

**TRAVELERS REST PLANNING COMMISSION**  
**Tuesday, January 26, 2021**  
**Virtual Meeting via Zoom, 6:00 PM**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/86371225989>

**Meeting ID : 863 7122 5989**

Phone : +1 301 715 8592

**AGENDA**

**1. OPENING**

- A. Call to Order & Opening Remarks
- B. Approval of Minutes – December 22, 2020

**2. NEW BUSINESS**

- A. Request for Approval of Preliminary Plan for Major Subdivision – Wethington Place

<b>Docket</b>	<b>TR 21-01</b>
Applicant	Paul Talbert, Engineer
Property Location	400 Trailblazer Drive
Tax Map #	0484000100602
Existing Zoning	R-M Residential, Multi-Family District

**3. ADJOURN**

**TRAVELERS REST PLANNING COMMISSION WORKSHOP**

**Tuesday, February 9, 2021**

**Virtual Meeting via Zoom, 6:00 PM**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/82501840616?pwd=N1dMT1NWVWMYOXBEQnY0ZEowK3JQQT09>

**Meeting ID : 825 0184 0616**

Passcode : 878779

Phone : +1 301 715 8592

**AGENDA**

- 1. OPENING**
- 2. WORKSHOP**
  - A. Application Process Presentation**
- 3. ADJOURN**

*Note: The primary purpose of this workshop is to provide continuing education to the Planning Commission. The workshop is a public meeting open to the public. No action or votes will be taken by the commission. Further, no public comments will be received during the workshop.*

**TRAVELERS REST PLANNING COMMISSION**

**Tuesday, February 23, 2021**

**Virtual Meeting via Zoom, 6:00 PM**

**Revised 11:00 AM 2/22/2021**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/84592993420>

**Meeting ID : 845 9299 3420**

Phone : +1 301 715 8592

**AGENDA**

**1. OPENING**

- A. Call to Order & Opening Remarks
- B. Approval of Minutes – January 26, 2021
- C. Approval of Minutes – February 9, 2021, Workshop

**2. OLD BUSINESS**

- A. Request for Approval of Preliminary Plan for Major Subdivision – Wethington Place

<b>Docket</b>	<a href="#"><u>TR 21-01</u></a>
Applicant	Paul Talbert, Engineer
Property Location	400 Trailblazer Drive
Tax Map #	0484000100602
Existing Zoning	R-M Residential, Multi-Family District

**3. NEW BUSINESS**

- A. Major Change to add a parcel to the existing Pinestone PD-R

<b>Docket</b>	<a href="#"><u>TR 21-02</u></a>
Applicant	Jeff Randolph for Pinestone Opportunity Fund, LLC
Property Location	6709 State Park Road
Tax Map #	0485000100200
Existing Zoning	C-1, Commercial District

**4. OTHER BUSINESS**

- A. Nominations for Chair
- B. Nominations for Vice-Chair

**5. ADJOURN**

**TRAVELERS REST PLANNING COMMISSION**  
**Tuesday, February 23, 2021**  
**Virtual Meeting via Zoom, 6:00 PM**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/84592993420>

**Meeting ID : 845 9299 3420**

Phone : +1 301 715 8592

**AGENDA**

**1. OPENING**

- A. Call to Order & Opening Remarks
- B. Approval of Minutes – January 26, 2021
- C. Approval of Minutes – February 9, 2021, Workshop

**2. OLD BUSINESS**

- A. Request for Approval of Preliminary Plan for Major Subdivision – Wethington Place

<b>Docket</b>	<a href="#"><u>TR 21-01</u></a>
Applicant	Paul Talbert, Engineer
Property Location	400 Trailblazer Drive
Tax Map #	0484000100602
Existing Zoning	R-M Residential, Multi-Family District

**3. NEW BUSINESS**

- A. Major Change to add a parcel to the existing Pinestone PD-R

<b>Docket</b>	<a href="#"><u>TR 21-02</u></a>
Applicant	Jeff Randolph for Pinestone Opportunity Fund, LLC
Property Location	6709 State Park Road
Tax Map #	0485000100200
Existing Zoning	C-1, Commercial District

**4. ADJOURN**

**JOINT WORKSHOP  
TRAVELERS REST CITY COUNCIL  
TRAVELERS REST PLANNING COMMISSION  
Thursday, February 25, 2021  
Virtual Meeting via Zoom, 6:00 PM**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/88005364413?pwd=d0U3K3IBSG1JMmg3dklJMk0vWHdTUT09>

**Meeting ID : 880 0536 4413**

**Passcode : 964611**

Phone : +1 301 715 8592

**AGENDA**

1. **CALL TO ORDER** *Mayor Amidon*
2. **CITY OF TRAVELERS REST 2018 MASTER PLAN AND MISSING MIDDLE HOUSING** *Brennan Williams,  
Planning Director*
3. **MISSING MIDDLE HOUSING** *Tony Perez,  
Opticos Design*
4. **GREENVILLE COUNTY LAND USE UPDATE** *Tee Coker,  
Greenville County  
Planning Director*
5. **ADJOURN** *Mayor Amidon*

**TRAVELERS REST PLANNING COMMISSION**

**Tuesday, March 23, 2021**

**Virtual Meeting via Zoom, 6:00 PM**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/88040817851>

**Meeting ID : 880 4081 7851**

Phone : +1 301 715 8592

**AGENDA**

**1. OPENING**

- A. Call to Order & Opening Remarks
- B. Approval of Minutes – February 23, 2021

**2. NEW BUSINESS**

- A. Amendment to the Official Zoning Map for properties zoned C-1, Commercial District and R-7.5, Residential District to TH, Townhouse District

<b>Docket</b>	<a href="#"><u>TR 21-03 (RZ 21-01)</u></a>
Applicant	Paul Properties TR, LLC & Catherine E. Norris
Property Location	110 Hilltop Drive
Tax Map #	0491000302500 & Portions of 0491000302600 & 0491000303202
Existing Zoning	R-7.5, Residential District & C-1, Commercial District
Proposed Zoning	TH, Townhouse District

**3. ADJOURN**

**TRAVELERS REST PLANNING COMMISSION**

**Tuesday, April 27, 2021**

**Virtual Meeting via Zoom, 6:00 PM**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/84241775878>

**Meeting ID : 842 4177 5878**

Phone : +1 301 715 8592

**AGENDA**

**1. OPENING**

- A. Call to Order & Opening Remarks
- B. Approval of Minutes – March 23, 2021

**2. OLD BUSINESS**

- A. Amendment to the Official Zoning Map for properties zoned C-1, Commercial District and R-7.5, Residential District o TH, Townhouse District

<b>Docket</b>	<b>TR 21-03 (RZ 21-01)</b>
Applicant	Paul Properties TR, LLC & Catherine E. Norris
Property Location	110 Hilltop Drive
Tax Map #	0491000302500 & Portions of 0491000302600 & 0491000303202
Existing Zoning	R-7.5, Residential District & C-1, Commercial District
Proposed Zoning	TH, Townhouse District

**3. NEW BUSINESS**

- A. Amendment to the Official Zoning Map for property zoned R-M Residential, Multi-Family District to C-2, Commercial District

<b>Docket</b>	<b>TR 21-04 (RZ 21-02)</b>
Applicant	Brent Edgerton for Fowler Properties 2, LLC
Property Location	409 Old Buncombe Road
Tax Map #	0486000103801
Existing Zoning	R-M Residential, Multi-Family District
Proposed Zoning	C-2, Commercial District

- B. Approve Preliminary Subdivision Plan

<b>Docket</b>	<b>TR 21-05</b>
Applicant	Nick Franchina
Property Location	Hawkins Road
Tax Map #	0503020103710, 0503020103701, 0503020103707 & 0503020103706
Existing Zoning	TH, Townhouse District

4. **OTHER BUSINESS**

A. Continuing Education Opportunity

B. Staff Updates

5. **ADJOURN**



**JOINT WORKSHOP  
TRAVELERS REST CITY COUNCIL  
TRAVELERS REST PLANNING COMMISSION  
Thursday, May 6, 2021  
Virtual Meeting via Zoom, 6:00 PM**

**Join Zoom Meeting**

<https://us02web.zoom.us/j/89762841381?pwd=NzV6Zys1V1ZoTnBORVRLTEk4SWpmUT09>

**Meeting ID : 897 6284 1381**

**Passcode : 915246**

Phone : +1 301 715 8592

**AGENDA**

1. **CALL TO ORDER**

*Mayor Amidon*

2. **MISSING MIDDLE HOUSING PRESENTATION**

Tony Perez,  
Opticos Design

3. **ADJOURN**

*Mayor Amidon*



**The City of Travelers Rest**

125 Trailblazer Drive  
Travelers Rest, SC 29690  
(864) 834-8740

Public Notice: May 10, 2021  
Public Hearing: May 25, 2021

***PLANNING  
COMMISSION***

**REGULAR MEETING**

**AGENDA**

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DATE OF MEETING: **May 25, 2021**

TIME OF MEETING: 6 PM

LOCATION: Council Chambers

**1. OPENING**

- a. Call to Order & Opening Remarks
- b. Roll Call
- c. Approval of Minutes – April 27, 2021

**2. NEW BUSINESS**

- a. Request to Approve Final Development Plan for Foothills Plantation (O-08-08)

<b>Docket:</b>	<a href="#"><u>TR 21-07</u></a>
Applicant:	Gary Burgess for Cureton Investments, LLC
Property Location:	925 North Main Street
Tax Map #:	0506060100145 & 0506060100100
Zoning:	PD-R, Planned Development

- b. Request to Rezone from I-1, Industrial District to PD-R, Planned Development

<b>Docket:</b>	<a href="#"><u>TR 21-08</u></a>
Applicant:	Phillip Day on behalf of Falcon Real Estate Development, LLC
Property Location:	Krieger Drive
Tax Map #:	0487000101306
Zoning:	I-1, Industrial District
Requested Zoning:	PD-R, Planned Development

**3. ADJOURN**



**The City of Travelers Rest**

125 Trailblazer Drive  
Travelers Rest, SC 29690  
(864) 834-8740

Public Notice: June 2, 2021  
Public Hearing: June 3, 2021

***PLANNING  
COMMISSION***

**WORKSHOP**

**AGENDA**

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DATE OF MEETING: **June 3, 2021**

TIME OF MEETING: 6 PM

LOCATION: Council Chambers

- 1. OPENING**
- 2. APPLICATION TYPE DISCUSSION & REVIEW**
- 3. CONSTITUTIONAL LIMITATIONS**
- 4. TEXT AMENDMENT UPDATES**
- 5. ADJOURN**



## The City of Travelers Rest

125 Trailblazer Drive  
Travelers Rest, SC 29690  
(864) 834-8740

Public Notice: June 7, 2021  
Public Hearing: June 22, 2021

## ***PLANNING COMMISSION***

### **REGULAR MEETING**

## **AGENDA**

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DATE OF MEETING: **June 22, 2021**

TIME OF MEETING: 6 PM

LOCATION: Council Chambers

### **1. OPENING**

- a. Call to Order & Opening Remarks
- b. Roll Call
- c. Approval of Minutes – May 25, 2021

### **2. NEW BUSINESS**

- a. Updated By-Laws Vote
- b. Request to Approve Preliminary Development Plan (Gateway Village)

<b>Docket:</b>	<a href="#"><b>TR 21-09</b></a>
Applicant:	Nick Franchina of Crown Land Development, LLC
Property Location:	Hawkins Road
Tax Map #:	0503020103707, 0503020103701 & 0503020103706
Zoning:	TH, Townhouse District

- c. Request to Rezone from I-1, Industrial District to PD-R, Planned Development

<b>Docket:</b>	<a href="#"><b>TR 21-10</b></a>
Applicant:	Christopher Rizzo of Clear Mountain Properties
Property Location:	Rear Portion of 208 North Poinsett Highway
Tax Map #:	0497000500300
Zoning:	S-1, Service District
Requested Zoning:	R-M Residential, Multi-Family District

**3. OTHER BUSINESS**

- a. Zoning Ordinance Discussion

**4. ADJOURN**



**The City of Travelers Rest**

125 Trailblazer Drive  
Travelers Rest, SC 29690  
(864) 834-8740

Public Notice: August 9, 2021  
Public Hearing: August 24, 2021

***PLANNING  
COMMISSION***

**REGULAR MEETING**

**AGENDA**

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DATE OF MEETING: **August 24, 2021**

TIME OF MEETING: 6 PM

LOCATION: Council Chambers

**1. OPENING**

- a. Call to Order & Opening Remarks
- b. Roll Call
- c. Approval of Minutes – June 22, 2021

**2. OTHER BUSINESS**

- a. Review and discuss zoning district uses
- b. Review process for multi-family and single-family attached development containing three or more dwelling units approval process

**3. ADJOURN**



**The City of Travelers Rest**

125 Trailblazer Drive  
Travelers Rest, SC 29690  
(864) 834-8740

Public Notice: September 13, 2021  
Public Hearing: September 28, 2021

***PLANNING  
COMMISSION***

**REGULAR MEETING**

**AGENDA**

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DATE OF MEETING: **September 28, 2021**

TIME OF MEETING: 6 PM

LOCATION: Various Developments in Greenville

- 1. DEPART FOR GREENVILLE**
- 2. SITE VISITS & TOUR**
  - a. A tour of recent developments in Greenville
- 3. ADJOURN**



**The City of Travelers Rest**

125 Trailblazer Drive  
Travelers Rest, SC 29690  
(864) 834-8740

Public Notice: October 11, 2021  
Public Hearing: October 26, 2021

***PLANNING  
COMMISSION***

**REGULAR MEETING**

**AGENDA**

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DATE OF MEETING: **October 26, 2021**

TIME OF MEETING: 6 PM

LOCATION: Council Chambers

**1. OPENING**

- a. Call to Order & Opening Remarks
- b. Roll Call
- c. Approval of Minutes – June 22, 2021

**2. NEW BUSINESS**

- a. Review Tree Preservation Standards (subsection 6:19.9.1, Preservation of Existing Vegetation)

**3. ADJOURN**





**The City of Travelers Rest**

125 Trailblazer Drive  
Travelers Rest, SC 29690  
(864) 834-8740

Public Notice: November 8, 2021  
Public Hearing: November 23, 2021

***PLANNING  
COMMISSION***

**REGULAR MEETING**

**AGENDA**

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DATE OF MEETING: **November 23, 2021**

TIME OF MEETING: 6 PM

LOCATION: Council Chambers

**1. OPENING**

- a. Call to Order & Opening Remarks
- b. Roll Call
- c. Approval of Minutes – October 26, 2021

**2. NEW BUSINESS**

- a. Request to Approve Preliminary Plan for Subdivision (Dicey Crossing)

<b>Docket:</b>	TR 21-11
Applicant:	Greg Minton for Enigma Corporation
Property Location:	Tigerville Road
Tax Map #:	0503020102900
Zoning:	C-2, Commercial District

- b. Request to Approve Final Development Plan for The Staytion (O-21-03)

<b>Docket:</b>	TR 21-13
Applicant:	TR Hospitality Group, LLC
Property Location:	745 Old Buncombe Road
Tax Map #:	0485000101323 & 0484000100808
Zoning:	FRD, Flexible Review District

**c. Request to Approve Preliminary Plan for Subdivision (Parkside Village)**

<b>Docket:</b>	TR 21-14
Applicant:	Jacob Horn for NewSouth Landservices, LLC
Property Location:	Between Center Street and S. Poinsett Highway
Tax Map #:	0490000500300
Zoning:	R-M Residential, Multi-Family District

**d. Request to Approve Street Name**

<b>Docket:</b>	TR 21-15
Applicant:	City of Travelers Rest
Property Location:	Frontage Road at US 25 & Little Texas Road
Tax Map #:	SC DOT Right of Way

**3. OTHER BUSINESS**

- a. Downtown Overlay Update

**4. ADJOURN**



**The City of Travelers Rest**

125 Trailblazer Drive  
Travelers Rest, SC 29690  
(864) 834-8740

Public Notice: December 13, 2021  
Public Hearing: December 28, 2021

***PLANNING  
COMMISSION***

**REGULAR MEETING**

**CANCELED**

**AGENDA**

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The December 28, 2021, Planning Commission Public Hearing is **canceled**. All applications will be heard during the January meeting.