PENDLETON
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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: Sept. 3, 2020