PENDLETON
SOUTH CAROLINA
History, Hospitality & Happenings!

Town of Pendleton
Planning Commission
Called Meeting
August 20, 2026
Pendleton Town Hall, 6:30

MINUTES:

1. **Call to Order:** The meeting was called to order by Chairman Holland at 6:30

2. **Public Comments**.
   a. There were no public comments made at this meeting.

3. **Work Session:** Work Session- Establishing Potential Boundaries, regulations, and district name for the historic overlay for the Town of Pendleton

   a. Chairman Holland asked for ideas for names for the district
      i. Pendleton Reimagined Overlay
      ii. Pendleton Anew Overlay, honor the past, renew the future
      iii. Preservation Overlay District
      iv. Pendleton Heritage Overlay
      v. Pendleton Preservation District
      vi. Pendleton Legacy Initiative
      vii. Pendleton Legacy District ~~Initiate~~ District
   b. It was suggested to put a list of the overlay names on the Town's website for a survey to help guide a suggestion or hear more potential names
   c. More members of the public could bring information to staff and the commission, as the district expands, for additional information about historical properties that they may not know about.
   d. Staff will check with the Town's Attorney to see if they can present the draft map to the public to receive additional information
   e. Specifically define what Historic means for the overlay district

B. There was a discussion about historic properties and how to define the boundaries of the overlay

C. Staff will provide the Town Square Overlay standards and infill lot standards to the Commission and will collect input from the members on what they would like to see

implemented from these standards into the proposed historic overlay. Staff will also provide information on the Corridor Overlay standards.

D. Discussion of notifying property owners of the event that the individual owner does not want to be in the overlay. Questions on who has the final say and who is included in an overlay.
E. Staff will gather more information on what happens if someone does not want their property to be included in the overlay.
F. Staff will recreate a draft map boundary of the overlay.

4. Adjournment:

The meeting was adjourned by Chairman Holland at 8:12 pm.

Chairman: Chris Holland Date: 9-17-2026

PENDLETON
SOUTH CAROLINA
History, Hospitality & Happenings!

Town of Pendleton
Planning Commission
Regular Meeting
August 13, 2026
Pendleton Town Hall, 6 pm

MINUTES:

1. **Call to Order:** The meeting was called to order by Chairman Holland at 6 pm.

2. **Public Comments.**
   - Alex Symborksi, 1200 Cherry Street Extension
     - See the attached statement. Read aloud by Mr. Symborksi.

3. **Work Session:** Work Session to discuss items from Resolution 03-2026. No motions were made.
   - **a.** Chairman Holland asked Ms. Vance to introduce the work session on items from resolution 03-2026.
   - b. Item A under 2, add a section D.
   - c. In the Riparian Buffers section clarify language to all relevant wetlands
   - d. Tree Protection-
     - i. Change the date of the applicability to the date the ordinance will be adopted. Insert date for when the ordinance will be adopted
     - ii. Remove the left-hand column of the table.
     - iii. Removing the fee in lieu of, not capping the fees, fees will be established by the Town Council annually in the Town's Comprehensive fee schedule, when adopted by the council in the yearly budget.
     - iv. The Tree Fund will be managed by the Town
     - v. Use the Tree Fund for landscaping other than just trees. Change to new tree or vegetation purchase and installation on Public Property.
     - vi. Amend definitions to add canopy trees and heritage trees
     - vii. Page 3 Item C. exemptions remove item 5
   - e. Sidewalk requirements- required for all newly constructed roads on both sides of the road and along the entire road frontage for newly constructed commercial developments.

f. Discussion of potentially adopting the Complete Streets documents in the upcoming Comprehensive Plan update for land development.
g. Lighting Restrictions- Clarify the unit of measurement as lumens
    i. Shall not exceed 400 lumens
    ii. Make sure all sections use lumens for measurement
    iii. The maximum amount of light able to trespass onto a residential property should be 100 lumens at the property line. (Discussion that this should change will be clarified.
    iv. Clarify language for security lighting
    v. Staff and consultants will go back and look at other city ordinances to see how they use lighting

4. Adjournment:

The meeting was adjourned by Chairman Holland at 8:12 pm.

Chairman: Curt Holland Date: 9-17-2026

August 13 Minutes attachment

August 13, 2026

Pendleton Planning Commission

Chairperson Holland and Commission Members,

The current lawsuit settlement will require a Public Hearing and Town Council's approval. Important corrective material was provided to The Planning Commission in 2025. It shows that parcel 620008009 was not included in the 2005 – 2008 annexation and development ordinances. By looking into the records of 2009 and later we find Ordinance 09-14 (12/7/2009) detailing the Cherry Street Extension annexation and the Ordinance 10-02 (4/20/2010) accepting the site plan and development proposal presented by the owner at that time. So the correct zoning of that parcel is not lost at all; but properly located in the Town Records for the period November 2009 through May 2010.

Since this information was only presented to the Planning Commission, I am formally requesting that the Planning Commission acknowledge and convey to the Town Council this correction.

The documents to be noted for correction are

1. 2025 Town Resolution on Procedure for Major Change (page 1).
2. Staff Reports of July, September, and December, page 1 under "Existing Conditions"
3. CPG / McCabe lawsuit, Notice of Appeal (1/21/2026, Exhibit 'C')
4. Town Answer (2/19/2026, 10th Circuit Court of Common Pleas 2026-CP-04-00160.

Respectfully submitted,

Alex P Symborski

Town of Pendleton

Carol J. Burdette, Mayor — 1st Reading Jan 3, 2005

Tom Perry, Administrator — 2nd Reading Jan 11, 2005

Ordinance No 05-01

An Ordinance to Annex Property known as Pendleton Station located on Lebanon Road in to the Town Limits of the Town of Pendleton and to Zone this Property Planned Development Mixed Use

Be It Ordained, by the Pendleton Town Council that the property known as Pendleton Station located on Lebanon Road be annexed into the Town Limits of the Town of Pendleton and will be zoned Planned Development Mixed use.

Enacted and Ordained into an Ordinance at Second and Final Reading the 11th day of January 2005

Mayor Carol J. Burdette

Council:

Ward 1 James L Allen

Ward 2 Sandra Grant

Ward 3 Libby Gallaway

Ward 4 Frank H Crenshaw

COUNCIL

James L. Allen, Ward 1

Sandra G. Grant, Ward 2

Libby Gallaway, Ward 3

Frank H. Crenshaw, Ward 4

111

Pendleton Station, LLC

441 Johnnie Dodds Blvd
Suite C
Mt Pleasant, SC 29492

Phone: 1.843.881.7302
Fax: 1.843.971.1958
Email: TMDaniel@bellsouth.net

November 16, 2004

City of Pendleton
Mayor Carol Burdette
310 Greenville St
Pendleton, SC 29670

Dear Mayor Burdette

After discussions with you and the City's Administrator, Tom Perry we are formally requesting the One Hundred Forty and forty one hundredths (140.41) acres known as Pendleton Station to be annexed to the City of Pendleton under the City's Zoning Ordinance, **SECTION 1214 – PD-MU, PLANNED DEVELOPMENT MIXED USE DISTRICT**. We have submitted detailed plans for Phase I, and we anticipate the future phases of the development to have similar densities, architectural appearance and layout.

The parcels of property Pendleton Station, LLC is requesting to be annexed are identified as the following:

1.81 acre parcel	TMS# 004-00-02-005
31.31 acre parcel	TMS# 063-00-01-006
31.31 acre parcel	TMS# 063-00-01-007
3.07 acre parcel	TMS#.063-00-01-008
72.91 acre parcel	TMS# 063-00-01-001

TM 062-00-08-009

NOT HERE

Along with this letter we are enclosing the plated properties with TMS #'s and a letter from Mr. Jerry Meehan, requesting Annexation. We look forward to a December reading and working with you. Please contact me with any questions.

Respectfully,

Thomas M. Daniel
Manager
Pendleton Station, LLC

Enclosures: 2

1st Reading 11-2-09
2nd Reading 12-7-09

ANNEXATION

Ordinance No. 09-14

"An Ordinance to Change the Corporate Limits and Annex Property Into the Town of Pendleton and Define Zoning Classification."

Be It Ordained, by the Pendleton Town Council that tax map # 062-00-08-009, consisting of 38.6 acres, located on Cherry Street Extension and owned by Villages At Town Creek LLC., be annexed into the corporate limits of the Town of Pendleton and will be zoned PDMU (Planned Development Mixed Use)

Enacted and Ordained into an Ordinance at Second and Final Reading the 7th day of Dec., 2009

MAYOR:

COUNCIL:

WARD 1:

WARD 2:

WARD 3:

WARD 4:

State of South Carolina
County of Anderson
Town of Pendleton

SITE PLAN APPROVAL

Ordinance Number: 10-02

An Ordinance to establish district regulations as set forth in the Site Plan and Descriptive Statement for property on Cherry Street Extension (TMS 062-00-08-009) to be known as "The Gardens at Town Creek"

WHEREAS, property located on Cherry Street Extension (TMS 062-00-08-009) was annexed into the Town of Pendleton on December 7, 2009 by the Pendleton Town Council as a PD-MU, Planned Development Mixed-Used zoning district; and

WHEREAS, the Town of Pendleton Zoning Ordinance requires that any PD- Planned Development district shall be accompanied by a Site Plan and Descriptive Statement that shall establish the district regulations for that district; and

WHEREAS, the submittal and request for review of a Site Plan and Descriptive Statement must go to the Planning Commission for a recommendation; and

WHEREAS, the Town of Pendleton Planning Commission, pursuant to public notice, held a public hearing on January 21, 2010, to review the Site Plan and Descriptive Statement, and subsequently, the Town of Pendleton Planning Commission recommended APPROVAL of the Site Plan and Descriptive of the property on Cherry Street Extension (TMS 062-00-08-009) at the meeting held on January 21, 2010; and

WHEREAS, the Town Council has considered the evidence presented at the public hearing held by the Town of Pendleton Planning Commission, and has considered the recommendations of the Planning Commission; and

WHEREAS, the Town Council finds the zoning district standards established within the Descriptive Statement and Site Plan for the specified Planned Development District to be compatible with the Town's Comprehensive Plan.

Therefore, Let it Be Ordained, BY THE MAYOR AND COUNCIL OF THE TOWN OF PENDLETON, SOUTH CAROLINA, that the Site Plan and Descriptive Statement for the property on Cherry Street Extension (TMS 062-00-08-009) to be known as "The Gardens at Town Creek" is hereby APPROVED and shall set forth the zoning district standards for the specified property. This Ordinance shall be effective upon second reading by the Town Council.

DONE, RATIFIED AND PASSED THIS THE 20th DAY OF April, 2010

Mayor, Town of Pendleton

Center Park Group Proposal for Cherry Street Extension Property
Zoning Reference, Pendleton, SC Ord#10-02 - - -38.6 Acre TM-062-00-08-009

Together these listed 19 items tell the zoning story of this Cherry Street property, and the final 13 page booklet sets the zoning in detail. The documents come from Town records, with that obvious exception of item 4 as said on page 1.

The list shows a short timeframe. It does not leave much time for a change to be made and not be shown in the record.

For the 14.4 acres of Phase 1, the approved 13-page information booklet is highly specific and easily meets today's Town's Zoning Ordinance requirements of section 3-6-E and 7 particularly 7-3.

By comparison the Phase 2 site plan gives a 6.25 residential density with other details to be decided later. While specific code and Town Ordinance at the time may have allowed it SC state code has always frowned on PDMU inclusions of high density residences with vague purpose. The case for PDMU designation for those 24.2 acres of Phase 2 might be weak.

If we enforce Ordinance 10-02, CPG might need to include 14.4 acres of a senior healthcare complex, with two (2) institutional buildings and 25 independent living single-level units with handicap provisions. , The plan shows flood plain, topography, green space amenities; and for phase 1 at least, it shows water, sewer, building placement, traffic flow, emergency vehicle access, and parking - - though ample parking seems lacking. The proposal might be forced to include building the 2 major buildings first, before the 25 cottage units, with the remaining 24 acres built last. It might require the complex to be owned by one owner and operated by a single health care certified operator.

So in conclusion we have a 13-page document with a solid description for 14.4 acres. Regrettably, but typical though, none of the verbal description and promises by Chuck Petersen, Apex Homes, are recorded in the 10-02 Ordinance. So the Town will have to decide which verbal statements he made were actually contractual committals binding on a future builder, as opposed to other statements that were just artful salesmanship to be disregarded.

This summary predates and supercedes all the Staff Reports of 2025 which claim a permitted density of 10 units per acre and a requirement for only one nurse-staffed assisted living unit.

Alex Symborski 6/6/26

"The Gardens at Town Creek"
Project Summary

Expected Construction

Graduated Care Assisted Living Community

- Skilled Care Building
  60 Beds
- Assisted Living Building
  20 Units/Beds
- Independent Living Cottages
  21 Units
- Independent Living Duplexes
  4 Units (2 buildings)

The whole property will remain private.

Approval Letters

Approval letters for the project have been obtained from the following agencies:
Duke Energy (availability)
Highway 88 Water Co. (availability)
Fort Hill Natural Gas Authority (availability)
Anderson County Sheriff's Office (patrol and public safety)
Anderson County Fire Department (accessibility)

SCDOT (Department of Transportation) will need to approve an Encroachment Permit for entrances onto Cherry Street. Approval of the Encroachment Permit will specify anticipated traffic issues, safety, and any needs for improvement on the specified road.

SCDHEC (Department of Health and Environmental Control) will need to approve a stormwater runoff plan. As part of the stormwater plan, engineering and pre-construction plans will need to be submitted which chart flow of surface water runoff and determine volumes required for retention ponds to minimize impacts of runoff.

SCHCA (Health Care Association) determined that Anderson County was ranked 15th among SC Counties in need for nursing home beds, showing a need of 256 beds. This does not count any need that may exist in Pickens, Oconee, or Greenville Counties.