



The City of Travelers Rest

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

Public Notice: December 27, 2021
Public Hearing: January 11, 2022

**BOARD OF ZONING
APPEALS**

REGULAR MEETING

AGENDA

DATE OF MEETING: **January 11, 2022**

TIME OF MEETING: 6 PM

LOCATION: Council Chambers

1. OPENING

- a. Call to Order & Opening Remarks
- b. Roll Call
- c. Acceptance of Agenda
- d. Approval of Minutes – October 12, 2021

2. UNFINISHED BUSINESS

- a. None

3. NEW BUSINESS

- a. Election of Chair and Vice Chair
- b. Request to Appeal the Administrator’s Decision

Docket:	A 22-01
Applicant:	Charles Stone for Piedmont Development Group LLC
Property Location:	146 C Walnut Lane
Tax Map #:	0503020103310
Zoning:	C-2, Commercial District

4. ADJOURN

MINUTES
TRAVELERS REST BOARD OF ZONING APPEALS
10/12/2021
6:00 PM Council Chambers

MEMBERS PRESENT: Leslee Alexander, Nathan Brown, Mark Garrison & Larry Moore

MEMBERS ABSENT: None

STAFF PRESENT: Planning Director Williams

The public hearing had 0 attendees.

1. OPENING

- a. **CALL TO ORDER/OPENING REMARKS:** Vice-Chair Garrison called the meeting to order at 6:00 PM.
- b. **ACCEPTANCE OF AGENDA:** Mr. Moore made a motion to accept the agenda as submitted and seconded by Ms. Alexander. The motion was approved unanimously.
- c. **APPROVAL OF MINUTES:** Minutes for the August 26, 2020, meeting was motioned for approval by Mr. Moore and seconded by Mr. Garrison. The motion was approved unanimously.

2. UNFINISHED BUSINESS

- a. None

3. NEW BUSINESS

- a. Continuing Education Presentation
Director Williams provided a presentation and discussion about variance applications.

4. ADJOURN: Mr. Moore made a motion to adjourn at 6:58 PM.



**CITY OF TRAVELERS REST
PLANNING & ZONING DEPARTMENT
BOARD OF ZONING APPEALS**

CASE SUMMARY

January 11, 2022

DOCKET NUMBER:	A 22-01
REQUEST:	Appeal of Administor's Decision
LOCATION:	146 Walnut Lane
TAX PARCEL:	0503020103310
CURRENT ZONING:	C-2, Commercial District
APPELLANT:	Piedmont Development Group LLC
RECOMMENDATION	Denial

SUMMARY

Appellant, Piedmont Development Group, LLC, appeals from the November 9, 2021, denial to establish a “tobacco and vape” use at 146 C, Walnut Lane, a property zoned C-2, Commercial District. The Planning Director denied the use stating it is not permitted in C-2, Commercial Districts.



**CITY OF TRAVELERS REST
PLANNING & ZONING DEPARTMENT
BOARD OF ZONING APPEALS**

CASE ANALYSIS

January 11, 2022

TO: The Board of Zoning Appeals

MEETING DATE: January 11, 2022

FROM: Brennan Williams, Planning Director
Planning & Zoning Department

CASE NUMBER: A 22-01

REQUEST:

The Appellant appeals the Planning Director’s decision to deny the New Tenant / Occupancy Permit Application to establish a “tobacco and vape” use at 146 C, Walnut Lane.

CASE FACTS:

The subject property is zoned C-2, Commercial District and is located at 146 C, Walnut Lane. On November 9, 2021, the Appellant’s tenant submitted a New Tenant/Occupancy Permit Application to establish a “tobacco and vape” use at the subject property (see **Exhibit B**). On November 12, 2021, the Planning Director denied the application stating, “Tobacco or Vape retail store is not a listed permitted use for property zoned C-2, Commercial District” (see **Exhibit C**).

RELEVANT SECTIONS OF THE TRAVELERS REST ZONING ORDINANCE:

Article 5, Section 6.1 of the Travelers Rest Zoning Ordinance (TRZO) provides all the uses permitted in C-2, Commercial Districts (see **Exhibit A**).

STAFF ANALYSIS:

“Tobacco” and/or “vape” store is not listed under Article 5, Section 6.1 as a permitted use. If it is not listed, the use is prohibited. Therefore, the Planning Director determined the use is not permitted.

Further, the Appellant’s application contends the use “most closely relates to the uses permitted in a C-2 zoning.” The Planning Director disagrees. Article 5, Section 6.1 provides 103 permitted uses. Not one of the uses deals in tobacco or smoking products. Because tobacco and vaping products are regulated with sales restricted to adults, the Planning Director determined the use does not further the public welfare and is not similar or compatible with other uses.

Because the proposed use is not a listed permitted use in the Travelers Rest Zoning Ordinance, the Planning Director recommends the Board deny the Appellant’s request and reaffirm the Planning Director’s decision.

Exhibit A

Accountant	Bus station café	Hardware shop
Advertising agency	Cafeteria	Health and fitness center
Air conditioning and heating equipment sales, and service	Camera shop	Hobby shop
Airline or transportation ticket office (No depot)	Candy store	Hospital
Ambulance service	Catering establishment	Insurance
Antique shop	Child care center	Interior decorating shop
Apparel store	Cleaning and laundry collection service	Jewelry store
Appliance sales and service	Clothing store	Laundry agency (Pick-up station)
Art store	Club, lodge, and similar non-profit organizations	Leather goods store
Automobile parking lot	Collection agency	Liquor store
Automobile parts sales	Confectionery store	Loan company
Automobile rental	Dairy products store	Medical facility
Automobile sales and service, excluding body work	Dance studio	Motel
Automobile service station	Delicatessen	Music store
Automatic wash, in bay automatic laser	Department store	Newspaper establishment
Bakery goods store	Detective or police agency	Newsstand
Bank	Dressmaking shop	Novelty store
Bar	Drive-in restaurant	Nursing care facility
Barber shop	Drug store	Office, business or professional
Beauty shop or parlor	Dry cleaning establishment	Office supplies and equipment store
Bicycle, motorcycle, motor scooter rental, repair and service	Electric appliance, radio or television store	Optical goods sales
Boats, sales or rental	Employment agency	Paint store
Book store	Feed and seed store	Pawn shop
Bowling alley	Florist	Pet shop
Broker, stocks and bonds	Funeral home	Photo developing and finishing store
Building and loan association	Furniture store and upholstery	Photography studio
	Gift shop	Pool room
	Grocery store	Pottery and ceramic store

Exhibit A

Radio or television repair

Research facilities

Restaurant

Sandwich shop

Self service laundry and
cleaning

Sewing machine sales and
service

Shoe repair store

Shoe shining stand

Shoe store

Shopping center

Sign

Skating rink

Small engine sales, service
and repair

Sporting goods store

Stationery store

Tailor shop

Theatre (Indoor)

Tire sales and service

Toy store

Utility easement

Veterinary clinic

Accessory buildings and uses
customarily incidental to the
above uses

Other uses which are
considered to be compatible
with the aforementioned
uses



125 Trailblazer Drive
Travelers Rest, SC 29690
(864) 834-8740
www.travelersrestsc.com

New Tenant/Occupancy Permit Application

Date 11-9-2021

Name of Business Tobacco & Vape
Business Address 146 Walnut Ln Suite C Unit/Space/Square Footage 1250 sq/ft
Phone 704-500-1950 Email EasyMart1920@yahoo.com
Building Owner/Agent Piedmonte Development group LLC

Contract: Rent Own _____ Lease ownership: Corp LLC Indiv _____

Nature of business TR Tobacco & vape LLC
Mixed use: _____ (check all that apply) Retail Office _____ Restaurant _____

Is the current property on sewer or septic _____
New business Change of ownership _____ New location _____

Is this a change of use _____ yes no _____
If this is a change of location, please list previous business address _____

If this is a change of ownership, please list previous owner _____

What type of sign will be installed Signs Revolution 704-652-1783
All signs require a permit and zoning review.

Is the power on in the building/space Yes
Inspection cannot be performed until power is on in building/space

Will the building/space require any modifications and/or construction? _____ yes no _____
If yes, please provide brief description of modifications and/or construction _____

If this is a new business, the business license application must be submitted at the same time as the new tenant/occupancy permit application.

Buildings or spaces within buildings are not allowed to be occupied without a current Certificate of Occupancy issued in the name of the tenant occupying that building or space. All life safety requirements are required to be in compliance before a building or space may be occupied.

By signing this application, I certify that I am an authorized agent for the company and that all information provided is true. I further understand that if any information provided is found to be incorrect or falsely stated that this application will be null and void.

Print name MAHAMMAD AKHAN Signed MA Khan

Exhibit C

Permit #: 20210315

Permit Date: 11/09/2021

Review Date: 11/12/2021

Permit Type:

Review Type: Planning/Zoning

Target Date:

Scheduled Time: 00:00

Completed Date:

Description: Plans are denied, revisions requested: 1. Tobacco or Vape retail store is not a listed permitted use for property zoned C-2, Commercial District.

Review Status: Failed

Assigned To: Brennan Williams

Time In: 00:00

Time Out: 00:00

Hours: 0.5

Property Information

Parcel#: 0503020103310

PIEDMONT DEVELOPMENT GROUP LLC

146 Walnut Lane, #C

Zoning: 0Lot: 03310Block: 01

PIEDMONT DEVELOPMENT GROUP LLC

1100A RUTHERFORD RD

GREENVILLE, SC 29609

It Starts With



CITY OF TRAVELERS REST
APPLICATION TO BOARD OF ZONING APPEALS
6711 State Park Road
Travelers Rest, S.C. 29690

Docket #: A 22-01 Application Fee/Receipt: \$100
Advertised: 12/27/01 Date of Public Hearing: 1/11/22
Property Posted: 12/27/01 Approved: Denied:

1. Applicant Name (Owners): Piedmont Development Group LLC Telephone #: 864-232-3051
Address: 11004 Rutherford Rd.
City/State/Zip: Greenville, SC 29609

2. Other Applicant Name: Telephone #:
Address:
City/State Zip:

3. Property Location: 146 Walnut Ln., C
Tax Map #: 0503020103310
Present Zoning Classification: C-2
Current Use of Property: Retail Proposed Use of Property: Retail (smoke + vape shop)

Complete the following, if applicable:
a. Action Appealed from The smoke/vape + Tobacco use most closely relates to the uses permitted in a C-2 zoning. This use and tenet is already in operations in City of TR in a C-2 zoning.
b. Specific variance sought

The following standards for review must be addressed by the applicant in a written document to accompany the application:
1. Special circumstances or conditions applying to the land or building for which the variance is sought, and the strict application of the provisions would deprive the applicant of the reasonable use of such land or building for which the variance is sought, and that alleged hardship is not self created by any person having an interest in the property. (Increased costs to satisfy the requirements or inconvenience does not constitute hardship.)
2. The granting of the variance is necessary for the reasonable use of the land or building and is the minimum variance that will accomplish this purpose.
3. The granting the variance will be in harmony with the general purpose and intent of the ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

c. Use sought _____

d. Interpretation of: _____ boundary
_____ other

4. Application for: a. Appeal from Zoning Administrator
b. _____ Variance
c. _____ Use Permitted On Review
d. _____ Interpretation

5. Two copies of the following information, at scale of not less than 1" = 100' are provided:

- _____ Shape and dimensions of the lot on which the proposed building is to be erected or conducted.
_____ Location of the lot with respect to adjacent rights of way.
_____ Setback line of buildings on adjoining lots.
_____ Shape, dimensions, location of all buildings, existing and proposed, on the lot.
_____ The nature of the proposed use of the building or land.
_____ Location and dimensions of off-street parking and the means of egress and ingress to such space.
_____ Other: _____

6. Has any application involving this property been submitted to the Zoning Board of Appeals before?
_____ Yes No If so, please include Docket Number _____

The undersigned represents that he is _____ (owner, authorized representative of the owner) in the foregoing application; further, that no persons other than those identified as the owner and/or other applicant have an interest in the property which is the subject of this application. The undersigned requests that all public hearings held by the Board of Zoning Appeals _____ be _____ not be recorded by a shorthand reported (if reporter is requested, an additional application charge of \$100.00 is applicable, paid with the application, if reporter is not requested, the reporter and a verbatim transcript of proceedings is expressly waived and the applicant agrees that the furnishing of magnetic tape recording and/or a summary transcript of the hearings for use of the applicant will discharge all obligations of the Zoning Board of Appeals in connection with any appeals from the action of the Zoning Board of Appeals.

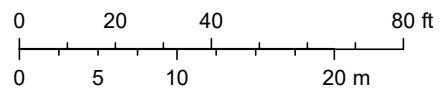
Signature  Date 11-29-21

Aerial



November 30, 2021

1:480



Greenville County GIS Division, Greenville, South Carolina., Greenville County GIS Division, Greenville, South Carolina, Greenville County, South Carolina GIS Division