PENDLETON
SOUTH CAROLINA
History, Hospitality & Happenings!

Town of Pendleton
Board of Zoning Appeals
Regular Meeting
October 1, 2026
Pendleton Town Hall, 6 pm
Board Members Present: Chair Jami Brothers, Vice-Chair Pam Patterson, Ms. Kathy Edwards, Ms. Mollie Roper, Mr. Michael LeMahieu
Staff Present: Interim Town Planner Owen Rines

Minutes:

1. **Call to Order**
   Chairwoman Brothers called the meeting to order at 6:001

2. **Public Comments**:
   There were no public comments.

3. **Public Hearing: 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**
   - Chairwoman Brothers introduced the public hearing item from the agenda and asked staff to read their report.
   - Staff read their report on the Variance Request and recommended denial of the variance.
   - There were no further public comments
4. **Action Item: 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**
   - Mr. Gumpert provided the project history and the reason for the request. There was an extensive discussion lasting approximately 20 minutes, during which the board asked Mr. Gumpert questions about the project's history, the parking request, and his reason for appearing before them. The board also asked staff about the 2018 parking variance and why staff approved a compliance letter based on a site plan that didn't meet the requirements of the 2018 variance request. Staff explained how they discovered the error and the situation that led to this meeting. After additional discussion, Mr. Gumpert stated that he could provide 203 off-street parking spaces, which would be fine with him.

- Following the discussion and questions, Mr. Gumpert proposed lowering the variance request to 203 spaces.
- Ms. Brothers moved to approve 203; Mr. LeMahieu seconded
- All those present were in favor, with unanimous approval.

5. Adjournment:

No motion was made to adjourn; however, the meeting concluded at the conclusion of the action item, and no further matters were addressed.

Chairperson: _____ Date: 11/05/2026