STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE) ORDINANCE NO. TR O-13-22

CITY OF TRAVELERS REST)

AN ORDINANCE TO REZONE APPROXIMATELY 0.48 ACRES OF REAL PROPERTY LOCATED AT 1 AND 3 LITTLE CREEK ROAD FROM C-1 COMMERCIAL DISTRICT TO R-7.5 RESIDENTIAL DISTRICT (TAX MAP NUMBERS 0493000301500 AND 0493000301501) (TR 22-05)

WHEREAS, SV Homes LLC (the "Applicant"), owner of properties (the "Properties") consisting of approximately 0.48 acres located at 1 Little Creek Road and 3 Little Creek Road (Tax Map Numbers 0493000301500 and 0493000301501) applied to the Travelers Rest Planning Commission and City Council to rezone properties from C-1 Commercial District to R-7.5 Residential District; and

WHEREAS, the Travelers Rest Planning Commission, pursuant to public notice, held a public hearing on August 23, 2022 to consider the proposed rezoning, and after a duly notified public hearing the Commission recommended approval of the applicant's proposal; and

WHEREAS, City Council in its own judgement considered the recommendation of the Travelers Rest Planning Commission and finds the R-7.5 Residential District zoning classification to be compatible with the City's Comprehensive Plan and with the zoning of surrounding properties;

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

1. The Properties consisting of approximately 0.48 acre (Tax Map Numbers 0493000301500 and 0493000301501) shall be rezoned from C-1 Commercial District to R-7.5, Residential District and the zoning map shall be so amended. This Ordinance shall be effective upon approval at second reading.

DONE, RATIFIED AND PASSED this 20th day of October 2022.

Brandy Amidon, Mayor

ATTEST:

Amanda Connolly

REVIEWED:

Eric Vinson
City Administrator

Public Hearing & Planning Commission: August 23, 2022

Introduced: Planning and Development Committee Chair Brantley Vest

First Reading: September 15, 2022

Second Reading: October 20, 2022

Office Use Only:
Application#_____Fees Paid_____
Date Received_____Accepted By_____

APPLICATION FOR ZONING ORDINANCE MAP AMENDMENT

APPLICANT INFORMATION

Name:	SV Homes LLC - Stan Gendlin
Title:	Member
Address:	511 Roper Mtn Rd
City/State/Zip:	Greenville SC 29615
Phone:	864-663-3777
Email:	stangendlin@gmail.com

PROPERTY OWNER INFORMATION (if different)

Name:	
Title:	
Address:	
City/State/Zip:	
Phone:	
Email:	

PROPERTY INFORMATION (property under consideration)

Address:	3 Little Creek Rd. and 1 Little Creek Rd.
City/State/Zip:	Travelers Rest, SC 29690
Tax Map #:	0493000301500 0493000301501
Existing Zoning:	C-1
Requested Zoning:	R 7.5
Proposed Use:	Single Family Home

Has this property been considered by the City for a Map Amendment before?	no
If "Yes", please provide documentation with this application	

INSTRUCTIONS

1. The application and fee, **made payable to the City of Travelers Rest**, must be submitted no later than 2:00PM on the date specified as the Planning Commission monthly application deadline.
2. Application fee based on Section 10:1.3 of the City of Travelers Rest Zoning Ordinance.
3. Supporting documentation must be provided as necessary at the time of application. The Planning Director shall determine if supporting documentation is sufficient at time of application.
4. By signing below I certify that the information contained herein is correct.

*Signature	
Print: Stan Gendlin	
Sign: Stanislav Gendlin	
Date: 7-11-22	

Mail or drop off completed application, supporting documents, and payment to:

City of Travelers Rest Planning Department
125 Trailblazer Drive
Travelers Rest, SC 29690

Stan Gendlin
SV Homes LLC
511 Roper Mtn Rd.
Greenville SC 29615
864-663-3777

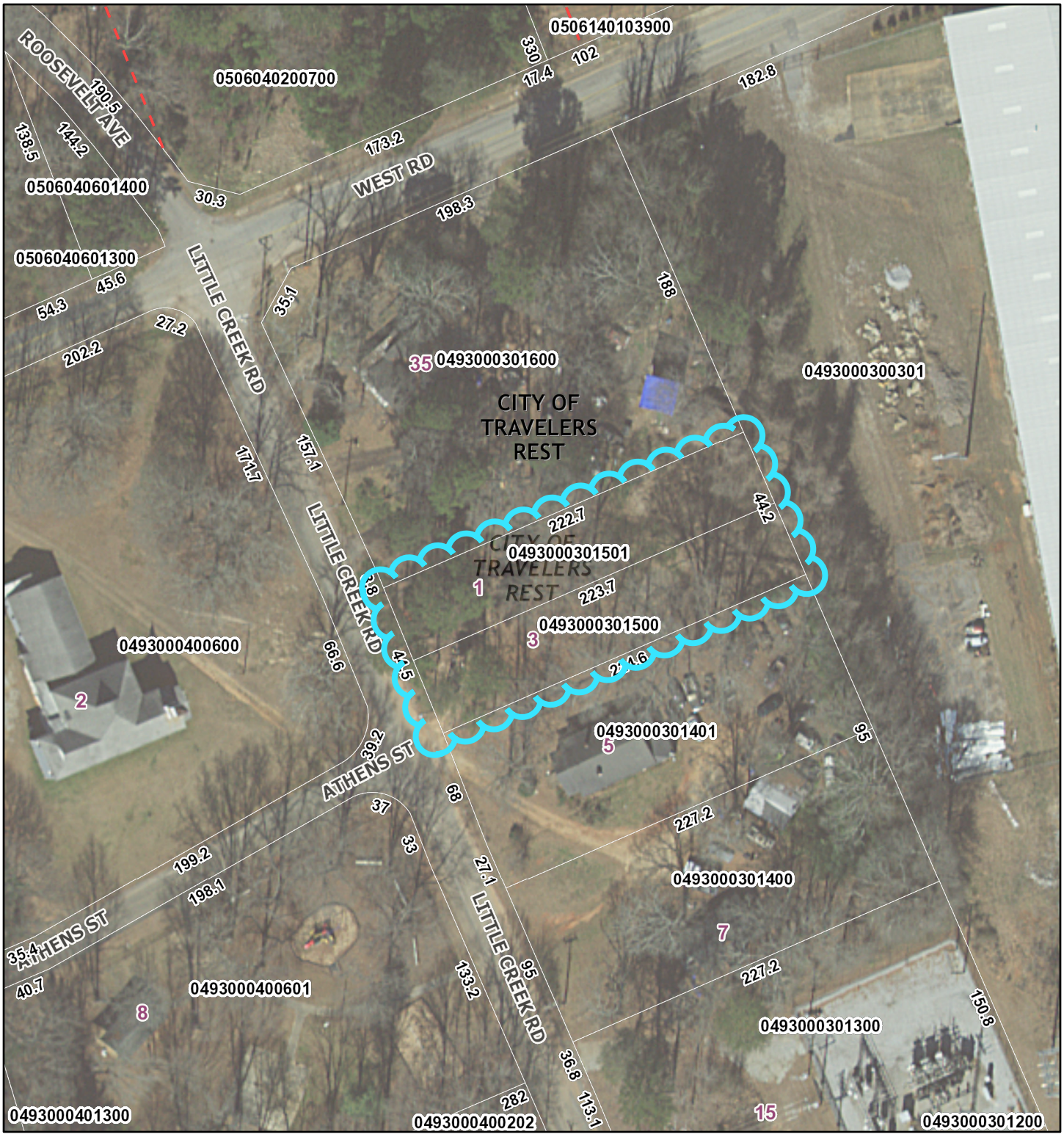
To Whom It May Concern:

I am asking to rezone my lots at 1 and 3 Little Creek Rd Travelers Rest, SC. There was a house there previously and 3 little creek Rd is already grandfathered to allow me to build another house there. The lots are surrounded by homes on both sides and across the street is also R-7.5 zoning.

The existing home was already demolished as it was a tiny home with a lot of non permitted work and additions that made the home unsafe. We would like to add 2 single family homes to go along with the existing growth in the area and provide some new homes in a relatively affordable price range.

Best Regards,
Stan Gendlin

1 and 3 Little Creek Rd



July 18, 2022

1:960

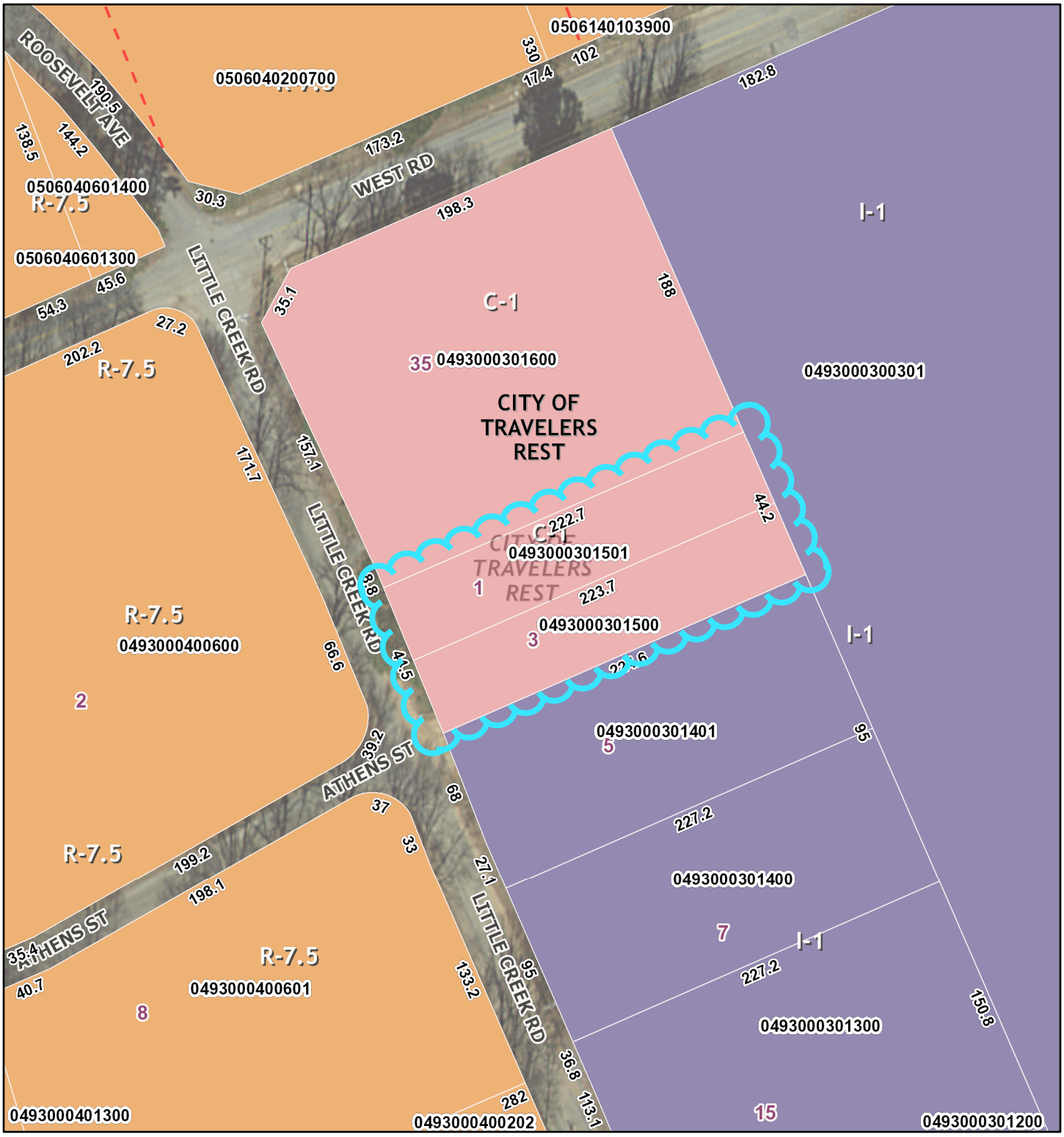
0 40 80 160 ft

0 12.5 25 50 m

Greenville County GIS Division, Greenville, South Carolina, Greenville County GIS Division, Greenville, South Carolina 29601, Greenville County, South Carolina GIS Division

Disclaimer: This Map is not a LAND SURVEY and is for reference purposes only. Data contained in this map are prepared for the inventory of Real Property found within this jurisdiction, and are

1 and 3 Little Creek Rd



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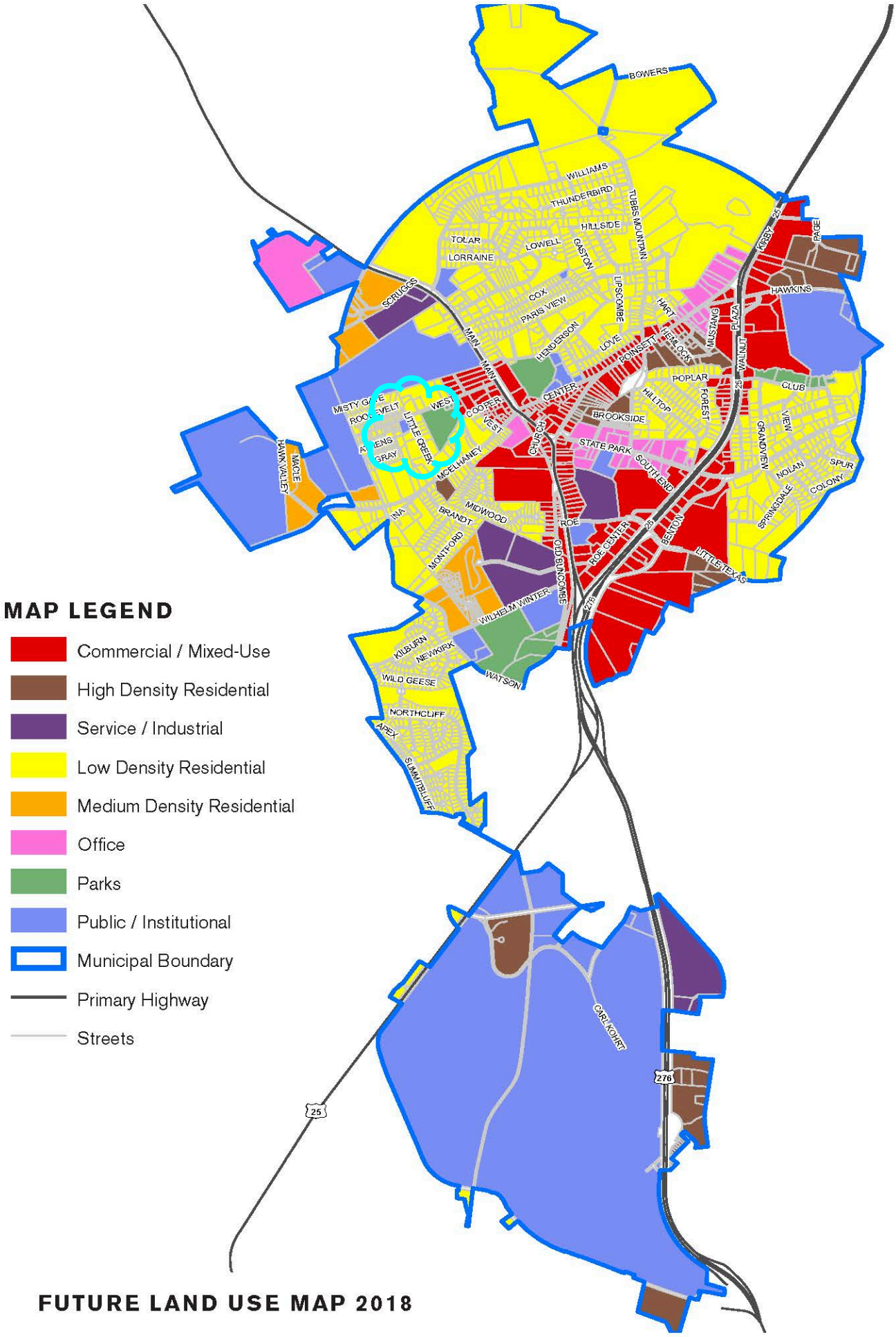

MAP LEGEND

- Commercial / Mixed-Use
- High Density Residential
- Service / Industrial
- Low Density Residential
- Medium Density Residential
- Office
- Parks
- Public / Institutional
- Municipal Boundary
- Primary Highway
- Streets

FUTURE LAND USE MAP 2018