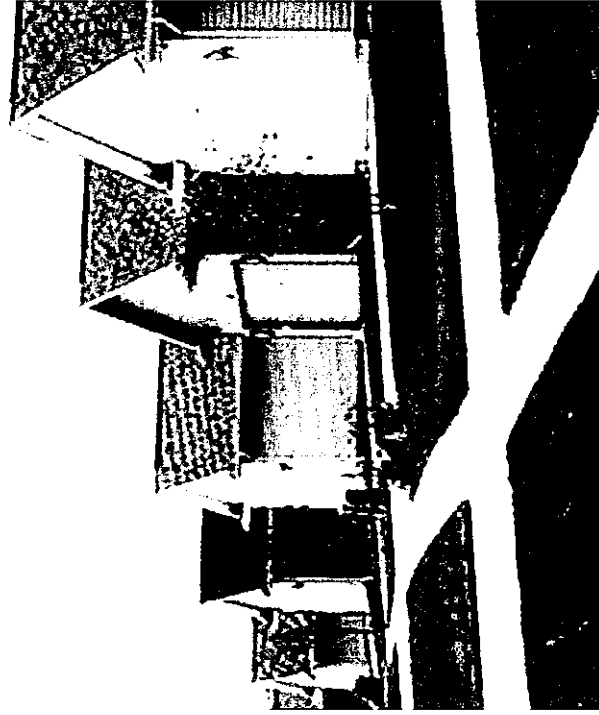
- ▶ Uses
- ▶ Architectural Design
- ▶ Road Design



Residential Design Storm



Residential Design Standards

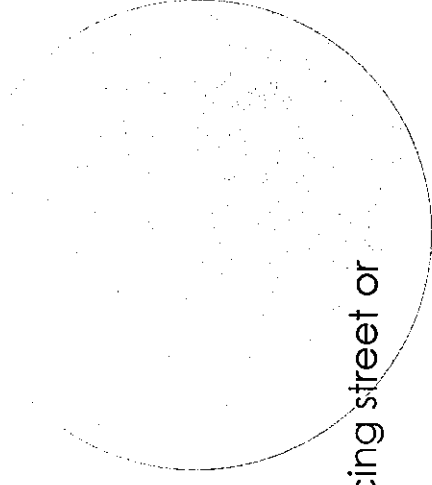


The Language of Residential Design

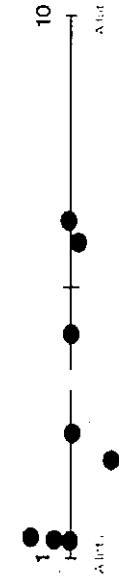
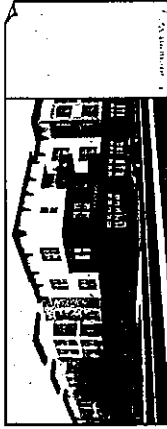


- ▶ Minimum Lot Size
- ▶ Front Setbacks
- ▶ Front Setbacks for Garages
- ▶ Percentage allowance for Garage Façade
- ▶ Driveway placement
- ▶ Side Setbacks
- ▶ Porch vs. Stoop Requirement
- ▶ Verge and tree requirements
- ▶ Road Design
- ▶ Roof Patterns

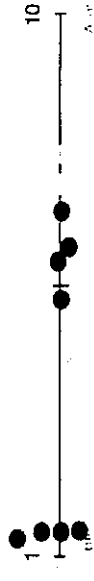
- ▶ Architectural Shingles
- ▶ Band board
- ▶ Materials – vinyl
- ▶ Color palettes
- ▶ Monotony Code
- ▶ Building entrances facing street or public right of way
- ▶ Mixed Residential
- ▶ Courtyard cottages
- ▶ Accessory Dwelling Units
- ▶ Cluster Developments



Multifamily Residential Design



How much do you like this option?



APARTMENTS