

# Pendleton Town Council

Municipal Complex  
310 Greenville Street  
Pendleton, SC 29670  
864-646-9409

[www.townofpendleton.org](http://www.townofpendleton.org)

**MARCH 2, 2020, 7 PM**  
**REGULAR SESSION**  
**AGENDA:**



Administrator  
Steve Miller  
Municipal Clerk  
Amber Barnes

Mayor  
Frank Crenshaw

Council Members  
Bruce Kalley  
Sandra Gantt  
M. Denise Jackson  
Michael Seef

*Residents of the Town of Pendleton are always welcome to meetings of the Pendleton Town Council. At each meeting, there is time for residents, property owners & business owners to address the Council on any matter of concern or interest, whether or not the Council will be considering that matter during the meeting. If you wish to address the Council, please raise your hand once the floor is opened for public comment; and when recognized by the Mayor, move to the podium and give your name and address. We encourage your comments and views and appreciate your participation in your town government.*

- 1) **PLEDGE OF ALLEGIANCE**
- 2) **COUNCIL UPDATES**
- 3) **CLEMSON AREA MUSIC FESTIVAL UPDATE** – Vince Jackson
- 4) **APPROVAL OF MINUTES – February 10, 2020, Called Meeting & Regular Session Meeting**
- 5) **PUBLIC COMMENTS** – *Comments only - no questions will be taken at this time – questions will be taken at the end of the meeting. 3 minute limit. No action will be taken on these items.*
- 6) **REPORTS:**
  - a. PENDLETON POLICE DEPARTMENT REPORT
  - b. ADMINISTRATORS UPDATE & BUDGET REPORT
- 7) **DISCUSSION ITEMS:**
  - a.
- 8) **ACTION ITEMS:**
  - a. CONSIDERATION OF A RESOLUTION OF THE PENDLETON TOWN COUNCIL OF THE TOWN OF PENDLETON, SOUTH CAROLINA CREATING A JOINT AD-HOC STEERING COMMITTEE OF THE TOWN OF PENDLETON AND THE PENDLETON VOLUNTEER FIRE DEPARTMENT AND OTHER MATTERS RELATED THERETO
  - b. CONSIDERATION OF A RESOLUTION OF THE PENDLETON TOWN COUNCIL OF THE TOWN OF PENDLETON, SOUTH CAROLINA REESTABLISHING THE TOWN'S SISTER CITY RELATIONSHIP AND APPOINTING A LIAISON TO COORDINATE SISTER CITY ACTIVITIES WITH THE TOWN AND OTHER MATTERS RELATED THERETO
  - c. CONSIDERATION OF A RESOLUTION TO THE PENDLETON TOWN COUNCIL FROM THE TOWN PLANNING COMMISSION TO RECOMMEND THE REZONING OF 3.12 ACRES IN THE GROVE DEVELOPMENT FROM (AB) AREA BUSINESS TO (MF) MULTI-FAMILY RESIDENTIAL
  - d. CONSIDERATION OF A RESOLUTION TO THE PENDLETON TOWN COUNCIL FROM THE TOWN PLANNING COMMISSION RECOMMENDING THE LIGHT INDUSTRIAL ZONING OF (LI) OF APPROXIMATELY 94.57 ACRES AT 500 WESTINGHOUSE ROAD
  - e. CONSIDERATION OF A RESOLUTION TO THE PENDLETON TOWN COUNCIL FROM THE TOWN PLANNING COMMISSION RECOMMENDING THE AREA WIDE BUSINESS ZONING OF (AB) OF APPROXIMATELY 1.0 ACRE +/- AT 7540 U.S HIGHWAY 76
  - f. CONSIDERATION OF FIRST READING OF AN ORDINANCE TO AMEND ORDINANCE NO. 05-09 AN ORDINANCE ESTABLISHING SALARIES OF MAYOR AND COUNCIL AND PROVIDING FOR PAYMENT OF THEIR EXPENSES
  - g. CONSIDERATION OF AWARDDING BID TO DEMOLISH BUILDINGS AT 120 DEPOT STREET
- 9) **PUBLIC COMMENTS & QUESTIONS**
- 10) **ADJOURNMENT**

# Pendleton Town Council

**Mayor**  
Frank Crenshaw

**Council Members**  
Bruce Kalley  
Sandra Gantt  
M. Denise Jackson  
Michael Seef

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**Administrator**  
Steve Miller  
**Municipal Clerk**  
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**MARCH 2, 2020, 7 PM**  
**REGULAR SESSION**  
**AGENDA:**

REMINDERS:

Board of Zoning Appeals	6:00 pm	3/5
Planning Commission Meeting	6:00 pm	3/12
International Property Maintenance Code Board Meeting	6:00 pm	3/25

**PENDLETON TOWN COUNCIL  
FEBRUARY 10, 2020, 6 PM  
CALLED MEETING**

**MINUTES:**

After due notice to the press, Mayor and Town Council met in the Conference Room of Town Hall. Mayor and all Council were present.

**1) EXECUTIVE SESSION TO DISCUSS A PERSONNEL MATTER PURSUANT TO SC CODE OF LAW SECTION 30-4-70(1)**

Denise Jackson made a motion to enter into Executive Session to discuss the Administrator's evaluations and updated contract.

Bruce Kalley made a motion to go out of Executive Session and back into the Called Meeting. Sandra Gantt seconded. Unanimous.

No decisions were made while in Executive Session.

**2) MOTION(S)/VOTE(S) FROM EXECUTIVE SESSION IF NEEDED**

Bruce Kalley made a motion to approve the Administrator's new contract. Denise Jackson seconded. Unanimous.

**3) ADJOURNMENT**

There being no further business to discuss, at 6:40 pm Denise Jackson made a motion to adjourn. Bruce Kalley seconded. Unanimous.

Respectfully Submitted: \_\_\_\_\_

**MAYOR:** \_\_\_\_\_

**COUNCIL:**

**WARD 1:** \_\_\_\_\_

**WARD 2:** \_\_\_\_\_

**WARD 3:** \_\_\_\_\_

**WARD 4:** \_\_\_\_\_

**PENDLETON TOWN COUNCIL  
FEBRUARY 10, 2020, 7 PM  
REGULAR SESSION**

**MINUTES:**

After due notice to the press, Mayor and Town Council met in the Council Chambers of Town Hall. Mayor and All Council were present.

**1) PLEDGE OF ALLEGIANCE**

Mayor Crenshaw led everyone in the Pledge of Allegiance.

**2) COUNCIL UPDATES**

Mayor Crenshaw stated we recently lost two residents and Planning Commission members, Coleman Glaze and Chuck Fleming.

**3) APPROVAL OF MINUTES – January 6, 2020, Regular Session Meeting & January 25, Called Meeting**

Mike Seef made a motion to accept the minutes as presented. Bruce Kalley seconded. Unanimous.

**4) PRESENTATION AND ACCEPTANCE BY COUNCIL OF THE TOWN OF PENDLETON AUDIT YEAR ENDING JUNE 30, 2019 – McKinley Cooper & Co.**

Matt Phillips was present with McKinley Cooper & Co., to review the Audit.

All Council were in agreement to accept the audit year ending June 30, 2019.

**5) UPDATE ON CHENY MILL – JOHN GUMPERT**

John Gumpert was present to provide an update on the Cheney Mill revitalization. He stated plans are submitted, voluntary clean up contracts are in place, environmental testing is complete with the State and they are waiting on final appraisals on the project to firm up financing. They hope to begin work by the Spring of this year.

**6) PUBLIC COMMENTS – *Comments only - no questions will be taken at this time – questions will be taken at the end of the meeting. 3-minute limit. No action will be taken on these items.***

N/A

**7) REPORTS:**

**a. PENDLETON POLICE DEPARTMENT REPORT**

Chief Burdette was present to give his report for January.

**b. ADMINISTRATORS UPDATE & BUDGET REPORT**

Steve Miller, Town Administrator, updated Mayor, Council & citizens for January.

**8) DISCUSSION ITEMS:**

**a. DISCUSSION OF REVITALIZING THE TOWN'S SISTER CITY RELATIONSHIP WITH STORNOWAY SCOTLAND**

Carol Burdette was present to discuss the revitalization of the Sister City program. This year is the 25<sup>th</sup> Anniversary of Pendleton High School's first trip to Scotland, where the relationship began. She suggested the Town officially join the Sister City Association with a yearly membership of \$250. She further stated she would propose a travel date of the first of October of 2020. She stated she would serve as the liaison of this endeavor.

Mayor Crenshaw stated if the Town is going to have the Sister City sign and park, then we should be a part of it. He further stated the Council would make a formal decision at their next Council meeting.

**9) ACTION ITEMS:**

- a. CONSIDERATION OF REQUEST FOR STREET LIGHT ON WESTINGHOUSE ROAD IN THE CURVE NEAR THE TOWN'S PUMP STATION

Bruce Kalley made a motion to install a street light. Sandra Gantt seconded. Unanimous. Sandra Gantt and Mike Seef will meet with staff to determine the best location.

- b. CONSIDERATION OF A RESOLUTION TO PROVIDE CERTIFICATION AS PROVIDED BY SECTION 12-65-60 OF THE SOUTH CAROLINA TEXTILES COMMUNITIES REVITALIZATION ACT (S.C. CODE SECTION 12-65-10 ET SEQ.) FOR THAT CERTAIN PROPERTY LOCATED AT 250 SOUTH DEPOT STREET, PENDLETON, SOUTH CAROLINA

Mike Seef made a motion to accept the above Resolution. Bruce Kalley seconded. Unanimous.

- c. CONSIDERATION OF A RESOLUTION RECOMMENDING TO THE PENDLETON TOWN COUNCIL TO ACCEPT THE CALCULATIONS FROM THE ENGINEERS AT "FREELAND AND ASSOCIATES" FROM WHICH TO BASE A MONETARY LETTER OF CREDIT FOR PHASE 1 OF RIVERSIDE HILLS SUBDIVISION A PDR

Denise Jackson made a motion to accept the above Resolution. Bruce Kalley seconded. Unanimous.

- d. CONSIDERATION OF AWARING BID TO DEMOLISH BUILDINGS AT 120 DEPOT STREET

This item is postponed.

- e. CONSIDERATION OF SECOND AND FINAL READING "AN ORDINANCE OF THE TOWN OF PENDLETON, SOUTH CAROLINA, AMENDING SECTIONS 02-08 WATER SERVICE OUTSIDE TOWN AND SECTION 03-12 SEWER SERVICE OUTSIDE TOWN OF THE TOWN'S WATER AND SEWER USE ORDINANCE REQUIRING ANNEXATION COMMITMENTS IN ORDER FOR PROPERTIES LOCATED OUTSIDE OF THE TOWN TO CONNECT TO THE TOWN'S UTILITY SERVICES, AND OTHER MATTERS RELATED THERETO"

Sandra Gantt made a motion to accept the above Ordinance for second and final reading. Denise Jackson seconded. Unanimous.

- f. CONSIDERATION OF SECOND AND FINAL READING OF "AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE TOWN OF PENDLETON ON SC 187 IN "THE GROVE" FROM (AB) AREA WIDE BUSINESS TO (R-3) MEDIUM DENSITY RESIDENTIAL FOR THE OWNER/DEVELOPER MR. RICH BENNETT"

Bruce Kalley made a motion to accept the above Ordinance for second and final reading. Mike Seef seconded. Unanimous.

**10) PUBLIC COMMENTS & QUESTIONS**

*Mayor Crenshaw* read a letter from resident Missi Nail regarding a request to construct a dog park.

*Carey Fleming* was present to show pictures of her fence where it had been recently hit by a vehicle. She requests speed bumps and a lower speed limit be put into place on the roads leading to the Downtown area.

*Vince Gaulin* asked about the RFP for sanitation collection. Steve Miller, Town Administrator, explained. He also asked about the West Queen Street meeting and stated Ward 3 will be happy to work with the Town for attendance.

*Carol Burdette* stated as part of the Anderson County Criminal Justice Council, she has been asked to share a survey and gave a brief overview of the Council. She will forward the link to the Town Administrator to be put online.

**11) EXECUTIVE SESSION TO DISCUSS AN APPOINTMENT MATTER FOR TOWN BOARDS & COMMISSIONS  
PURSUANT TO SC CODE OF LAW SECTION 30-4-70(1)**

Bruce Kalley made a motion to go into Executive Session to discuss appointments. Mike Seef seconded. Unanimous.

Bruce Kalley made a motion to go out of Executive Session and back into the Regular Session meeting. Denise Jackson seconded. Unanimous.

No decisions were made while in Executive Session.

**12) MOTION(S)/VOTE(S) FROM EXECUTIVE SESSION IF NEEDED**

Bruce Kalley made a motion to appoint the following for the following terms. Denise Jackson seconded. Unanimous.

Planning Commission:

Chuck McCuen was appointed to Check Flemings term ending December 31, 2021

Lou Robinson was appointed to Coleman Glaze's term ending December 31, 2022

Board of Zoning Appeals

Jamie Brothers was reappointed term ending December 31, 2023

Design Review Board

Susan Bristow was appointed to fill Carrie Baxley's vacancy term ending December 31, 2023

Byron Edwards was reappointed term ending December 31, 2023

Fitzgerald Smith was reappointed term ending December 31, 2023

**13) ADJOURNMENT**

There being no further business, at 8:48 PM Denise Jackson made a motion to adjourn. Mike Seef seconded. Unanimous.

Respectfully Submitted: \_\_\_\_\_

**MAYOR:** \_\_\_\_\_

**COUNCIL:**

**WARD 1:** \_\_\_\_\_

**WARD 2:** \_\_\_\_\_

**WARD 3:** \_\_\_\_\_

**WARD 4:** \_\_\_\_\_



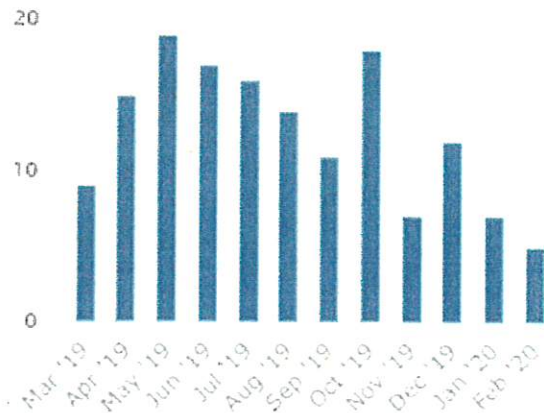
Doyle M. Burdette  
 Chief of Police  
 310 Greenville St.  
 Pendleton, SC 29670  
 (864) 646-9409



The Pendleton Police Department has answered over 330 calls for service since January 1<sup>st</sup> which is down compared to 432 calls for service in 2019 and 550 calls for service over the same time period in 2018.

There were 5 reports taken in February, 80 warnings, and 18 state citations were issued.

Incident History (last 12 months)



**Initial Classifications**

Information Only (UDC 91V)	2
Hit And Run (UDC 91U)	1
Trespass Of Real Property (90J)	1
Destruction/Damage/Vandalism Of Property (290)	1

I attended the monthly area detectives meeting in Seneca. A group of people from the Lowcountry has been targeting the larger banks in the area in a fraud scheme and hit banks in our area. However, none of the banks preyed upon are in Town limits.

I attended the monthly county police chief's meeting. We heard from Adam Westmoreland with the county concerning radios and coverage across the county. They have taken steps to reduce lack of coverage in certain areas. He also told us the system the county currently uses will be changed by 2025 and radios compatible to the new system will be required. This should not affect us as the Kenwood radios we currently use are compatible.

Officers Carpenter and Murray have completed their field training and began working a shift together. Cpl. Marano has moved to days. This provides two officers for each shift covered by the Town.

As always, we do not monitor social media. To ensure a prompt response to a problem contact dispatch at 260-4444 and an officer will be dispatched to you.





**PENDLETON**  
 SOUTH CAROLINA  
 History, Hospitality & Happenings!

**Town of Pendleton  
 Department Head Agenda Item Request Form**

The South Carolina Freedom of Information Act requires the Town of Pendleton to publicly post the agendas of Town Council meetings. Additionally, all agenda items must be listed on the agenda and must describe the nature of the item(s) being considered. In order to meet these legal requirements, it is necessary to provide us with the following information before it can be placed on the agenda. **The deadline for submitting an agenda item request and supporting documentation for Council Member Agenda Packets is Wednesday 12:00 pm before the Council meeting.** Requests received after that time will be scheduled for the following meeting.

*Please print or type all information.*

**Name of person making request:** SM/ab **Phone:** 646-9409

**Date Submitted:** 2/18/2020    **Time Submitted:** 11:46 AM    **Meeting Date:** 3/2/2020

**Agenda Item Title:** CONSIDERATION OF A RESOLUTION OF THE PENDLETON TOWN COUNCIL OF THE TOWN OF PENDLETON, SOUTH CAROLINA CREATING A JOINT AD-HOC STEERING COMMITTEE OF THE TOWN OF PENDLETON AND THE PENDLETON VOLUNTEER FIRE DEPARTMENT AND OTHER MATTERS RELATED THERETO

**Description:** This item formalizes discussion that took place during the Town Council/Dept. Head Retreat held on January 25, 2020, to create a committee to work with Pendleton Volunteer Fire Department on their proposed new facility.

**Recommended Action:** Approval

Please attach any pertinent documents to support this item. This will help the Town Council to make an informed decision in the best interest of the Town of Pendleton.

.....  
 To be completed by Municipal Clerk's Office:

Date Received: 2-18-2020 Time: \_\_\_\_\_ Council Meeting Date: 3-2-2020

# Pendleton Town Council

Mayor  
Frank Crenshaw

Council Members  
Bruce Kalley  
Sandra Gantt  
M. Denise Jackson  
Mike Seef

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Administrator  
Steve Miller  
Municipal Clerk  
Amber Barnes

## RESOLUTION

A RESOLUTION OF THE PENDLETON TOWN COUNCIL OF THE TOWN OF PENDLETON, SOUTH CAROLINA CREATING A JOINT AD-HOC STEERING COMMITTEE OF THE TOWN OF PENDLETON AND THE PENDLETON VOLUNTEER FIRE DEPARTMENT AND OTHER MATTERS RELATED THERETO

**WHEREAS**, the Pendleton Town Council has the authority to form ad-hoc committees in accordance with State Law; and,

**WHEREAS** the Pendleton Town Council is aware of the need for a new or upgraded facility for the Pendleton Volunteer Fire Department; and,

**WHEREAS** the Pendleton Town Council has accepted funding from the State to assist the Pendleton Volunteer Fire Department with funds towards a new facility; and,

**WHEREAS** the Pendleton Town Council has tasked Councilman Bruce Kalley and Councilman Mike Seef to represent the Town on this committee and recommends the Pendleton Volunteer Fire Department appoint two of its members to represent the Volunteer Fire Department on this Committee; and,

**WHEREAS** the Pendleton Town Council recommends using a portion of the funding from the State to complete a feasibility study to determine the needs of a new facility, including guidance for the use of the existing Fire Department building.

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Pendleton, South Carolina, that Councilmen Bruce Kalley & Mike Seef represent the Town on this committee and move forward working with two members of the Pendleton Volunteer Fire Department completing the feasibility study.

Decisions made by the Committee will not legally bind the Town until the Pendleton Town Council takes formal action.

This Resolution shall become effective upon its adoption.

Adopted in a meeting duly assembled on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**MAYOR:** \_\_\_\_\_

**TOWN COUNCIL:**

**WARD 1:** \_\_\_\_\_

**WARD 2:** \_\_\_\_\_

**WARD 3:** \_\_\_\_\_

**WARD 4:** \_\_\_\_\_

TOWN OF PENDLETON  
COUNTY OF ANDERSON  
STATE OF SOUTH CAROLINA

I, AMBER L. BARNES, Municipal Clerk, do hereby certify that the foregoing resolution was duly adopted by the Pendleton Town Council at a meeting held \_\_\_\_\_, \_\_\_\_\_, and is on file in the records of this office.

\_\_\_\_\_  
Amber L. Barnes, Municipal Clerk



**PENDLETON**  
SOUTH CAROLINA  
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*Please print or type all information.*

**Name of person making request:** SM/AB **Phone:** 646-9409

**Date Submitted:** 2/25/2020    **Time Submitted:** 4:51 pm    **Meeting Date:** 3/2/2020

**Agenda Item Title:** CONSIDERATION OF A RESOLUTION OF THE PENDLETON TOWN COUNCIL OF THE TOWN OF PENDLETON, SOUTH CAROLINA REESTABLISHING THE TOWN'S SISTER CITY RELATIONSHIP AND APPOINTING A LIAISON TO COORDINATE SISTER CITY ACTIVITIES WITH THE TOWN AND OTHER MATTERS RELATED THERETO

**Description:** This item is to finalize discussions from the February Town Council meeting regarding revitalizing the Town's Sister City relationship.

**Recommended Action:** Approval

Please attach any pertinent documents to support this item. This will help the Town Council to make an informed decision in the best interest of the Town of Pendleton.



*To be completed by Municipal Clerk's Office:*

*Date Received:* 2-25-2020 *Time:* \_\_\_\_\_ *Council Meeting Date:* 3-2-2020

# Pendleton Town Council

Mayor  
Frank Crenshaw

Council Members  
Bruce Kalley  
Sandra Gantt  
M. Denise Jackson  
Mike Seef

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Administrator  
Steve Miller  
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## RESOLUTION

A RESOLUTION OF THE PENDLETON TOWN COUNCIL OF THE TOWN OF PENDLETON, SOUTH CAROLINA REESTABLISHING THE TOWN'S SISTER CITY RELATIONSHIP AND APPOINTING A LIAISON TO COORDINATE SISTER CITY ACTIVITIES WITH THE TOWN AND OTHER MATTERS RELATED THERETO

**WHEREAS**, the Pendleton Town Council officially signed documents declaring the official twinning of the Western Isles of Scotland and the Town of Pendleton, SC, USA on April 5, 2001; and,

**WHEREAS** it has been a long time that the two cities have had exchanges in terms of goodwill missions, projects, cultural arrangements and legislation; hence, there is a need to renew and revitalize the sister-city relations with the Westerns Isles of Scotland.

**NOW, THEREFORE, BE IT RESOLVED** by the Town Council of the Town of Pendleton, South Carolina, to renew and revitalize the enduring Sister City relations and that Carol Burdette serves as the liaison between the Town and the revitalized relationship between the Western Isles of Scotland and the Town of Pendleton, SC.

This Resolution shall become effective upon its adoption.

Adopted in a meeting duly assembled on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

**MAYOR:** \_\_\_\_\_

**TOWN COUNCIL:**

**WARD 1:** \_\_\_\_\_

**WARD 2:** \_\_\_\_\_

**WARD 3:** \_\_\_\_\_

**WARD 4:** \_\_\_\_\_

TOWN OF PENDLETON  
COUNTY OF ANDERSON  
STATE OF SOUTH CAROLINA

I, AMBER L. BARNES, Municipal Clerk, do hereby certify that the foregoing resolution was  
duly adopted by the Pendleton Town Council at a meeting held  
\_\_\_\_\_, \_\_\_\_\_, and is on file in the records of this office.

\_\_\_\_\_  
Amber L. Barnes, Municipal Clerk





# PENDLETON

## SOUTH CAROLINA

History, Hospitality & Happenings!

### Town of Pendleton Department Head Agenda Item Request Form

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Name of person making request: Tony Cirelli

Phone: (864) 245-0523

Date Submitted: 2/26/20

Time Submitted: 10:45

Meeting Date: 3/2/20

**Agenda Item Title:** A resolution to the Pendleton Town Council from the Town Planning Commission to recommend the rezoning of 3.12 acres in the Grove Development from (AB) Area Business to (MF)Multi-Family Residential.

**Description:** This request would allow an approximate 3.12 acre tract of property located off SC Hwy 187 and in "The Grove" development to be re-zoned from (AB) Area Wide Business to (MF) Multi-Family Residential this resolution to the Pendleton Town Council from the Town Planning Commission is to recommend the rezoning of 3.12 acres in the Grove Development from (AB) Area Business to (MF)Multi-Family Residential.

This property can also be identified on the Anderson County Tax Map as (TMS # 041-03-032).

**Recommended Action:** The Pendleton Planning Commission & Staff recommend to the Town Council, for their approval of (MF) Multi-Family Residential district for this re-zoning of approximately 3.12 acres for residential use, to be approved and adopted by Town Council action.



# PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

Please attach any pertinent documents to support this item. This will help the Town Council to make an informed decision in the best interest of the Town of Pendleton.

*To be completed by Municipal Clerk's Office:*

Date Received: 2/26/2020 Time: \_\_\_\_\_ Council Meeting Date:  
3-2-2020

**MAYOR:**

\_\_\_\_\_

**TOWN COUNCIL:**

**WARD 1:** \_\_\_\_\_

**WARD 2:** \_\_\_\_\_

**WARD 3:** \_\_\_\_\_

**WARD 4:** \_\_\_\_\_

**TOWN OF PENDLETON**

**COUNTY OF ANDERSON  
STATE OF SOUTH CAROLINA**

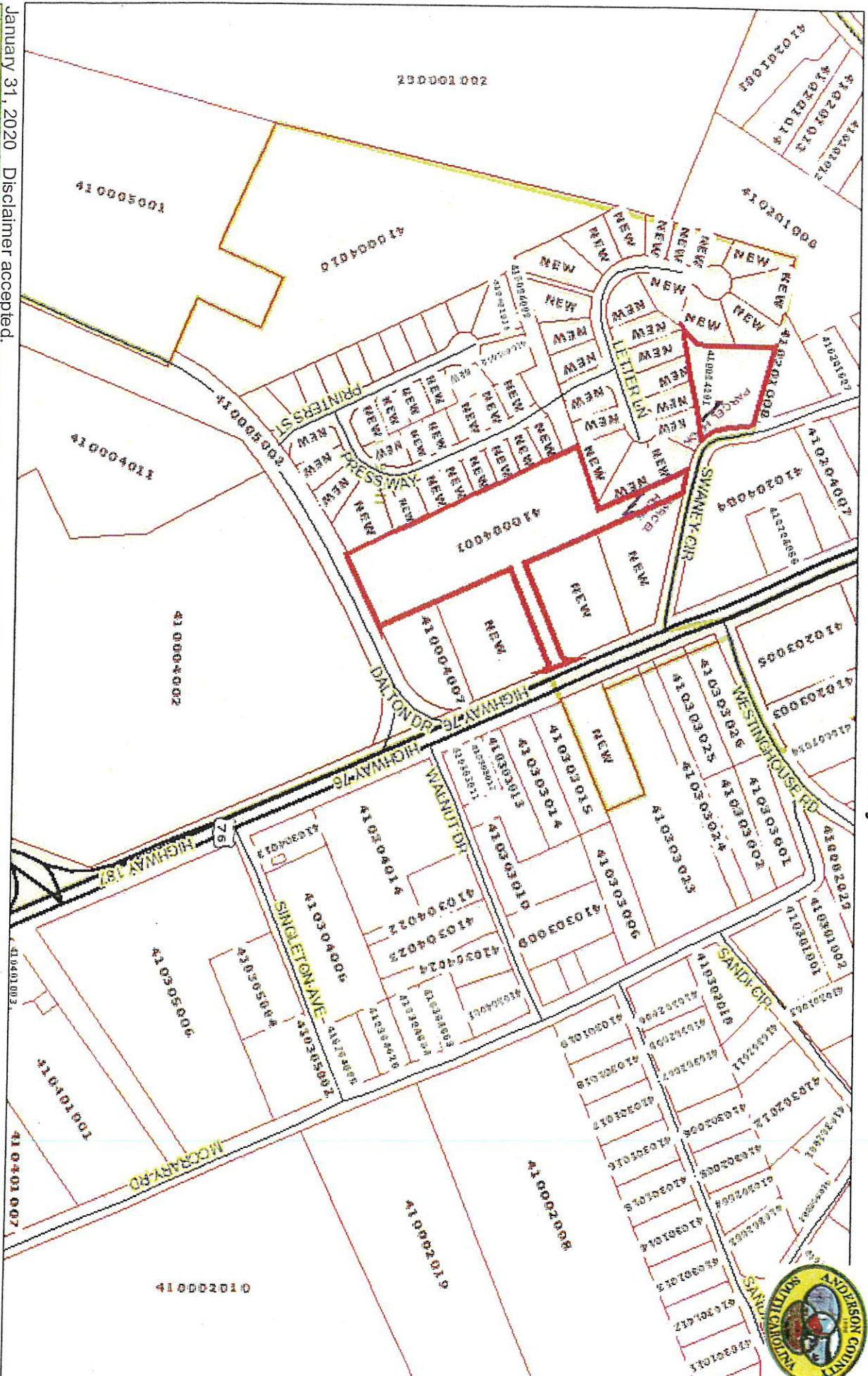
I, AMBER L. BARNES, Municipal Clerk do hereby certify that the foregoing resolution was duly adopted by the Pendleton Town Council at a meeting held \_\_\_\_\_, \_\_\_\_\_, and is on file in the records of this office.

\_\_\_\_\_  
Amber L. Barnes, Municipal Clerk

Page 2 of 2

A resolution to the Pendleton Town Council from the Town Planning Commission to recommend the rezoning of 3.12 acres in the Grove Development from (AB) Area Business to (MF) Multi-Family Residential.

Anderson County



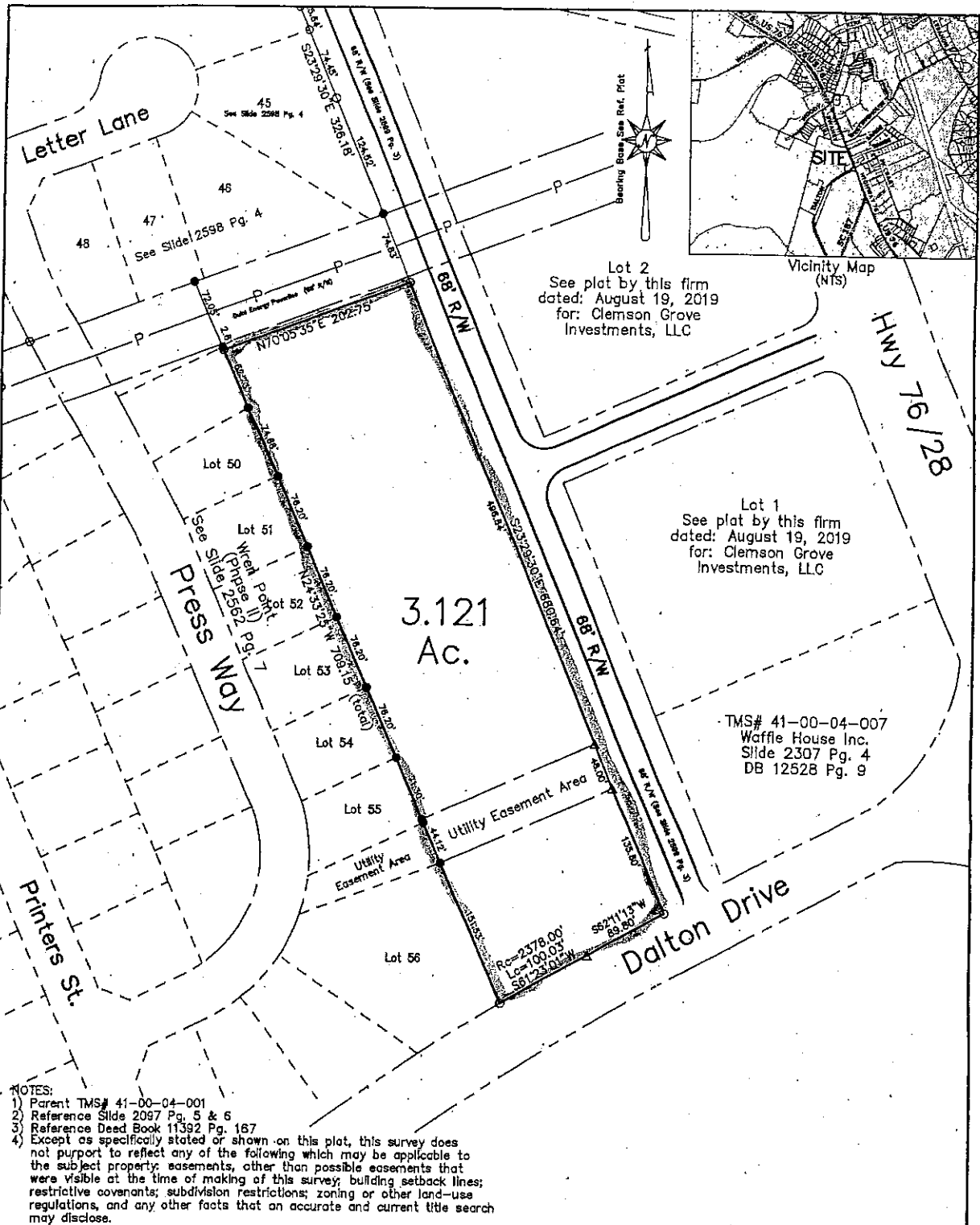
January 31, 2020 Disclaimer accepted.

TMS: 410004001  
 Owner: CLEMSON GROVE INVESTMENTS LLC  
 Owner Address: 6004 HWY 24  
 City/State: TOWNVILLE SC  
 Deed Book: 11392  
 Tax District: 44  
 Sale Year: 2014

Zip Code: 29689  
 Current Plat: CP 000/000  
 Description: PT TR 1 HWY 76 9.78 AC  
 Sale Price: \$4,297,000 Market Value: \$198,040

ESRI, HighRoad Mapping, and Anderson County GIS





Lot 2  
See plat by this firm dated: August 19, 2019 for: Clemson Grove Investments, LLC

Lot 1  
See plat by this firm dated: August 19, 2019 for: Clemson Grove Investments, LLC

TMS# 41-00-04-007  
Waffle House Inc.  
Slide 2307 Pg. 4  
DB 12528 Pg. 9

3.121 Ac.

NOTES:

- 1) Parent TMS# 41-00-04-001
- 2) Reference Slide 2097 Pg. 5 & 6
- 3) Reference Deed Book 11392 Pg. 167
- 4) Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject property; easements, other than possible easements that were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts that an accurate and current title search may disclose.

Map #	Surveyed By	Drawn By	Checked By
9483-Dalton-40'-overall	Nu-South	JE	EBO

**Legend**

(Old)	(New)
●	○ 1/2" Rod
■	□ Mag Nail
△	Computed Pt.

**Nu-South Surveying Inc.**  
117 E. Mauldin St.  
Anderson S.C. 29621  
(854) 224-2754

**Survey and Certification for  
Clemson Grove Investments, LLC**

**NON-Transferable**

Town of Pendleton  
Anderson County - South Carolina  
Scale 1"=50' Date: Jan. 9, 2020



"I hereby state that to the best of my knowledge, information, and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein; also there are no visible encroachments or projections other than shown."

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# PENDLETON

## SOUTH CAROLINA

History, Hospitality & Happenings!

### Town of Pendleton Department Head Agenda Item Request Form

The South Carolina Freedom of Information Act requires the Town of Pendleton to publicly post the agendas of Town Council meetings. Additionally, all agenda items must be listed on the agenda and must describe the nature of the item(s) being considered. In order to meet these legal requirements, it is necessary to provide us with the following information before it can be placed on the agenda. **The deadline for submitting an agenda item request and supporting documentation for Council Member Agenda Packets is Wednesday 12:00 pm before the Council meeting.** Requests received after that time will be scheduled for the following meeting. *Please print or type all information.*

Name of person making request: Tony Cirelli

Phone: (864) 245-0523

Date Submitted: 2/26/20

Time Submitted: 10:45

Meeting Date: 3/2/20

**Agenda Item Title:** A resolution to the Pendleton Town Council from the Town Planning Commission recommending the Light Industrial zoning of (LI) of approximately 94.57 acres at 500 Westinghouse Road.

**Description:** This request would recommend 94.57 acre tract of recently annexed property located at 500 Westinghouse Road to be zoned (LI) Light Industrial. This property can also be identified on the Anderson County Tax Map as (TMS # 063-00-06-001).

**Recommended Action:** The Pendleton Planning Commission & Staff recommends to the Town Council for their approval of the zoning of (LI) Light Industrial, for approximately 94.57 acres for Light Industrial uses, to be approved and adopted by Pendleton Town Council action.

# Pendleton Town Council



Administrator  
Steve Miller  
Municipal Clerk  
Amber Barnes

Mayor  
Frank Crenshaw

Municipal Complex  
310 Greenville Street  
Pendleton, SC 29670  
864-646-9409

[www.townofpendleton.org](http://www.townofpendleton.org)

Council Members  
Bruce Kalley  
Sandra Gantt  
M. Denise Jackson  
Mike Seef

## RESOLUTION

A resolution to the Pendleton Town Council from the Town Planning Commission to recommend the zoning of (LI) of approximately 94.57 acres at 500 Westinghouse Road.

**Whereas**, this zoning to (LI) is being requested by Ortec Manufacturing, which has been annexed and now requests the zoning of (LI) Light Industrial. This recommended zoning change is located at 500 Westinghouse Road and is approximately 94.57 acres total. This parcel of land can also be identified as (TMS# 063-00-03-001).

**Now, Therefore, Be It Resolved**, that the Town of Pendleton Planning Commission having met on February 13, 2020, and has voted to recommend approval to Town Council for this zoning change consisting of approximately 94.57 acres. This recommendation to Town Council to accept this resolution for Ortec Manufacturing was approved by both the Planning Commission and the staff.

**BE IT FURTHER RESOLVED**, that this proposed property has currently been annexed and needs to be zoned (LI) Light Industrial so the industrial use matches the proper zoning. The Planning Commission after voting to approve this request, asks that their recommendation for this 94.57 acres parcel be accepted as an official change.

**MAYOR:**

\_\_\_\_\_

**TOWN COUNCIL:**

**WARD 1:** \_\_\_\_\_

**WARD 2:** \_\_\_\_\_

**WARD 3:** \_\_\_\_\_

**WARD 4:** \_\_\_\_\_

**TOWN OF PENDLETON**

**COUNTY OF ANDERSON  
STATE OF SOUTH CAROLINA**

I, AMBER L. BARNES, Municipal Clerk do hereby certify that the foregoing resolution was duly adopted by the Pendleton Town Council at a meeting held \_\_\_\_\_, \_\_\_\_\_, and is on file in the records of this office.

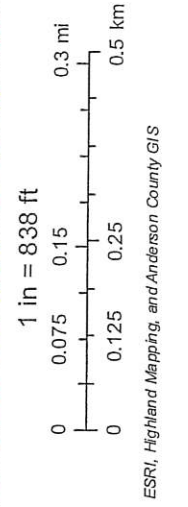
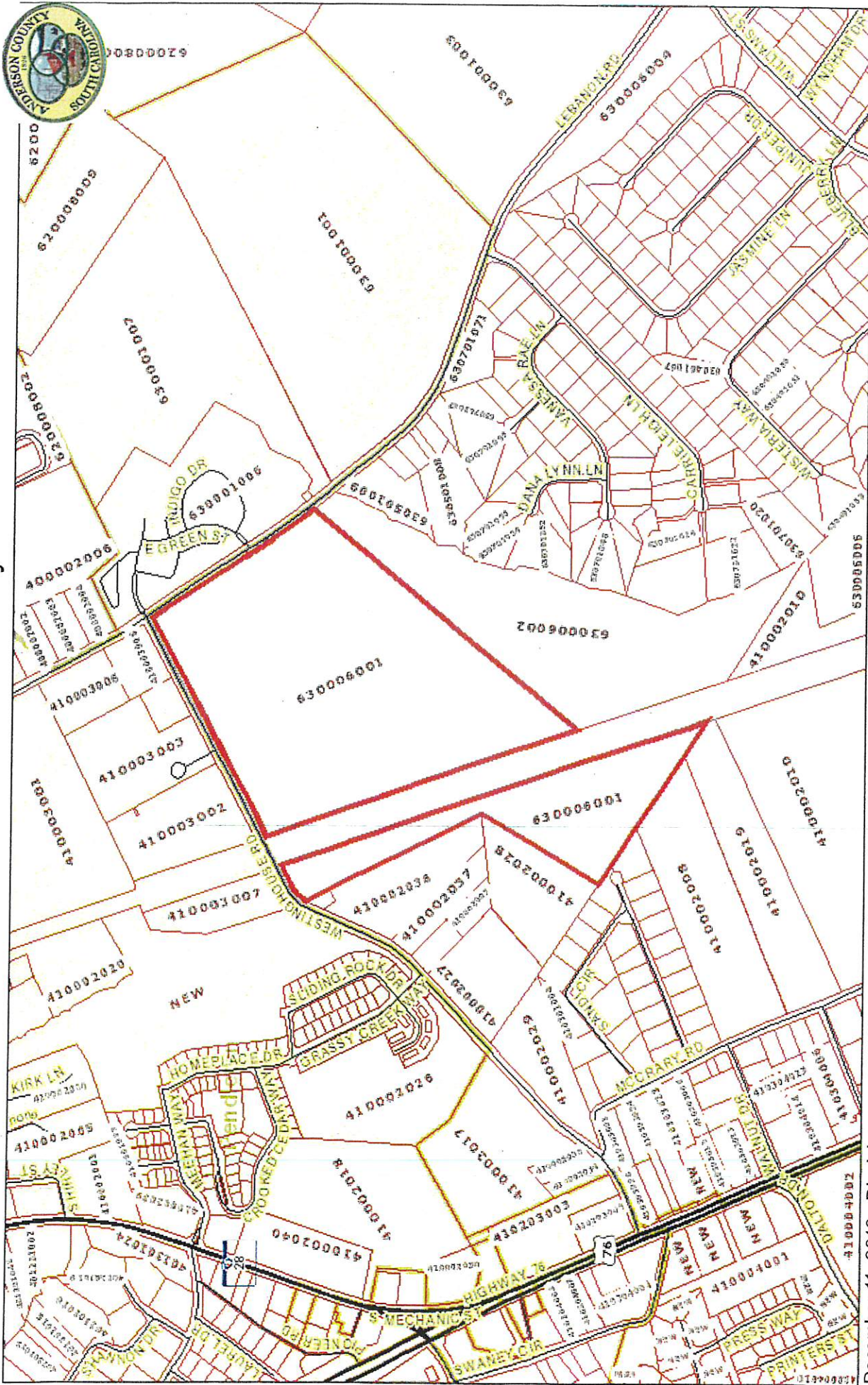
\_\_\_\_\_  
Amber L. Barnes, Municipal Clerk

Page 2 of 2

A resolution to the Pendleton Town Council from the Town Planning Commission to recommend the zoning of (LI) of approximately 94.57 acres at 500 Westinghouse Road.



Anderson County



December 11, 2019 Disclaimer accepted.

TMS: 630006001

Owner: PENDLETON LAND HOLDINGS LLC

Owner Address: PO BOX 1469

City/State: EASLEY SC

Deed Book: 7891

Tax District: 401

Sale Year: 2007

Zip Code: 29641

Current Plat: CP 086/398

Description: LEBANON RD 94.59 AC

Sale Price: \$1,500,000

Market Value: \$1,909,640



# PENDLETON

## SOUTH CAROLINA

History, Hospitality & Happenings!

### Town of Pendleton Department Head Agenda Item Request Form

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Name of person making request: Tony Cirelli

Phone: (864) 245-0523

Date Submitted: 2/26/20

Time Submitted: 10:45

Meeting Date: 3/2/20

**Agenda Item Title:** A resolution to the Pendleton Town Council from the Town Planning Commission recommending the Area Wide Business zoning of (AB) of approximately 1.0 acre + / - at 7540 U.S. Highway 76.

**Description:** This request would recommend approximately 1.0 acre tract of recently annexed property located at 7540 U.S. Highway 76 into the Town Limits. To be re-zoned (AB) Area-Wide Business. This property can also be identified on the Anderson County Tax Map as (TMS # 041-03-03-032).

**Recommended Action:** The Pendleton Planning Commission & Staff recommend to the Town Council for their approval of (AB) Area-Wide Business for this zoning of approximately 1 acre for Highway Commercial use to be approved and adopted by Pendleton Town Council action.

Please attach any pertinent documents to support this item. This will help the Town Council to make an informed decision in the best interest of the Town of Pendleton.

*To be completed by Municipal Clerk's Office:*



# PENDLETON

SOUTH CAROLINA

History, Hospitality & Happenings!

Date Received: \_\_\_\_\_ Time: \_\_\_\_\_ Council Meeting Date:  
\_\_\_\_\_

# Pendleton Town Council



Administrator  
Steve Miller  
Municipal Clerk  
Amber Barnes

Mayor  
Frank Crenshaw

Municipal Complex  
310 Greenville Street  
Pendleton, SC 29670  
864-646-9409

[www.townofpendleton.org](http://www.townofpendleton.org)

Council Members  
Bruce Kalley  
Sandra Gantt  
M. Denise Jackson  
Mike Seef

## RESOLUTION

A resolution to the Pendleton Town Council from the Town Planning Commission to recommend the zoning of 1 acre at 5740 U.S. Highway 76, to (AB) Area Wide Business.

**Whereas**, this zoning of (AB) Area Wide Business is being requested by Mr. Neil Monaghan, who is seeking to build a Tiger Express car wash. This zoning change is located off U.S. Highway 76 and is approximately 1 acre total. This parcel of land can also be identified as (TMS# 041-03-03-023).

**Now, Therefore, Be It Resolved**, that the Town of Pendleton Planning Commission having met on February 13, 2020, and voted to recommend approval to Town Council for this zoning consisting of approximately 1 acre. This recommendation to Town Council to accept this resolution is on behalf of Mr. Neil Monaghan and was approved by both Planning Commission and the staff.

**BE IT FURTHER RESOLVED**, The Planning Commission after voting to approve (AB) Area Wide Business asks that their recommendation for this 1 acre parcel be accepted as an official change.

Page 1 of 2.

A resolution to the Pendleton Town Council from the Town Planning Commission to recommend the zoning of 1 acre at 5740 U.S. Highway 76, to (AB) Area Wide Business.

**MAYOR:**

---

**TOWN COUNCIL:**

**WARD 1:** \_\_\_\_\_

**WARD 2:** \_\_\_\_\_

**WARD 3:** \_\_\_\_\_

**WARD 4:** \_\_\_\_\_

**TOWN OF PENDLETON**

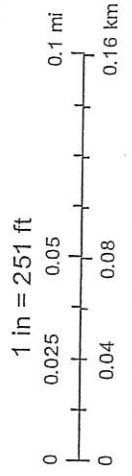
**COUNTY OF ANDERSON  
STATE OF SOUTH CAROLINA**

I, AMBER L. BARNES, Municipal Clerk do hereby certify that the foregoing resolution was duly adopted by the Pendleton Town Council at a meeting held \_\_\_\_\_, \_\_\_\_\_, and is on file in the records of this office.

---

Amber L. Barnes, Municipal Clerk

# Anderson County

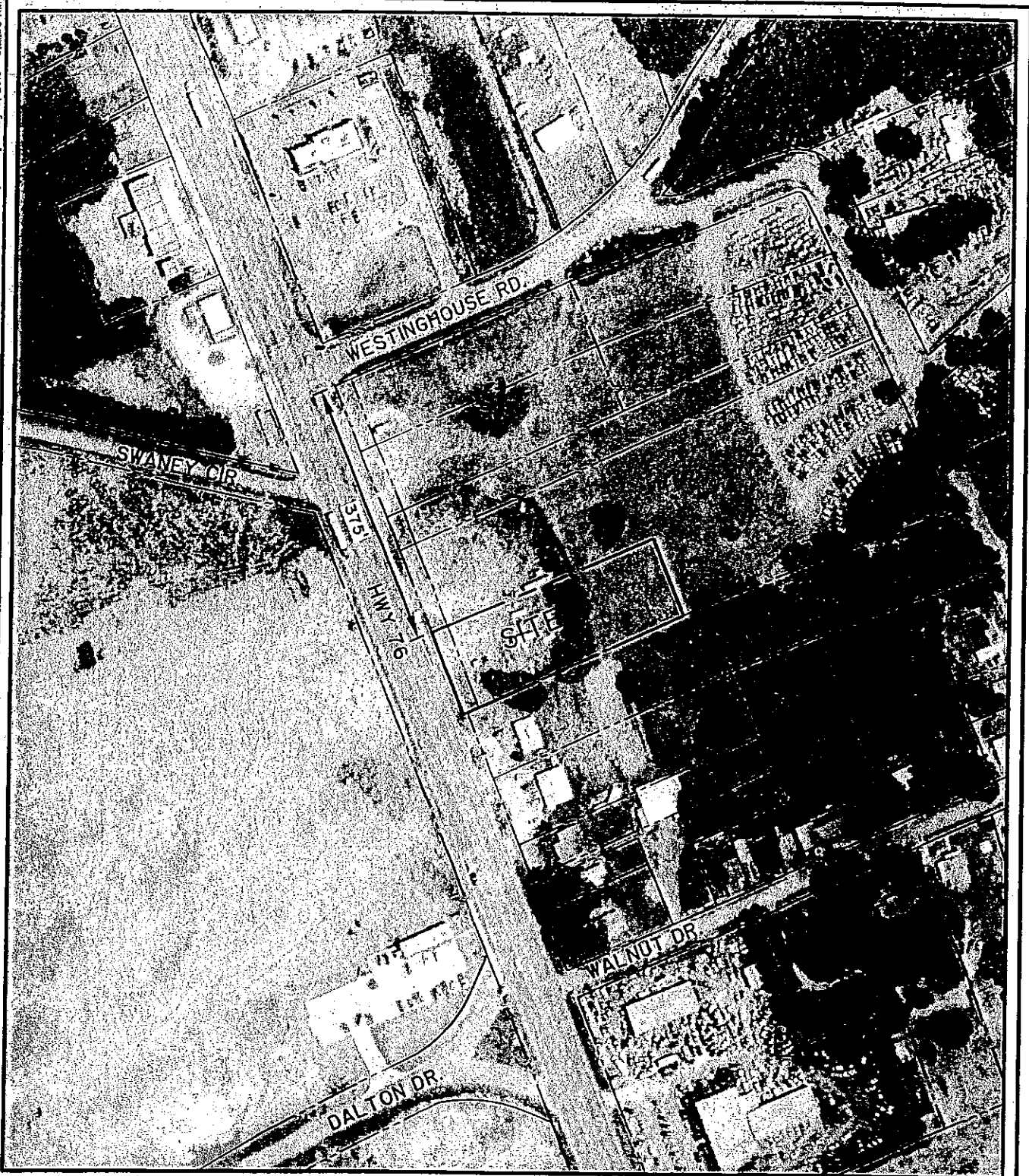


ESRI, Highland Mapping, and Anderson County GIS

December 9, 2019 Disclaimer accepted.

**TMS:** 410002024  
**Owner:** DJ MCDUGALD ENTERPRISES LLC  
**Owner Address:** PO BOX 499  
**City/State:** ANDERSON SC  
**Deed Book:** 13699  
**Tax District:** 401  
**Sale Year:** 2018  
**Zip Code:** 29622  
**Current Plat:** CP S 2448/2  
**Description:** S MECHANIC ST .85AC  
**Market Value:**

**ACGIS**  
 Anderson County GIS



# TIGER EXP PENDLETON

ACTIVITY:  
SITE EXHIBIT

LOCATION: PENDLETON, SC  
DATE: 8/16/19  
JOB NUMBER: J-BD

DRAWN BY: WBH  
REVIEWED BY: KES

SHEET: 1  
SCALE: 1" = 200'



501 River Street • Suite 200  
Greenville, SC 29601 • 864.412.2222

[www.thomasandhutton.com](http://www.thomasandhutton.com)



**PENDLETON**  
 SOUTH CAROLINA  
 History, Hospitality & Happenings!

**Town of Pendleton  
 Department Head Agenda Item Request Form**

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*Please print or type all information.*

**Name of person making request:** SM/ab      **Phone:** 646-9409

**Date Submitted:** 2/21/2020      **Time Submitted:** 9:49 AM      **Meeting Date:** 3/2/2020

**Agenda Item Title:** CONSIDERATION OF FIRST READING OF AN ORDINANCE TO AMEND ORDINANCE NO. 05-09 AN ORDINANCE ESTABLISHING SALARIES OF MAYOR AND COUNCIL AND PROVIDING FOR PAYMENT OF THEIR EXPENSES

**Description:** After reviewing area municipality's salaries for Mayor and Town Council, it is determined Pendleton's Mayor and Town Council compensation is low and needs to be adjusted and has not been increased in 15 years. This amended Ordinance also includes the option for Mayor and Town Council to participate in the Town's retirement system and health insurance, which is a common option in the surrounding area.

**Recommended Action:** Approval

Please attach any pertinent documents to support this item. This will help the Town Council to make an informed decision in the best interest of the Town of Pendleton.

.....  
 To be completed by Municipal Clerk's Office:

Date Received: 2/21/2020 Time: \_\_\_\_\_ Council Meeting Date: 3/2/2020



1<sup>st</sup> Reading \_\_\_\_\_

2<sup>nd</sup> Reading \_\_\_\_\_

**ORDINANCE NO.:** \_\_\_\_\_

**AN ORDINANCE TO AMEND ORDINANCE NO. 05-09 AN ORDINANCE ESTABLISHING SALARIES OF MAYOR AND COUNCIL AND PROVIDING FOR PAYMENT OF THEIR EXPENSES**

**WHEREAS**, Section 5-7-170 of the SC Code of Laws 1976, provides the authority for determining the salary of the Mayor and council and repayment of their expenses; and,

**WHEREAS**, Section 5-7-170 of the SC Code of Laws 1976, further provides that an ordinance establishing or increasing such salaries shall not become effective until the commencement date of the terms of two or more members elected at the next general election following the adoption of the Ordinance, at which time it will become effective for all members whether or not they were elected in such election; and,

**WHEREAS**, the Town of Pendleton's next general election is Tuesday, November 2, 2021, with the seats for the office of the Mayor, Town Council Ward 1 and Town Council Ward 3 being open for election for terms commencing on December 1, 2021; and,

**WHEREAS**, the annual salaries for the Mayor and Town Council of the Town of Pendleton, SC have not been adjusted since 2005; and,

**WHEREAS**, the current annual salary of the Mayor is six thousand dollars (\$6,000) and the current annual salary of town council is three thousand (\$3,000); and,

**WHEREAS**, currently, the Mayor is the only official participating in the Town's health insurance and retirement plan, and the Town desires to extend these two plans to both Mayor and Town Council.

**NOW, THEREFORE, BE IT ORDAINED**, by the Town Council of the Town of Pendleton, South Carolina, in council duly assembled, that;

**Section 1.** The annual salary of the Mayor shall be ten thousand dollars (\$10,000), the annual salary for Mayor pro-tem shall be eight thousand dollars (\$8,000), and the annual salary of each council member shall be seven thousand dollars (\$7,000).

**Section 2.** The Mayor and Town Council members shall be allowed to participate in the Town's health insurance program and retirement plan, per the Town's Personnel Manual, and to participate in the Town's health insurance program, they must be members of the retirement plan. The Mayor and Town Council members shall be responsible for 100 percent of any dependent coverage for health insurance. The Town reserves the right to change or modify its health insurance program from time to time, and continue coverage as is available under the health insurance program as modified from time to time.

**Section 3.** Actual expenses incurred in the performance of official duties may be reimbursed provided an expense report with receipts attached is completed and does not exceed per diem as stated in the Town of Pendleton's Personnel Manual.

**Section 4.** This Ordinance shall become effective December 1, 2021, which is the date of commencement of the terms of Council Members elected at the next general election.

**Section 5.** All Ordinances or part of ordinances conflicting with provisions of this Ordinance are hereby repealed insofar as the same effect this Ordinance.

**Section 6.** Should any part of this Ordinance be held invalid by a court of competent jurisdiction, the remaining parts shall be severable and shall continue to be in full force and effect.

**This Ordinance shall become effective on December 1, 2021.**

**MAYOR:** \_\_\_\_\_

**COUNCIL:**

**WARD 1:** \_\_\_\_\_

**WARD 2:** \_\_\_\_\_

**WARD 3:** \_\_\_\_\_

**WARD 4:** \_\_\_\_\_

(Attest): \_\_\_\_\_  
Municipal Clerk



**PENDLETON**  
 SOUTH CAROLINA  
 History, Hospitality & Happenings!

**Town of Pendleton  
 Department Head Agenda Item Request Form**

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*Please print or type all information.*

**Name of person making request:** Norman Durham      **Phone:** 8646469409

**Date Submitted:** 2/26/2020      **Time Submitted:** 10:00 a.m.

**Meeting Date:** March 2, 2020

**Agenda Item Title:** Consideration of awarding bid to demolish buildings at 120 Depot St

**Description:** Attached are copies of notifications to the property owner regarding the condition of the property at 120 Depot Street, along with demolition bids. It is time to move forward enforcing the Town's IPMC and demolish the dilapidated buildings.

**Recommended Action:** I recommend that the Town move forward with demolition of the three buildings at 120 Depot St. I received bids from four (4) contractors to perform the demolition. The bids are attached. Currently \$20,000 is budgeted for Code Enforcement. My recommendation is that the Council select one of these contractors to perform the job.

.....  
 To be completed by Municipal Clerk's Office:

Date Received: 2/27/2020 Time: \_\_\_\_\_ Council Meeting Date: 3/2/2020

120 Depot Street

Owner Jack Ward

The town has been working with Jack Ward since Oct. 2014 to get the lot and building cleaned up or removed. Until the town adopted the IPMC we didn't really have the tools to enforce the code on cleanup of property in town limits.

We sent Mr. Ward letters by certified and regular mail on 9/17/2019, advising him that the structure is unsafe. The letters were the standard letter that we send all property owners and provided dates for him to file an appeal and to clean up or demolish the property. Mr. Ward signed for the certified letters but did not respond to us. The time for him to file an appeal expired on 10/7/2019. The 60-day deadline to demolish or repair the property passed on 11/18/2019. The property was posted on 11/22/2019, Mr. Ward was notified by regular and certified mail that the Town would take action if the property was not cleaned up or demolished on or before 1/17/2020. He was also advised that a lien will be placed on the property if the Town has to demolish the unsafe structure. Mr. Ward signed for the second certified letter but did not respond.

Subsequently, beginning in December 2019, we solicited and received bids from four (4) contractors regarding the demolition of the property. Copies of the bids and all correspondence between the Town of Pendleton and Mr. Ward are attached.

As of 2/26/2020, we have not received any response from Mr. Ward, and there has been no activity at the property.



# Project Bid Checklist

**Project Name:** Invitation to Bid for Demolition of three buildings and site cleaning at 120 Depot St. Pendleton.

**Project Manager:** Norman Durham, Code Enforcement Officer

**Date:** February 14, 2020

The Town of Pendleton is accepting bids for the demolition of three buildings located at 120 Depot St. The three buildings consist of a restaurant building and two outbuildings.

The concrete floors of the restaurant building and one outbuilding shall remain.

Please attach your bid to this checklist and insure it includes the below. Please feel free to contact Norman Durham at 646-9409 with any questions.

Background			
Background of the project:	A total of three buildings shall be demolished and all debris of existing buildings and structures shall be removed.		
<b>Bids should include the following:</b>			
	Yes	No	Comments
Tree removal and clean-up of lot	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Remove the chain link fence and posts on left side of buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Clean up overgrown landscape shrubbery.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Remove the parking lot pavers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	ASPHALT PAVEMENT + CONCRETE SLAB (NOT INCLUDED)
Demolish and remove all debris of existing buildings and structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
The bid will be awarded based on the Demolition cost and Asbestos Building Survey cost. The Asbestos Survey inspection would be done by the contractor that is awarded the bid. Once the Asbestos Survey inspection is complete and the Town accepts the cost of the removal of any asbestos material, the contractor can proceed with the demolition.			
Amount of bid for building demolition and site clean-up	\$ 11,766 <sup>00</sup>		
Amount of bid for Asbestos building Survey	\$ 2,187 <sup>00</sup>		
	TOTAL \$ 13,953 <sup>00</sup>		
Company Name:	DEAN HUNTER & CO., INC.		
Signature of person submitting bid:			
Date:	02/25/20		



## Smith Cleaning and Restoration

120 DEPOT BLVD

5310 HWY 76  
Pendleton, SC 29670  
Phone: 864-225-2760  
Fax: 864-225-2764

Client: City of Pendleton  
Business: 310 Greenville St.  
Pendleton, SC 29670

Home: (864) 646-9409

Operator: SKESINGE

Estimator: Shannon A. Kesinger  
Business: 5310 Hwy 76  
Pendleton, SC 29670

Business: (864) 934-0314  
E-mail: skesinger@smithcleaningandr  
estoration.com

Type of Estimate: Other  
Date Entered: 12/27/2019  
Date Est. Completed: 12/27/2019

Date Assigned:  
Date Job Completed:

Price List: SCGV8X\_DEC19  
Labor Efficiency: Restoration/Service/Remodel  
Estimate: 2019-12-27-1138

Town of Pendleton

310 Greenville St. Pendleton, SC 29670

**Invitation to Bid for Demolition of three building and site cleaning at 120 Depot St. Pendleton.**

Bids shall comply with the standards set forth in the Invitation to Bid. Total of three buildings to be demolished and remove all debris of existing buildings and structures.

**Restaurant building, concrete floor to remain. Two outbuildings. One is set on concrete floor and the concrete can remain.**

- Tree removal and clean up of lot.
- Remove the chain link fence and posts on left side of buildings and remove the fallen tree.
- Clean up overgrown landscape shrubbery.
- Remove the parking lot pavers from parking lot.
- Concrete patio to remain.
- Demolish and remove all debris of existing buildings and structures.

The bid will be awarded based on the **Demolition cost and Asbestos Building Survey cost.** The Asbestos Survey inspection would be done by the contractor that is awarded the bid. Once the Asbestos Survey inspection is complete and the town accept the cost of the removal of any Asbestos material, the contractor can proceed with the demolition.

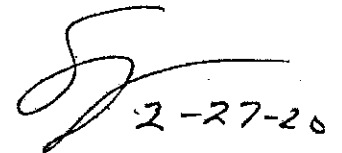
Building demolition and miscellaneous cleanup cost.

\$ 14,070.<sup>92</sup>

Asbestos Building Survey

\$ 325<sup>-</sup>

SMITH CLEANING & RESTORATION

  
2-27-20



# Project Bid Checklist

**Project Name:** Invitation to Bid for Demolition of three buildings and site cleaning at 120 Depot St. Pendleton.  
**Project Manager:** Norman Durham, Code Enforcement Officer  
**Date:** February 14, 2020

The Town of Pendleton is accepting bids for the demolition of three buildings located at 120 Depot St. The three buildings consist of a restaurant building and two outbuildings.

The concrete floors of the restaurant building and one outbuilding shall remain.

Please attach your bid to this checklist and insure it includes the below. Please feel free to contact Norman Durham at 646-9409 with any questions.

<b>Background</b>			
Background of the project:	A total of three buildings shall be demolished and all debris of existing buildings and structures shall be removed.		
<b>Bids should include the following:</b>			
	Yes	No	Comments
Tree removal and clean-up of lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Remove the chain link fence and posts on left side of buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Clean up overgrown landscape shrubbery.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Remove the parking lot pavers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Demolish and remove all debris of existing buildings and structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Excludes building slabs.
The bid will be awarded based on the Demolition cost and Asbestos Building Survey cost. The Asbestos Survey inspection would be done by the contractor that is awarded the bid. Once the Asbestos Survey inspection is complete and the Town accepts the cost of the removal of any asbestos material, the contractor can proceed with the demolition.			
Amount of bid for building demolition and site clean-up	\$ 25,550.00		
Amount of bid for Asbestos building Survey	\$ 2,484.00		
	TOTAL \$ 28,034.00		

Company Name:

HDH Construction Group LLC

Signature of person submitting bid:

*[Handwritten Signature]*

Date:

2/24/2020





# Project Bid Checklist

**Project Name:** Invitation to Bid for Demolition of three buildings and site cleaning at 120 Depot St. Pendleton.  
**Project Manager:** Norman Durham, Code Enforcement Officer  
**Date:** February 14, 2020

The Town of Pendleton is accepting bids for the demolition of three buildings located at 120 Depot St. The three buildings consist of a restaurant building and two outbuildings.

The concrete floors of the restaurant building and one outbuilding shall remain.

Please attach your bid to this checklist and insure it includes the below. Please feel free to contact Norman Durham at 646-9409 with any questions.

Background			
Background of the project:	A total of three buildings shall be demolished and all debris of existing buildings and structures shall be removed.		
Bids should include the following:			
	Yes	No	Comments
Tree removal and clean-up of lot.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tree that is down will be removed
Remove the chain link fence and posts on left side of buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Chain link fence and post will be removed
Clean up overgrown landscape shrubbery.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cleaned up over shrubbery
Remove the parking lot pavers.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Remove & haul off
Demolish and remove all debris of existing buildings and structures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Remove complete debris of existing buildings - struct.
The bid will be awarded based on the Demolition cost and Asbestos Building Survey cost. The Asbestos Survey inspection would be done by the contractor that is awarded the bid. Once the Asbestos Survey Inspection is complete and the Town accepts the cost of the removal of any asbestos material, the contractor can proceed with the demolition.			
Amount of bid for building demolition and site clean-up	\$ 26,650.00		
Amount of bid for Asbestos building Survey	\$ 3,500.00		
	TOTAL \$ 30,150.00		

Company Name: hci builders

Signature of person submitting bid: Alfredo Lopez

Date: 02-25-2020

Asbestos Survey to be paid @ time of survey cost could be between 2000.00 and 5,000.00 my bid is 3500.00 A.L.

# Town of Pendleton

History, Hospitality, Happenings...HOME



Frank H. Crenshaw  
Mayor

Steven Miller  
Administrator

September 17, 2019

Mr. Jack Ward  
1031 Real Estate Exchange LLC  
1114 Harvey Street  
Raleigh, North Carolina 27608

RE: Property TMS# 040-10-06-002  
Physical Address: 120 Depot St. Pendleton, SC

Dear Jack Ward:


The property and buildings referenced above have been determined to be unsafe for human occupancy by the Code Enforcement Officer of the Town of Pendleton. The property and the buildings are in violation of the standards set forth in the International Property Maintenance Code (IPMC) Sections 108.1 and 110.1.

As the current owner of said property and buildings on this lot, it is your responsibility to demolish or remove the structure within sixty (60) days of receipt of this notice. You also have the right to file an application for appeal if you believe this determination was made in error. Should you wish to file an appeal, you must do so in writing, within twenty (20) days of the date of this letter, as set forth in Section 111.1 of the IPMC.

Failure to either file a timely appeal or comply with the conditions of this notice within the specified time frame may result in the Town of Pendleton having the structure demolished or removed. Should the Town be required to take such action a lien will be placed upon the property in accordance with Section 110.3 of the IPMC.

I have enclosed, for your information, the relevant sections of the IPMC as referenced in this letter as well as photographs of the property.

Sincerely,

  
Norman Durham  
Code Enforcement

ND/jh  
Enclosures

COUNCIL

Ruce Kalley  
Ward 1

Andrea Gantt  
Ward 2

Denise Jackson  
Ward 3

Scott Ward  
Ward 4

Municipal Complex  
10 Greenville Street  
Pendleton, SC 29670

Phone: 864-646-9409

Cell: 864-646-5425

Email: info@townofpendleton.org

### **108.1.1 Unsafe structures.**

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the *occupants* of the structure by not providing minimum safeguards to protect or warn *occupants* in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

### **110.1 General.**

The *code official* shall order the *owner* or owner's authorized agent of any *premises* upon which is located any structure, which in the *code official's* or owner's authorized agent judgment after review is so deteriorated or dilapidated or has become so out of repair as to be dangerous, unsafe, insanitary or otherwise unfit for human habitation or occupancy, and such that it is unreasonable to repair the structure, to demolish and remove such structure; or if such structure is capable of being made safe by repairs, to repair and make safe and sanitary, or to board up and hold for future repair or to demolish and remove at the *owner's* option; or where there has been a cessation of normal construction of any structure for a period of more than two years, the *code official* shall order the *owner* or owner's authorized agent to demolish and remove such structure, or board up until future repair. Boarding the building up for future repair shall not extend beyond one year, unless *approved* by the building official.

### **110.3 Failure to comply.**

If the *owner* of a *premises* or owner's authorized agent fails to comply with a demolition order within the time prescribed, the *code official* shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

### **[A] 111.1 Application for appeal.**


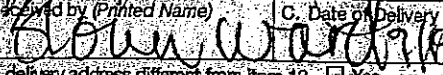

Any person directly affected by a decision of the *code official* or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted there under have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.



09/17/2019

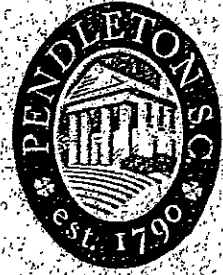


09/17/2019

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> <li>■ Complete items 1, 2, and 3.</li> <li>■ Print your name and address on the reverse so that we can return the card to you.</li> <li>■ Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature</p> <p>X  <input type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p>																
<p>1. Article Addressed to:</p> <p>Mr. Jack Ward  1031 Real Estate Exchange LLC  1114 Harvey ST  Raleigh, NC 27608</p>	<p>B. Received by (Printed Name) <input type="checkbox"/> C. Date of Delivery</p> <p> <input type="checkbox"/></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes  If YES, enter delivery address below. <input type="checkbox"/> No</p>																
 9590 9402 3920 8060 0654 69	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
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<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	
<p>2. Article Number (Transfer from service label)</p> <p>7016 0910 0002 0520 6465</p>	<p>Domestic Return Receipt</p>																

# Town of Pendleton

History, Hospitality, Happenings... HOME



Frank H. Crenshaw  
Mayor

Steven Miller  
Administrator

November 22, 2019

Mr. Jack Ward  
1031 Real Estate Exchange LLC  
1114 Harvey Street  
Raleigh, North Carolina 27608

RE: Property TMS# 040-10-06-002  
Physical Address: 120 Depot St. Pendleton, SC

Dear Mr. Ward:

The property and buildings referenced above have been determined to be unsafe for human occupancy and, therefore, have been condemned for demolition by the Code Enforcement Officer of the Town of Pendleton, South Carolina. The property and the buildings are in violation of the standards set forth in the International Property Maintenance Code (IPMC) Sections 108.1 and 110.1.

In accordance with Section 110.3 of the IPMC, you were given sixty (60) days to demolish or remove the structure. I have enclosed a copy of our initial letter to you, dated September 17, 2019, for your information. As the time period has been exhausted and there has been no demolition or other activity at the site, this is to advise you that the Town of Pendleton has the right to demolish the structure and a lien will be placed on the property if the Town proceeds with demolition.

I have enclosed, for your information, the relevant section of the IPMC as referenced in this letter as well as photographs of the property.

Sincerely,

Norman Durham  
Code Enforcement

ND/jh  
Enclosures

COUNCIL

Debbie Kelley  
Ward 1

Debra Gantt  
Ward 2

Denise Jackson  
Ward 3

Scott Ward  
Ward 4

Municipal Complex  
1 Greenville Street  
Pendleton, SC 29670

Phone: 864-646-9409

864-646-5425

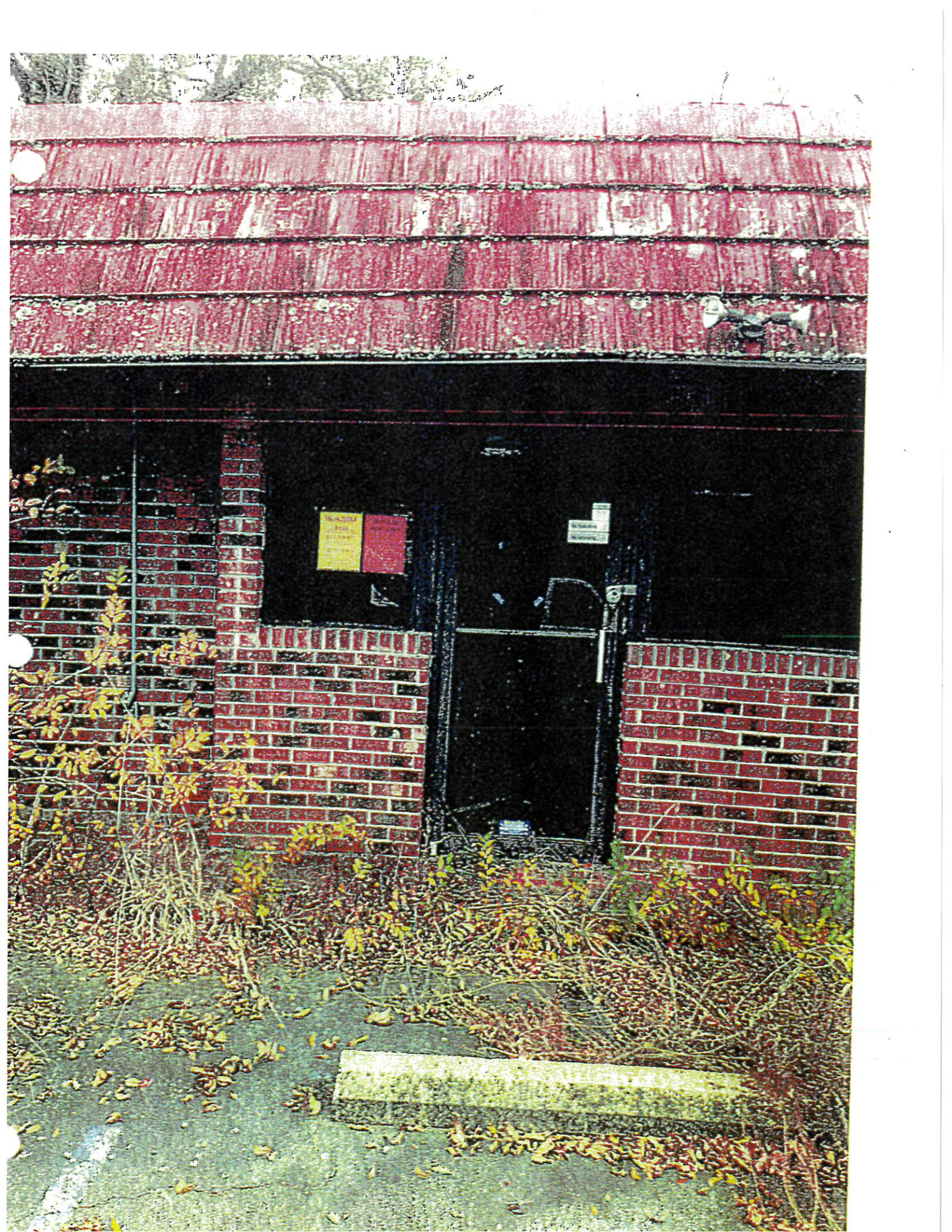
@townofpendleton.org

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**110.3 Failure to comply.**

If the *owner* of a *premises* or owner's authorized agent fails to comply with a demolition order within the time prescribed, the *code official* shall cause the structure to be demolished and removed, either through an available public agency or by contract or arrangement with private persons, and the cost of such demolition and removal shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.





# LEGAL NOTICE

Town of Pendleton - Code Enforcement Department (CEM)  
310 Greenville Street, Pendleton, South Carolina 29670 864-646-9400

## POSTED

**THIS STRUCTURE IS UNFIT FOR  
HUMAN HABITATION OR OCCUPATION**

And is in violation of Town of Pendleton's Structural Property Maintenance Code in that conditions exist on such property which are dangerous or injurious to the health and safety of occupants of the dwelling or occupants of neighboring dwellings and other residents of the Town of Pendleton.

**THE HABITATION OR OCCUPATION OF  
THIS STRUCTURE IS PROHIBITED BY  
LAW**

It is unlawful for any person, firm or corporation or their agents to remove such notice without written permission of the building official, or any person to enter the structure except for the purpose of making the required repairs or demolishing the same.

*[Signature]*  
Code Enforcement

*[Signature]*  
Town Administrator

PLEASE ASK FOR YOUR COOPERATION BY GARY SCATLBY

TMS# 040-10-06-002

ADDRESS: 120 Depot ST, Pendleton, SC 29670

# NOTICE OF DEMOLITION

TMS# 040-10-06-002  
120 Depot St. Pendleton, SC

will be demolished on or after January 17, 2020

If you have any questions, please contact:

Town of Pendleton  
310 Greenville St. Pendleton, SC 29670  
864-646-9400

**SENDER: COMPLETE THIS SECTION**

- Complete Items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Jack Ward  
 1031 Real Estate Exchange LLC  
 1114 Harvey Street  
 Raleigh, NC 27608



9590 9402 8920 8060 0653 84

2. Article Number (Transfer from service label)

7016 0910 0002 0520 16564

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

Agent

Addressee

B. Received by (Printed Name)

Jack Ward

C. Date of Delivery

D. Is delivery address different from item 1? If YES, enter delivery address below:

Yes

No

3. Service Type

Adult Signature

Adult Signature Restricted Delivery

Certified Mail®

Certified Mail Restricted Delivery

Collect on Delivery

Collect on Delivery Restricted Delivery

Insured Mail

Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Return Receipt for Merchandise

Signature Confirmation™

Signature Confirmation Restricted Delivery

Restricted Delivery