

Pinestone

Questions and Answers

- What will this development's impact be on our roads?

A traffic study of the proposed development including 250 apartments, 100 single family units and 77,000 feet of commercial uses has been completed by Sprague & Sprague Consulting Engineers. The study did not include the possible addition of the Old City Hall Site and additional access on State Park Road. The study included the following intersections;

- US 25/Roe Road/ Little Texas Road
- US 276/Roe Road
- Little Texas Road/ Benton Road/Krieger Dr
- State Park Road/Tubbs Mountain Road Ex
- State Park Road/South End Circle
- Roe Road/South End Circle
- Roe Road/Roe Center Court
- Roe Road/South End Circle/Roe Center Court
- Site Accesses

The study year is projected build out plus one year so for the purposes of this study build out was projected as 2023 so therefor the study year is 2024.

The study proposed several options to mitigate the anticipated volume and the city and will work with the SCDOT to identify the optimal solution. These will be incorporated into the Final Development Plan prior to final approval.

- What will this development's impact be on our schools?

The school district is aware of this project and has responded that they have capacity to accommodate the students generated by the development.

- Tree Preservation?

This development, as all new developments must follow the 6:19 Subdivision and Infrastructure Standards that are part of the City of Travelers Rest Zoning Ordinance. There is a Tree Preservation and Street Tree section addressing tree preservation areas and preservation during construction.

- Who will pay for maintenance of the public use areas?

All publicly accessible areas, trails, open space, dog park, amenity areas, stormwater detention will be maintained by the developer and or the HOA. The streets in the single-family subdivision will dedicated to the city at completion and maintained by the City. The Boulevard through the Apartments ownership will be private and maintained by the owner, however will be open to the public and built to the same standards of city streets.

- Will these residential units be affordable?

Affordability can mean a wide range of products to include low income, work force housing and senior housing for both rental and for sale products. The developer is proposing a mixture of market rate units that include apartments, carriage houses, granny flats, quadruplexes, garage apartments, townhouses and single family houses.