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Town of Pendleton
Board of Zoning Appeals
Regular Meeting
September 3, 2026
Pendleton Town Hall, 6 pm

AGENDA:

- 1. Call to Order:**
- 2. Approval of prior meeting minutes:** From the meeting of May 7, 2026
- 3. Public Comments.**
- 4. Public Hearings:**
 - a. Public Hearing on an application seeking a variance to the Town of Pendleton's Zoning Ordinance Article 4, Section 4-1 Table of Uses, to permit the use of outdoor storage on AF zoned property located off Lebanon Road, having TMS# 63-00-01-001.
 - b. Public Hearing on an application seeking a variance to the Town of Pendleton's Zoning Ordinance Article 4, Section 4-3 accessory Uses and Structures, Item E&F, accessory structure setbacks for 211 Grassy Creek Way, TMS#41-05-04-007.
 - c. Public Hearing on an application seeking a variance from Article 4, Section 4-3 Accessory Uses and Structures, Item E, Location of Accessory uses on Zoned lots, to permit an accessory structure in the front yard of property located at 210 Central Road, TMS#40-05-02-001.

5. New Business / Action Item:

- a. Consideration of an application seeking a variance to the Town of Pendleton's Zoning Ordinance Article 4, Section 4-1 Table of Uses, to permit the use of outdoor storage on AF zoned property located off Lebanon Road, having TMS# 63-00-01-001.
- b. Consideration of an application seeking a variance to the Town of Pendleton's Zoning Ordinance Article 4, Section 4-3 accessory Uses and Structures, Item E&F, accessory structure setbacks for 211 Grassy Creek Way, TMS#41-05-04-007.
- c. Consideration of an application seeking a variance from Article 4, Section 4-3 Accessory Uses and Structures, Item E, Location of Accessory uses on Zoned lots, to permit an accessory structure in the front yard of property located at 210 Central Road, TMS#40-05-02-001.

6. Adjournment:



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Town of Pendleton
Board of Zoning Appeals
Regular Meeting
May 7, 2026
Pendleton Town Hall, 6 pm

Minutes:

1. Election of Officers

Ms. Pam Patterson nominated Ms. Jami Brothers for Chair of the Board of Zoning Appeals. Ms. Kathy Edwards seconded. All those present were in favor.

Ms. Kathy Edwards nominated Ms. Pam Patterson for Vice-Chair, and Chairwoman Brothers seconded; all those present were in favor.

2. Call to Order

Chairwoman Brothers called the meeting to order at 6:05

3. Public Comments:

There were no public comments.

4. Approval of Prior Meeting Minutes.

- a. Approval of Minutes, Ms. Edwards found that there was a mistake in the minutes where “do” is used and should instead be “do not”.
- b. Ms. Brothers moved to approve the minutes; Ms. Edwards seconded, and all present were in favor.

5. Public Comments

- a. There were no public comments made.

6. Public Hearing: On an application seeking a variance to the Town of Pendleton's Zoning Ordinance Article 5-1-Dimensional Requirements, Front setback of 30 to 15 feet and Rear setback of 15 to 8 feet for 309 Keese Street, having TMS# 40-02-07-025.

- a. Chairwoman Brothers introduced the public hearing item from the agenda and asked staff to read their report.
- b. Staff read their report on the Variance Request and recommended approval of the variance.

7. Action Item: Consideration of an application seeking a variance to the Town of Pendleton's Zoning Ordinance Article 5-1-Dimensional Requirements, Front setback

of 30 to 15 feet and Rear setback of 15 to 8 feet for 309 Keese Street, having TMS# 40-02-07-025.

- a. The applicant, Chris Hill, spoke about why they applied for the variance and stated the setbacks would be similar to other homes on the street, as they are all close to the road and built on similar, smaller-sized lots.
- b. Ms. Edwards asked Mr. Hill if he was aware that another lot near the parcel in question has the same address of 309 Keese Street as the property in question.
 - i. Mr. Hill stated he was not aware of the issue, and there may have been an heir's issue with the property in the past.
- c. Ms. Edwards asked if he was aware of the zoning of this property when he bought it, and that he would need exceptions to build something on it.
 - i. Mr. Hill stated that he was aware of the issue and had dealt with it in the past in Greenville County and the Old Mill villages. The intent is to make an affordable housing option in certain areas. He did not know the specific setbacks at the time he bought the property. The house to the right of this property is on a larger lot, 12.5 feet from the road, and much closer.
- d. Ms. Brothers asked if there were any objections.
- e. Ms. Edwards said she did not have any.
- f. Chairwoman Brothers made a motion to approve the request as submitted, Ms. Patterson Seconded, and all present were in favor.

8. Adjournment:

Chairwoman Brothers motioned to adjourn, Ms. Patterson seconded, and all those present were in favor.

Chairperson: _____ Date: _____



Staff Report to the Town of Pendleton Board of Zoning Appeals for consideration of an application seeking a Variance From Article 4, Section 4-1 Table of Allowable Uses, to Permit Open Storage on Property Zoned AF, Agricultural-Forest District, having TMS#63-00-01-001

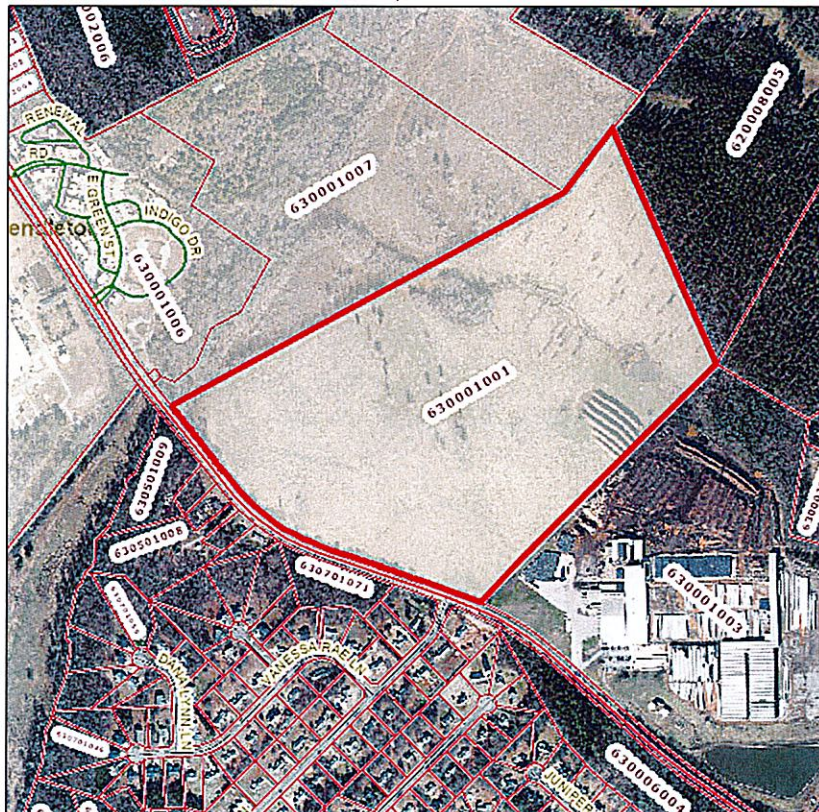
Date of Report: August 25, 2026

Report By: Owen Rines, Interim Town Planner

Applicant: Wes Brooks

Request: The applicant is requesting a variance from Section 4-1 Table of Allowable Uses, to permit the use of outdoor storage for their property located off Lebanon Road. This property is currently zoned Agricultural-Forest, which does not permit outdoor storage.

Property Location: Off Lebanon Road, TMS#63-00-01-001.



Aerial view of property. Taken from Anderson GIS, image from 2023.



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Existing Zoning: Agricultural-Forest. (AF)

Purpose of Request: The applicant is requesting a variance to permit outdoor storage on this property off Lebanon Road. Currently, this use is not allowed on properties zoned AF and is a conditional use on Light-Industrial-zoned properties. The applicant has stated that the materials they will store will be limited to raw materials and mulch piles.

Future Land Use Map: Residential

Existing Conditions: The property is vacant and zoned Agricultural-Forest.(AF)



Subject property off Lebanon Road, TMS# 63-00-01-001. Image taken from Google Street View. March 2026



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Reason for Request: Currently, Section 4-1 Table of Uses does not permit outdoor storage at this property. Outdoor storage is allowed as a conditional use in light-industrial zoning; however, the Zoning Ordinance does not outline conditions for this use in Section 4-2 Standards for Conditional Uses.

The applicant states that they intend to store raw materials and finished goods at the proposed lay-down yard. The property is part of the Fox Farm Fertilizer plant, located outside the Pendleton Town Limits, and is currently not in active use. The applicant contends that the parcel is sufficiently separated from neighboring properties and that the proposed outdoor storage would not adversely affect adjacent property owners. They also indicate that the lay-down yard would not conflict with the area's agricultural character and believe that strict application of the zoning ordinance would limit the reasonable use of their property.

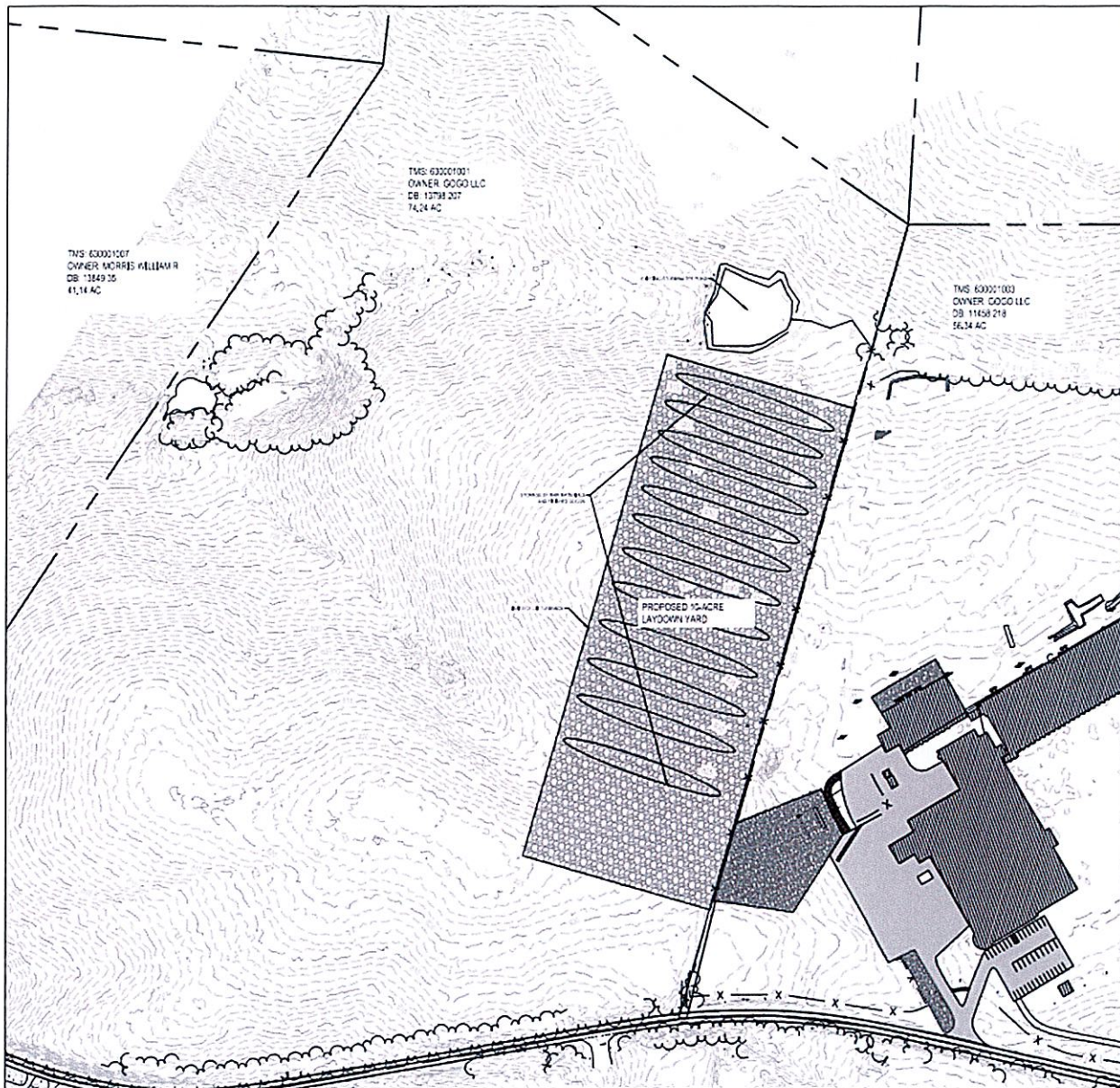
The applicant further states that the proposed storage yard would not negatively affect stormwater drainage or management. They acknowledge that all required permits from SCDES must be obtained before grading can begin. SCDES serves as the stormwater authority for the Town of Pendleton and reviews plans involving more than one acre of land disturbance.



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Site plan submitted to staff showing the proposed laydown yard for outdoor storage.



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.



Definitions and Zoning of Parcel

AF, Agricultural-Forest District. Primarily a district for general farming and tree growing purposes as well as certain specialized residential, recreational or other public purposes, and including customary secondary uses.

Outdoor Storage means the storage of any material for a period greater than twenty-four (24) hours, including items for sale, lease, processing, and repair (including vehicles) not in an enclosed building.

TABLE IV: ZONING CHANGES

Ord. No.	Date Passed	Description
		town Creek.
10-05	6-2-10	Allowing public parking for five years on property located on South Mechanic Street, part of "The Falls at Meehan" planned development.
10-06	10-4-10	74-acre property located on Lebanon Road from PD-MU to AF
11-02	4-4-11	.55-acre property located on Highway 76 and Pioneer Road from R-1 to AB.
12-06	4-2-12	8.37 acres on Riverside Street owned by J. Wilson, known as The Cottages at Pendleton, from R-3 to MF.
13-02	5-6-12	Major conditional change for property on South Mechanic Street, zoned PD-MU, part of the planned



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F. Table of Uses.

USE TYPE	CO	AF	R-1	R-2	R-3	R-4	MF	CB	NC	AB	LI
A. RESIDENTIAL USES											
Single-Family Dwelling	-	P	P	P	P	P	P	-	-	-	-
Manufactured Home	-	-	-	-	-	C	-	-	-	-	-
Live-Work Unit	-	-	-	-	-	-	-	-	P	-	-
Duplex Dwelling	-	-	-	-	-	-	P	-	-	-	-
Townhouse Development	-	-	-	-	-	-	P	-	-	-	-
Multi-family Development	-	-	-	-	-	-	P	-	-	-	-
Residential Accessory Dwelling	A	A	-	-	-	-	-	A	A	A	A
B. PUBLIC AND INSTITUTIONAL USES											
Adult Day Care Services	-	-	-	-	-	-	-	P	P	P	-
Charter Bus Industry	-	-	-	-	-	-	-	-	-	-	P
Child Day Care Services	-	-	-	-	-	-	-	P	P	P	-
Civic, Business, Professional, Labor, Political, and Similar Organizations	C	P	-	-	-	-	-	-	P	-	-
Fire Stations	-	P	C	C	C	C	C	-	-	-	P
General and Specialty Hospitals	-	-	-	-	-	-	-	P	P	P	-
General Freight Trucking	-	-	-	-	-	-	-	-	-	-	P
General Government and Administration	-	P	-	-	-	-	-	-	-	-	P
Kindergarten, Elementary, Secondary Schools and Colleges/Universities (except trade or business schools)	-	-	C	C	C	C	C	-	-	-	-
Library, Public	-	P	C	C	C	C	C	-	P	P	-
Museums, Historical Sites	-	P	C	C	C	C	C	-	-	-	-
Nursing Care and Other Residential Care Facilities	-	P	-	-	-	-	P	-	-	-	-
Other Transit and Ground Passenger Transportation	-	-	-	-	-	-	-	-	-	-	P
Police Precincts	-	P	C	C	C	C	C	-	-	-	P
Public Recreational Facilities, Active	P	P	C	C	C	C	C	-	-	-	-
Public Recreational Facilities, Passive	P	P	C	C	C	C	C	P	-	-	-
C. MANUFACTURING, WHOLESALE TRADE, WAREHOUSING, AND STORAGE											
Accessory Private Recreation Facility	-	-	-	-	-	-	-	-	-	-	A
Accessory Retail Business or Service	-	-	-	-	-	-	-	-	-	-	A
Commercial Screen Printing	-	-	-	-	-	-	-	-	-	-	P
Computer and Electronic Products	-	-	-	-	-	-	-	-	-	-	P
Dental Laboratories	-	-	-	-	-	-	-	-	-	-	P
Electrical Equipment, Appliance, and Components	-	-	-	-	-	-	-	-	-	-	P
General and Refrigerated Warehousing and Storage	-	-	-	-	-	-	-	-	-	-	P
Industrial Vehicle, Machinery and Equipment Repair and Maintenance	-	-	-	-	-	-	-	-	-	-	C
Manufacturing, developed as a standalone industrial facility	-	-	-	-	-	-	-	-	-	-	P
Manufacturing, developed as part of a multi-tenant industrial and/or research park or campus	-	-	-	-	-	-	-	-	-	-	P
Merchant Wholesalers, Misc. Durable Goods	-	-	-	-	-	-	-	-	-	P	P
Merchant Wholesalers, Misc. Nondurable Goods	-	-	-	-	-	-	-	-	-	P	P
Ophthalmic Goods Manufacturing	-	-	-	-	-	-	-	-	-	-	P
Outdoor Storage/Sales/Rental Yard	-	-	-	-	-	-	-	-	-	-	C
Printing and Related Support Activities	-	-	-	-	-	-	-	-	-	-	P



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Staff Recommendation:

Staff recommends **denial** of the request as submitted. Outdoor storage is not a permitted use within the property's current zoning classification of AF, and the Zoning Ordinance does not allow outdoor storage as a conditional use or special exception for this property. Please refer to Item B.4 from the Duties and Powers page for reference.

While the applicant has described the proposed storage activities and noted the parcel's separation from neighboring properties, these factors do not meet the criteria required to approve a use expressly not permitted in this zoning district.

ATTACHMENTS:

- Attachment A: Variance Application
- Attachment B: Site Plan provided by applicant
- Attachment C: Map of the Area
- Attachment D: Legal Ads

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 per Section 502.2 of the Zoning Ordinance. See attached supplemental information sheet for details.
- ☒ 4) Application Fee: Residential \$100.00, Commercial \$200.00
- ☒ 5) Deadline is 30 days prior to next meeting for adequate time to advertise request.

Variance Request from Zoning Ordinance Section(s): Sections 3 and 4

Briefly describe variance request (attach description if necessary): The variance is from Section 4-1 Table of Allowable uses. FoxFarm requests that the owned property currently zoned AF be allowed to have a 10 acre open storage laydown yard for raw materials and finished goods storage. This variance will not affect downstream neighbors. And existing stormwater controls will be present to ensure that the runoff is dwelt with.

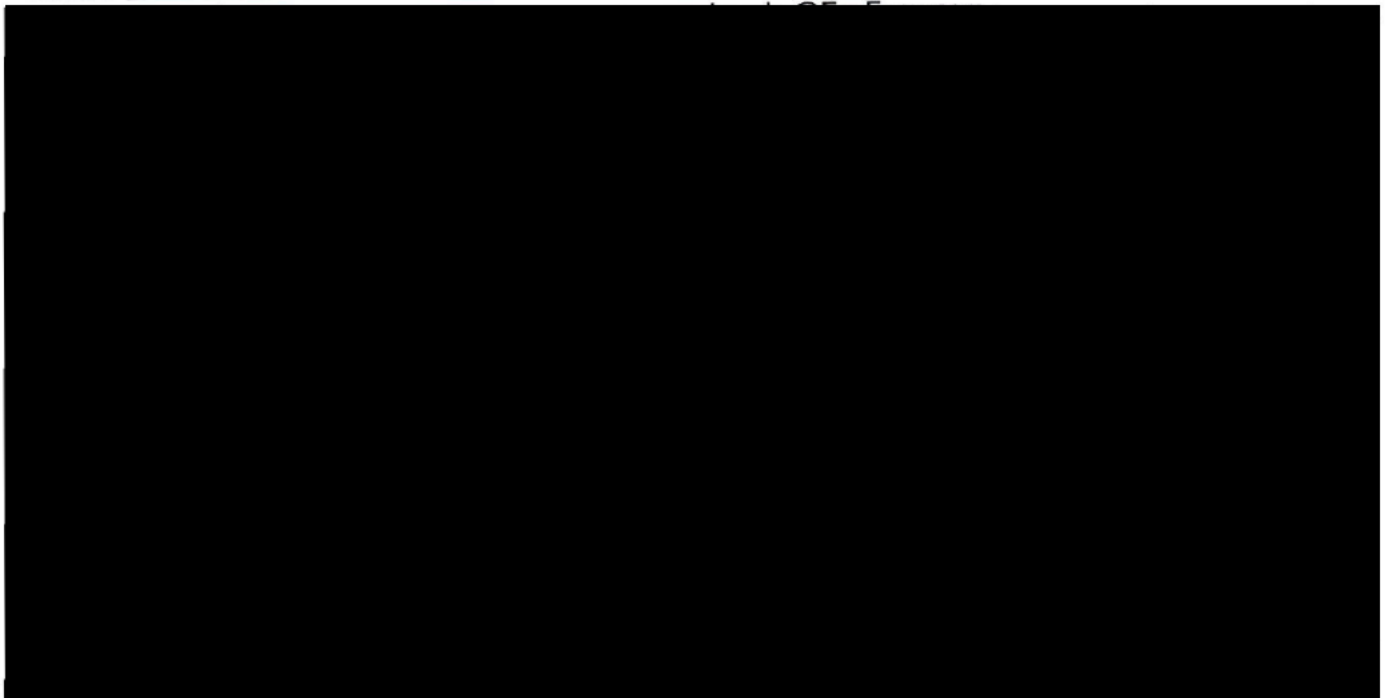
Property Address: 1001 Lebanon Road, Pendleton, South Carolina 29670

Subdivision Name (if applicable): NA

Zoning District: AF Tax Map Number: 630001001

Applicant(s) Name (if other than owner): Wes Brooks

Address 1001 Lebanon Road, Pendleton, South Carolina 29670





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SUPPLEMENTAL INFORMATION SHEET FOR VARIANCES

(Per Section 502 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.

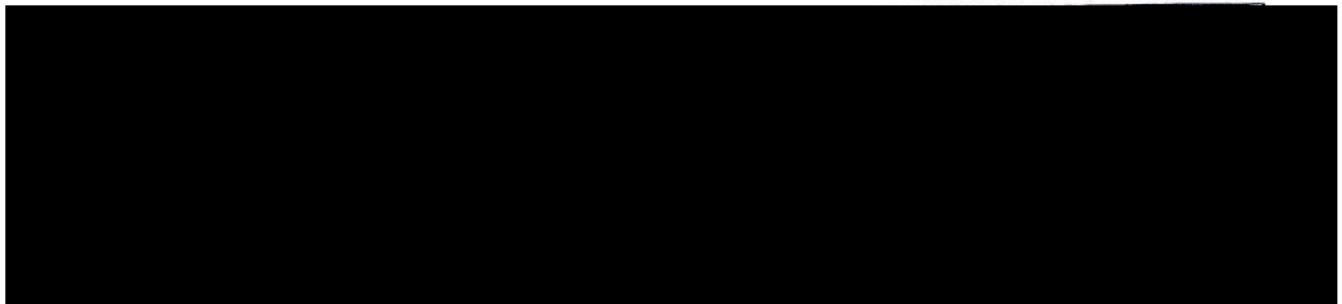
In order to justify approval of any variance, the Board considers four criteria. Please answer all of the following four items. (Use additional sheets, if needed.) **All questions must be answered.**

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:
See attached narrative.

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

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

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:
See attached narrative.



DAVIS & FLOYD

PLAN | DESIGN | ENGINEER

Zoning Variance Narrative:

FoxFarm requests a variance to allow a ten-acre outdoor gravel laydown yard for raw bagged materials and finished goods on property currently zoned Agricultural Forestry (AF). The requested variance pertains to the use restrictions contained within Sections 3 and 4 of the Town of Pendleton Zoning Ordinance.

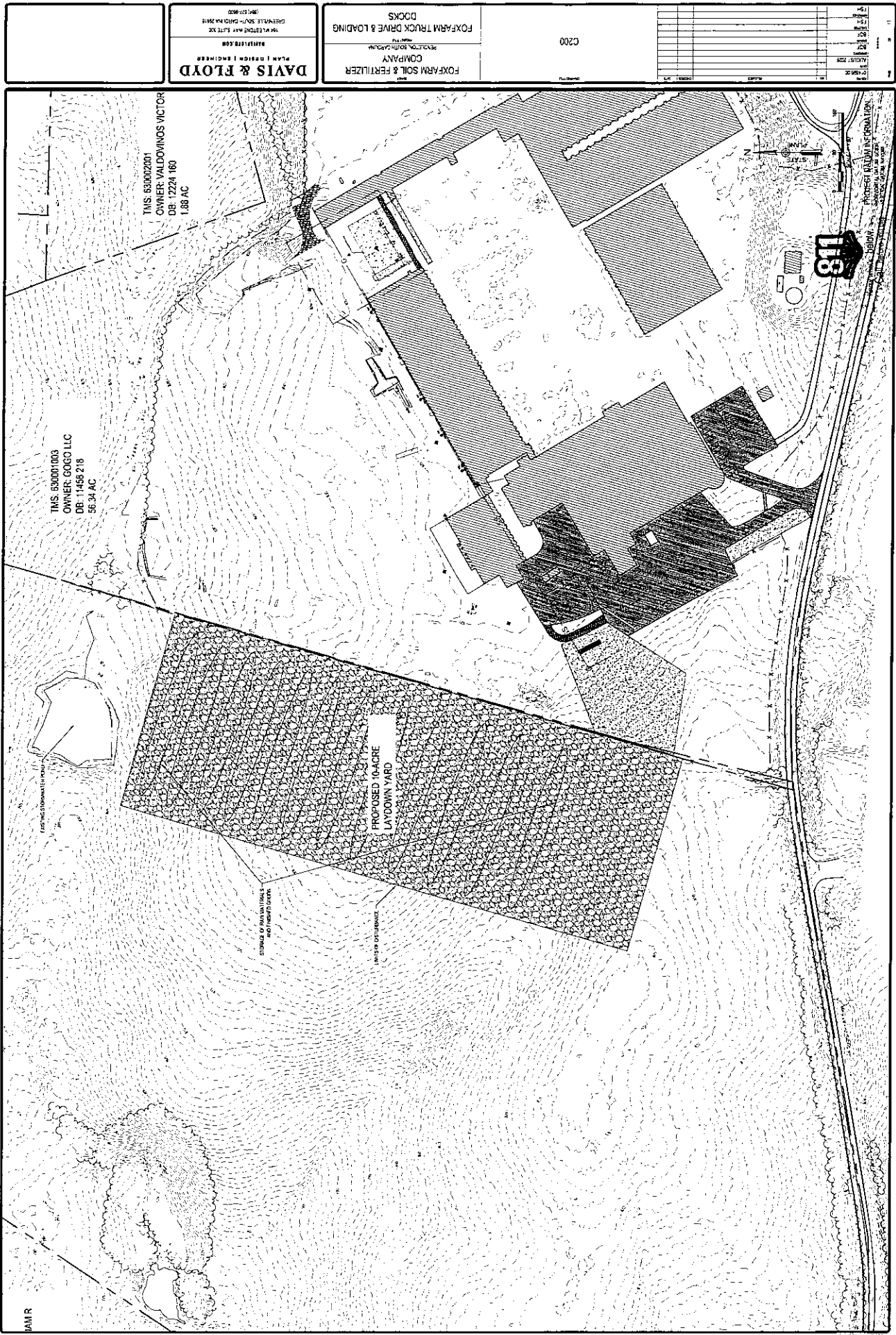
The subject property possesses characteristics that distinguish it from many surrounding properties. The parcel is large, is currently undeveloped grass fields, and provides sufficient separation from adjacent properties to accommodate outdoor storage without adversely affecting neighboring landowners.

Enforcement of the zoning ordinance would restrict reasonable use of the property. The proposed raw material and finished goods storage area is limited to approximately ten acres and will not affect the rural and agricultural character of the surrounding area.

The requested variance will not adversely affect adjoining properties or the public welfare. The proposed storage area will not alter drainage patterns or create downstream stormwater impacts. Existing stormwater management measures will remain in place, and the project will comply with all applicable regulations for appropriate stormwater management. The request does not involve manufacturing or processing operations but only outdoor storage of raw bagged materials and finished product.

Granting the variance will not impair the intent of the zoning ordinance and represents the minimum relief necessary to allow a reasonable use of the property.

Attachment: B



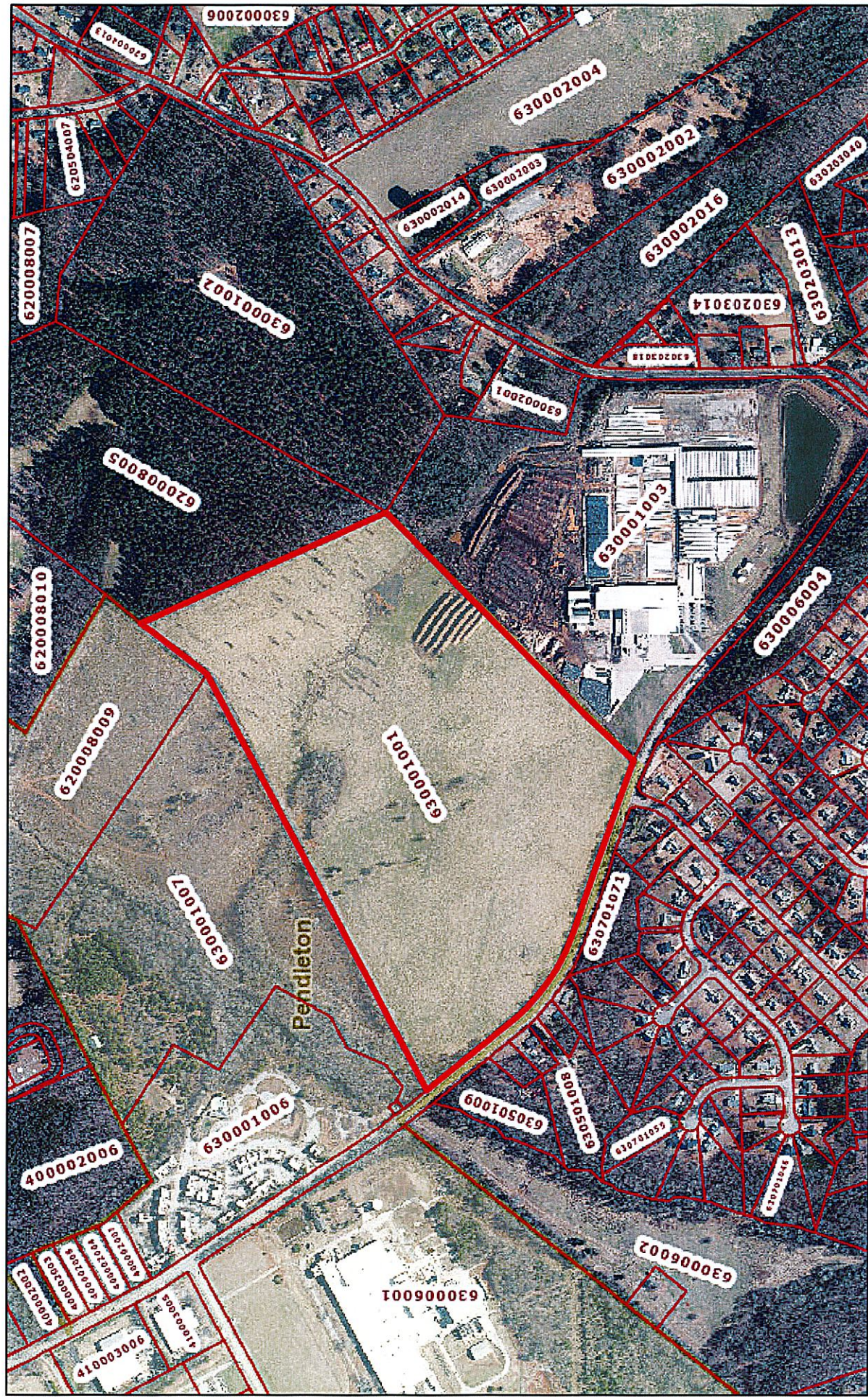
DAVIS & FLOYD
PLANNING & DESIGN
10000 N. 100TH AVE. SUITE 100
EDMONTON, ALBERTA T5A 1C6
CANADA
403-441-1000

FOX FARM SOIL & FERTILIZER
COMPANY
10000 N. 100TH AVE. SUITE 100
EDMONTON, ALBERTA T5A 1C6
CANADA
403-441-1000

FOX FARM TRUCK DRIVE & LOADING
DOCKS
10000 N. 100TH AVE. SUITE 100
EDMONTON, ALBERTA T5A 1C6
CANADA
403-441-1000

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Attachment: 2



August 28, 2026



Attachment: 0

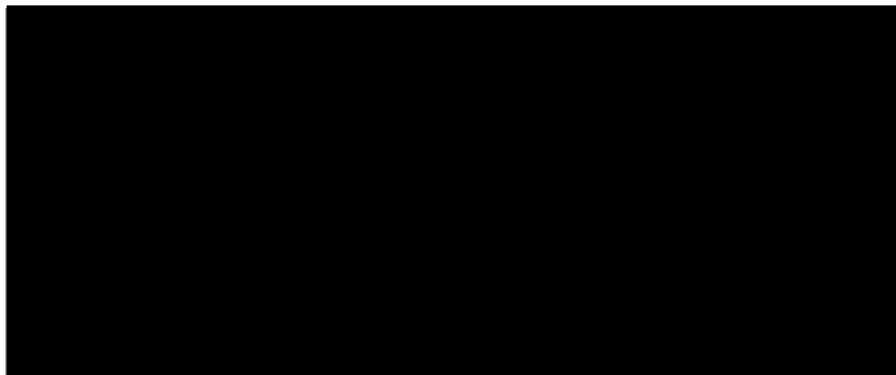
Attachment : D

Ad was ran in the paper on 8/14/26

PUBLIC NOTICE

The Town of Pendleton Board of Zoning Appeals will hold a Public Hearing in the Council Chambers of Town Hall on Thursday, September 3, 2026, at 6:00 pm to receive public comments for multiple variance requests from Article 4 Section 4-1

Table of Uses, to permit open storage in AF zoned property located at 1001 Lebanon Road, TMS#63-00-01-001. Article 6 Section 6-6 F.1.b Religious House of Worship or Institutional Signs, number of signs allowed for property located at 351 South Broad Street, TMS# 40-14-02-030. Article 4, Section 4-3 Accessory Uses and Structures, Item E&F, accessory structure setbacks for 211 Grassy Creek Way, TMS# 41-05-04-007. Article 4, Section 4-3 Accessory Uses and Structures, Item E Location of Accessory Uses on Zoned lots, to permit an accessory structure in the front yard of property located at 210 Central Road, TMS#40-05-02-001.





Staff Report to the Town of Pendleton Board of Zoning Appeals for consideration of an application seeking a Variance From Article 4, Section 4-3 Accessory Uses and Structures, Item E&F, Accessory Structure Setbacks for 211 Grassy Creek Way, having TMS#41-05-04-007

Date of Report: August 25, 2026

Report By: Owen Rines, Interim Town Planner

Applicant: Charles Holland

Request: The applicant is requesting a variance from the setback requirements of Section 4-3 Accessory Uses and Structures.

Property Location: 211 Grassy Creek Way. TMS#41-05-04-007

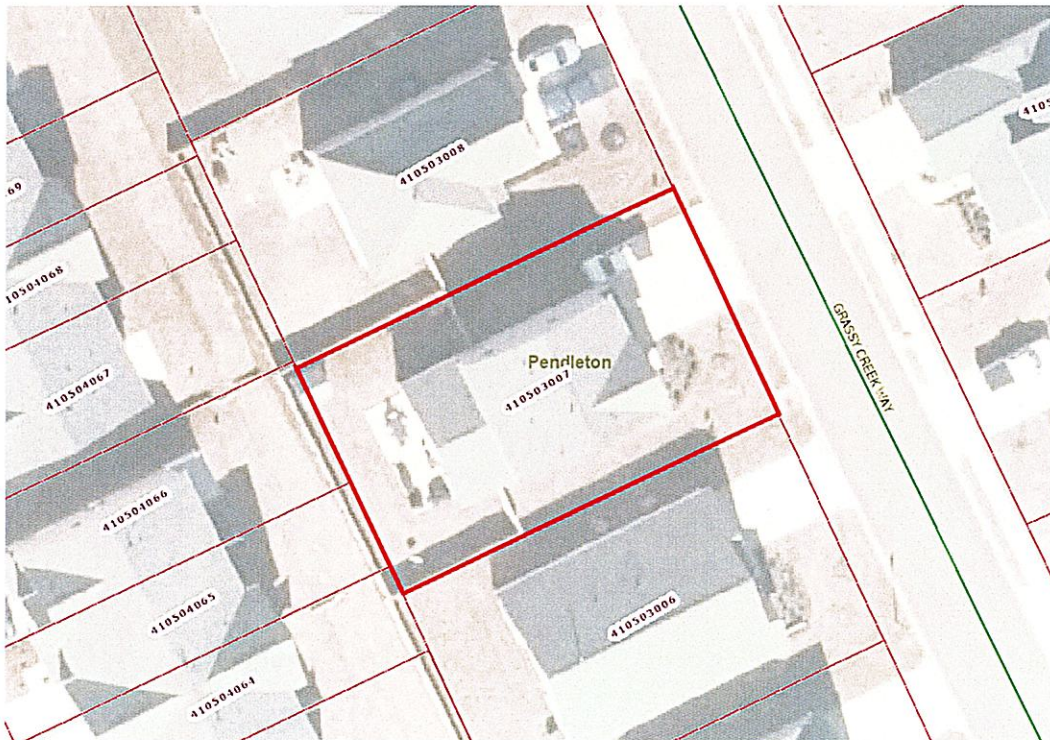


Image of 211 Grassy Creek Way with property lines from Anderson County GIS.

Existing Zoning: Planned Development Mixed-Use (PDMU).



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Purpose of Request: The applicant, Mr. Holland, is requesting a variance from the accessory structure setback requirements to place a shed within the fenced-in section of his backyard. The setbacks for accessory structures, as stated in Section 4-3 of the zoning ordinance, require that an accessory structure be placed at least 6 feet from the property line and 15 feet from the principal structure on the adjacent lot.

Future Land Use Map: Residential

Existing Conditions: The property is a part of the Falls at Meehan development and is being used as a single-family residence by the applicant.



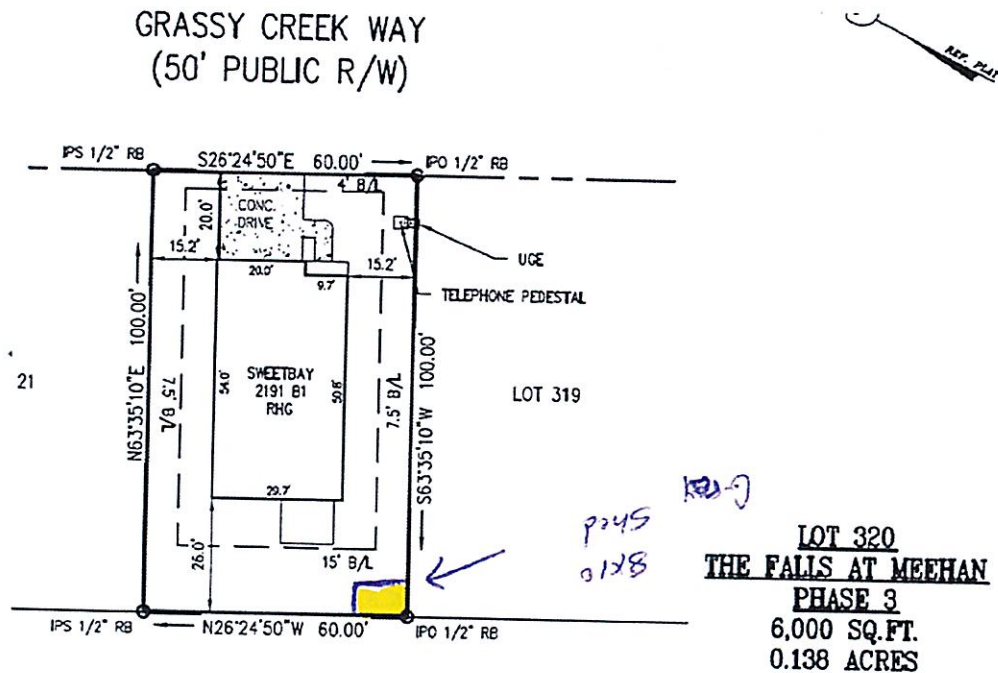
211 Grassy Creek Way, image taken March 2026, from google street view.



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Reason for Request: All accessory structures must meet a 6-foot setback from property lines or a 15-foot setback from the neighboring principal structure on the adjacent lot. The applicant states that meeting these requirements would result in the shed being placed near the center of the rear yard or partially on the existing patio. They indicate that this location could make routine yard maintenance more difficult and limit access to other areas of the property. The applicant also notes that placement within the required setbacks may restrict general egress in the yard. They further explain that the depth of the rear yard, approximately 15 feet, limits feasible placement options and would naturally position the shed closer to the home, even when compliant. The applicant states that their homeowners' association has provided conditional approval for the proposed shed placement, with the condition that the shed utilize materials and colors consistent with the principal structure to maintain visual compatibility.



From Attachmnt A, proposed site plan for new shed on the property.



SECTION 9-2 DUTIES AND POWERS

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- 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.



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Information Related to Accessory Structures from the Zoning Ordinance

Accessory means a building or use serving a principal building or use which is subordinate in area, extent, or purpose to the principal building or use served; designed for the comfort, convenience, or necessity of occupants of the principal use served; located on the same lot as the principal building or use served. Accessory uses shall include, but not be limited to, barns, sheds, home tennis courts, swimming pools, boat houses, docks, automobile garages, decks, patios, and private recreation areas.

Accessory structure means a detached subordinate structure(s), the use of which is incidental to that of the principal structure and located on the same lot therewith. This may include but is not limited to a detached garage, guest house, storage building, or other uses.

“Section 4-3 Accessory Uses and Structures Item E. -Location of Accessory Uses on Zoned Lots. In any residential district, permitted accessory uses or buildings shall not be located in front or side yards as herein defined, and such accessory uses or buildings shall not be erected or placed within six (6) feet of any side or rear lot line, nor closer than fifteen (15) feet to the principal building on the adjoining lot. Single-family and two-family garages may be put in the side yards if the setback requirements of that district are maintained, and in the rear yard within six (6) feet of the property line, provided said garage is at least fifteen (15) feet from the principal building on the adjoining lot.”



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Staff Recommendation:

Staff recommends consideration of approval of the request. The applicant's limited rear yard area and the size of the principal structure reduce feasible placement options for an accessory structure. Based on the available space within the fenced portion of the property, staff finds that shed placement in this location is unlikely to create adverse impacts on neighboring properties. The parcel's total size of approximately 6,000 square feet further constrains the arrangement of accessory structures, supporting the applicant's request for flexibility in placement.

ATTACHMENTS:

- Attachment A: Variance Application
- Attachment B: Site Plan and She Elevation
- Attachment C: Map of the Area
- Attachment D: Legal Ad



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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 35 days prior to next meeting for adequate time to advertise request.

Variance Request from Zoning Ordinance Section(s): _____

Briefly describe variance request (attach description if necessary): Requesting variance from
6 ft requirement from property line inside owners fence.

Property Address: 211 Grassy Creek Way

Subdivision Name (if applicable): Falls at Meekun

Zoning District: _____ Tax Map Number: _____

Applicant(s) Name (if other than owner): _____

Address: _____

Phone number: _____ Email: _____

Applicant(s) Signature: _____



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SUPPLEMENTAL INFORMATION SHEET FOR VARIANCES

(Per Section 502 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:
The property is fenced inside the property line and the lot size does not allow for the shed to be 6 ft off the line without encroaching on the house or allow for any yard maintenance performed by HOA contractors. Shed is a 8x10 structure.
2. The application of the Ordinance on this particular piece of property would create an unnecessary hardship. DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:
As a handicapped individual, not placing a shed away from the house could limit egress to the yard in addition to requiring transport of about 20 miles to present storage.
3. Such conditions are peculiar to the piece of property involved. DESCRIBE HOW THIS APPLIES TO YOUR PROPERTY:
Size of Lots limit location from the property lines as there is only 15 ft from the house to the property line.
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:
HOA has granted a Conditional Approval as they require the shed to be same or similar colors and materials as the house and is similar to other sheds in the subdivision.

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: _____

The Falls at Meehan Homeowners Association, Inc.

Architectural Request Checklist

Association Documents require that before making any changes to your lot, a request for Architectural Review must be submitted to the Board of Directors or its appointed Architectural Control Committee. Any and all incomplete forms and/or requests with insufficient information will be automatically denied. The sanctioned time limit for request consideration shall not begin until all information necessary for review have been submitted.

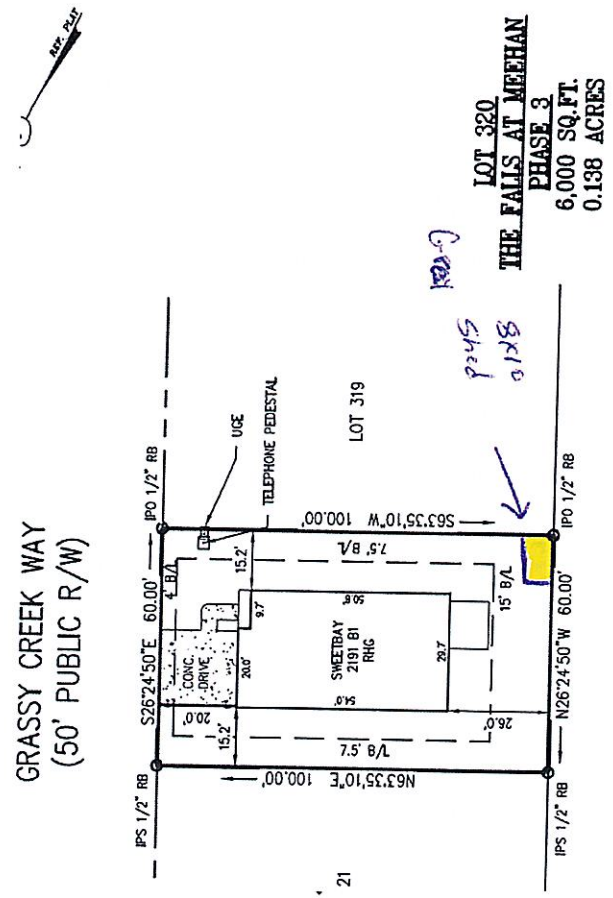
Please note the following:

- ✓ Your Association account must be current in order to have requests considered by the Architectural Control Committee.
- ✓ You understand & agree that any and all work on the project represented on this request has not nor will not be started until approval is received in writing from the Architectural Control Committee.
- ✓ You are responsible for the timely completion of the project and the prompt removal of any debris.
- ✓ It is your responsibility to comply with the zoning, building codes, laws etc of all governmental authorities.
- ✓ An easement may exist on your property—KNOW WHERE! - Before you begin your project!
- ✓ It is your responsibility to remain in compliance with the Protective Covenants, Architectural Guidelines and Rules and Regulations for your Association.
- ✓ Please check your Associations Protective Covenants and/or Guidelines for allotted review period.
- ✓ Request submitted prior to closing will not be reviewed until all closing documents have been received and entered at CAMS.

To submit an ARC request please log in to the Homeowner Portal at www.camsmgt.com/owner. If you need assistance, please contact Community Support at 877-672-2267.

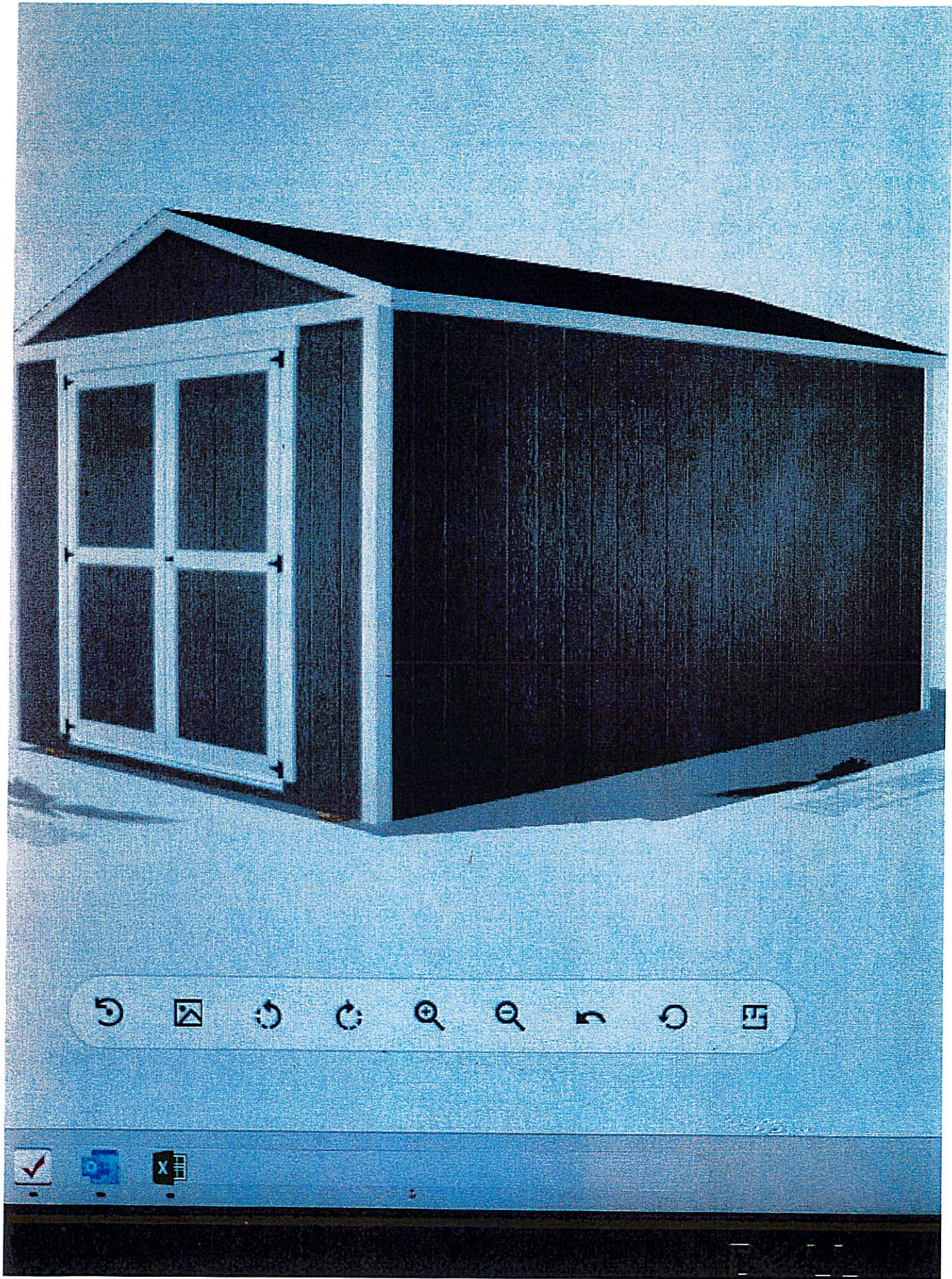
- ☒ Completed Architectural Request Form
- ☒ Detailed description showing the nature, kind, shape, height, and materials.
- ☒ Color Samples (i.e. Paint Colors)
- ☒ Plat Map showing location of structure (i.e. Shed, Fence, Pool)
- ☒ Impervious Surface calculations (i.e. in-ground pools, additional patio or concrete areas)

Attachment: B

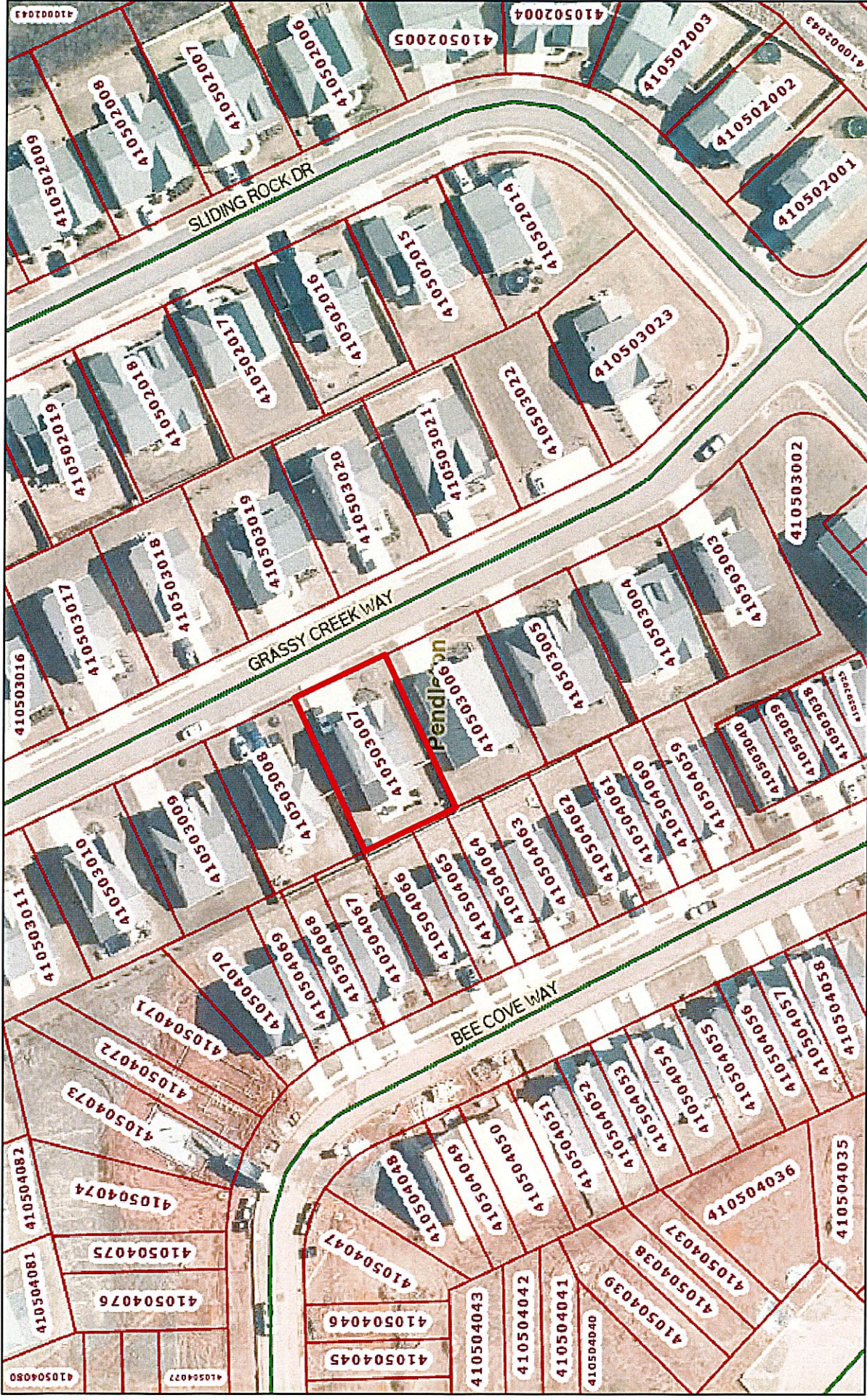


Sold: \$278,099 (4 beds, 3 baths, 2,000 Square Feet)

Attachment: B



Attachment: C



August 28, 2026



Attachment : 0

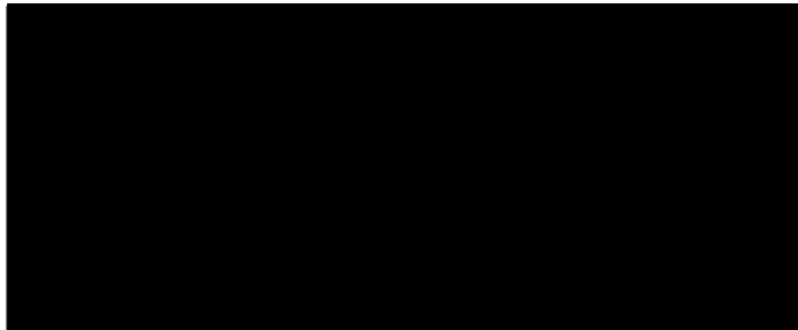
Ad was ran in the paper on 8/14/26

Attachment:D

PUBLIC NOTICE

The Town of Pendleton Board of Zoning Appeals will hold a Public Hearing in the Council Chambers of Town Hall on Thursday, September 3, 2026, at 6:00 pm to receive public comments for multiple variance requests from Article 4 Section 4-1

Table of Uses, to permit open storage in AF zoned property located at 1001 Lebanon Road, TMS#63-00-01-001. Article 6 Section 6-6 F.1.b Religious House of Worship or Institutional Signs, number of signs allowed for property located at 351 South Broad Street, TMS# 40-14-02-030. Article 4, Section 4-3 Accessory Uses and Structures, Item E&F, accessory structure setbacks for 211 Grassy Creek Way, TMS# 41-05-04-007. Article 4, Section 4-3 Accessory Uses and Structures, Item E Location of Accessory Uses on Zoned lots, to permit an accessory structure in the front yard of property located at 210 Central Road, TMS#40-05-02-001.





Staff Report to the Town of Pendleton Board of Zoning Appeals for consideration of an application seeking a Variance From Article 4, Section 4-3 Accessory Uses and Structures, Item E Location of Accessory Uses on Zoned Lots for 210 Central Road, having TMS# 40-05-02-001

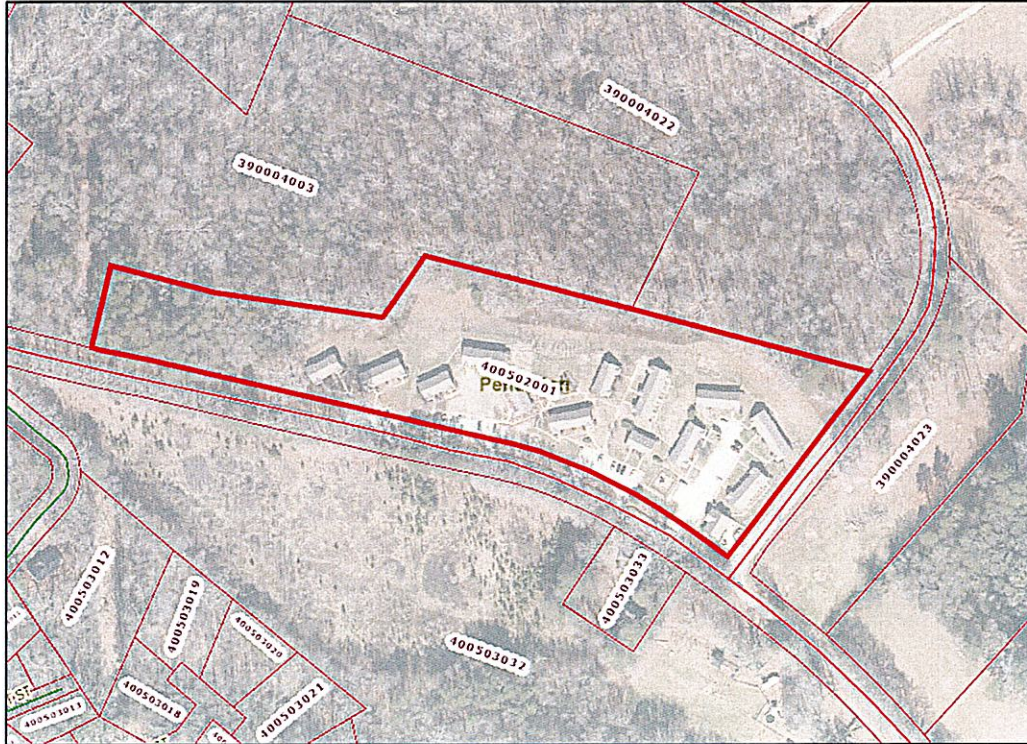
Date of Report: August 25, 2026

Report By: Owen Rines, Interim Town Planner

Applicant: SC Regional Housing Authority No. 1

Request: The applicant is requesting a variance from the allowable location of accessory uses and structures to permit the construction of a maintenance/storage building in the front yard of the property.

Property Location: 210 Central Road, TMS# 40-05-02-001.



210 Central Road image Taken From Anderson GIS, showing the property in 2023.



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Existing Zoning: Multi-Family (MF) Multi-Family Residential District.

Purpose of Request: The applicant, SC Regional Housing Authority No.1, is requesting a variance from **Section 4-3** of the Zoning Ordinance to construct an accessory structure in the front yard of their property at 210 Central Road. This building is to be used for maintenance/storage by the housing authority staff. The zoning ordinance currently prohibits the placement of accessory structures in the front yards of a property.

Future Land Use Map: Residential

Existing Conditions: This property is currently being utilized as a multi-family residential complex by the South Carolina Regional Housing Authority.



210 Central Road, image from Google Street View, taken February 2026. The Playground depicted is the proposed location of the storage building.



The storage building the applicant has applied for would be located in the front yard at 210 Central Road. The housing authority has stated that they are having issues maintaining the office space currently on the property. They are currently using the administrative offices as a maintenance and storage facility.

[illegible]

3 of 6



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.



Information Related to Accessory Structures from the Zoning Ordinance

Accessory means a building or use serving a principal building or use which is subordinate in area, extent, or purpose to the principal building or use served; designed for the comfort, convenience, or necessity of occupants of the principal use served; located on the same lot as the principal building or use served. Accessory uses shall include, but not be limited to, barns, sheds, home tennis courts, swimming pools, boat houses, docks, automobile garages, decks, patios, and private recreation areas.

Accessory structure means a detached subordinate structure(s), the use of which is incidental to that of the principal structure and located on the same lot therewith. This may include but is not limited to a detached garage, guest house, storage building, or other uses.

"Section 4-3 Accessory Uses and Structures Item E. -Location of Accessory Uses on Zoned Lots. In any residential district, permitted accessory uses or buildings shall not be located in front or side yards as herein defined, and such accessory uses or buildings shall not be erected or placed within six (6) feet of any side or rear lot line, nor closer than fifteen (15) feet to the principal building on the adjoining lot. Single-family and two-family garages may be put in the side yards if the setback requirements of that district are maintained, and in the rear yard within six (6) feet of the property line, provided said garage is at least fifteen (15) feet from the principal building on the adjoining lot."



Staff Recommendation:

Staff recommends **approval** of the request to permit the accessory maintenance/storage building in the front yard. Based on the information provided by the applicant, the property at 210 Central Road exhibits site-specific constraints that limit feasible locations for an accessory structure. The applicant has indicated that the existing administrative offices are used for maintenance and storage, and that alternative locations in the rear yard present challenges due to existing sewer infrastructure and the cost of extending driveway access. Staff also explored options for attaching the proposed storage building to existing residential structures; however, the applicant determined these alternatives infeasible.

Given these conditions, staff finds that the parcel's arrangement and existing development pattern differ from typical multi-family properties and that strict application of Section 4-3 would limit reasonable placement options for an accessory structure serving the needs of the development. Staff further finds that the proposed placement is not anticipated to create substantial detriment to adjacent properties or impair the intent of the zoning ordinance.

For these reasons, the staff recommends approval of the requested variance, subject to compliance with all applicable building, zoning, and permitting requirements.

ATTACHMENTS:

Attachment A: Variance Application

Attachment B: Site Plan and Elevation of Proposed Building

Attachment C: Map of the Area

Attachment D: Legal Ads



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 per Section 502.2 of the Zoning Ordinance. See attached supplemental information sheet for details.
- _____ 4) Application Fee: Residential \$100.00, Commercial \$200.00
- _____ 5) Deadline is 30 days prior to next meeting for adequate time to advertise request.

Variance Request from Zoning Ordinance Section(s): 4 - 3(E)

Briefly describe variance request (attach description if necessary): _____

Property Address: 210 Central Rd. Pendleton, SC, 29670

Subdivision Name (if applicable): Central Rd Apartments

Zoning District: _____

Tax Map Number: _____

Applicant(s) Name (if other than owner): Dale Gilliland



PENDLETON

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SUPPLEMENTAL INFORMATION SHEET FOR VARIANCES

(Per Section 502 of the Zoning Ordinance)

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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:**

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

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

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:**

1

SC Regional Housing Authority No.1

460 Church Street

Post Office Box 326

Laurens, SC 29360

Brian Griswell

Executive Director

Variance Application questions:

1. This property was federally planned and developed in 1954. We moved a \$56,000 playground to the back to make room for the maintenance building, which is used daily for loading and unloading maintenance equipment and appliances for the units (coordinated by the administration located directly across the parking lot facing each other. We have 68 sites in 16 counties in SC and we have done this same construction without any issues.
2. The unnecessary is another location on the site is not ample. The building is located facing our parking lot, also facing the administration building.
3. There is no area on the property where construction was suggested that has sewer connection. We already have 2 lift stations that we provide and maintain to connect to the city sewer.
4. Please be reminded that this is a public housing property serving low-income families with limited funds and will not substantially create our detriment to our residents. The appearance would match the apartments themselves. Also, we have already paid the architect and contractor for the planning and permit was applied for. If the denial is rescinded, it wouldn't create a hardship for our government agency.

Attachment B

CAPITAL FUND PROGRAM
HUD SC16PO08-501-22 CONTRACT No. 2
SITE AND NON-DWELLING UNIT IMPROVEMENTS
CHANGE ORDER #2 (PENDLETON OFFICE & PARKING ADDITION)

FOR:

S.C. REGIONAL HOUSING AUTHORITY No. 1
CHURCH STREET
LAURENS, SOUTH CAROLINA

ASSISTED BY:

THE UNITED STATES OF AMERICA
ACTING THROUGH
THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
ARCHITECT:

GILLILAND & ASSOCIATES, INC.
ROCK HILL, SOUTH CAROLINA

SC REG. HOUSING AUTH. NO. 1			CONTRACTOR			GILLILAND AND ASSOCIATES, INC.		
BY	DATE	DATE	BY	DATE	DATE	BY	DATE	DATE

INDEX TO DRAWINGS	
CS	COVER SHEET AND INDEX TO DRAWINGS
SI	WORK ITEM SCHEDULE
SITE PLANS	
C1	EXISTING SITE PLAN - NUP 23 PENDELTON
C2	EXISTING SITE PLAN - NUP 23 PENDELTON
C3	EXISTING SITE PLAN - NUP 23 PENDELTON
STRUCTURAL	
S1	FOUNDATION & FLOOR SLAB PLAN, WALL SECTION, DETAILS, LIFT TABLE AND GEOTECHNICAL NOTES
ARCHITECTURAL	
A1	FLOOR PLAN & FOUNDATION PLAN, INTERIOR ELEVATIONS, DETAILS, VERTICALS AND GENERAL NOTES
A2	INTERIOR ELEVATIONS, CLOSET ELEVATIONS, DETAILS, VERTICALS AND GENERAL NOTES
A3	INTERIOR ELEVATIONS, CLOSET ELEVATIONS, DETAILS, VERTICALS AND GENERAL NOTES
A4	ROOF PLAN & ROOF RAMPING PLAN
A5	ROOF PLAN & ROOF RAMPING PLAN
ENGINEERING	
E1	PLUMBING FLOOR PLAN & GENERAL NOTES
E2	PLUMBING FLOOR PLAN & GENERAL NOTES
E3	ELECTRICAL FLOOR PLAN & GENERAL NOTES





GILLILAND & ASSOCIATES, INC.
PO BOX 12648 - ROCK HILL, SOUTH CAROLINA 29733
864-360-7443 • www.gilliland-associates.com

OWNER
SC REGIONAL HOUSING
AUTHORITY No. 1
460 CHURCH STREET
LAURENS, SOUTH CAROLINA

PROJECT
CAPITAL FUND PROJECT
HUD SC16PO08-501-22 CONTRACT No. 2
SITE AND NON-DWELLING UNIT IMPROVEMENTS
VARIOUS DTES, SOUTH CAROLINA

ARCHITECTURAL
COVER SHEET
AND INDEX TO DRAWINGS
CHANGE ORDER #2

SHEET NO.
CS
OF 14
DATE
12/31/24
DRAWN BY
GAIL GILLILAND
CHECKED BY
GAIL GILLILAND
SCALE
AS SHOWN

[illegible]

ARCHITECTURAL	SHEET NO. W1 DATE: 06-11-18 BY: JH CHKD: JH APPD: JH
	WORK ITEM SCHEDULE CHANGE ORDER #2 SS-23 PAVILION

PROJECT
CAPITAL FUND PROJECT
HUD SC16P008-501-22 CONTRACT NO. 2
SITE AND NON-DWELLING UNIT IMPROVEMENTS
VARIOUS CITIES, SOUTH CAROLINA

OWNER
SC REGIONAL HOUSING
AUTHORITY NO. 1
460 CHURCH STREET
LAURENS, SOUTH CAROLINA

GILLILAND & ASSOCIATES, INC.
PO BOX 12548 • ROCK HILL, SOUTH CAROLINA 29731
864-360-7443 • www.gilliland-associates.com





BUILDING SCHEDULE									
TYPE		CONSTRUCTION	TYPE	NO. OF LIVES	STAGES	DISTRIBUTION			TOTAL
						1	2	3	4
A	1	1	400-525-7-6"	1	1	-	-	-	1
B	2	2	500-525-7-6"	4	1	-	8	-	3
C	3	3	500-525-7-6"	4	1	-	12	-	12
D	4	4	600-525-7-6"	4	1	-	-	2	2
E	5	5	600-525-7-6"	4	1	-	-	1	1
TOTAL				13		2	11	3	27

IFCEND

CLARK'S LINE

POWER POLE = 7

POWER PILE W/ LEAD = 200

BEACH/LOW BGS = 3

BATHY MTH BOX = 8

ENC. PROBE = 200

HYDRAULIC LITH = 1

EXISTING SITE PLAN (SC8-23, PENDLETON, SC)

SCALE, 1" = 30'-0"

T/AIC

EXISTING
SITE PLAN
CHANGE ORDER #2
505-23 PENULTION

PROJECT

SC REGIONAL HOUSING
AUTHORITY NO. 1
460 CHURCH STREET
LAURENS, SOUTH CAROLINA

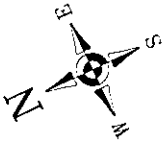
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PO BOX 12548 • ROCK HILL, SOUTH CAROLINA 29731
864-360-7443 • www.gilliland-associates.com



BUILDING SCHEDULE									
Type		Construction	Type	No. Buildings	No. Stories	Area (sq. ft.)	Volume (cu. ft.)	Total	Total
A	GLD	30'-0" x 72'-0"	1	1	3	-	-	-	-
B	BRF	30'-0" x 72'-0"	1	1	-	-	-	-	-
C	BRF	30'-0" x 72'-0"	1	1	-	-	-	-	-
D	GLD	30'-0" x 72'-0"	1	1	-	-	-	-	-
E	GLD	30'-0" x 72'-0"	1	1	-	-	-	-	-
TOTALS				12	1	2	11	2	27



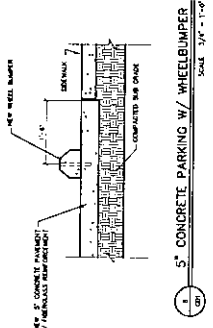
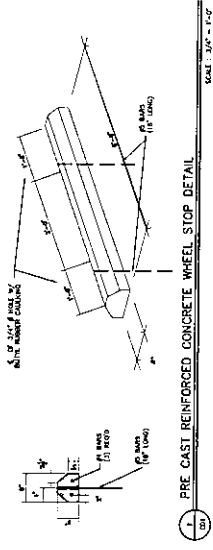
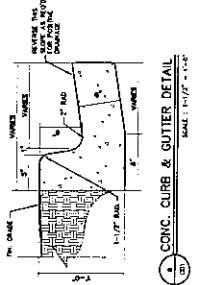
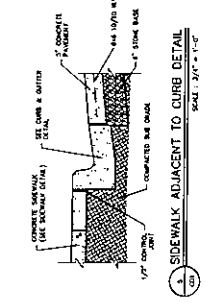
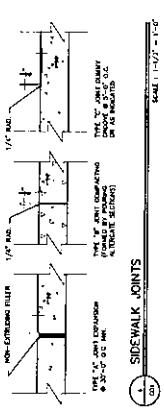
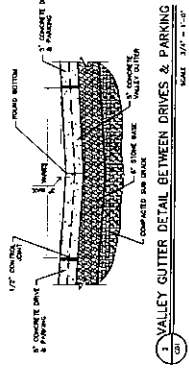
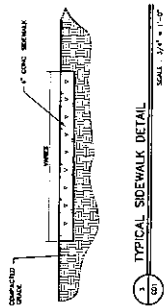
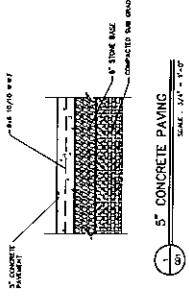
SHEET NO.	CD1
DATE	11/11/24
BY	DALE GILLILAND
CHECKED BY	DALE GILLILAND
SCALE	AS SHOWN

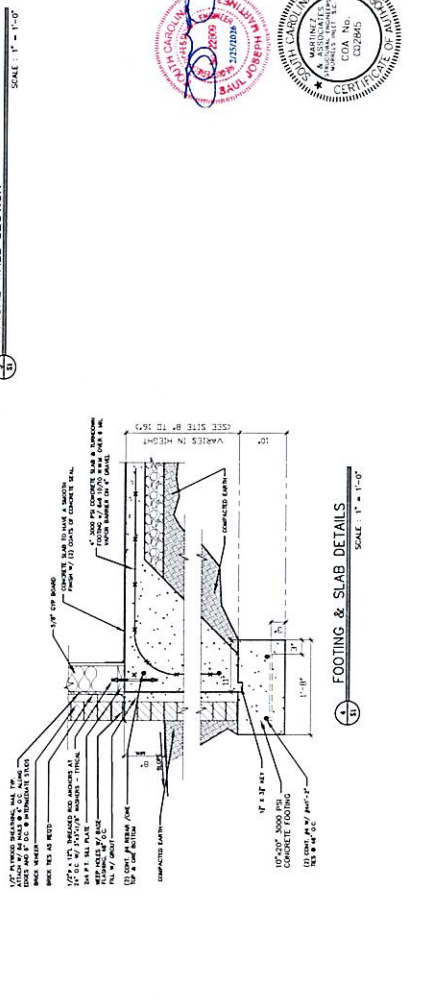
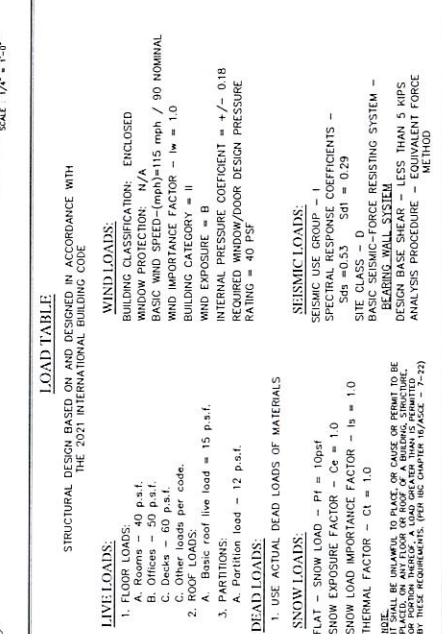
SITE DETAILS	CHANGE ORDER #2
CIVIL	

PROJECT
CAPITAL FUND PROJECT No. 2
HUD SC16P008-601-22 CONTRACT No. 2
SITE AND NON-DWELLING UNIT IMPROVEMENTS
VARIOUS CITIES, SOUTH CAROLINA

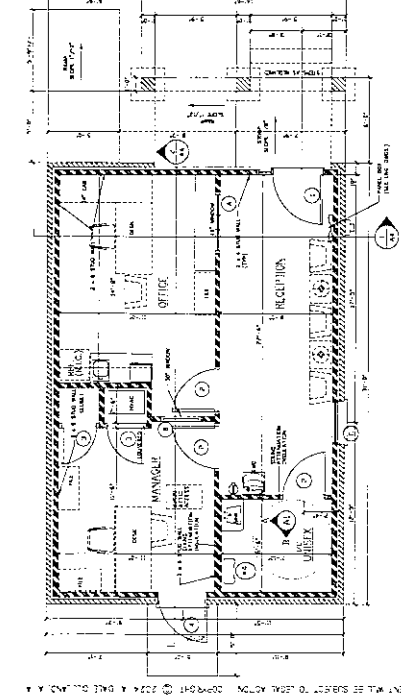
OWNER
SC REGIONAL HOUSING
AUTHORITY No. 1
460 CHURCH STREET
LAURENS, SOUTH CAROLINA

GILLILAND & ASSOCIATES, INC.
PO BOX 12548 • ROCK HILL, SOUTH CAROLINA 29731
864-360-7443 • www.gilliland-associates.com

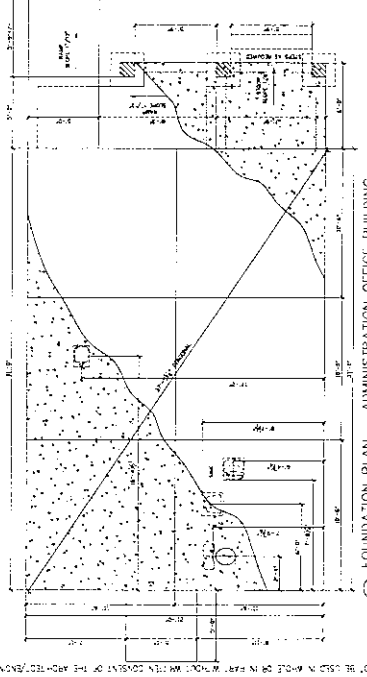




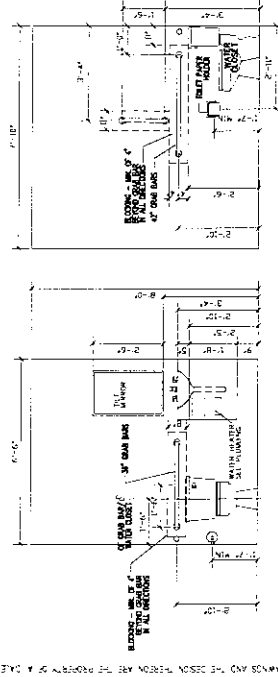
BUILDINGS CODE DATA (ISC, 2021).
USE AND OCCUPANCY:
 GROUP S-2 (LOW HAZARD)
 STORES, REPAIR SHOPS & WATER HEATERS
BUILDING TYPE OF CONSTRUCTION:
 TYPE IV (NON-SPECIFIED)
BUILDING HEIGHT & AREA:
 ALLOWABLE HEIGHT 1 STORY
 ALLOWABLE AREA 12,500 SQ. FT.
AREA PERMITTED - 620 SQ. FT.
ALLOWABLE - 12,500 SQ. FT.
CLEARANCE REQUIREMENTS:
 TYPE IV (10 FEET)
SEPARATION WALLS:
 TYPE IV (10 FEET)
SEPARATION WALLS:
 TYPE IV (10 FEET)



1st FLOOR PLAN - ADMINISTRATION OFFICE BUILDING
 SCALE: 1/8" = 1'-0"



FOUNDATION PLAN - ADMINISTRATION OFFICE BUILDING
 SCALE: 1/8" = 1'-0"



INTERIOR ELEVATION A
 SCALE: 1/8" = 1'-0"

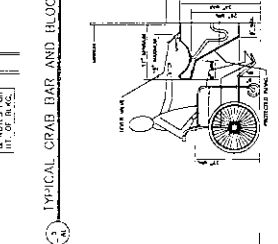
INTERIOR ELEVATION B
 SCALE: 1/8" = 1'-0"

USE AND OCCUPANCY:
 GROUP S-2 (LOW HAZARD)
 STORES, REPAIR SHOPS & WATER HEATERS
BUILDING TYPE OF CONSTRUCTION:
 TYPE IV (NON-SPECIFIED)
BUILDING HEIGHT & AREA:
 ALLOWABLE HEIGHT 1 STORY
 ALLOWABLE AREA 12,500 SQ. FT.
AREA PERMITTED - 620 SQ. FT.
ALLOWABLE - 12,500 SQ. FT.
CLEARANCE REQUIREMENTS:
 TYPE IV (10 FEET)
SEPARATION WALLS:
 TYPE IV (10 FEET)
SEPARATION WALLS:
 TYPE IV (10 FEET)

ROOM FINISH SCHEDULE

Room	Finish	Material	Notes
Office	Wall	1/2" Gypsum Board	
Office	Ceiling	6" Acoustic Tile	
Office	Floor	3/4" Plywood	
Reception	Wall	1/2" Gypsum Board	
Reception	Ceiling	6" Acoustic Tile	
Reception	Floor	3/4" Plywood	
Small Room	Wall	1/2" Gypsum Board	
Small Room	Ceiling	6" Acoustic Tile	
Small Room	Floor	3/4" Plywood	

ROOM FINISH SCHEDULE
 SCALE: 1/8" = 1'-0"



TYPICAL GRAB BAR AND BLOCKING DETAILS
 SCALE: 1/8" = 1'-0"

WINDOW SCHEDULE

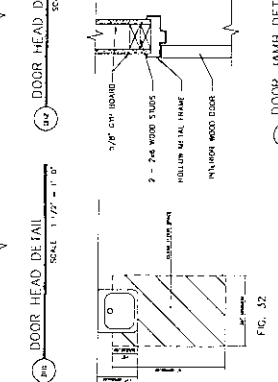
Window	Size	Material	Notes
Window 1	4'-0" x 6'-0"	1/2" Gypsum Board	
Window 2	4'-0" x 6'-0"	1/2" Gypsum Board	
Window 3	4'-0" x 6'-0"	1/2" Gypsum Board	
Window 4	4'-0" x 6'-0"	1/2" Gypsum Board	
Window 5	4'-0" x 6'-0"	1/2" Gypsum Board	
Window 6	4'-0" x 6'-0"	1/2" Gypsum Board	
Window 7	4'-0" x 6'-0"	1/2" Gypsum Board	
Window 8	4'-0" x 6'-0"	1/2" Gypsum Board	
Window 9	4'-0" x 6'-0"	1/2" Gypsum Board	
Window 10	4'-0" x 6'-0"	1/2" Gypsum Board	

WINDOW SCHEDULE
 SCALE: 1/8" = 1'-0"

DOOR ELEVATIONS & TYPES

Door	Size	Material	Notes
Door 1	3'-0" x 7'-0"	1/2" Gypsum Board	
Door 2	3'-0" x 7'-0"	1/2" Gypsum Board	
Door 3	3'-0" x 7'-0"	1/2" Gypsum Board	
Door 4	3'-0" x 7'-0"	1/2" Gypsum Board	
Door 5	3'-0" x 7'-0"	1/2" Gypsum Board	
Door 6	3'-0" x 7'-0"	1/2" Gypsum Board	
Door 7	3'-0" x 7'-0"	1/2" Gypsum Board	
Door 8	3'-0" x 7'-0"	1/2" Gypsum Board	
Door 9	3'-0" x 7'-0"	1/2" Gypsum Board	
Door 10	3'-0" x 7'-0"	1/2" Gypsum Board	

DOOR ELEVATIONS & TYPES
 SCALE: 1/8" = 1'-0"



DOOR HEAD DETAIL
 SCALE: 1/8" = 1'-0"

DOOR SCHEDULE

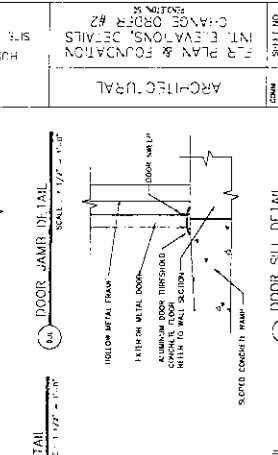
Door	Size	Material	Notes
Door 1	3'-0" x 7'-0"	1/2" Gypsum Board	
Door 2	3'-0" x 7'-0"	1/2" Gypsum Board	
Door 3	3'-0" x 7'-0"	1/2" Gypsum Board	
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Door 9	3'-0" x 7'-0"	1/2" Gypsum Board	
Door 10	3'-0" x 7'-0"	1/2" Gypsum Board	

DOOR SCHEDULE
 SCALE: 1/8" = 1'-0"

DOOR JAMB DETAIL

Door	Size	Material	Notes
Door 1	3'-0" x 7'-0"	1/2" Gypsum Board	
Door 2	3'-0" x 7'-0"	1/2" Gypsum Board	
Door 3	3'-0" x 7'-0"	1/2" Gypsum Board	
Door 4	3'-0" x 7'-0"	1/2" Gypsum Board	
Door 5	3'-0" x 7'-0"	1/2" Gypsum Board	
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Door 8	3'-0" x 7'-0"	1/2" Gypsum Board	
Door 9	3'-0" x 7'-0"	1/2" Gypsum Board	
Door 10	3'-0" x 7'-0"	1/2" Gypsum Board	

DOOR JAMB DETAIL
 SCALE: 1/8" = 1'-0"



DOOR SILL DETAIL
 SCALE: 1/8" = 1'-0"

DOOR JAMB DETAIL

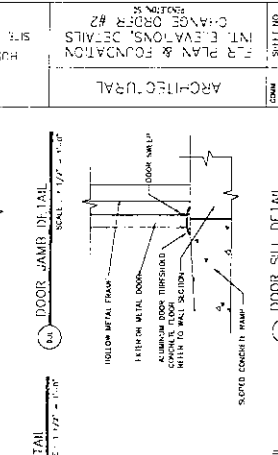
Door	Size	Material	Notes
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Door 10	3'-0" x 7'-0"	1/2" Gypsum Board	

DOOR JAMB DETAIL
 SCALE: 1/8" = 1'-0"

DOOR SILL DETAIL

Door	Size	Material	Notes
Door 1	3'-0" x 7'-0"	1/2" Gypsum Board	
Door 2	3'-0" x 7'-0"	1/2" Gypsum Board	
Door 3	3'-0" x 7'-0"	1/2" Gypsum Board	
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Door 10	3'-0" x 7'-0"	1/2" Gypsum Board	

DOOR SILL DETAIL
 SCALE: 1/8" = 1'-0"



DOOR JAMB DETAIL
 SCALE: 1/8" = 1'-0"

DOOR SILL DETAIL

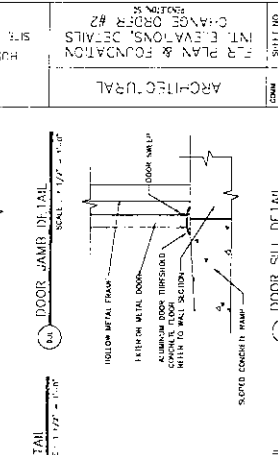
Door	Size	Material	Notes
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Door 10	3'-0" x 7'-0"	1/2" Gypsum Board	

DOOR SILL DETAIL
 SCALE: 1/8" = 1'-0"

DOOR JAMB DETAIL

Door	Size	Material	Notes
Door 1	3'-0" x 7'-0"	1/2" Gypsum Board	
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Door 9	3'-0" x 7'-0"	1/2" Gypsum Board	
Door 10	3'-0" x 7'-0"	1/2" Gypsum Board	

DOOR JAMB DETAIL
 SCALE: 1/8" = 1'-0"



DOOR SILL DETAIL
 SCALE: 1/8" = 1'-0"

DOOR JAMB DETAIL

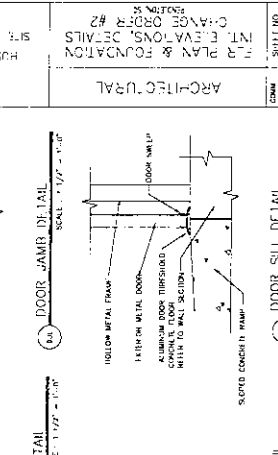
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Door 10	3'-0" x 7'-0"	1/2" Gypsum Board	

DOOR JAMB DETAIL
 SCALE: 1/8" = 1'-0"

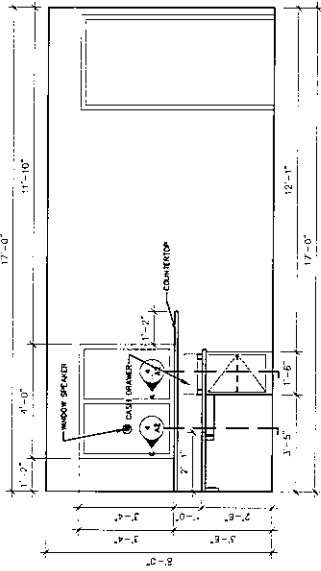
DOOR SILL DETAIL

Door	Size	Material	Notes
Door 1	3'-0" x 7'-0"	1/2" Gypsum Board	
Door 2	3'-0" x 7'-0"	1/2" Gypsum Board	
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Door 10	3'-0" x 7'-0"	1/2" Gypsum Board	

DOOR SILL DETAIL
 SCALE: 1/8" = 1'-0"



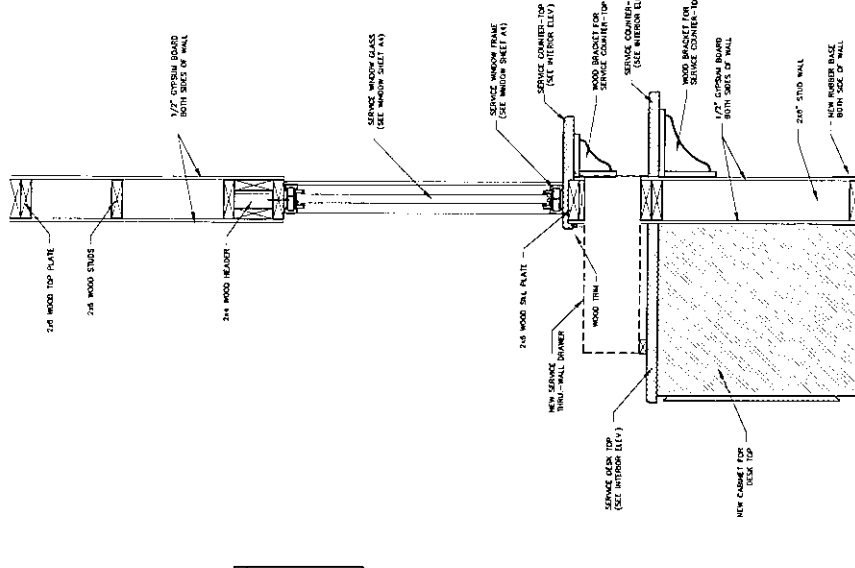
DOOR JAMB DETAIL
 SCALE: 1/8" = 1'-0"



"A" ELEVATION

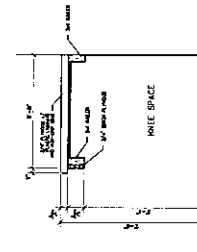
OFFICE INTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

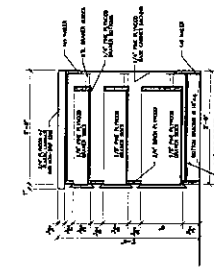


WALL SECTION "C"

SCALE : 1" = 1/2" = 1' = 0"

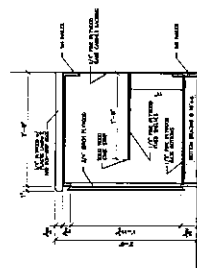


CABINET SECTION "C"

$$\text{Scarf} = 4^{\circ} - 3^{\circ} = 1^{\circ}$$


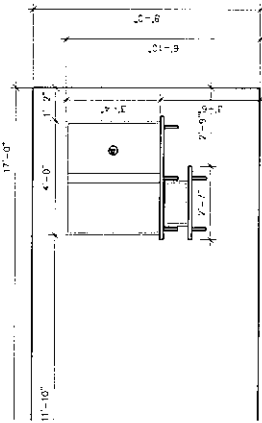
CABINET SECTION "B"

NEW DESK CABINET SECTIONS



CABINET SECTION "A"

①

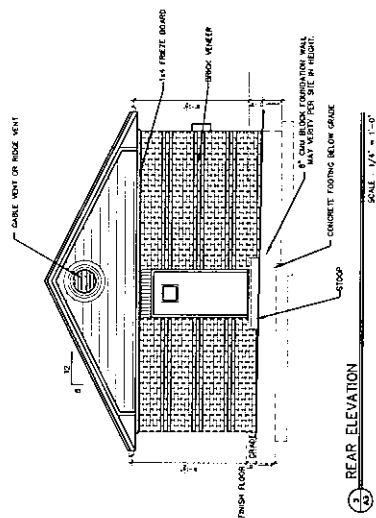
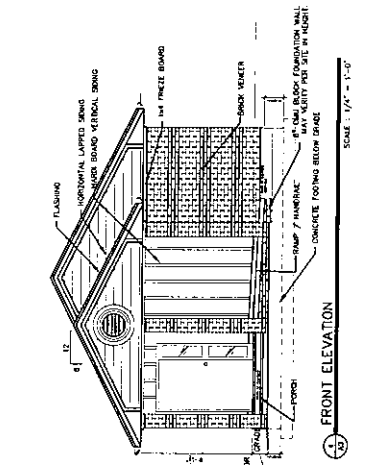
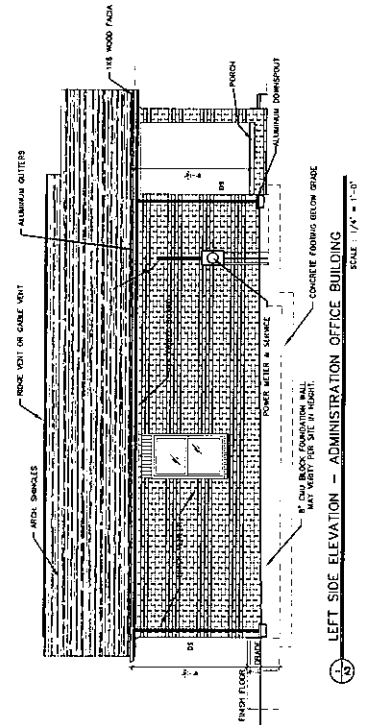
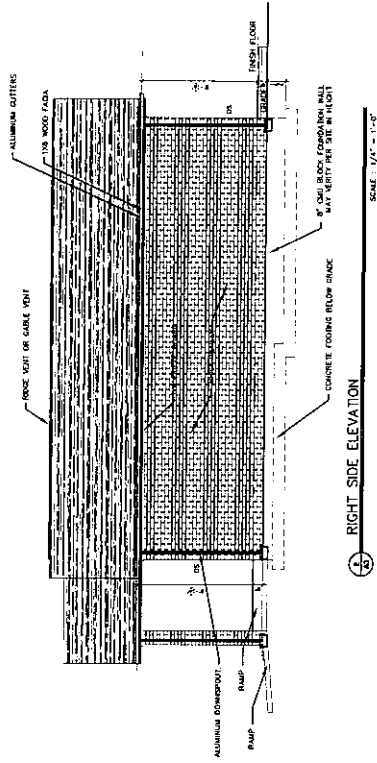


¹³C ELFVATIONS

RECEPTION INTERIOR ELEVATIONS

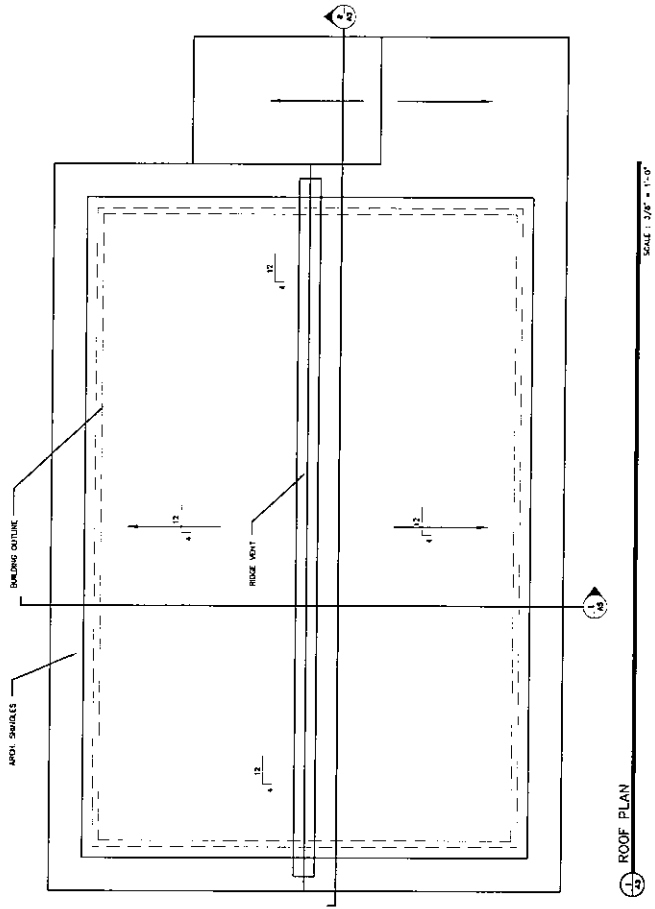
$$\angle CME = 173^\circ = 1^\circ - 0^\circ$$
[illegible][illegible][illegible][illegible]

ARCHITECTURAL	BUILDING ELEVATIONS CHANGE ORDER #2		SHEET NO. A3
	CAPITAL FUND PROJECT SITE AND NON-DWELLING UNIT IMPROVEMENTS HUD SC16P008-501-22 CONTRACT NO. 2 VARIOUS CITIES, SOUTH CAROLINA		DATE 1/2/24 DRAWN BY DATE 1/2/24 CHECKED BY SCALE: 1/4" = 1'-0"
OWNER SC REGIONAL HOUSING AUTHORITY No. 1 480 CHURCH STREET LAURENS, SOUTH CAROLINA		GILLILAND & ASSOCIATES, INC. PO BOX 12548 - ROCK HILL, SOUTH CAROLINA 29731 864-360-7443 - www.gilliland-associates.com	

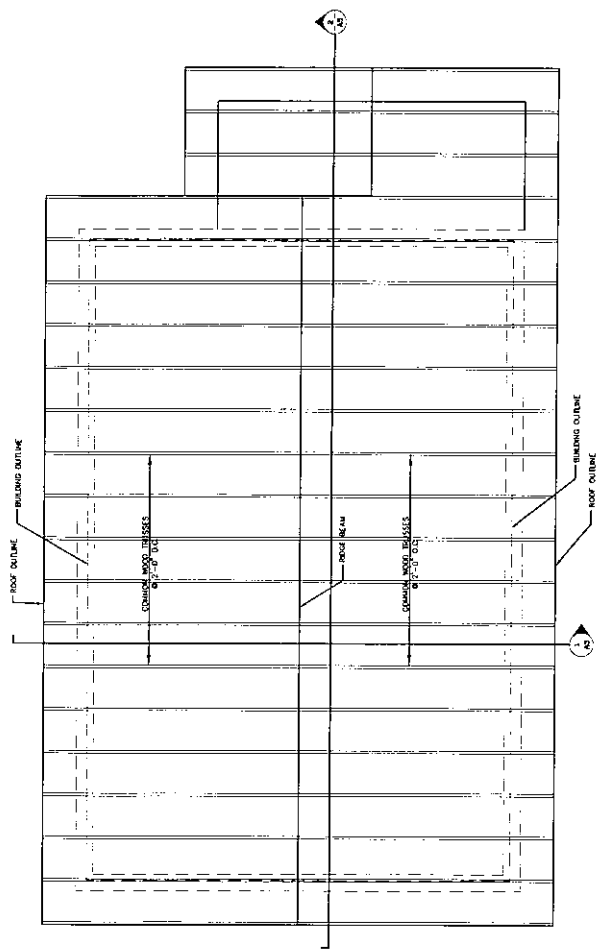


ARCHITECTURAL ROOF PLAN & ROOF FRAMING PLAN CHANGE ORDER #2 PROJECT CAPITAL FUND PROJECT HUD SC16P008-501-22 CONTRACT NO. 2 SITE AND NON-DWELLING UNIT IMPROVEMENTS WYROS CTR., SOUTH CAROLINA LAURENS, SOUTH CAROLINA 460 CHURCH STREET AUTHORITY NO. 1 SO REGIONAL HOUSING OWNER	SHEET NO. A4 TOTAL SHEETS 1
	DATE 10/22/24 DRAWN BY JLG CHECKED BY JLG SCALE 3/8" = 1'-0"

GILLILAND & ASSOCIATES, INC.
 PO BOX 12548 - ROCK HILL, SOUTH CAROLINA 29731
 864-360-7443 - www.gilliland-associates.com

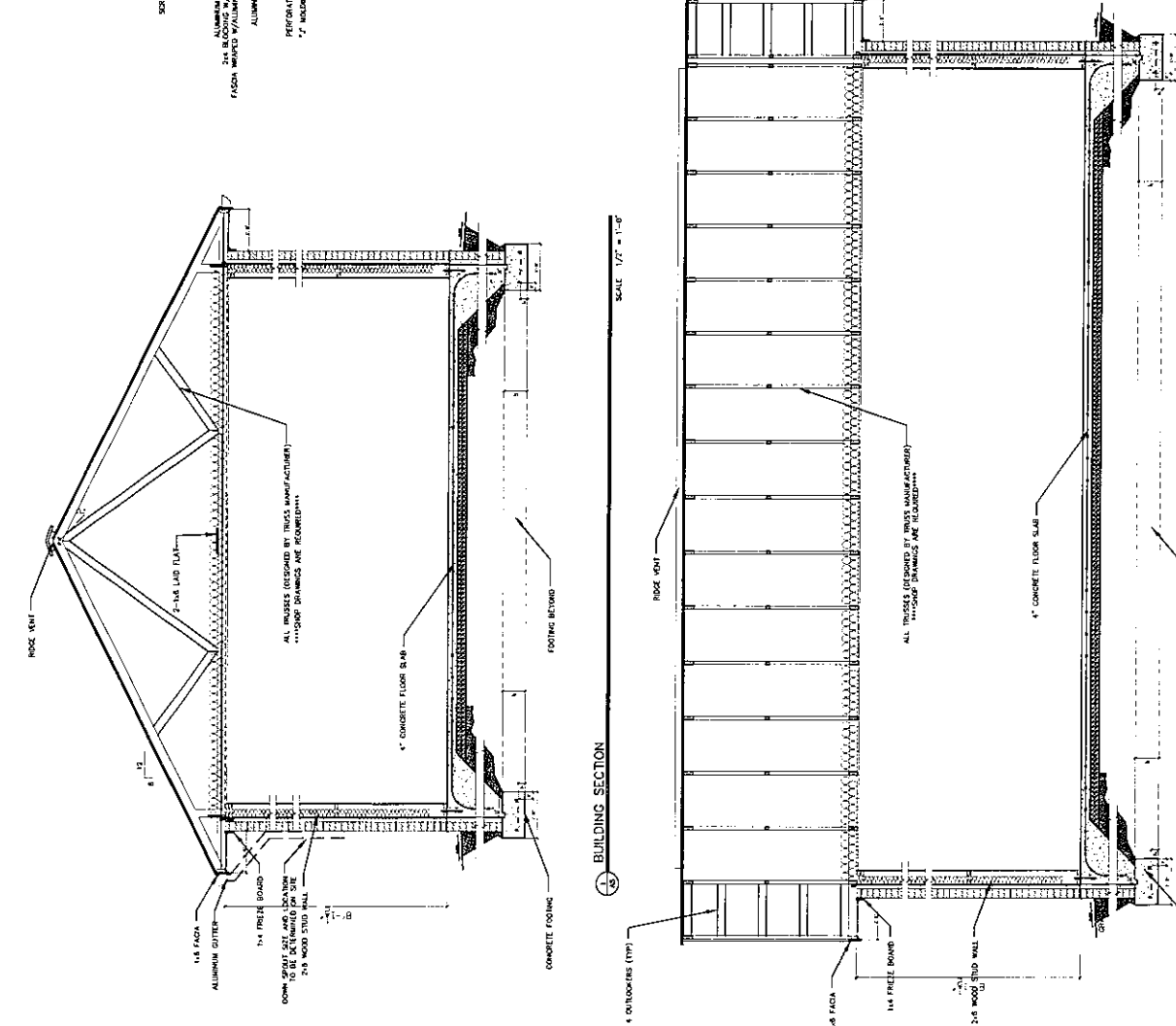
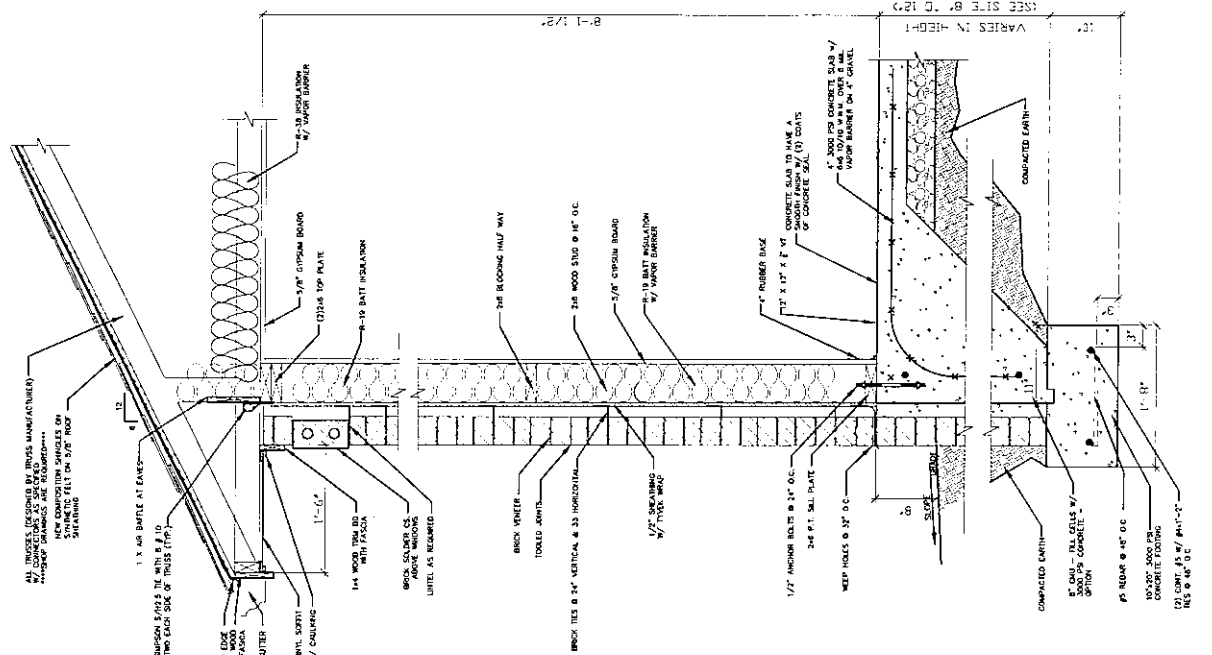


1 ROOF FRAMING PLAN
 SCALE 3/8" = 1'-0"



2 ROOF FRAMING PLAN
 SCALE 3/8" = 1'-0"

GILLILAND & ASSOCIATES, INC. PO BOX 12548 • ROCK HILL, SOUTH CAROLINA 29731 864-360-7443 • www.gilliland-associates.com	OWNER SC REGIONAL HOUSING AUTHORITY NO. 1 480 CHURCH STREET LAURENS, SOUTH CAROLINA PROJECT CAPITAL FUND PROJECT HUD SC16P008-501-22 CONTRACT NO. 2 SITE AND NON-DWELLING UNIT IMPROVEMENTS VARIOUS CITIES, SOUTH CAROLINA	ARCHITECTURAL BUILDING & WALL SECTIONS CHANGE ORDER #2 REVISION 12	SHEET NO. A5 TOTAL: 15
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MECHANICAL SPECIFICATIONS

- 10 GENERAL
 - 11 Provide all work, equipment, materials, labor, and functional mechanical systems, equipment, and piping as indicated on drawings and specifications.
 - 12 The drawings are schematic and are not intended to include every detail of construction, materials and methods. The contractor shall be responsible for the job site and for seeing that the drawings are followed.
 - 13 All work shall be done in accordance with the specifications and drawings. The contractor shall be responsible for seeing that the drawings are followed.
 - 14 All work shall be done in accordance with the specifications and drawings. The contractor shall be responsible for seeing that the drawings are followed.
 - 15 Obtain and pay for any and all required permits, licenses, and the fee and shall submit each certificate to the owner.
 - 16 Locations shown for supply and return devices, ductwork, equipment, piping, valves, etc., are at trades and actual field conditions so that all code-required and actual field conditions are followed.
 - 17 Provide all cutting and patching necessary to properly install all work and to repair any damage done.
 - 18 Perform all work and to repair any damage done.
 - 19 All work shall be done in accordance with the specifications and drawings. The contractor shall be responsible for seeing that the drawings are followed.
 - 20 All work shall be done in accordance with the specifications and drawings. The contractor shall be responsible for seeing that the drawings are followed.
 - 21 Condensate drain piping shall be Schedule 40 pipe and in accordance with Section 302.31 of the 2021 IBC.
 - 22 CONDENSATE DRAIN PIPING SHALL BE SCHEDULE 40 PIPE AND IN ACCORDANCE WITH SECTION 302.31 OF THE 2021 IBC.
 - 23 CONDENSATE DRAIN PIPING SHALL BE SCHEDULE 40 PIPE AND IN ACCORDANCE WITH SECTION 302.31 OF THE 2021 IBC.
 - 24 CONDENSATE DRAIN PIPING SHALL BE SCHEDULE 40 PIPE AND IN ACCORDANCE WITH SECTION 302.31 OF THE 2021 IBC.
 - 25 Flexible ductwork shall be UL Class I.
 - 26 Hangers and supports for ductwork shall be metal bands, 60635 on the 2021 IBC.
 - 27 Seal the spaces around all ductwork penetrations in an approved manner.
 - 28 Joints between ductwork pieces shall comply with Section 302.31 of the 2021 IBC.
 - 29 Round ducts shall have the same insulation as specified.
 - 30 Rectangular ductwork tested in 310 above ceiling shall be insulated with fiberglass alternative duct wrap shall be insulated with fiberglass alternative duct wrap.
 - 31 Insulation shall be installed in accordance with the manufacturer's instructions.
 - 32 Insulation shall be installed in accordance with the manufacturer's instructions.
 - 33 Insulation shall be installed in accordance with the manufacturer's instructions.
 - 34 Insulation shall be installed in accordance with the manufacturer's instructions.
 - 35 Insulation shall be installed in accordance with the manufacturer's instructions.
 - 36 Insulation shall be installed in accordance with the manufacturer's instructions.
 - 37 Insulation shall be installed in accordance with the manufacturer's instructions.
 - 38 Insulation shall be installed in accordance with the manufacturer's instructions.
 - 39 Insulation shall be installed in accordance with the manufacturer's instructions.
 - 40 EQUIPMENT
 - 41 Equipment shall be that which is indicated on the drawings or equivalent. Provide all requirements for equipment and materials as indicated on the drawings.
 - 42 Equipment shall be that which is indicated on the drawings or equivalent. Provide all requirements for equipment and materials as indicated on the drawings.
 - 43 Equipment shall be that which is indicated on the drawings or equivalent. Provide all requirements for equipment and materials as indicated on the drawings.
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 - 48 Equipment shall be that which is indicated on the drawings or equivalent. Provide all requirements for equipment and materials as indicated on the drawings.
 - 49 Equipment shall be that which is indicated on the drawings or equivalent. Provide all requirements for equipment and materials as indicated on the drawings.
 - 50 TEST AND BALANCE
 - 51 All air systems shall be tested and balanced by a qualified testing agency. Provide a report indicating design and actual CFM for each air device as indicated.

EXHAUST FAN SCHEDULE

- EF-1 EXHAUST FAN SCHEDULE

ITEM	DESCRIPTION	QUANTITY	UNIT
1	EXHAUST FAN	1	EA
2	EXHAUST FAN	1	EA
3	EXHAUST FAN	1	EA
4	EXHAUST FAN	1	EA
5	EXHAUST FAN	1	EA
6	EXHAUST FAN	1	EA
7	EXHAUST FAN	1	EA
8	EXHAUST FAN	1	EA
9	EXHAUST FAN	1	EA
10	EXHAUST FAN	1	EA
11	EXHAUST FAN	1	EA
12	EXHAUST FAN	1	EA
13	EXHAUST FAN	1	EA
14	EXHAUST FAN	1	EA
15	EXHAUST FAN	1	EA
16	EXHAUST FAN	1	EA
17	EXHAUST FAN	1	EA
18	EXHAUST FAN	1	EA
19	EXHAUST FAN	1	EA
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32	EXHAUST FAN	1	EA
33	EXHAUST FAN	1	EA
34	EXHAUST FAN	1	EA
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100	EXHAUST FAN	1	EA

AIR HANDLING EQUIPMENT SCHEDULE

- 40-1

ITEM	DESCRIPTION	QUANTITY	UNIT
1	AIR HANDLING EQUIPMENT	1	EA
2	AIR HANDLING EQUIPMENT	1	EA
3	AIR HANDLING EQUIPMENT	1	EA
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99	AIR HANDLING EQUIPMENT	1	EA
100	AIR HANDLING EQUIPMENT	1	EA

AIR DEVICE SCHEDULE

- 40-1

ITEM	DESCRIPTION	QUANTITY	UNIT
1	AIR DEVICE	1	EA
2	AIR DEVICE	1	EA
3	AIR DEVICE	1	EA
4	AIR DEVICE	1	EA
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8. ELECTRICAL CONTRACTOR SHALL VERIFY THAT EXISTING ELECTRICAL PANEL HAS SUFFICIENT SPACE FOR NEW PANEL. IF SPACE NOT AVAILABLE, NOTIFY ARCHITECT BEFORE PROCEEDING WITH THIS WORK.

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[illegible][illegible]

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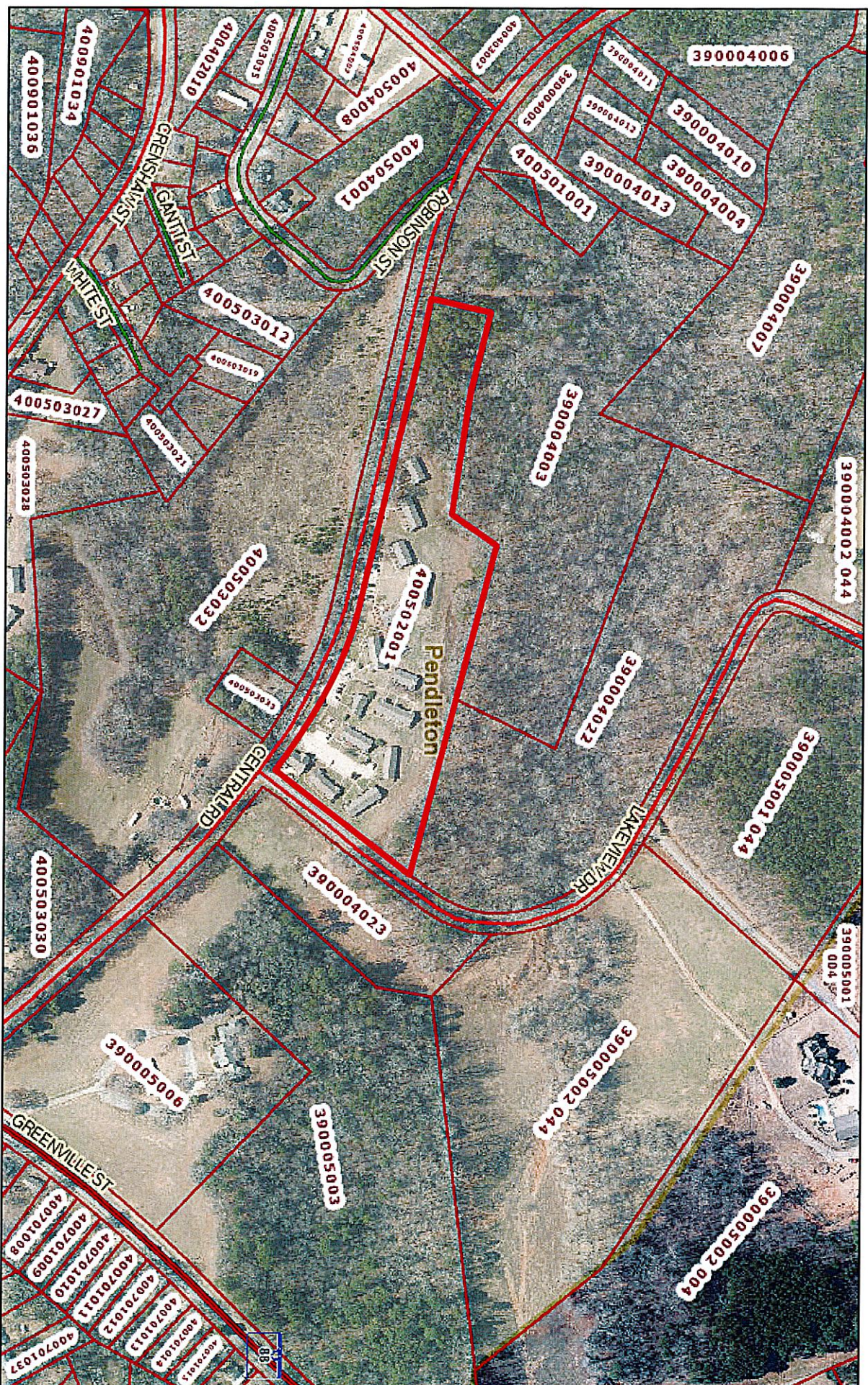
LENAC

SC REGIONAL HOUSING
AUTHORITY NO. 1
460 CHURCH STREET
LAURENS, SOUTH CAROLINA

HUD	ELECTRICAL FLOOR PLANS
SITE AND	

NO.	DATE	SHEET NO.
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Appalachian



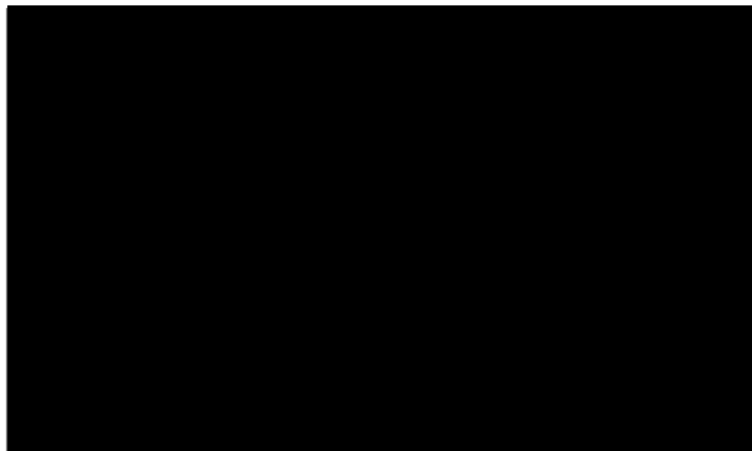
August 28, 2026

Ad was ran in the paper on 8/14/26
Attachment: D

PUBLIC NOTICE

The Town of Pendleton Board of Zoning Appeals will hold a Public Hearing in the Council Chambers of Town Hall on Thursday, September 3, 2026, at 6:00 pm to receive public comments for multiple variance requests from Article 4 Section 4-1

Table of Uses, to permit open storage in AF zoned property located at 1001 Lebanon Road, TMS#63-00-01-001. Article 6 Section 6-6 F.1.b Religious House of Worship or Institutional Signs, number of signs allowed for property located at 351 South Broad Street, TMS# 40-14-02-030. Article 4, Section 4-3 Accessory Uses and Structures, Item E&F, accessory structure setbacks for 211 Grassy Creek Way, TMS# 41-05-04-007. Article 4, Section 4-3 Accessory Uses and Structures, Item E Location of Accessory Uses on Zoned lots, to permit an accessory structure in the front yard of property located at 210 Central Road, TMS#40-05-02-001.



BOARD OF ZONING APPEALS
PUBLIC HEARING
FOR INFORMATION CONTACT
646-9409

08/11/2026 11:46

Attachment 'A'

