



**The City of Travelers Rest**

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

Public Notice: January 11, 2022  
Public Hearing: January 26, 2022

***PLANNING  
COMMISSION***

**REGULAR MEETING**

**AGENDA**

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DATE OF MEETING: **January 26, 2022**

TIME OF MEETING: 6 PM

LOCATION: Council Chambers

**1. OPENING**

- a. Call to Order & Opening Remarks
- b. Roll Call
- c. Approval of Minutes – November 23, 2021

**2. NEW BUSINESS**

- a. Election of Chair
- b. Election of Vice-Chair
- c. Request to Rezone from C-1, Commercial District, R-M Residential, Multiple Family District & I-1, Industrial District to PD-R, Planned Development District (Pinestone – State Park Road Commercial Property)

<b>Docket:</b>	TR 21-16
Applicant:	Jeffrey B. Randolph for Pinestone Opportunity Fund LLC & Pinestone South End Circle LLC
Property Location:	State Park Road
Tax Map #:	0485000101203, 0485000100200 & 048500100201
Zoning:	C-1, Commercial District, R-M Residential, Multiple Family District & I-1, Industrial District
Requested Zoning	PD-R, Planned Development District

**d. Request to Approve Final Development Plan for Gateway Village**

**Docket:** TR 21-18  
**Applicant:** Allison Tucker for Dan Ryan Builders  
**Property Location:** Hawkins Road  
**Tax Map #:** 0503020103701, 0503020103707 &  
0503020103706  
**Zoning:** TH, Townhouse District

**e. Request to Rezone from S-1, Service District to C-2, Commercial District**

**Docket:** TR 21-19  
**Applicant:** Eddie D. Wooten  
**Property Location:** 16 Walnut Lane  
**Tax Map #:** 0491000101300  
**Zoning:** S-1, Service District  
**Requested Zoning:** C-2, Commercial District

**f. Request for Zoning Text Amendment to Article 6, Section 19.9, Tree Preservation and Street Trees Planting**

**Docket:** TR 21-17  
**Applicant:** City of Travelers Rest

**3. OTHER BUSINESS**

a. None

**4. ADJOURN**



**The City of Travelers Rest**

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Public Notice: N/A  
Public Hearing: February 22, 2022

***PLANNING  
COMMISSION***

**REGULAR MEETING**

**AGENDA**

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DATE OF MEETING: **February 22, 2022**

TIME OF MEETING: 6 PM

LOCATION: Council Chambers

**1. OPENING**

- a. Call to Order & Opening Remarks
- b. Roll Call
- c. Approval of Minutes – January 26, 2022

**2. NEW BUSINESS**

- a. Request to Rezone from C-1, Commercial District, R-M Residential, Multiple Family District & I-1, Industrial District to PD, Planned Development District (Pinestone – State Park Road Commercial Property)

<b>Docket:</b>	TR 21-16
Applicant:	Jeffrey B. Randolph for Pinestone Opportunity Fund LLC & Pinestone South End Circle LLC
Property Location:	State Park Road
Tax Map #:	0485000101203, 0485000100200 & 048500100201
Zoning:	C-1, Commercial District, R-M Residential, Multiple Family District & I-1, Industrial District
Requested Zoning	PD, Planned Development District

**3. OTHER BUSINESS**

- a. Zoning Text Amendment – Use Table Update - **Discussion Only**

**4. ADJOURN**



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Public Notice: March 7, 2022  
Public Hearing: March 22, 2022

***PLANNING  
COMMISSION***

**REGULAR MEETING**

**AGENDA**

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DATE OF MEETING: **March 22, 2022**

TIME OF MEETING: 6 PM

LOCATION: Council Chambers

**1. OPENING**

- a. Call to Order & Opening Remarks
- b. Roll Call
- c. Approval of Minutes – February 22, 2022

**2. NEW BUSINESS**

- a. Request to Rezone from C-1, Commercial District, R-M Residential, Multiple Family District & I-1, Industrial District to PD, Planned Development District (Pinestone – State Park Road Commercial Property)

<b>Docket:</b>	TR 21-16
Applicant:	Jeffrey B. Randolph for Pinestone Opportunity Fund LLC & Pinestone South End Circle LLC
Property Location:	State Park Road
Tax Map #:	0485000101203, 0485000100200 & 048500100201
Zoning:	C-1, Commercial District, R-M Residential, Multiple Family District & I-1, Industrial District
Requested Zoning	PD, Planned Development District

- b. Text Amendment for Allowed Uses Table: The City of Travelers Rest Planning Commission is proposing to revise certain sections of the City of Travelers Rest zoning ordinance, specifically Articles 4, 5, and 7.

<b>Docket:</b>	TR 22-01
Applicant:	City of Travelers Rest - Planning Commission
Property Location:	N/A
Tax Map #:	N/A
Zoning:	N/A
Requested Zoning:	N/A

**3. OTHER BUSINESS**

None

**4. ADJOURN**



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Public Notice: April 11, 2022

***PLANNING  
COMMISSION***

**REGULAR MEETING**

**AGENDA**

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DATE OF MEETING: **April 26, 2022**

TIME OF MEETING: 6 PM

LOCATION: Council Chambers

**1. OPENING**

- a. Call to Order & Opening Remarks
- b. Roll Call
- c. Approval of Minutes – March 22, 2022

**2. NEW BUSINESS**

- a. Request to Rezone from C-1, Commercial District, R-M Residential, Multiple Family District & I-1, Industrial District to PD, Planned Development District (Pinestone – State Park Road Commercial Property) – TABLED FROM MARCH MEETING

**Docket:** TR 21-16  
**Applicant:** Jeffrey B. Randolph for Pinestone Opportunity Fund LLC & Pinestone South End Circle LLC  
**Property Location:** State Park Road  
**Tax Map #:** 0485000101203, 0485000100200 & 048500100201  
**Zoning:** C-1, Commercial District, R-M Residential, Multiple Family District & I-1, Industrial District  
**Requested Zoning** PD, Planned Development District

- b. Text Amendment for Allowed Uses Table: The City of Travelers Rest Planning Commission is proposing to revise certain sections of the City of Travelers Rest zoning ordinance, specifically Articles 4, 5, 7, and 10. – TABLED FROM MARCH MEETING

**Docket:** TR 22-01  
**Applicant:** City of Travelers Rest - Planning Commission  
**Property Location:** N/A  
**Tax Map #:** N/A  
**Zoning:** N/A  
**Requested Zoning:** N/A

**3. OTHER BUSINESS**

None

**4. ADJOURN**



**The City of Travelers Rest**

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Public Notice: May 9, 2022

***PLANNING  
COMMISSION***

**REGULAR MEETING**

**AGENDA**

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DATE OF MEETING: **May 24, 2022**

TIME OF MEETING: 6 PM

LOCATION: Council Chambers

**1. OPENING**

- a. Call to Order & Opening Remarks
- b. Roll Call
- c. Approval of Minutes – April 26, 2022

**2. NEW BUSINESS**

- a. Request to Rezone from C-1, Commercial District, R-M Residential, Multiple Family District & I-1, Industrial District to PD, Planned Development District (Pinestone – State Park Road Commercial Property) – TABLED FROM APRIL MEETING

**Docket:** TR 21-16  
**Applicant:** Jeffrey B. Randolph for Pinestone Opportunity Fund LLC & Pinestone South End Circle LLC  
**Property Location:** State Park Road  
**Tax Map #:** 0485000101203, 0485000100200 & 048500100201  
**Zoning:** C-1, Commercial District, R-M Residential, Multiple Family District & I-1, Industrial District  
**Requested Zoning** PD, Planned Development District

- b. Request to Rezone from C-2, Commercial District, R-10 Residential District & I-1, Industrial District to R-7.5 Residential District

**Docket:** TR 22-03  
**Applicant:** Rembrey Construction & Development, LLC  
**Property Location:** 607 North Main Street  
**Tax Map #:** 506050100200, 0506050100300, 0506050100400, and 0506050100500  
**Zoning:** C-2, R-10, an I-1  
**Requested Zoning:** R-7.5



**3. OTHER BUSINESS**

None

**4. ADJOURN**



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Public Notice: July 11, 2022

***PLANNING  
COMMISSION***

**REGULAR MEETING**

**AGENDA**

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DATE OF MEETING: **July 26, 2022**

TIME OF MEETING: 6 PM

LOCATION: Council Chambers

**1. OPENING**

- a. Call to Order & Opening Remarks
- b. Roll Call
- c. Approval of Minutes – May 24, 2022

**2. NEW BUSINESS**

- a. Request to Rezone from R-10 Residential District to C-2 Commercial District

<b>Docket:</b>	TR 22-04
Applicant:	TSP Enterprises
Property Location:	4 Peterson Street
Tax Map #:	0497000100200
Zoning:	R-10
Requested Zoning:	C-2

**3. OTHER BUSINESS**

None

**4. ADJOURN**



## The City of Travelers Rest

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Public Notice: August 8, 2022

## ***PLANNING COMMISSION***

### **REGULAR MEETING**

# **AGENDA**

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DATE OF MEETING: **August 23, 2022**

TIME OF MEETING: 6 PM

LOCATION: Council Chambers

### **1. OPENING**

- a. Call to Order & Opening Remarks
- b. Roll Call
- c. Approval of Minutes – July 26, 2022

### **2. NEW BUSINESS**

- a. Request to Rezone from C-1 Commercial to R-7.5 Residential

<b>Docket:</b>	TR 22-05
<b>Applicant:</b>	SV Homes LLC (Stan Gendlin)
<b>Property Location:</b>	1 Little Creek Road and 3 Little Creek Road
<b>Tax Map #:</b>	0493000301500 and 0493000301501
<b>Existing Zoning:</b>	C-1
<b>Requested Zoning:</b>	R-7.5

- b. Request to for Text Amendment (DISCUSSION ONLY)

<b>Docket:</b>	TR 22-06
<b>Applicant:</b>	City of Travelers Rest Planning Commission
<b>Request:</b>	The City of Travelers Rest Planning Commission is proposing to revise certain sections of the City of Travelers Rest Zoning Ordinance, specifically adding a Section 5:17 – Downtown Overlay District, and other changes and amendments related thereto.

### **3. OTHER BUSINESS**

None

### **4. ADJOURN**



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Public Notice: N/A

***PLANNING  
COMMISSION***

**REGULAR MEETING**

**AGENDA**

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DATE OF MEETING: **October 25, 2022**

TIME OF MEETING: 6 PM

LOCATION: Fire Department Training Room, 155 Trailblazer Drive

**1. OPENING**

- a. Call to Order & Opening Remarks
- b. Roll Call
- c. Approval of Minutes – August 23, 2022

**2. UNFINISHED BUSINESS**

- a. Request to for Text Amendment

**Docket:** TR 22-06

**Applicant:** City of Travelers Rest Planning Commission

**Request:** The City of Travelers Rest Planning Commission is proposing to revise certain sections of the City of Travelers Rest Zoning Ordinance, specifically adding a Section 5:17 – Downtown District, and other changes and amendments related thereto. Note: Public Hearing occurred on August 23, 2022.

**3. NEW BUSINESS**

- a. Discussion of growth challenges facing northern Greenville County, featuring Tee Coker, Assistant Administrator, Community Planning and Development, Greenville County

**4. OTHER BUSINESS**

None

**5. ADJOURN**



## The City of Travelers Rest

125 Trailblazer Drive  
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Public Notice: November 7, 2022

## ***PLANNING COMMISSION***

### **REGULAR MEETING**

# **AGENDA**

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DATE OF MEETING: **November 29, 2022**

TIME OF MEETING: 6 PM

LOCATION: Council Chambers

### **1. OPENING**

- a. Call to Order & Opening Remarks
- b. Roll Call
- c. Approval of Minutes – October 25, 2022

### **2. NEW BUSINESS**

- a. Request to Rezone from R-M Residential to C-2 Commercial

**Docket:** TR 22-07 (RZ)  
**Applicant:** CFP-B, LLC  
**Property Location:** 3 Plaza Drive  
**Tax Map #:** p/o 0497000504501

**Existing Zoning:** R-M  
**Requested Zoning:** C-2

- b. Request for Preliminary Subdivision (The Refuge)

**Docket:** TR 22-08 (SD)  
**Applicant:** Rembrey Custom Homes  
**Request:** The applicant is requesting a 43-lot preliminary subdivision at 607 N. Main Street.

**Tax Map #:** 0506050100200, 0506050100300, 0506050100400,  
0506050100500

**Zoning:** Flexible Review District (FRD)

### **3. OTHER BUSINESS**

None

### **4. ADJOURN**