

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

ORDINANCE NO. 03-19

CITY OF TRAVELERS REST)

AN ORDINANCE TO PROVIDE FOR THE REZONING OF THE PROPERTY LOCATED BETWEEN ROE ROAD AND STATE PARK ROAD AND SOUTH END CIRCLE, TRAVELERS REST; TMS NUMBER 0485000101200, 04855000101312, 0485000100100, 0488000200900 FROM C-1 COMMERCIAL. C-2 COMMERCIAL, I-1 INDUSTRIAL AND R-10 RESIDENTIAL DISTRICT TO PD-R, PLANNED DEVELOPMENT RESIDENTIAL DISTRICT SUBJECT TO THE 7 CONDITIONS LISTED BELOW.

WHEREAS, Pinestone Capital LLC filed an application (TR 18-08) with the City of Travelers Rest to amend the zoning classification, C-1 Commercial, C-2 Commercial, I-1 Industrial and R-10 Residential District to PD-R, Planned Development District. The property located in the City of Travelers Rest and can be identified by Greenville County Tax Map Number 0485000101200, 04855000101312, 0485000100100, 0488000200900.

WHEREAS, heretofore, the Travelers Rest Planning Commission met and made recommendation to the City Council concerning rezoning the property as described; and

WHEREAS, City Council in its own judgement considered the recommendation of the Travelers Rest Planning Commission and determined to grant the request of the applicant and rezone the property to PD-R Planned Development Residential with the following conditions;

1. If commercial buildings A, B and C are to be designed to include a 3rd floor with additional square footage not to exceed 50% of the second-floor square footage will provide that the

additional parking be included at rations defined in the Statement of intent to accommodate the additional square footage.

2. All commercial uses allowed in a PD-R district must follow Commercial C1 zoning district requirements. C1 does not permit drive thru restaurants.
3. The developer shall be responsible for all offsite improvements for traffic mitigation as required by SCDOT.
4. Complete the realignment of South End Circle and intersection with Roe Center Court prior to issuance of any Certificate of Occupancy.
5. Provide an entrance/street connection to State Park Road.
6. The City of Travelers Rest process for approving and accepting any infrastructure includes the submittal of a subdivision preliminary plan and Final Development Plan approval by the City of Travelers Rest Planning Commission. Any phasing of infrastructure improvements (including roads and stormwater) must be addressed in detail as part of that process and provide adequate access for city services such as fire and garbage pickup.
7. The viewshed of the mountains to the north from Highway 25 is an important natural resource for the city. The developer shall demonstrate consideration of this viewshed in the final architectural massing, heights and siting of the proposed buildings.

and finds the requirements of the *South Carolina Code Annotated*, Section 6-29-760 (supplement 2001) and other applicable laws have been met in the presentation of the petition to the City Council.

THEREFORE, the City Council of the City of Travelers Rest hereby ordains:

The property of Pinestone Capital LLC, located in City of Travelers Rest and can be identified by Greenville County Tax Map Number 0485000101200, 04855000101312, 0485000100100, 0488000200900 shall be rezoned from C-1 Commercial, C-2 Commercial, I-1 Industrial and R-10 Residential District to PD-R, Planned Development Residential District with conditions as described above.

DONE, RATIFIED AND PASSED this 18 day of July 2019.


Brandy Amidon, Mayor

ATTEST:


Gail Braziel
City Clerk, Treasurer

REVIEWED:


Eric Vinson
City Administrator

Introduced: Steve Waddell

Public Hearing: 1/29/19

First Reading: 2/21/19

Second Reading: ~~3/21/19~~ 7/18/2019

MINUTES
TRAVELERS REST PLANNING COMMISSION
January 29, 2019
6:00 PM

MEMBERS PRESENT: Chairman Dave Koss, Claudia Burns, Joel Burgess, Ben Cunningham, Don Watson, Dr. Duncan Shirley, Susan Donkers Franklin

STAFF PRESENT: Eric Vinson, City Administrator

CALL TO ORDER/OPENING REMARKS: Dave Koss called the meeting to order at 6:01 pm.

APPROVAL OF MINUTES: Minutes from the December 2018 meeting were motioned for approval by Joel Burgess and seconded by Duncan Shirley and the motion was approved unanimously.

NEW BUSINESS

A. Request for Rezoning	
DOCKET NUMBER	TR 18-08
APPLICANT/AGENT	Jeff Randolph
PROPERTY LOCATION	Between Roe Road, State Park Road and Hwy 25
COUNTY TAX MAP	0485000101200, 0485000101312, 0485000100100, 0488000200900
EXISTING ZONING	R 10 Residential, C1 Commercial, C2 Commercial I1 Industrial
REQUESTED ZONING	PD-R Planned Development - Residential

Public Hearing – the following spoke;
Steve Borkland
Chere Edwards
Lou Riddick
Larry Moore
George Varn
Andy Overguard
Deborah Eastman
Clayton Corley
Holly Lynch

Staff Recommendation

Staff recommends Denial of the application as submitted;
but would recommend approval to rezone the parcels to the proposed PD-R Planned
Development Residential subject to the following conditions:

1. If Buildings A, B and C are be designed to include a 3rd floor with additional square footage not to exceed 50% of the second-floor square footage provided that the additional parking be included at ratios defined in the Statement of Intent to accommodate the additional square footage.
2. All commercial uses allowed in a PD-R district must follow Commercial C1 zoning district requirements. C-1 does not permit drive thru restaurants.
3. The developer be responsible for all offsite improvements for traffic mitigation as required by SCDOT.
4. Complete the realignment of South End Circle and intersection with Roe Center Court prior to issuance of any Certificate of Occupancy.
5. Provide an entrance/street connection to State Park Road.
6. The City of Travelers Rest process for approving and accepting any infrastructure includes the submittal of a subdivision preliminary plan and Final Development Plan approval by the City of Travelers Rest Planning Commission. Any phasing of infrastructure improvements (including roads and stormwater) must be addressed in detail as part of that process and provide adequate access for city services such as fire and garbage pickup.

Planning Commission Recommendation – Approval with Conditions

Claudia Burns made a motion to approve the application TR 18-08 rezoning to PD – R Planned Development Residential District. The motion was approved unanimously.

Request for Rezoning

- B. Request for Text Amendment – Multi Family Development Standards
R-M Residential, Multifamily District 5:3 and
Single Family Attached and Multi Family Development 6:13

Public Hearing – no comments.

Staff recommendation – Approval.

Planning Commission Recommendation – Approval

Claudia Burns made a motion to approve the proposed text amendment. The motion was seconded by Don Watson and was approved unanimously.

ADJOURN: at 7:25 pm.