



PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

Town of Pendleton
Planning Commission
Regular Meeting
April 10, 2025
Pendleton Town Hall, 6 pm

AGENDA:

- 1. Call to Order:**
- 2. Approval of prior meeting minutes:** From the March 13, 2025, meeting.
- 3. Public Comments.**
- 4. Public Hearings:**
 - a. Hold a public hearing to gather information before consideration of a Commercial Group Development located off HWY 76 and Hillandale Rd having TMS# 41-01-01-006
- 5. Reports:**
- 6. New Business / Action Item:**
 - a. Consideration of approving a proposed Commercial Group Development located off HWY 76 and Hillandale Rd having TMS# 41-01-01-006
- 7. Updates:**
- 8. Adjournment:**



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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:**

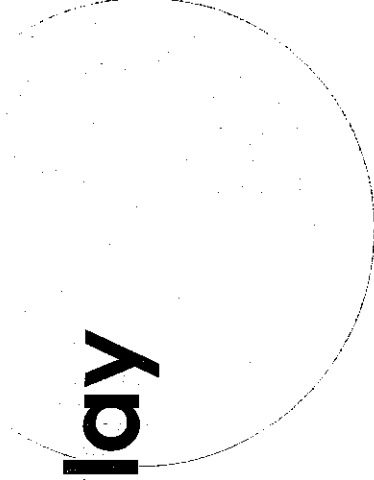
With no further business to discuss, Mr. Skeet Holland made a motion to adjourn at 7:38 pm. Mr. Chuck McCuen seconded the motion with all voting in favor of at 7:40 pm.

Chairman:_____ Date:_____

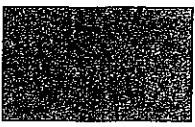


Village Hills Design Overlay District

MARCH 13, 2025



Current Zoning – Flexible Review District

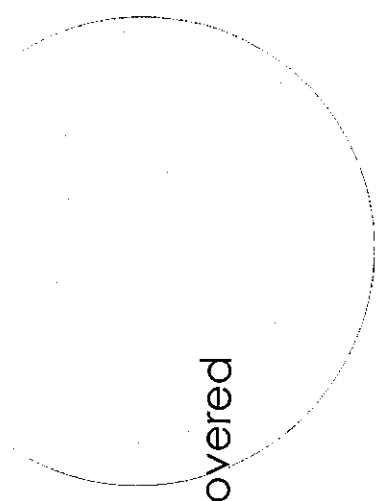


Residential:

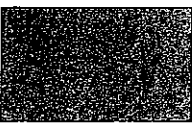
- ▶ 10,00 sq ft lots/average (4.36 units per acre)
- ▶ No Manufactured Housing or Single Family Attached
- ▶ Earth tones, varied roof patterns, architectural shingles, covered stoops, screened porches
- ▶ Homes built with Green Smart Energy Technology

Commercial:

- ▶ Monument signage
- ▶ Stone and earth tones



Design Standards

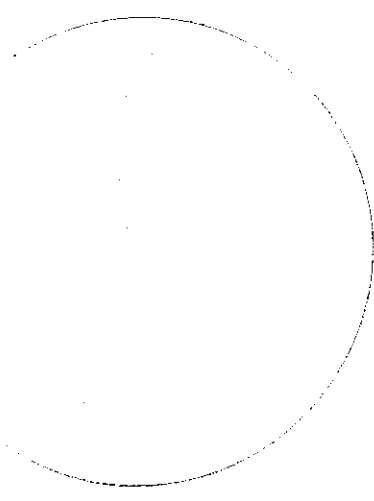


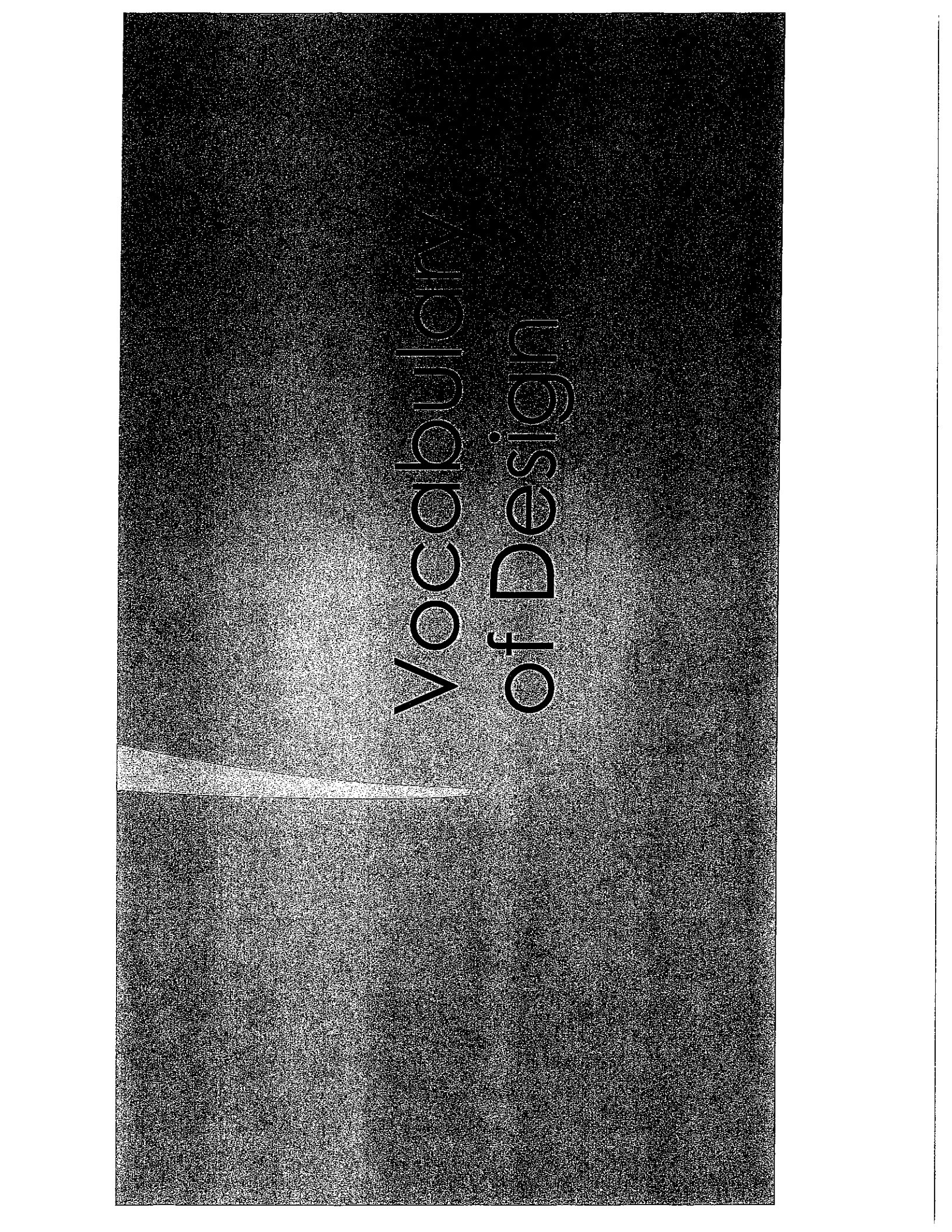
Four Districts:

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

Regulations:

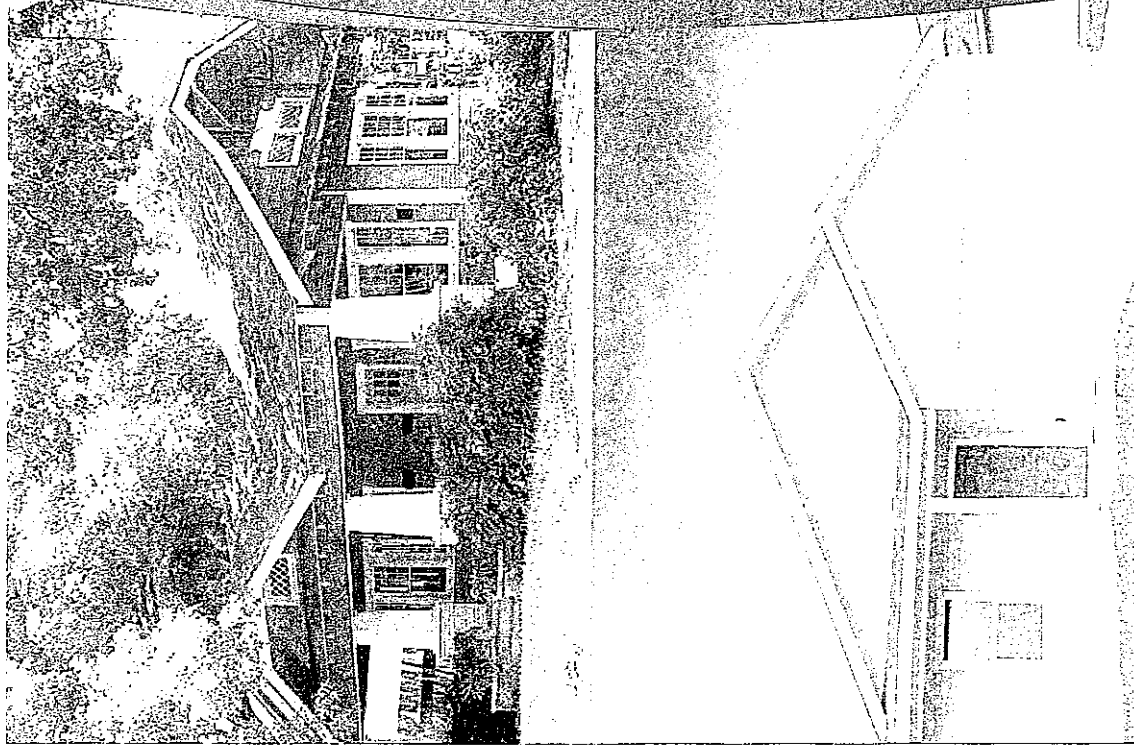
- ▶ Uses
- ▶ Architectural Design
- ▶ Road Design



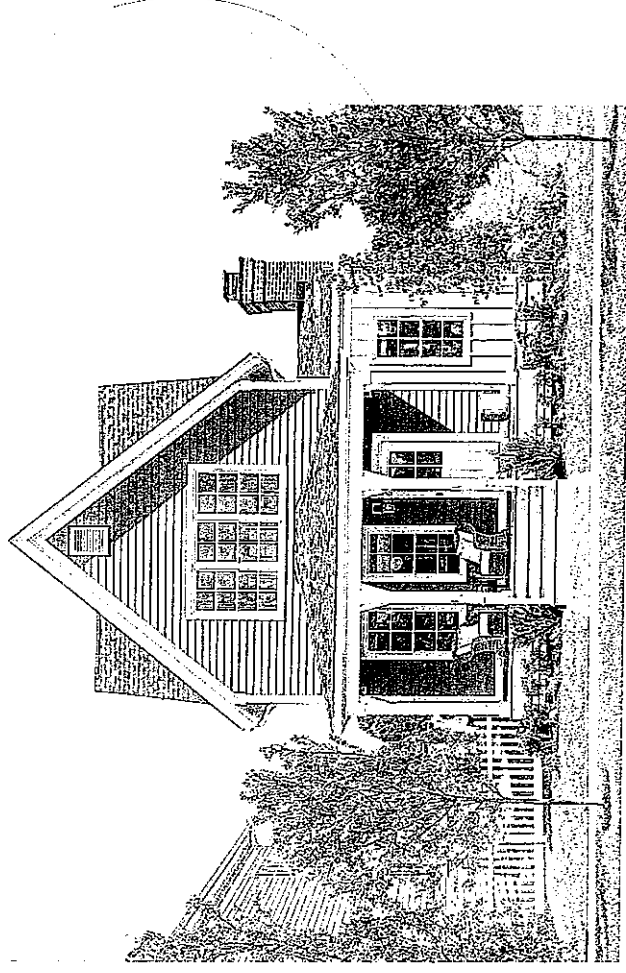
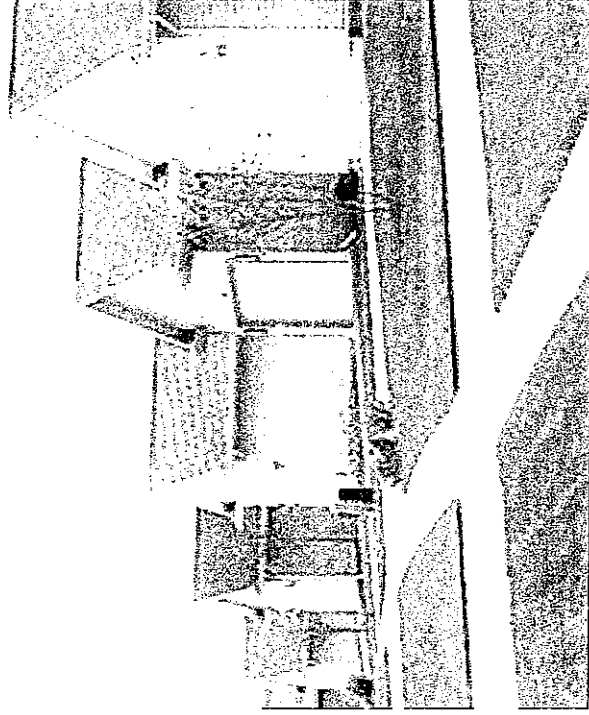


Vocabulary of Design

Residential Design Standards



Residential Design Standards

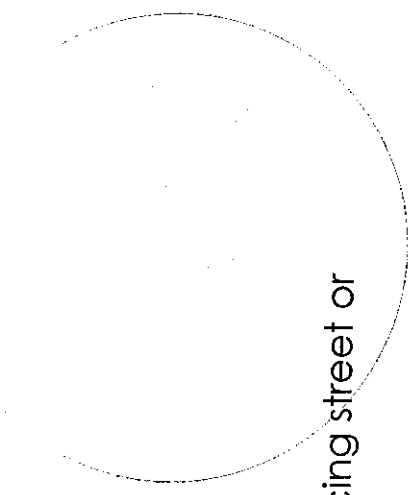


The Language of Residential Design

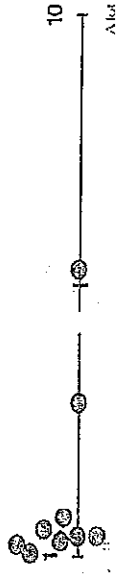
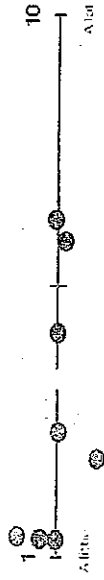
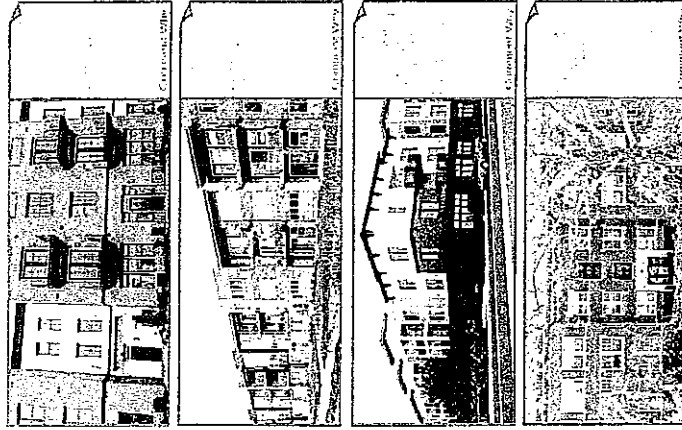


- ▶ Minimum Lot Size
- ▶ Front Setbacks
- ▶ Front Setbacks for Garages
- ▶ Percentage allowance for Garage Façade
- ▶ Driveway placement
- ▶ Side Setbacks
- ▶ Porch vs. Stoop Requirement
- ▶ Verge and tree requirements
- ▶ Road Design
- ▶ Roof Patterns

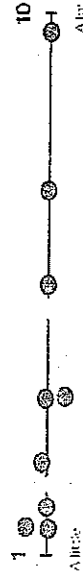
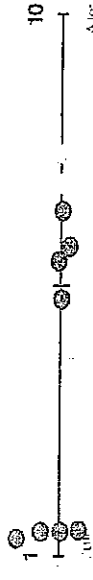
- ▶ Architectural Shingles
- ▶ Band board
- ▶ Materials – vinyl
- ▶ Color palettes
- ▶ Monotony Code
- ▶ Building entrances facing street or public right of way
- ▶ Mixed Residential
- ▶ Courtyard cottages
- ▶ Accessory Dwelling Units
- ▶ Cluster Developments



Multifamily Residential Design



How much do you like this option?



APARTMENTS



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**Staff Report to the Town of Pendleton Planning Commission
request for consideration for approval of a Commercial Group
Development located off HWY 76 and Hillandale Rd having
TMS# 41-01-01-006.**

Date of Report: April 2, 2025

Report By: David Poulson, Town Planner

Applicant: Homeland Property Group LLC

Request: Approval of site plans for a Commercial Group Development located off Highway 76.

Property Location: Highway 76 and Hillandale Road

Existing Zoning: Areawide Business (AB).

Requested Zoning: No rezoning is required. Areawide Business (AB) already exists.

Future Land Use Map: Areawide Business (AB)

Surrounding Zoning & Land Use:

North: Zone: Low Density Residential (R1).
Land Use: Tri County Technical College.

West: Zone: Low Density Residential (R1)
Land Use: Hillandale Neighborhood.

East: Zone: Areawide Business (AB)
Land Use: Quick Trip, Commercial Lots on Hwy 76

Existing Conditions: This 3.85-acre property is currently zoned Areawide Business (AB) and has remained an undeveloped area since the creation of the Hillandale Residential Neighborhood. Located within the incorporated town limits of Pendleton since the 70's, the site has not previously been used for commercial purposes. However, its existing zoning, strategic location and the town's future land use map aligns this property with the needed requirements for future commercial development. This property was recently purchased by the Homeland Property Group, and a Commercial Group



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Definitions:

Group Development means a building or group of buildings which consists of numerous similar uses or a combination of normally separated uses functioning as a unit, and which are interdependent on required site amenities such as parking, site access, landscaping, and trash collection, regardless of the number of parcels the group development may be separated into.

Commercial Complex means a building or group of buildings which consists of more than one business functioning as a unit, and which are interdependent on required site amenities such as parking, site access, landscaping and trash collection, regardless of the number of parcels the group development may be separated into.

SECTION 8.1: GROUP DEVELOPMENT

In order to prevent traffic hazards and to insure the provision of off-street parking and necessary utilities, site plans for the following types of development shall be submitted to the Planning Commission for review and approval:

- a) Manufactured home parks, apartment complexes, and commercial complexes where the site is not subdivided;
- b) Attached dwellings such as townhouses and condominiums; and
- c) Any site that has two or more sellable or leasable spaces where the zoning has not been changed to a 'PD', Planned Development District (that process is addressed in the zoning ordinance).

PLANNING COMMISSION ACTION:

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

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

EFFECT OF PLANNING COMMISSION APPROVAL

Approval of the site plan shall allow the applicant to obtain building permits for the property to be developed. No site improvements can be made until a building permit is obtained.



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Group Development Application Form

In order to prevent traffic hazards and to insure the provision of off-street parking and necessary utilities, site plans for the following types of development shall be submitted to the Planning Commission for review and approval:

- Manufactured home parks, apartment complexes, and commercial complexes where the site is not subdivided;
- Attached dwellings such as townhouses and condominiums; and
- Any site that has two or more sellable or leasable spaces where the zoning has not been changed to a 'PD', Planned Development District (that process is addressed in the zoning ordinance).

Overlay design districts within the town shall additionally have site plans reviewed by the Design Review Board.

Date: 3/28/2025 Request Number (to be filled by Staff): _____ - _____

Name of Property Owner: Homeland Property Group, LLC (Contact: Austin Meares)

Address: 209 Fond Du Lac Drive, Central, SC 29630

Phone number: 843-995-0144 Email: austin@homelandbuilderssc.com

Signature of Property Owner: Austin Meares

Name of Applicant (if other than property owner): Homeland Property Group, LLC (Contact: Austin Meares)

Address: 209 Fond Du Lac Drive, Central, SC 29630

Phone number: 843-995-0144 Email: austin@homelandbuilderssc.com

Signature of Applicant: Austin Meares

Property Location: Anderson County GIS Parcel: 410101006

Existing Zoning Classification: AB Proposed Land Use: Business, professional, and medical offices.

of Acres: 3.85 AC Tax Map Number(s): 410101006

Proposed Number of Units (approx.): Residential N/A units Commercial 8 units (27,900 sq.ft.)

Existing Buildings and Uses: N/A - None on property

Surrounding Uses: North Hillandale Road / Residential East Highway 76

South Commercial - Restaurant West Hillandale Road / Residential

Describe the nature of the request or attach description: _____

The Highway 76 Offices project proposes 27,900 SF of professional office space between eight (8) buildings, along with associated parking lots, drive aisles, and stormwater infrastructure.

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

Date received: 3/28/2025 Fee Paid: 50.00 Receipt number: 431963

Date Advertised: 3/27/2025 Hearing Date: 4/10/2025 Date Sign Posted: 4/2/2025

TOWN STAFF RECOMMENDATION: APPROVED: ✓ DENIED: _____

PLANNING COMMISSION DECISION: APPROVED: _____ DENIED: _____

Comments: _____



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Group Development Instruction Form

SUBMITTAL

Submittal of a site plan and supplemental materials will be required for Planning Commission Review. All site plans must be filed at least twenty-one (21) days prior to the next Planning Commission meeting to be placed on the agenda.

The applicant shall submit the following to the Town Planning Department, and a submittal shall not be considered complete until all of the following are submitted (additional materials may be requested by the Town if required materials submitted are inadequate to make a decision):

- ☒ 1) Completed Site Plan Application with Owner's signature.
- ☒ 2) Application filing fee for the amount listed on the Town of Pendleton Fee Schedule.
- ☒ 3) 10 large copies of the site plan (18" x 24" or 24" x 36"). Additional copies of the plan must be provided to the Planning Department upon request.
- ☒ 4) 10 small copies of the site plan (8.5" x 11" up to 11" x 17").
- ☒ 5) A statement of intent of the development.

REVIEW

Site Plans shall be distributed to all departments and agencies as deemed applicable by staff for review. A copy will also be made available for the public to review at Town Hall. Comments shall be written in a staff report with staff recommendations of approval, conditional approval, or denial. Staff shall mail or email the staff report to the Planning Commission and to the applicant one (1) week prior to the Planning Commission meeting.

TIMEFRAME

The Planning Commission shall act on the site plan within forty-five (45) days after the initial consideration at a Planning Commission Meeting. The applicant may waive this requirement and consent to an extension of such period.

PLANNING COMMISSION ACTION

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

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

EFFECT OF PLANNING COMMISSION APPROVAL

Approval of the site plan shall allow the applicant to obtain building permits for the property to be developed. No site improvements can be made until a building permit is obtained.

EXPIRATION

Approved site plans expire three (3) months after Planning Commission approval, unless the Planning Commission grants an extension. An application for a building permit must be filed, or an extension approved by the Planning Commission, before this expiration date; otherwise, the site plan is null and void.



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CONTENTS OF GROUP DEVELOPMENT SITE PLAN

Group Development site plans shall show the following information* (design overlay districts must additionally show items listed in the relevant sections in "Article VI: Design Review Board"):

- ✓ 1) A plat of the property drawn to a scale of at least one hundred (100) feet to one inch.
- ✓ 2) The location of the parcel of land with respect to adjacent rights-of-way.
- ✓ 3) The shape, dimensions, and locations of all buildings, existing and proposed, on the subject parcel.
- ✓ 4) The proposed use of the buildings and/or land.
- ✓ 5) Topography of the site by contours at vertical intervals of not more than ten (10) feet.
- ✓ 6) The location and dimension of off-street parking and loading space and the means of ingress and egress to and from such space.
- ✓ 8) The location and size of all proposed utilities and storm drainage facilities.
- ✓ 9) Such other information as the Planning Commission may deem necessary because of the physical characteristics peculiar to the particular development.
- ✓ 10) The standards for each specific development must comply with the zoning district to which the land is classified.

**Additional information that the Town may request is as follows but is not limited to these items:*

- ✓ 1) A plat of the property drawn to a scale of at least one hundred (100) feet to one inch.
- ✓ 2) The standards for each specific development must comply with the zoning district to which the land is classified.
- ✓ 3) Vicinity map, title block, scale, north arrow and property line survey.
- ✓ 4) The location of the parcel of land with respect to adjacent rights-of-way.
- ✓ 5) Yard/setback/buffer area dimensions from the development boundaries and adjacent streets.
- ✓ 6) Names of boundary streets with road pavement widths.
- ✓ 7) The shape, dimensions, and locations of all buildings, existing and proposed, on the subject parcel.
- ✓ 8) The proposed use and existing use of the buildings and/or land.
- ✓ 9) Total floor area for all nonresidential uses by type.
- N/A 10) Total density for residential developments, along with the number of residential dwelling units by type and number of bedroom units in each.
- ✓ 11) Topography of the site by contours at vertical intervals of not more than ten (10) feet.
- ✓ 12) The location and dimension of off-street parking and loading space and the means of ingress and egress to and from such space, along with the total number of parking spaces proposed and required.
- ✓ 13) The location and size of all proposed utilities and storm drainage facilities.
- WIP 14) Sketches of typical proposed structures, design standards if required, outdoor lighting fixtures, signs and landscaping.
- ✓ 15) Traffic and pedestrian circulation systems, including the location and width of all streets, driveways, service areas, dumpster pads, entrances to parking areas, walkways, bicycle paths, etc.
- ✓ 16) Other such information or descriptions as may be deemed reasonably appropriate for planning commission review.

***No building permit shall be issued and no connection to a public water system or sewer system shall be made until the plans for the development have been approved by the Planning Commission and so noted on the development plans.*

Highway 76 Offices
Statement of Intent
Anderson County GIS
TMS# 410101006
Pendleton, SC 29670

Intro and Overview

The Highway 76 Offices project is a proposed upscale professional office Group Development on the south side of the Town of Pendleton. The project is projected to bring in professional businesses and the associated tax revenue to the Town of Pendleton. The project consists of 27,900 SF of proposed professional office space across eight (8) proposed buildings.

Town of Pendleton Input

The development has been discussed with David Poulson, the Town of Pendleton Planning and Zoning Administrator, numerous times and a review was recently conducted with him on February 4, 2025.

Representatives for the project attended a Planning Commission Working Session on March 28, 2025 ahead of Planning Commission submission in order to introduce the project and receive feedback from the Planning Commission.

Community Outreach

The project Owner and Civil Engineer met with adjacent neighbors to the proposed development property, Richard Baldwin, James Gantz, and John Campbell, following the March 28, 2025 Planning Commission Working Session. The Owner and Civil Engineer discussed the project with the adjacent neighbors and facilitated a dialogue about project specifications. This meeting created the opportunity to dialogue with Hillandale Rd neighbors, share the vision for responsible development, and open good lines of communication.

Office Features

The proposed office park is designed to stand apart from the existing local strip-mall and retail developments, offering a distinctive and cohesive aesthetic. The site layout aims to attract high-quality, professional tenants by harmonizing with the natural topography in ways that traditional big-box strip mall construction cannot achieve. This thoughtful approach avoids the uniform, monolithic appearance of strip malls, allowing for enhanced opportunities to incorporate attractive landscaping around each building and parking area. Additionally, the design strategically positions buildings and driveways to optimize site accessibility, providing multiple egress points to prevent traffic bottlenecks within the adjacent neighborhood. The plan further includes a variety of building pad sizes and parking configurations, giving each structure a unique identity and avoiding a cookie-cutter feel across the development.

Technical Infrastructure

Stormwater

A stormwater detention pond is proposed to handle all stormwater runoff from the site. This detention pond shall be adequately sized and designed according to all applicable Town of Pendleton and SCDES ordinances and requirements.

Electrical

Duke Power infrastructure already exists in proximity to the site. Due to the low-impact nature of professional space, it is not anticipated that intensive infrastructure will need to be developed.

Sewer

Professional Engineer Chris Shivar at Rogers & Callcott has conducted an analysis of the project and determined that the previously-installed 2-Inch Force Main is acceptable for the development in coordination with a proposed Pump Station Grinder Pump.

Water

One-inch domestic service line connections are proposed to connect each individual office to the existing water main along Highway 76. These service connections shall be adequately sized and operate per Town of Pendleton specifications.

Infrastructure

Fire Service

Fire Service for the development will be provided by Pendleton District 2.

Parking

We are able to meet and exceed the Town of Pendleton required 85 parking spaces for the proposed development. All offices shall comply with requirements for ADA parking.

SCDOT Driveway Access

The project was discussed with SCDOT representatives Ryan Balentine and Andrew Vickery on November 27, 2024. As a result of the meeting, SCDOT confirmed that:

- The proposed 24'-wide driveway with 30' radii is acceptable.
- Due to the minimal impact of this development, SCDOT will not require additional measures to approve this entrance.
- SCDOT finds the connections to Hillandale Road acceptable, as the road is locally owned.

Schedule

The project owner plans to approach the buildout methodically, phasing construction as tenants are identified. This approach is intended to minimize overly aggressive or premature development.

Conclusion

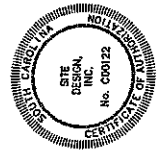
We believe that the proposed Highway 76 Offices development is an appropriate use for the property located on Anderson County GIS parcel 410101006 that will bring professional businesses and tax revenue to the Town of Pendleton.



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

REFERENCE:
DEED: 16351-241

A. CLAY JONES, P.L.S.
S.C. REG. NO. 25210



N/F NANCY M HEWITT

N/F ERIN L CUNNINGHAM
& BENJAMIN CUNNINGHAM

N/F JAMES A GANTZ
& SUSAN N GANTZ
TM# 410101001
DB 14957-188
CP S 2778-4

AREA
167,539 SQ.FT.
3.846 ACRES
(INCLUDES ANY AND ALL R/W)

Year	Percent
1960	10
1961	10
1962	10
1963	10
1964	10
1965	10
1966	10
1967	10
1968	10
1969	10
1970	10

— BROKEN ASPHALT TERMINUS UNKNOWN

F BETHEL 522 LLC
TM# 410101007
DB 15166-177

HIGHWAY 76
(250' R/W)

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD BEARING
C1	27.77	239.45	N28°26'12"E
			27.76

LINE TABLE		
LINE #	BEARING	LENGTH
L1	N80°22'03"W	50.00
L2	N27°08'05"E	51.20

LEGEND

[illegible]

BL BUILDING LINE
CL CENTERLINE
CIP CORRUGATED METAL
CT CRUMP TOP
DE DRAINAGE EASEMENT
EO EDGE OF PAVEMENT
IPO IRON PIN OLD-O
IPS IRON PIN SET-O
N&C NAIL & CAP
OT OPEN TOP
RB REBAR
RCP REINFORCED CONCRETE
R/W RIGHT OF WAY
SD STORM DRAIN
SS SANITARY SEWER
SSE SS EASEMENT

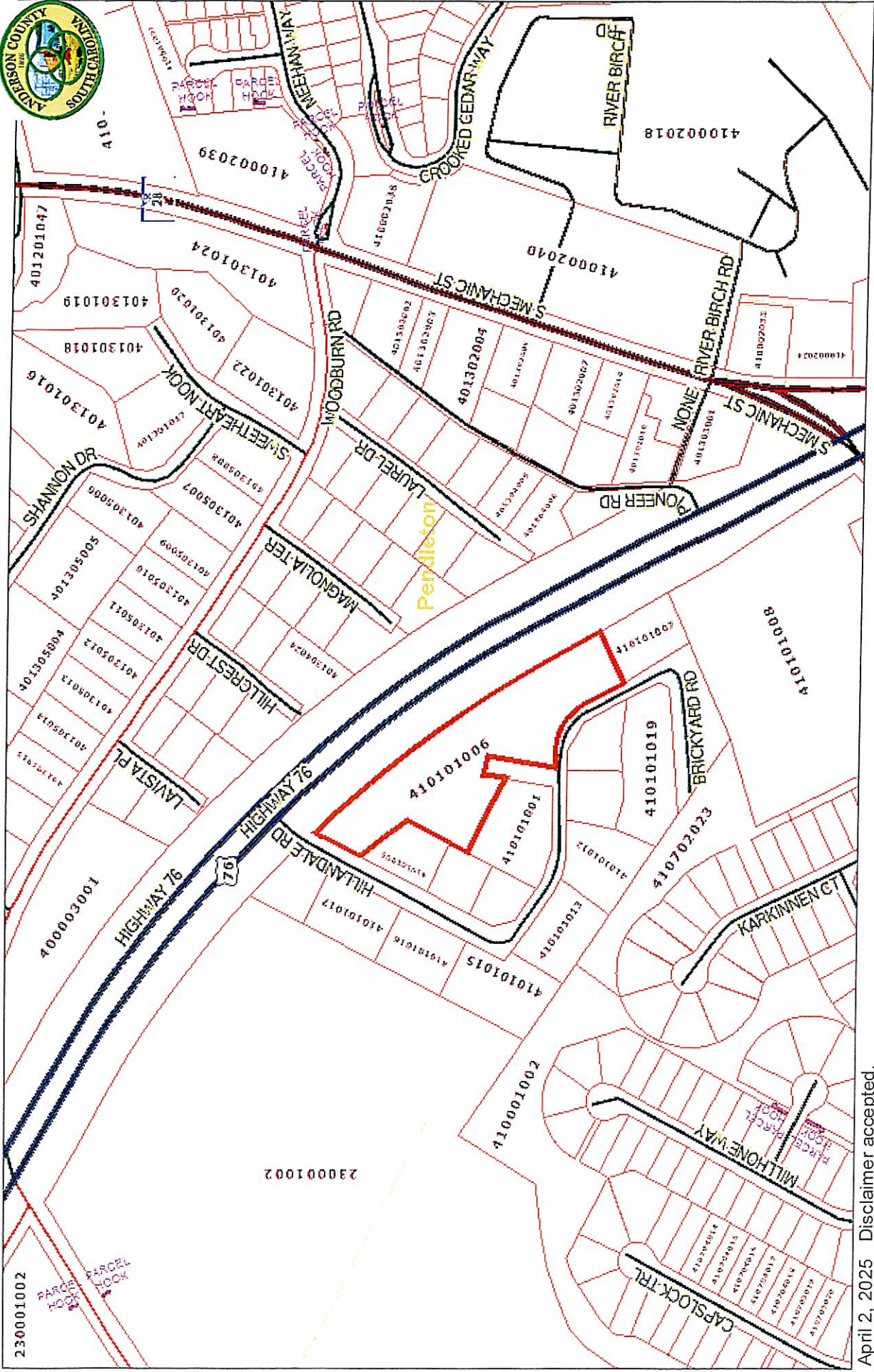
**SURVEY FOR
HOMELAND BUILDING
ANDERSON COUNTY, SOUTH**

DATE	60	0	60	TAX P/N	410101006
10/19/22				PROPERTY ADDRESS HIGHWAY 78	
				FIELD CRW	120
				M/M /J/C/C	
				SIGNATURE	

SITE DESIGN, INC.
CIVIL ENGINEERS - SURVEYORS - LANDSCAPE ARCHITECTS

223 ROCKY CREEK ROAD, GREENVILLE, SC 29615
PH: (854)271-0486
www.gillerdesign-inc.com

S221:13



April 2, 2025 Disclaimer accepted.

TMS:	410101006
Owner:	HOMELAND PROPERTY GROUP LLC
Owner Address:	209 FOND DU LAC DR
City/State:	CENTRAL SC
Deed Book:	17184
Tax District:	44
Sale Year:	2024
Zip Code:	29630
Deed Page:	110
Current Plat:	CP S 2973/9
Description:	HWY 76 3.85AC
Sale Price:	
Market Value:	

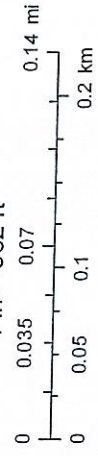


PP 71/241

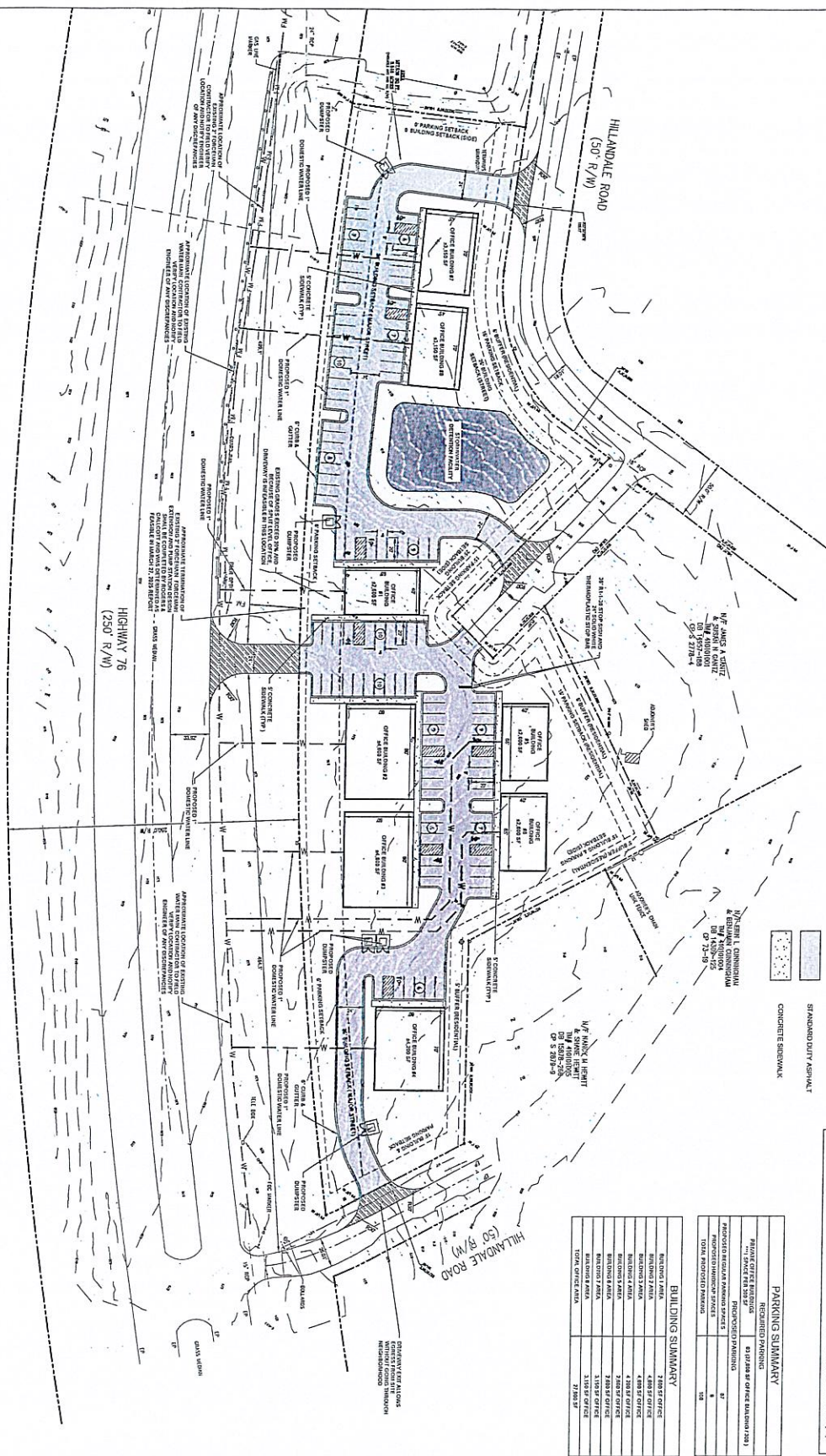
Anderson County GIS



1 in = 362 ft



ESRI, Highland Mapping, and Anderson County GIS



SITE LEGEND

NOTE: NO WORK IS TO BE DONE ON ADJACENT PROPERTIES OR RIGHT-OF-WAYS UNLESS WRITTEN PERMISSION IS GRANTED BY THE PROPERTY OR RIGHT-OF-WAY OWNER(S).

PARKING SUMMARY	
REQUIRED PARKING:	
PLANE OFFICE BUILDING	21 (21,454 sq. ft. office building / 200)
" " " " SPACE PER 300 sq. ft.	
PROJECTED PARKING:	
PROJECTS TO REGULAR PARKING SPACES	87
PROJECTED HANDICAP SPACES	8
TOTAL PROJECTED PARKING	105

BUILDING SUMMARY	
BUILDING A AREA	2,600 SF OFFICE
BUILDING B AREA	4,800 SF OFFICE
BUILDING C AREA	4,200 SF OFFICE
BUILDING D AREA	3,800 SF OFFICE
BUILDING E AREA	2,800 SF OFFICE
BUILDING F AREA	3,100 SF OFFICE
BUILDING G AREA	3,150 SF OFFICE
TOTAL OFFICE AREA	27,500 SF

RIVER ROCK
ENGINEERING

7 Murraymill Court
Mauldin, SC 29662
T: 864-561-8802
RiverRock-Engineering.com

SITE PLAN

C-101

HIGHWAY 76 OFFICES

ANDERSON COUNTY
GIS: 410101006
PENDLETON, SC 29670
RRE PROJ: 240029
CITY OF PENDLETON

ISSUE

DATE _____



Ad Preview

PUBLIC NOTICE

The Town of Pendleton Planning Commission will hold a public hearing in the Council Chambers of Town Hall on Thursday, April 10, 2025, at 6:00 pm to receive public input concerning a proposed Commercial Group Development on property located on HWY 76 and Hillandale Road TMS# 41-01-01-006. This meeting is open to the public, and the public is welcome to speak.