

Pendleton Town Council

Mayor

Sarah Stokowski

Council Members

Lyn Merchant

Barbara Hamberg

Nancy von Meyer

Jeff Van Drie

Council Chambers in the
Pendleton Town Hall

www.townofpendleton.org

OCTOBER 6, 2026, 7:00 PM

REGULAR SESSION

AGENDA:



Municipal Clerk

Amber Barnes

1. PLEDGE OF ALLEGIANCE

2. COUNCIL UPDATES

3. APPROVAL OF MINUTES

3.a CONSIDERATION OF MINUTES FROM PRIOR MEETINGS

[Town Council Meeting Minutes August 26, 2026.pdf](#)

[Town Council Meeting Minutes September 1, 2026.pdf](#)

[Town Council Meeting Minutes September 21, 2026 - Called Meeting.pdf](#)

[Town Council Minutes September 24, 2026 - Called Meeting.pdf](#)

4. PUBLIC HEARING

4.a TO RECEIVE PUBLIC INPUT REGARDING AN ORDINANCE AUTHORIZING AND APPROVING A DEVELOPMENT AGREEMENT BY AND AMONG THE TOWN OF PENDLETON, SOUTH CAROLINA, CPG DEVELOPMENT, LLC, AND MCCABE PROPERTIES, LLC, PURSUANT TO THE SOUTH CAROLINA LOCAL GOVERNMENT DEVELOPMENT AGREEMENT ACT, TITLE 6, CHAPTER 31 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, WITH RESPECT TO APPROXIMATELY 79.76 ACRES LOCATED BETWEEN CHERRY STREET EXTENSION AND LEBANON ROAD AND IDENTIFIED AS ANDERSON COUNTY TAX MAP NOS. 62-00-08-009 AND 63-00-01-007, KNOWN AS THE RETREAT AT TOWN CREEK; FINDING THAT THE PROPERTY CONTAINS TWENTY-FIVE ACRES OR MORE OF HIGHLAND AND THAT THE TERM OF THE DEVELOPMENT AGREEMENT COMPLIES WITH SECTION 6-31-40; FINDING THAT THE DEVELOPMENT AGREEMENT AND THE DEVELOPMENT AUTHORIZED THEREBY ARE CONSISTENT WITH THE TOWN'S COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS; ESTABLISHING REQUIREMENTS AND PROCEDURES FOR THE DEVELOPMENT AGREEMENT, INCLUDING REQUIRED INFORMATION AND PERIODIC REVIEW; AUTHORIZING THE MAYOR TO EXECUTE AND DELIVER THE DEVELOPMENT AGREEMENT; PROVIDING FOR RECORDATION; AUTHORIZING THE SETTLEMENT AND DISMISSAL OF CIVIL ACTION NO. 2026-CP-04-00160; AND OTHER MATTERS RELATED THERETO.

[Ordinance 26-__ - Development Agreement \(CPG-McCabe\) - DRAFT.docx](#)

[2026.09.21 - Development Agreement \(Pendleton-McCabe\).pdf](#)

5. PUBLIC COMMENTS *3-minute time limit per resident, business owner, or Town property owner*

6. REPORTS:

6.a PLANNING DEPARTMENT REPORT

6.b POLICE DEPARTMENT REPORT

6.c PUBLIC WORKS DEPARTMENT REPORT

6.d ADMINISTRATOR'S REPORT

7. DISCUSSION ITEMS:

8. ACTION ITEMS:

- 8.a CONSIDERATION OF FIRST READING OF AN ORDINANCE OF THE TOWN OF PENDLETON, SOUTH CAROLINA, AUTHORIZING SPECIAL PROPERTY TAX ASSESSMENTS, AS AUTHORIZED BY SECTIONS 4-9-195 AND 5-21-140 OF THE SOUTH CAROLINA CODE OF LAWS, AS TO REAL PROPERTY WHICH QUALIFIES AS “REHABILITATED HISTORIC PROPERTY”; ESTABLISHING ELIGIBILITY REQUIREMENTS AND APPLICATION PROCEDURES; AND PROVIDING FOR RELATED MATTERS.
- 8.b CONSIDERATION OF FIRST READING OF AN ORDINANCE AUTHORIZING AND APPROVING A DEVELOPMENT AGREEMENT BY AND AMONG THE TOWN OF PENDLETON, SOUTH CAROLINA, CPG DEVELOPMENT, LLC, AND MCCABE PROPERTIES, LLC, PURSUANT TO THE SOUTH CAROLINA LOCAL GOVERNMENT DEVELOPMENT AGREEMENT ACT, TITLE 6, CHAPTER 31 OF THE CODE OF LAWS OF SOUTH CAROLINA, 1976, AS AMENDED, WITH RESPECT TO APPROXIMATELY 79.76 ACRES LOCATED BETWEEN CHERRY STREET EXTENSION AND LEBANON ROAD AND IDENTIFIED AS ANDERSON COUNTY TAX MAP NOS. 62-00-08-009 AND 63-00-01-007, KNOWN AS THE RETREAT AT TOWN CREEK; FINDING THAT THE PROPERTY CONTAINS TWENTY-FIVE ACRES OR MORE OF HIGHLAND AND THAT THE TERM OF THE DEVELOPMENT AGREEMENT COMPLIES WITH SECTION 6-31-40; FINDING THAT THE DEVELOPMENT AGREEMENT AND THE DEVELOPMENT AUTHORIZED THEREBY ARE CONSISTENT WITH THE TOWN’S COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS; ESTABLISHING REQUIREMENTS AND PROCEDURES FOR THE DEVELOPMENT AGREEMENT, INCLUDING REQUIRED INFORMATION AND PERIODIC REVIEW; AUTHORIZING THE MAYOR TO EXECUTE AND DELIVER THE DEVELOPMENT AGREEMENT; PROVIDING FOR RECORDATION; AUTHORIZING THE SETTLEMENT AND DISMISSAL OF CIVIL ACTION NO. 2026-CP-04-00160; AND OTHER MATTERS RELATED THERETO.
- 8.c CONSIDERATION OF FIRST READING OF AN ORDINANCE TO AMEND AND RESTATE ORDINANCE NO. 16-01 REGULATING THE COLLECTION AND DISPOSAL OF SOLID WASTE, REFUSE, AND YARD WASTE WITHIN THE TOWN OF PENDLETON; TO ELIMINATE CURBSIDE RECYCLING AND TOWN-PROVIDED BULK CONTAINER SERVICES FOR ALL CUSTOMERS; TO AUTHORIZE PRIVATE COLLECTION FOR WASTE AND SERVICES NOT PROVIDED BY THE TOWN; TO ESTABLISH MULTI-FAMILY COLLECTION REQUIREMENTS; TO ALLOW UP TO THREE ROLL-OUT CONTAINERS FOR BUSINESS AND INSTITUTIONAL UNITS; TO ESTABLISH ROLL-OUT CONTAINER PLACEMENT AND CLEARANCE REQUIREMENTS; AND OTHER MATTERS RELATED THERETO
[Ordinance_Town_of_Pendleton_Solid_Waste_UPDATED.docx](#)
- 8.d CONSIDERATION OF SECOND AND FINAL READING OF AN ORDINANCE AMENDING ORDINANCE NO. 24-16 TO APPROVE AND AUTHORIZE AMENDMENT NO. 1 TO THE REAL PROPERTY LEASE AGREEMENT BETWEEN THE TOWN OF PENDLETON, SOUTH CAROLINA, AND MEDSHORE AMBULANCE SERVICE, LLC, FOR A PORTION OF THE PROPERTY COMMONLY KNOWN AS THE RESCUE SQUAD BUILDING LOCATED AT 111 S. DEPOT STREET, PENDLETON, SOUTH CAROLINA; AND OTHER MATTERS RELATED THERETO
[Ordinance - amend lease with MedShore 2026.pdf](#)
[Ordinance & Lease approved by Town Council.pdf](#)
- 8.e CONSIDERATION OF SECOND AND FINAL READING OF AN ORDINANCE TO AMEND SECTION 24 OF THE TOWN OF PENDLETON FISCAL YEAR 2026–2027 BUDGET

ORDINANCE TO REMOVE THE POSTPONEMENT OF HIRING FOR BUDGETED
POSITIONS AND TO AUTHORIZE THE MAYOR TO PROCEED WITH THE HIRING
PROCESS

[Budget - Amendment FY 26-27 \(1\).docx](#)

9. ADJOURNMENT