PENDLETON
SOUTH CAROLINA
History, Hospitality & Happenings!

Town of Pendleton
Board of Zoning Appeals
Regular Meeting
September 3, 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: Owen Rines

**Minutes:**

1. **Call to Order:**
   - Call to order at 6 pm by Chairwoman Brothers.

2. **Approval of prior meeting minutes:** From the meeting of May 7, 2026
   - Motion by Chairwoman Brothers to approve the minutes as submitted; Ms. Edwards seconded. Unanimous approval; motion passed.

3. **Public Comments**.
   - Linda Symborksi, 1200 Cherry Street Extension, owns property on Pickney Street
     - Stated the applicants for the fox farm fertilizer plant have been good neighbors, and they have kept the property in good condition. If anyone has a problem with seeing the store bags from Lebanon Road, you could ask them to place more trees as a visual barrier.

4. **Public Hearings:**
   - 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.
     - Staff read their report on this item; there were no comments from the public.
   - 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.
     - Staff read their report on this item; there were no comments from the public.

- 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.
    - Staff read their report on this item; there were no comments from the public.

5. **New Business / Action Item:**
    - 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.
        - They want to expand their storage area into a gravel area. They understand it is not an allowable use, which is why they brought their application before the board.
        - Chairwoman Brothers asked how much grading would take place.
        - Mr. Hassel stated that the laydown yard will be 10 acres, but the limits of disturbance for the grading will be slightly larger than that area.
        - Ms. Edwards asked what would be placed in the storage yard
        - Mr. Hassel stated that goods would be bagged; there is quick turnover with trucks coming in and out to collect them, so they would not be on the site long
        - Ms. Edwards asked if the bagged soil they would be storing was fertilized or not
        - There is a discussion of the fertilizer products potentially leaching out of the bags and into the surrounding ground and into Town Creek
        - Mr. Hassell stated they would look at potential impacts and avoid potential runoff and avoid them at all costs. If additional screening and buffering are needed, they will be installed.
        - Ms. Roper questioned how they intended to access the storage area.
        - Mr. Hassell stated they would access it from the adjacent property, where the fertilizer plant is now, and not Lebanon Road.
        - Ms. Edwards asked about the history of the property.
        - Ms. Symborski was permitted to speak about the history of the property from the audience and provided a detailed background on the property's annexation and zoning.
        - Ms. Roper asked staff why they were requesting a variance instead of a rezoning,
        - Staff explained they offered both options as a possibility to the applicant, and they opted for the variance

- The board discussed their options for approval and what motion they should make to approve or deny the request.
- After an extensive discussion, Chairwoman Brother asked for a motion on this request.
- Mr. LaMahieu moved to deny the request as submitted; Ms. Roper seconded.
- Mr. LaMahieu, Ms. Roper, and Ms. Edwards voted in favor of the motion to deny the request; Chairwoman Brothers and Ms. Patterson were against this motion. The motion for denial passed 3-2.

- 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.
  - Mr. Charles Holland, the applicant, spoke about his request for the accessory structure setback variance. His property is small, per the HOA requirements, and the appearance will match the house as well. Due to the size of its lot, it would be difficult to place an accessory structure that is compliant with the setbacks.
  - Mr. LaMahieu asked if it would be to the side of the house
  - Mr. Holland stated the shed would be in the backyard.
  - Ms. Edwards asked about the dimensions of the shed.
  - Mr. Holland stated it was 8 by 12 feet
  - Mr. LaMahieu asked if, if he abided by the ordinances as written, the shed would be square in the middle of the backyard?
  - Mr. Holland stated it would be on top of his patio
  - There is a discussion between Ms. Roper and Ms. Edwards about accessory structure setbacks and residential zoning vs. planned development lot sizes
  - Chairwoman Brothers made a motion to approve; Mr. LeMahieu seconded; all were in favor for unanimous approval.
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- 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.
  - Mr. Brian Griss, Executive Director of the local regional housing authority.
    1. See attached. Gave a background on the structures similar to the submittal that they have completed at other properties. Discussed why they had to place the building specifically in their proposed location.

- Chairwoman Brothers made a motion to approve; Ms. Patterson seconded. All were in favor for unanimous approval.

6. **Adjournment:**
   - Ms. Brothers moved to adjourn, and Ms. Roper seconded. Unanimous approval; motion passed.

Chairperson: _____ Date: 11/05/2024