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SOUTH CAROLINA
History, Hospitality & Happenings!

Town of Pendleton
Board of Zoning Appeals
Regular Meeting
October 1, 2026
Pendleton Town Hall, 6 pm

AGENDA:

1. **Call to Order:**

2. **Approval of prior meeting minutes:** Postponed until the next regular meeting. Draft minutes are available upon request.

3. **Public Comments**.

4. **Public Hearings:**
   a. Public Hearing on an application seeking a variance to the variance from the town of Pendleton's Zoning Ordinance for Article 6 Development And Design Standards, Section 6-1 Off-Street Parking And Loading, Item A. Required Spaces for a property located at 250 South Depot Street, having TMS #40-14-02-021

5. **Reports:**

6. **New Business / Action Item:**
   a. Consideration of an application seeking a variance from the Town of Pendleton's Zoning Ordinance for Article 6 Development and Design Standards, Section 6-1 Off-Street Parking and Loading, Item A. Required Spaces for a property located at 250 South Depot Street, having TMS #40-14-02-021

7. **Updates**

8. **Adjournment:**

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Staff Report to the Town of Pendleton Board of Zoning Appeals for consideration of an application seeking a Variance From The Town of Pendleton's Zoning Ordinance for Article 6 Development and Design Standards, Section 6-1 Off-Street Parking and Loading, Item A. Required Spaces for a Property Located at 250 South Depot Street, having TMS#40-14-02-021

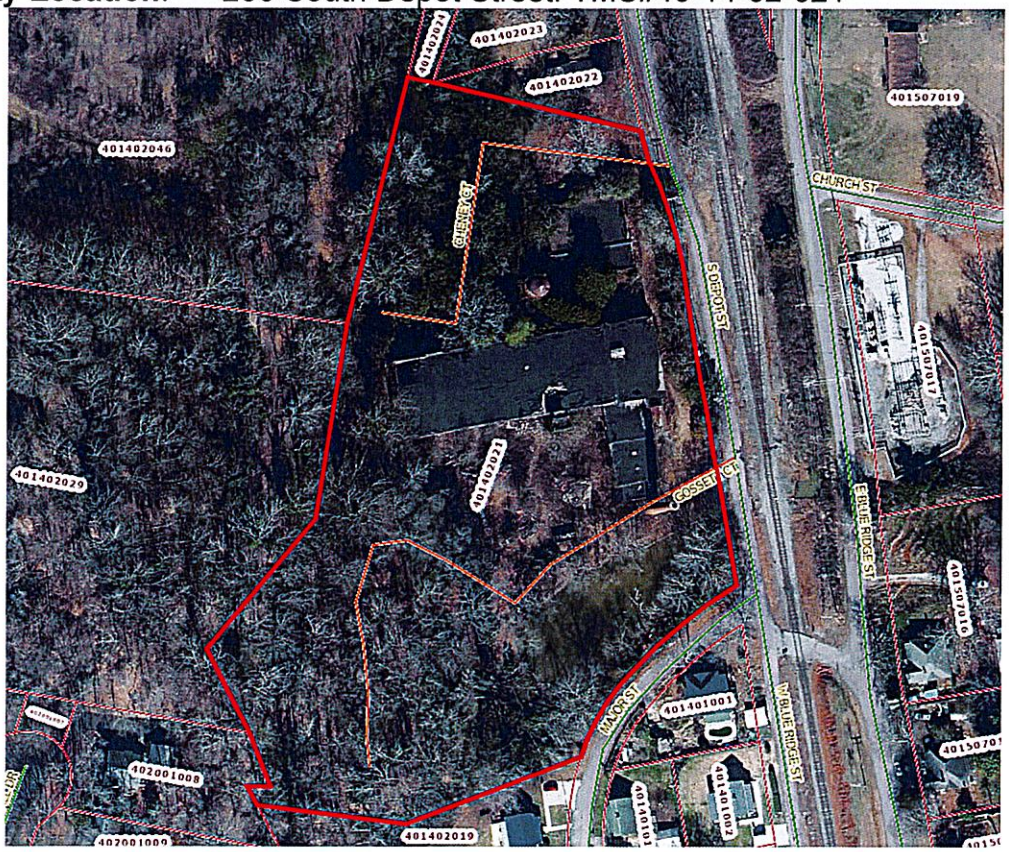
Date of Report: September 22, 2026

Report By: Owen Rines, Interim Town Planner

Applicant: John Gumpert

Request: The applicant is requesting a variance from the required number of parking spaces for a multi-family development to provide 195 parking spaces.

Property Location: 250 South Depot Street. TMS#40-14-02-021



250 South Depot, Image taken from Anderson GIS 2023

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Existing Zoning: Multi-Family Residential District (Mf)

Purpose of Request: The applicant, Mr. Gumpert, is requesting that the required number of parking spaces be reduced to 195 for their property at 250 South Depot Street. Section 6-1 Item A currently requires that Multi-Family dwellings have 2 parking spaces per dwelling unit. This property previously received a 2018 variance to reduce the minimum number of spaces from 240 to 209. The property currently has 186 spaces in total.

Future Land Use Map: Residential

Existing Conditions: The property is currently being used for residential purposes as the Pendleton Mill Lofts apartments.

250 South Depot Street, Pendleton Mill Lots. Image from February 2026

Reason for Request: On September 6, 2018, the applicant received a variance from the Town of Pendleton Board of Zoning Appeals permitting a reduction in required parking from 240 spaces to 209 spaces for the 120-unit multi-family residential development.

The site plan provided to Town staff in 2024, when the project was approved, depicted 195 parking spaces. Upon completion of construction in 2026, the development now contains 186 spaces. Current planning staff cannot explain why the project was approved based on the 195-space site plan. There was a different planner on staff with the Town in 2018, when the variance was granted, and in 2024, when approval for the project as a whole was issued, which may have contributed to this.

The applicant now seeks an additional variance to formally reduce the required number of parking spaces to 195, consistent with the number presented on the site plan used during the project's original approval.

On September 3, 2026, planning staff received correspondence from a Project Manager for Progress Carolina, the development firm responsible for Pendleton Mill Lofts. The communication included a site plan showing a proposed addition of 23 parking spaces on the property. If constructed, these additional spaces would bring the development into compliance with the 2018 variance requirement of 209 spaces.

SECTION 9-2 DUTIES AND POWERS

A. To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by the Zoning Administrator in the Enforcement of this Ordinance.

B. To authorize upon appeal in specific cases a variance from the terms of the Ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the Ordinance will, in a individual case, result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of unnecessary hardship only upon finding by the Board of Zoning Appeals that all of the following factors exist. This is a provision of Act 487 of 1967 South Carolina Code of Laws:

1. **There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;**

2. **The application of the Ordinance on this particular piece of property would create an unnecessary hardship;**

3. **Such conditions are peculiar to the piece of property involved, and**

4. **Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance or the Land Use Plan, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited in a given district by this Ordinance. Economic Hardship shall not be deemed the sole basis for relief.**

C. To permit uses by special exception subject to standards and conditions in this Ordinance.

D. In exercising the above powers, the Board of Zoning Appeals may, in conformity with the provisions of this Ordinance, reverse or affirm, wholly or in part or may modify the order requirements, decision, or determination, and to the end shall have all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit. The Board, in the execution of the duties for which appointed, may subpoena witnesses and in case of contempt may certify such fact to the circuit court having jurisdiction.

SECTION 6-1 OFF-STREET PARKING AND LOADING

Areas suitable for parking or storing automobiles in off-street locations shall hereafter be required in all CB zoning districts at the time of the initial construction of any principal building; or when a structural alteration or other change in a principal building produces an increase in dwelling units, guest rooms, floor area, seating or bed capacity, or which changes the use so as to require more parking to serve that use, or when a conversion in use occurs. Such off-street parking area shall have direct access to a street or alley, and shall be developed and maintained in accordance with **Section 6-2, Landscaping, Buffering and Screening Requirements**.

A. Required Spaces. The number of off-street parking spaces shall be calculated on the basis of the use of the land or principal building on a lot, according to requirements indicated in the table below. Any on-street parking provided shall be supplemental to the off-street parking spaces required.

USE OR USE CATEGORY	MINIMUM SPACE REQUIREMENTS
RESIDENTIAL USES	
One-family dwelling	Two (2) spaces per dwelling unit
Two-family dwelling	
Multi-family dwelling	
Manufactured home	
Boarding and Rooming House	One (1) space per each sleeping room; PLUS One (1) space per each two (2) employees

Staff Recommendation:

Planning staff recommends **denial** of the requested variance to reduce the required number of parking spaces to 195. The request does not meet the standards for variance approval as outlined in page 4 of this document and taken from Section 9-2 of the Town of Pendleton's Zoning Ordinance. Specifically, the applicant has not demonstrated that a unique hardship, tied to the property's physical characteristics, prevents compliance with the established parking requirements.

ATTACHMENTS:

Attachment A: Variance Application
Attachment B: Site Plan for 195 Spaces, Apart of the Variane Application
Attachment C: Site Plan and Email Submitted to Staff for 209 Spaces
Attachment D: TOP 2018 Variance Approval Letter
Attachment E: Map of the Property
Attachment F: Legal Ads and Sign Posting

Attachment: A

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VARIANCE APPLICATION
(For Variances from the Zoning Ordinance)

SUBMITTAL
For Variance applications, applicant must submit:

✓ 1) A completed application form with the owner's signature.

✓ 2) A drawing (site plan/plot plan/plat) to scale must be submitted showing the property boundaries and dimensions, north arrow, scale, property address, owner's name, all structure's footprints, distance of each structure (STRUCTURE INCLUDES SIGNS) to the nearest property line, label each structure "existing" or "proposed," show all vehicle use areas, parking spaces, and buffer areas (if required), with the variance area highlighted.

✓ 3) A written narrative describing and supporting the variance request with information. See attached supplemental information sheet for details.

✓ 4) Application Fee: $350

____ 5) Deadline is thirty (30) days prior to next meeting for adequate time to advertise request.

Variance Request from Zoning Ordinance Section(s): Article 6, Section 6-1 off Street parking and Loading item A

Briefly describe variance request (attach description if necessary): The building permit for Cheniy mill stamped approved by the Town of Pendleton shows 195 spaces. We need an approved variance to match the permit

Property Address: 250 South Depot St

Subdivision Name (if applicable): ____

Zoning District: D44 Tax Map Number: 040-14-02-021.000

[redacted]

BOARD OF ZONING APPEALS DECISION: APPROVED: ____ DENIED: ____

Comments: ____

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SUPPLEMENTAL INFORMATION SHEET FOR VARIANCES

(Per Section 602 of the Zoning Ordinance)

To authorize upon appeal in specific cases a variance from the terms of the Ordinance as will not be contrary to the public interest, where, owing to special conditions, a literal enforcement of the provisions of the Ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Such variance may be granted in such individual case of unnecessary hardship only upon finding by the Zoning Board of Adjustment that all of the following factors exist. This is a provision of Act 487 of 1967 South Carolina Code of Laws.

In order to justify approval of any variance, the Board considers four criteria. Please answer all of the following four items. (Use additional sheets, if needed.) **All questions must be answered.**

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography. DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:

   Town of Pendleton approved the building permit with 195 spaces

2. The application of the Ordinance on this particular piece of property would create an unnecessary hardship. DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:

   The Town paved South Depot St before not after construction which removed 10 street spaces

3. Such conditions are peculiar to the piece of property involved. DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:

   The owner will add 12 spaces marked in red on the submitted site plan

4. Relief, if granted, would not cause substantial detriment to the public good or impair the purpose and intent of the Ordinance or the Land Use Plan, provided, however, that no variance may be granted for a use of land or building or structure that is prohibited in a given district by this Ordinance. **Economic Hardship shall not be deemed the sole basis for relief.** DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:

   The lender must have a letter from the town stating we meet the required parking per the building permit & Zoning.

Designation of Agent [complete only if owner is not applicant]:

I (we) hereby appoint the person named as Applicant as my (our) agent to represent me (us) in this application:

Date: _____ Owner Signature: _____

Date: _____ Owner Signature: _____

Outlook

(No subject)

[redacted]

Hello Owen,

I am writing to provide additional background information for our requested parking variance at Cheney Mill. By the time of the October zoning meeting, we will have 198 spaces available compared to the permitted 195 spaces.

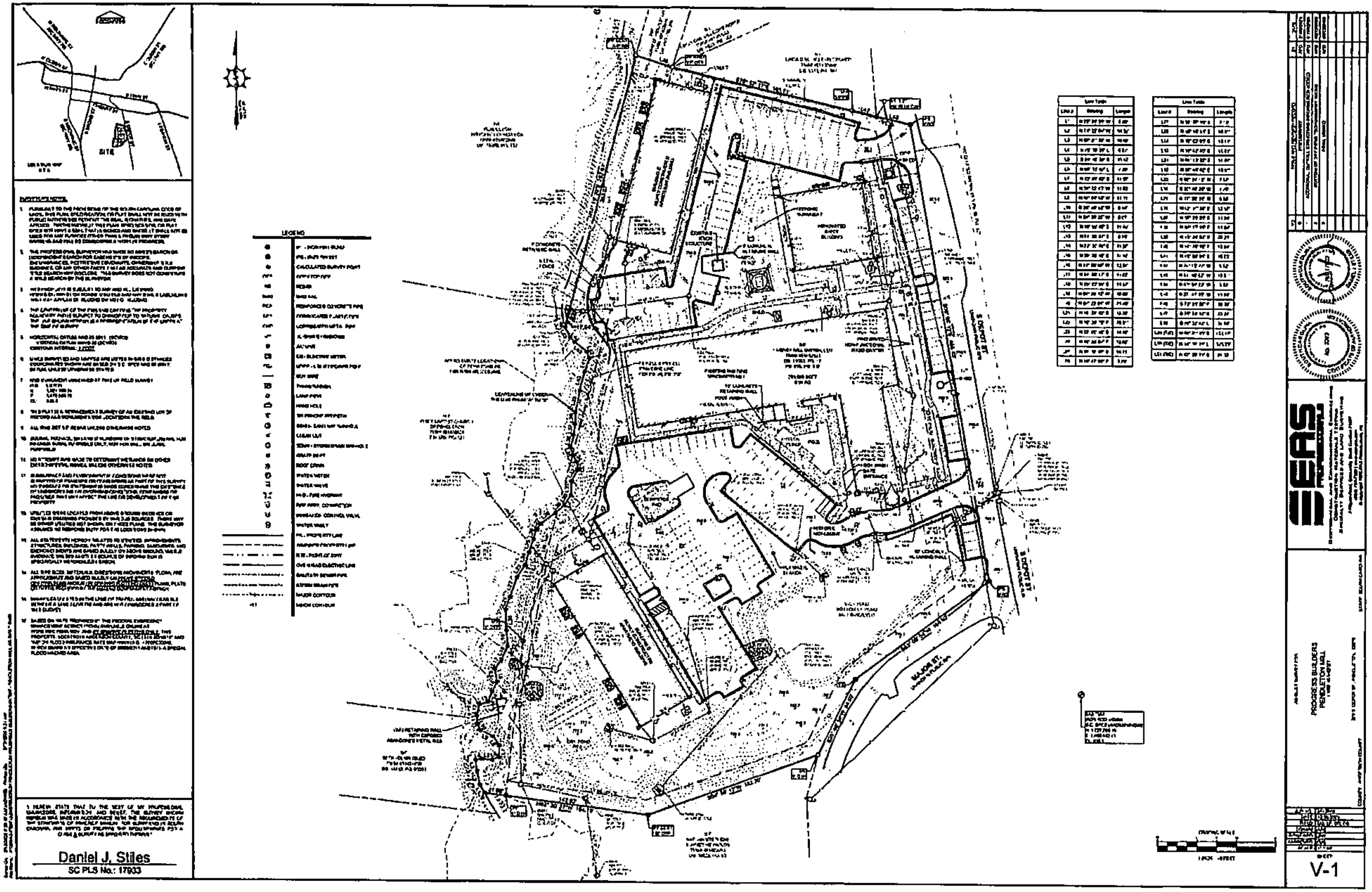
We began designing and planning this project in 2018, so my memory of the details is somewhat dated. We also suffered the untimely death of our civil engineer during this process, so I am filling in for him.

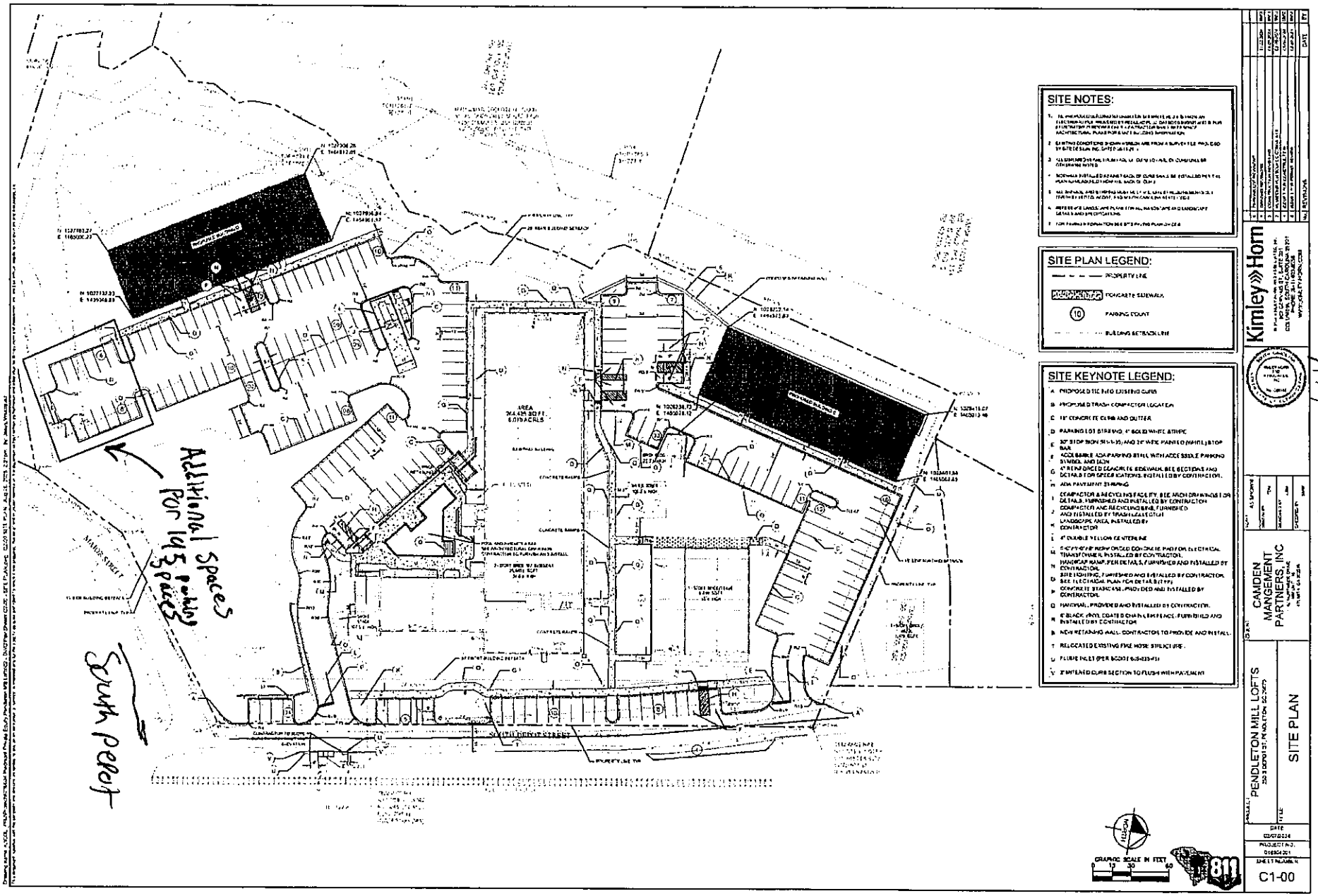
Initially, we planned to close South Depot Street or at least reduce it to one-way traffic, which would have created enough parking spaces to comply with the 209 spaces required by the current zoning variance. Sometime during the design process, someone asked us to leave the road as currently designed. We simply overlooked the zoning impact on the parking count, as the project functions adequately with 185 spaces.

Please contact me with any questions or if you need additional information. In the meantime, we will add parking to exceed the permitted count of 195 spaces.

Best regards,

John Gumpert


SITE
LEGEND
S DEPOT ST
MAJOR ST.
EAS
PROGRESS BUILDERS
PENDLETON MILL
Daniel J. Stiles
SC PLS No.: 17933
V-1



Attachment: B

Attachment: C

Outlook

09-03-2026 Revised parking layout Pendleton Mill

[redacted]

1 attachment (964 KB)

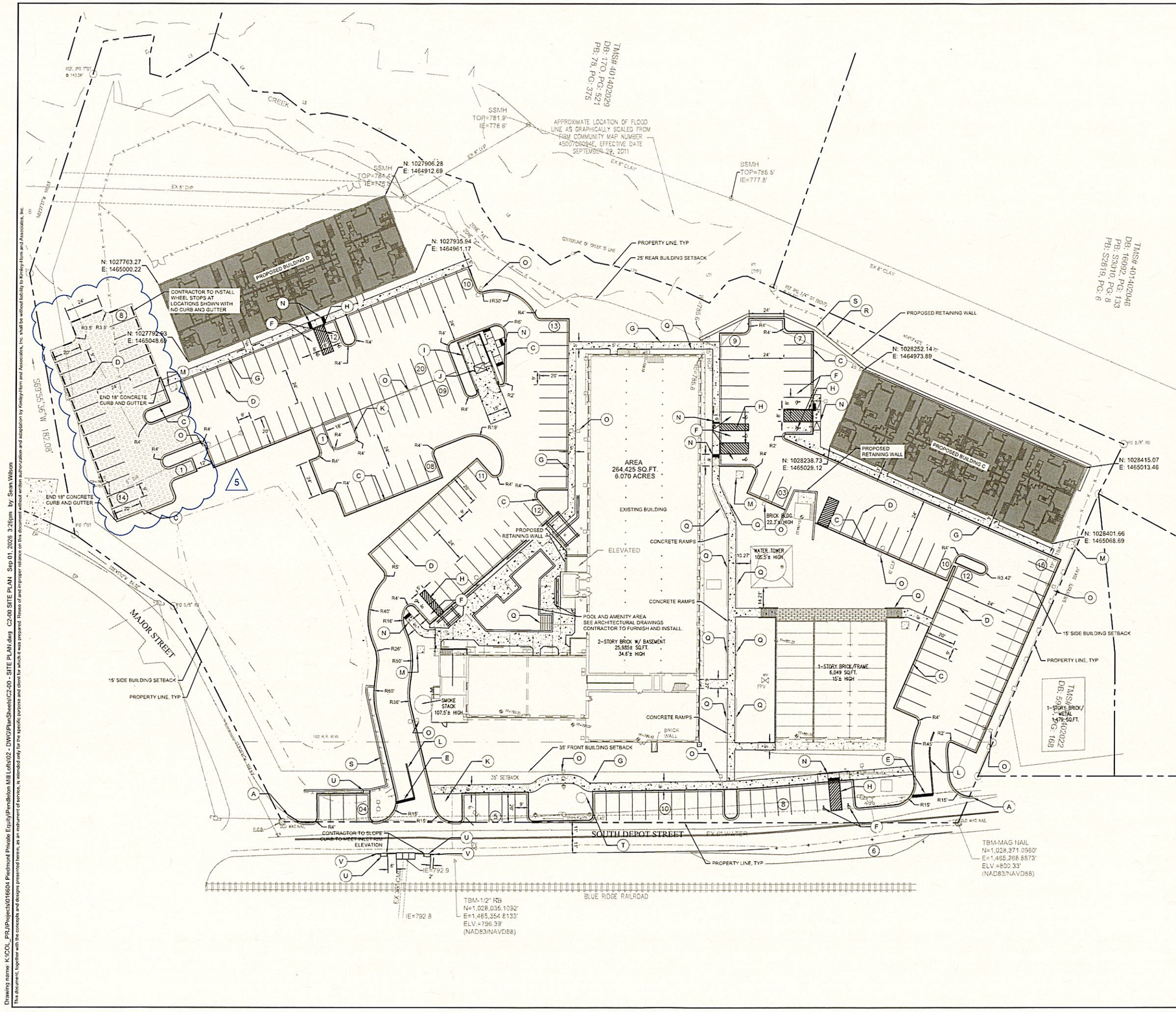
C1-00 Additional parking spaces.pdf;

Owen

We have been working with our civil engineers Kimley Horn in order to provide 209 parking spaces, in accordance the variance of 8/3/2018. We have been able to identify that the area of land between the wet and dry retention ponds is large enough to be able to accommodate 23 spaces, that will enable us to provide the total of 209. Kimley Horn have confirmed that there is no change in land disturbance or the impervious and therefore the work does not need to be permitted through SCDES and therefore we will be commencing work in the near future. Can you please confirm that providing these additional 23 spaces now means that we are complying with the terms of the permit and the variance.

Thanks

Nicholas Kieft MCIOB
Project Manager I Progress Carolina, LLC
[redacted]
Progress
CAROLINA



SITE NOTES:

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY REDCLAD PLLC, DATED 00/00/0000 AND IS FOR ILLUSTRATIVE PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY SITE DESIGN, INC. DATED 08-18-2017.
3. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
5. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, SCDOT, AND SOUTH CAROLINA STATE CODE.
6. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.
7. FOR PAVING INFORMATION SEE SITE PAVING PLAN ON C5.0.

SITE PLAN LEGEND:

- PROPERTY LINE
- CONCRETE SIDEWALK
- TURF PAVEMENT SECTION
- (10) PARKING COUNT
- BUILDING SETBACK LINE

SITE KEYNOTE LEGEND:

- (A) PROPOSED TIE INTO EXISTING CURB
- (B) PROPOSED TRASH COMPACTOR LOCATION
- (C) 18" CONCRETE CURB AND GUTTER
- (D) PARKING LOT STRIPING, 4" SOLID WHITE STRIPE
- (E) 30" STOP SIGN (R1-1-30) AND 24" WIDE PAINTED (WHITE) STOP BAR
- (F) ACCESSIBLE ADA PARKING STALL WITH ACCESSIBLE PARKING SYMBOL AND SIGN
- (G) 4" REINFORCED CONCRETE SIDEWALK. SEE SECTIONS AND DETAILS FOR SPECIFICATIONS. INSTALLED BY CONTRACTOR.
- (H) ADA PAVEMENT STRIPING
- (I) COMPACTOR & RECYCLING FACILITY, SEE ARCH DRAWINGS FOR DETAILS. FURNISHED AND INSTALLED BY CONTRACTOR
- (J) COMPACTOR AND RECYCLING BINS, FURNISHED AND INSTALLED BY TRASH COLLECTOR
- (K) LANDSCAPE AREA, INSTALLED BY CONTRACTOR
- (L) 4" DOUBLE YELLOW CENTERLINE
- (M) 5'-0"X5'-0"X6" REINFORCED CONCRETE PAD FOR ELECTRICAL TRANSFORMER, INSTALLED BY CONTRACTOR.
- (N) HANDICAP RAMP, PER DETAILS, FURNISHED AND INSTALLED BY CONTRACTOR.
- (O) SITE LIGHTING, FURNISHED AND INSTALLED BY CONTRACTOR, SEE ELECTRICAL PLAN FOR DETAILS (TYP).
- (P) CONCRETE STAIRCASE. PROVIDED AND INSTALLED BY CONTRACTOR.
- (Q) HANDRAIL. PROVIDED AND INSTALLED BY CONTRACTOR.
- (R) 6' BLACK VINYL COATED CHAIN-LINK FENCE. FURNISHED AND INSTALLED BY CONTRACTOR
- (S) NEW RETAINING WALL. CONTRACTOR TO PROVIDE AND INSTALL.
- (T) RELOCATED EXISTING FIRE HOSE STRUCTURE.
- (U) FLUME INLET (PER SCDOT 805-325-75)
- (V) 2' MITERED CURB SECTION TO FLUSH WITH PAVEMENT

PARKING TABLE:

TOTAL PARKING	209 STALLS
STANDARD STALLS	199 STALLS
ADA STALLS	10 STALLS

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

811

No.	REVISIONS	DATE	BY
5	PARKING REVISIONS	09-04-2024	SMW
4	GRADING REVISIONS	11-22-2024	SMW
3	CONSTRUCTION REVISIONS	04-04-2024	SMW
2	REVISIONS PER SCDHEC COMMENTS	03-29-2024	SMW
1	ISSUED FOR CONSTRUCTION	03-05-2024	SMW
0	ISSUED FOR PERMIT REVIEW	02-07-2024	SMW

Kimley»Horn
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1201 HAMPTON STREET, SUITE 203
COLUMBIA, SOUTH CAROLINA 29201
PHONE: (843) 403-8558
WWW.KIMLEY-HORN.COM

SOUTH CAROLINA PROFESSIONAL ENGINEER SEAL — KIMLEY-HORN AND ASSOCIATES, INC. No. C00166 — CERTIFICATE OF AUTHORIZATION

SOUTH CAROLINA PROFESSIONAL ENGINEER SEAL — No. 39846 — NATHAN THEWLIS — 9/1/2026

SCALE: AS SHOWN
DRAWN BY: TEN
DESIGNED BY: ESM
CHECKED BY: SMW

CLIENT: CAMDEN MANGEMENT PARTNERS, INC
1405 NORTHSIDE DRIVE, NW UNIT 110
ATLANTA, GA 30318

PROJECT: PENDLETON MILL LOFTS
250 S DEPOT ST, PENDLETON, SC 29670

TITLE: SITE PLAN

DATE 02/07/2024

PROJECT NO. 016604001

SHEET NUMBER C1-00

Attachment C

Drawing name: K:\COL_PRJ\Projects\016604 Piedmont Private Equity\Pendleton Mill Lofts\02 - DWG\PlanSheets\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN Sep 01, 2026 3:26pm by Sean Wilson
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Attachment: D

Town of Pendleton

History, Hospitality, Happenings...HOME

Frank H. Crenshaw
Mayor

Steven Miller
Administrator

Mr. John Gumpert
4770 South Atlanta Road
Suite 200
Atlanta, Ga. 30339

9/12/2018

Dear Mr. Gumpert,
On Thursday September 6, 2018 the Town of Pendleton Board of Zoning Appeals approved your three requested variances. The approved variances where:

1. Parking:

   A) To allow 209 parking spaces instead of the required 240 parking spaces.
   B) To allow angled parking and backing into Depot Street pursuant to section 903.3 of the zoning ordinance.

2. Density:

   A) To allow a density of 19.13 units per acre, 6.68 units per acre higher than normally allowed in the (MF) Multi-family zone.

At this time, if you have any questions please call me at 1-864-646-9409, M/W/F. Thank You.

Sincerely

[redacted]

Pendleton Town Planner

CC: Steve Miller
Amber Barnes

COUNCIL

Bruce Kalley
Ward 1

Sandra Gantt
Ward 2

M. Denise Jackson
Ward 3

A. Scott Ward
Ward 4

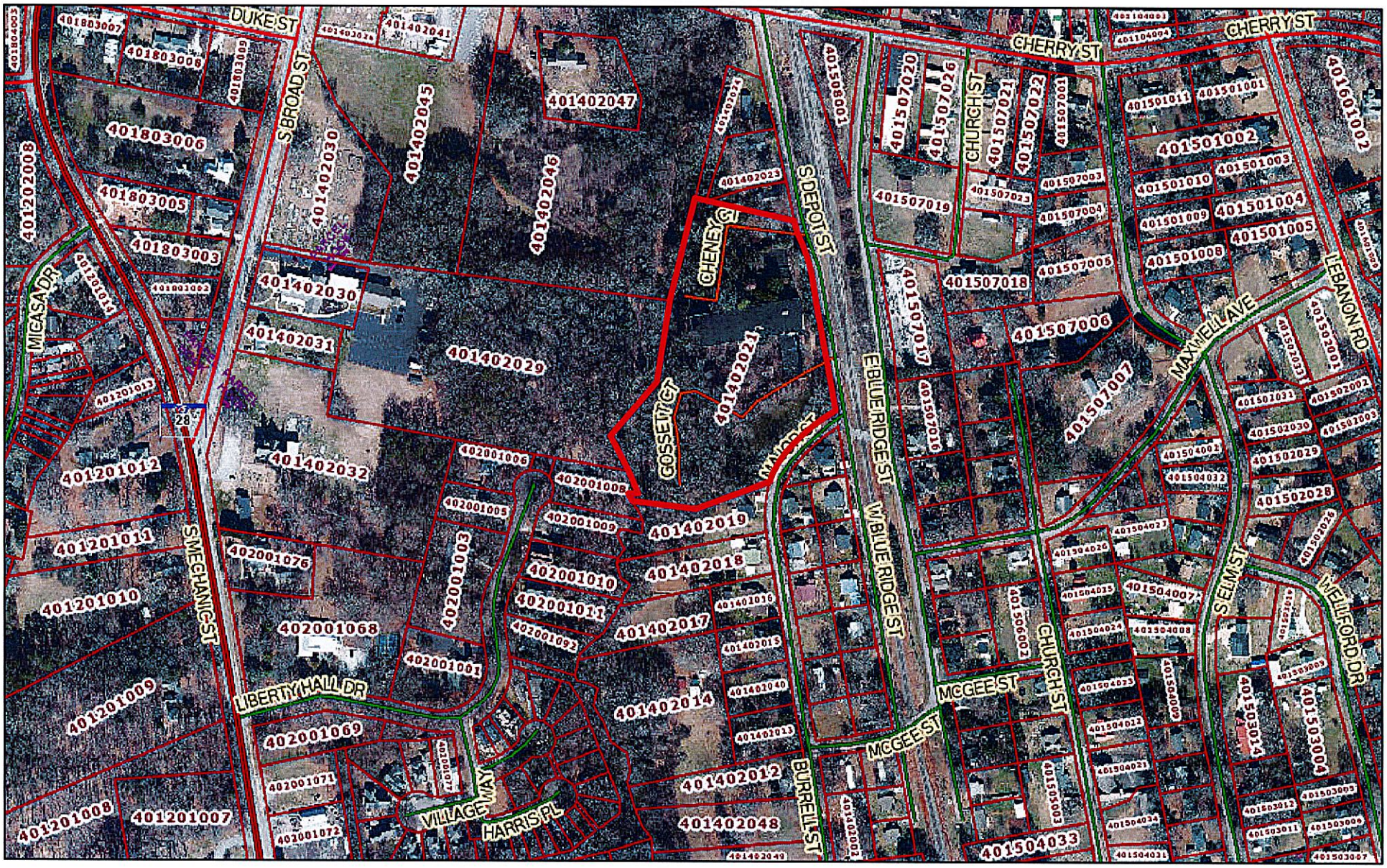
Municipal Complex
310 Greenville Street
Pendleton, SC 29670

Phone: 864-646-9409

Fax: 864-646-5425

info@townofpendleton.org
www.townofpendleton.org

Letter ANSI A Landscape



September 25, 2026

Attachment: E

ESRI, Highland Mapping, and Anderson County GIS

Ad Preview

Attachment: F

PUBLIC NOTICE

The Town of Pendleton Board of Zoning Appeals will hold a Public Hearing in the Council Chambers of Pendleton Town Hall on Thursday, October 1, at 6 pm to hear a variance request from Article 6, Section 6-1 Off-Street Parking and Loading, Item A. Required Spaces, to have the required number of spaces for Mult-Family Dwellings lowered to 195 spaces for Pendleton Mill Lofts, located at 250 South Depot Street, having TMS# 40-14-02-021.

USA TODAY CO.

LocaliQ

Order Confirmation

Not an Invoice

Account Number:	948972
Customer Name:	Town Of Pendleton
Customer Address:	Town Of Pendleton 310 Greenville Street Pendleton SC 29670

[redacted]

Date:	09/11/2026
Order Number:	12628830
Prepayment Amount:	$ 0.00

Column Count:	1.0000
Line Count:	20.0000
Height in Inches:	2.0800

Print

Product	#Insertions	Start - End	Category
AIM Independent-Mail	1	09/16/2026 - 09/16/2026	Govt Public Notices
AIM independentmail.com	1	09/16/2026 - 09/16/2026	Govt Public Notices

As an incentive for customers, we provide a discount off the total order cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and save!

[redacted]

Order Confirmation Amount	**$113.00**

Attachment: F