

City of Travelers Rest
City Council Meeting Agenda
Thursday, March 21, 2024
6:00 p.m.
City Hall Council Chambers

Please join us at City Hall in Council Chambers or on our YouTube Channel at:
<https://www.youtube.com/@cityoftravelersrest6747>

Civility Pledge: I pledge to build a stronger and more prosperous community by advocating for civil engagement, respecting others and their viewpoints, and finding solutions for the betterment of my city.

1. Call to Order and Pledge of Allegiance

Mayor Pro Tem Bumgarner will lead the Pledge of Allegiance

2. Invocation

Councilmember Vest

3. Approval of the Minutes of Previous Meeting

- a. Regular Council Meeting on February 22, 2024

4. Presentation by Greenville County Redevelopment Authority

5. Public Hearing

- a. Greenville County Redevelopment Authority Annual Action Plan Presentation

6. Citizen Participation (*Speakers limited to 5 minutes*)

- a. None

7. Ordinances & Resolutions for Second Reading

- a. Bowers Road Annexation (O-03-24)
- b. Bowers Road Zoning Map Amendment (O-04-24)

8. Committee Reports

- a. Public Works Committee report from March 11, 2024 – Chair Lane

- b. Public Safety Committee report from March 11- Co-Chair Criss
- c. Planning & Development Committee report from March 11, 2024 – Chair Vest
- d. Review Ways & Means financial report for February – Chair Bumgarner

9. Ordinances and Resolutions for First Reading

- a. Shannon Herman Check Signing Resolution (R-01-24)
- b. Allocation of Greenville County CDBG and Home Funds Resolution (R-02-24)

10. Old Business

- a. None

11. New Business

- a. None

12. Miscellaneous Matters

- a. Administrative Update

13. Adjournment

CITY OF TRAVELERS REST

REGULAR COUNCIL MEETING MINUTES

Thursday, February 22, 2024, 6:00 p.m.

City Hall Council Chambers

Present: Mayor Brandy Amidon; Councilmembers Grant Bumgarner, Kelly Byers, Shaniece Criss, Catherine James, Sherry Marrah, Wayne McCall, and Brantley Vest

Also Present: Carson Ruffrage, City Clerk; Ben Ford, Police Chief; Mike Forman, Planning Director; Phillip Tate, Public Works Director; Mac McMakin, Asst. Fire Chief, and Greg Robertson, Fire Chief

1. Call to Order and Pledge of Allegiance

- a. Mayor Amidon called the meeting to order at 6:00 p.m.
- b. Council and staff recited the Pledge of Allegiance

2. Invocation

- a. The Invocation was given by Councilmember McCall

3. Approval of the Minutes of Previous Meeting

- a. Mayor Amidon called a motion to approve the minutes of the Special Council Meeting held on January 18, 2024. Councilmember McCall made a motion to approve. The motion was seconded by Councilmember Criss and carried unanimously.
- b. Mayor Amidon called for a motion to approve the minutes for the Regular Council Meeting held on January 18, 2024. Councilmember Marrah motioned to approve. The motion was seconded by Councilmember James and carried unanimously.

4. Citizen Recognition

- a. Proclamation Heritage Elementary Shark Tank Day Student Finalists
Finalists for Shark Tank Day at Heritage Elementary were honored for their work. Each student gave a brief description of their project.

5. Citizen Participation

- a. None

6. Ordinances & Resolutions for Second Reading

- a. None

7. Committee Reports

- a. Chair Lane provided a summary of the Public Works Committee report from February 5, 2024.
- b. Chair Byers provided a summary of the Public Safety Committee report from February 5, 2024.
- c. Chair Vest provided a summary of the Planning & Development Committee report from February 5, 2024.
- d. Councilmember Bumgarner provided a summary of the Ways and Means Committee report from February 5, 2023.

8. Ordinances and Resolutions for First Reading

- a. Athens Street Rezoning
Councilmember Vest made a motion to approve, Councilmember Bumgarner seconded the motion. Councilmember Vest stated that the motion needed a supermajority, 7 out of 9, to approve. Mayor Amidon and Councilmember Criss met with the community and listened to their reasons for opposing the rezoning. The community in attendance wanted a more permanent tenant. There was an understanding that taxes could go up. Mayor Amidon stated that she is voting yes because she is leaning on the comprehensive plan which includes more affordable housing for residents. It fits the master plan of being bikeable and walkable. Councilmember Bumgarner agreed with the Mayor, but also stated that he doesn't believe government should be in housing. Because of the rezoning, he must make a decision and he believes that it fits with the master plan and will be voting yes. Councilmember Marrah wanted to confirm that if the rezoning didn't go through, there would only be one home on the lot. Councilmember Byers is grateful that the developer came forward with the plan and encouraged others to do the same. The vote was 3-6 against rezoning. The

motion did not carry.

b. Bowers Road Annexation

Councilmember Vest made a motion to approve the annexation. Councilmember Marrah seconded the motion. Councilmember Byers wanted to reiterate that the vote was only for the annexation, not for the site plans. Final details would still need to go through the City and County. The Bunched Arrowhead will be reviewed by the County during the subdivision process. Councilmember Criss wondered if they could recommend additional provisions to the approval process. Director Forman stated that they could during the Rezoning Ordinance approval. Councilmember McCall noted that going forward that the Greenville County Subdivision Review board would deal with many of the issues discussed. The motion carried unanimously.

c. Bowers Road Zoning Map Amendment (O-04-24)

Councilmember Vest made a motion to approve the annexation. Councilmember Bumgarner seconded the motion. Director Forman noted the five additional conditions added to the Amendment along with what's allowed with the FRD zoning. Both the Planning Commission and staff recommended approval. Councilmember McCall wanted an update on what a flexible review district is. Director Forman described that FRD allows the City to ask for all the information on the front end of the project. Councilmember James wanted to know if they are also voting on the number of units along with the zoning. Director Forman confirmed that they will be voting on the number of units with the zoning. Councilmember Bumgarner wanted to confirm that the added conditions are a part of the motion to approve. Director Forman confirmed that they were. Councilmember Byers wanted to add that the developer requested FRD which is notable because it is stricter. Councilmember Lane wondered if Council could lower the number of approved houses if needed. Director Forman stated that the ceiling is 87, but the number could be lowered by the Planning Commission. The motion passed unanimously. Mayor Amidon noted that there are other items with the development that are important to the community that the Planning Commission and Council is aware of.

9. Old Business

- a. None

10. New Business

- a. None

11. Miscellaneous Matters

- a. Mayor Amidon announced that the new City Administrator, Shannon Herman, will start February 26th. She comes from Greenville County where she was an Assistant Administrator.

12. Adjournment

- a. There being no other business to come before Council, Councilmember Bumgarner made a motion to adjourn. Councilmember Lane seconded. Motion to adjourn passed unanimously.

_____ Brandy Amidon, Mayor

_____ Completed by Carson Ruffrage, City Clerk



GCRA

Greenville County 2024 Annual Action Plan

City of Travelers Rest

**Presented by: Greenville County Redevelopment
Authority**

Public Hearing: City of Travelers Rest

Location: 125 Trailblazer Drive, Travelers Rest, SC

Date: March 21, 2024 @ 6:00 pm

Agenda



01. Introduction

GCRA Staff:

GCRA Board Member(s)

02. What is Annual Action Plan and Program Year 2024

03. Funding Types National Objectives and Eligible uses

1. CDBG
2. HOME

04. Estimated 2024 Funding Allocations for the City

Grant and Program Income

05. Proposed Uses and GCRA programs

Housing

Homeowner - Rehabilitation

Demolition

Economic Development

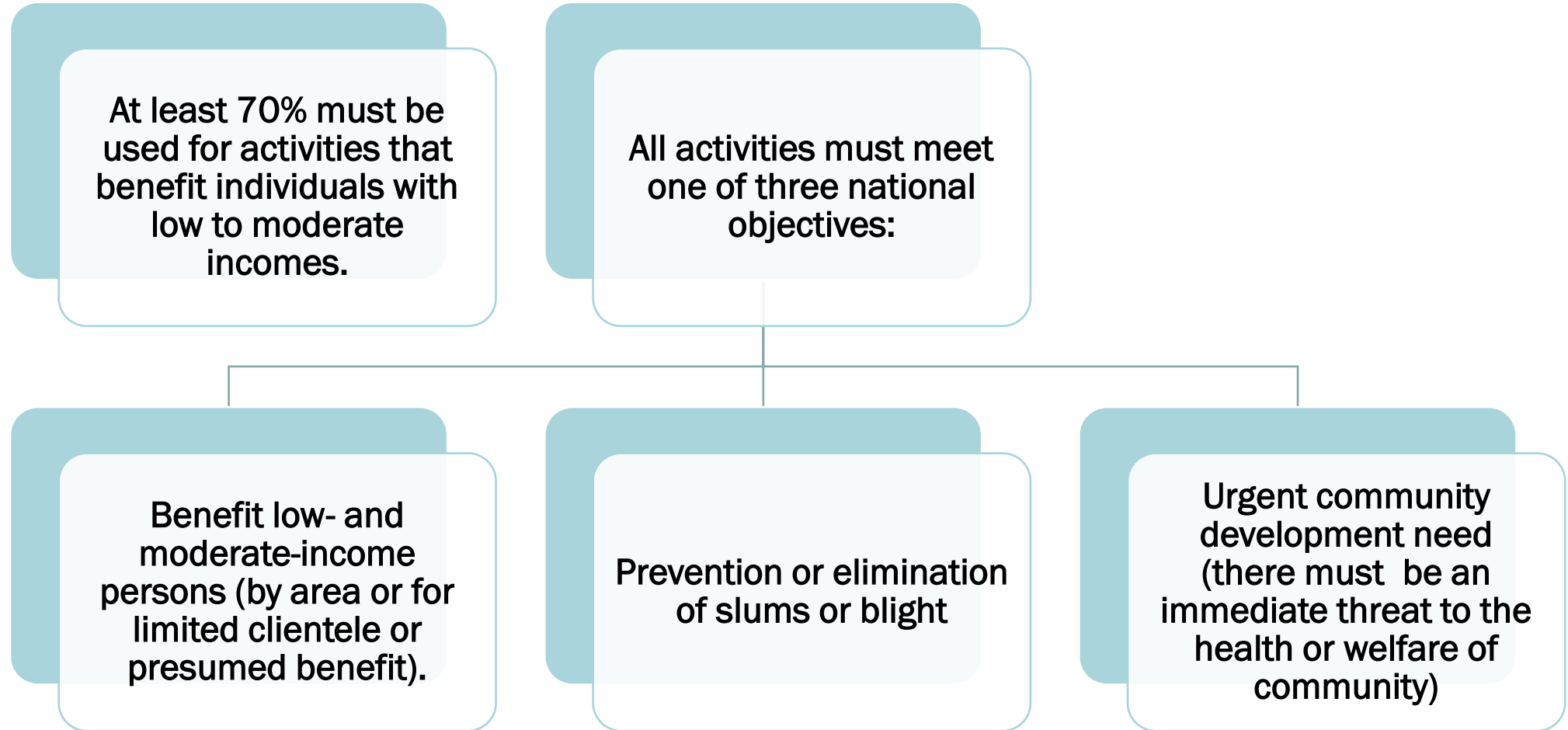
Façade Improvement

What is Annual Action Plan?

Program 2024 Annual Action Plan

- The Annual Action Plan is Greenville County's Application to the Federal Government (US Department of Housing and Urban Development) proposing the use of Community Development Block Grant (CDBG), HOME and Emergency Solutions Grant (ESG).
- FY 2024 funds is for the period beginning July 1, 2024 to June 30, 2025.
- This funding period also marks the 5th year allocation of funds and activities for the Greenville County's 2020-2024 Consolidated Plan.

Community Development Block Grant (CDBG)





Home Investment Partnership (HOME)

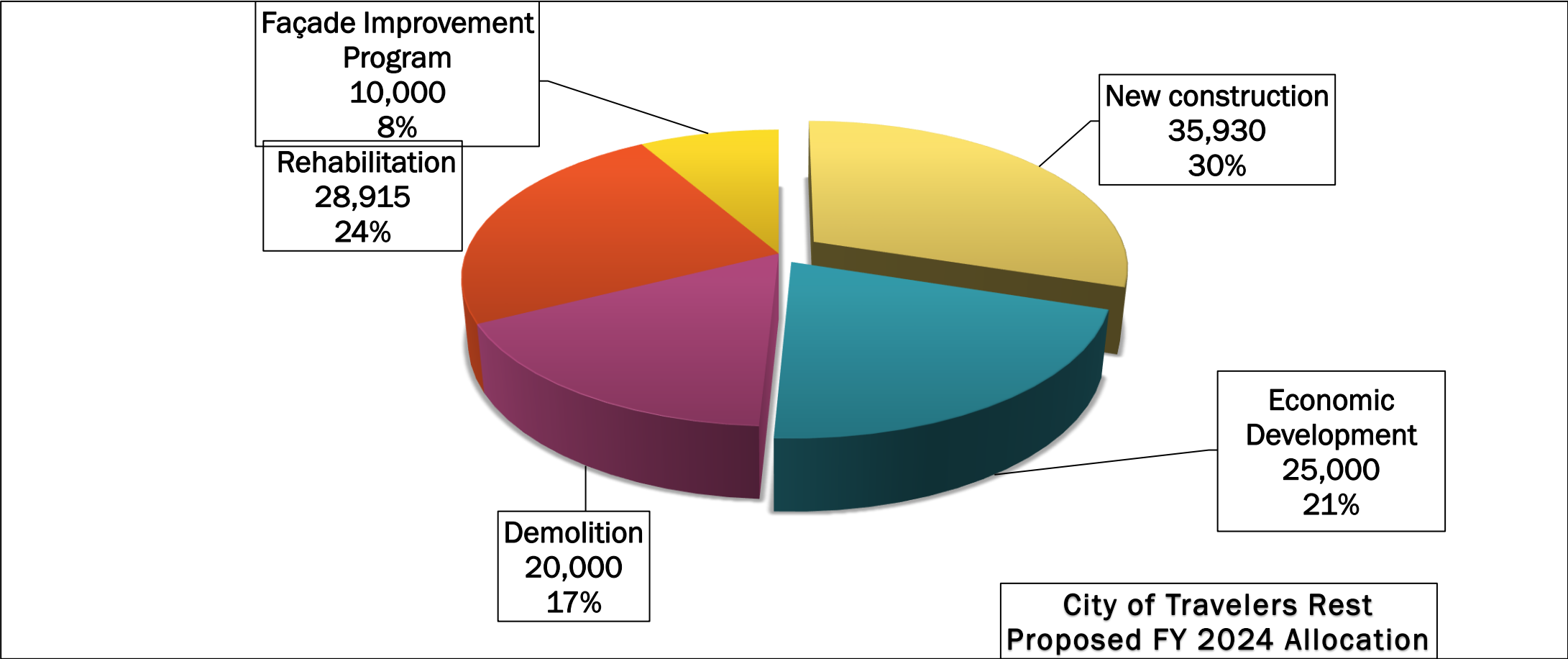
- A Federal grant program designed to help jurisdictions expand the supply of decent and affordable rental and homeownership housing for low- and very low-income families and households.



A Three-Year Allocation

Fund type	Final 2022	Final 2023	Proposed 2024
CDBG	\$81,392	\$83,372	\$83,372
CDBG - PI	\$800	\$1,000	\$543
HOME	\$36,222	\$35,930	\$35,930
HOME - PI	\$5,000	\$5,000	\$0
Total	\$123,414	\$125,302	\$119,845
Rental Activity HOME			\$3,975

2024 Funding Allocation: \$119,845



GCRA – Housing Programs

Homeownership Units
(New & Rehabbed -
GCRA and Housing
Partners)

Rental Units – (New
and Rehabbed - GCRA
& Housing Partners)

First Time
Homebuyers Program
(DPT & Closing Cost
Assistance – CWC)

Investor Program-
Rental Rehab

Owner-Occupied
Rehabilitation
Programs

1. Major – Homeowner Rehab -
GCRA
2. Emergency Repair –
Program – GCRA & Partner

MLF-Permanent
Financing – GCRA
funded homes

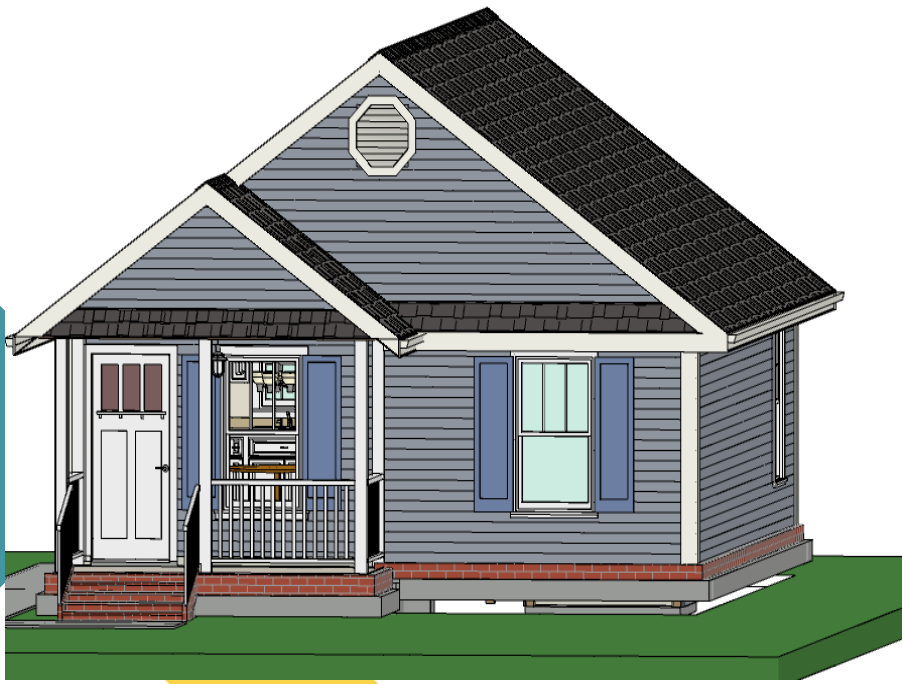
Rental Assistance -
Homelessness
Prevention – At risk of
homelessness

Rental Assistance -
Homelessness-Rapid
Rehousing – Literally
homeless

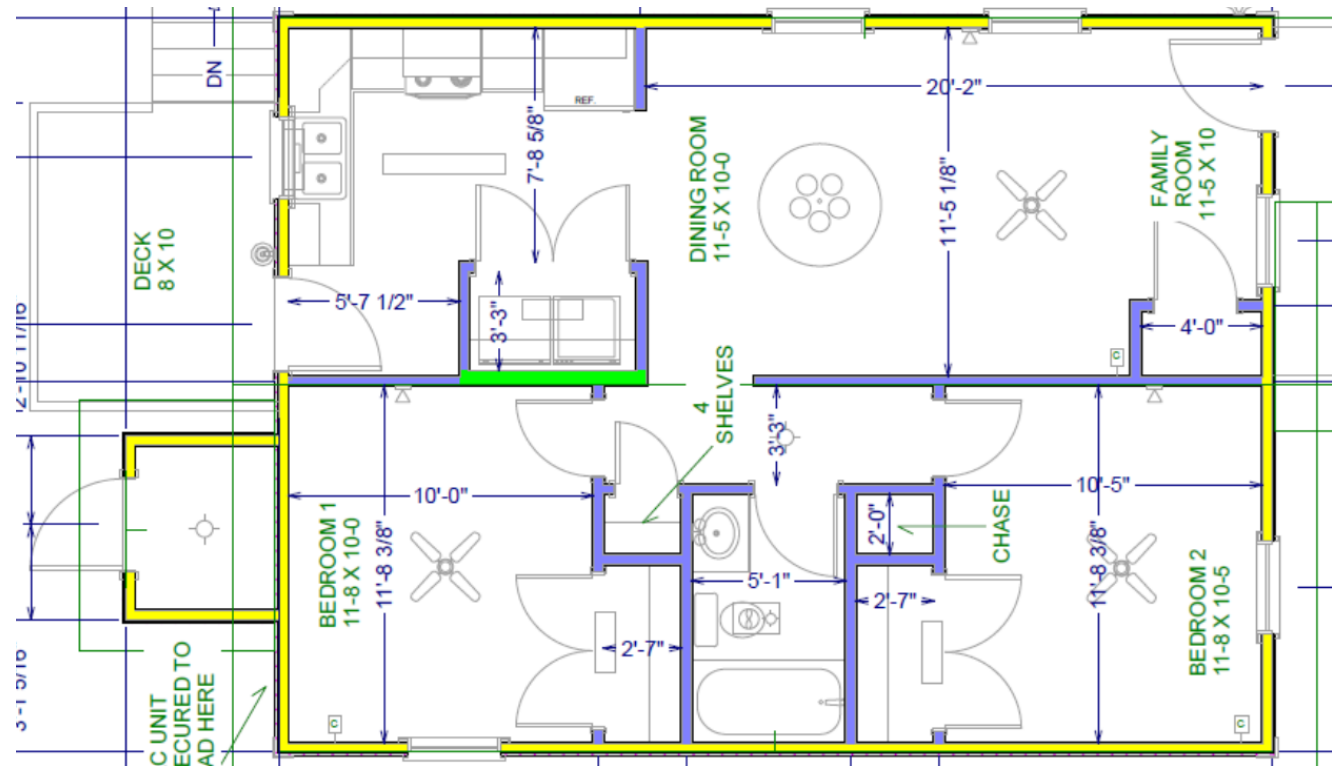
105 Hodgens Drive, Travelers Rest

- Single story – detached Housing
- Two bedrooms and 1 bath
- Approximately 900+ square feet

Front Elevation



Floor Plan



105 Hodgens Drive - TR (Construction in progress) Rental Unit - 2 bedrooms and 1 bath)



GCRA- Community & Economic Development Activities

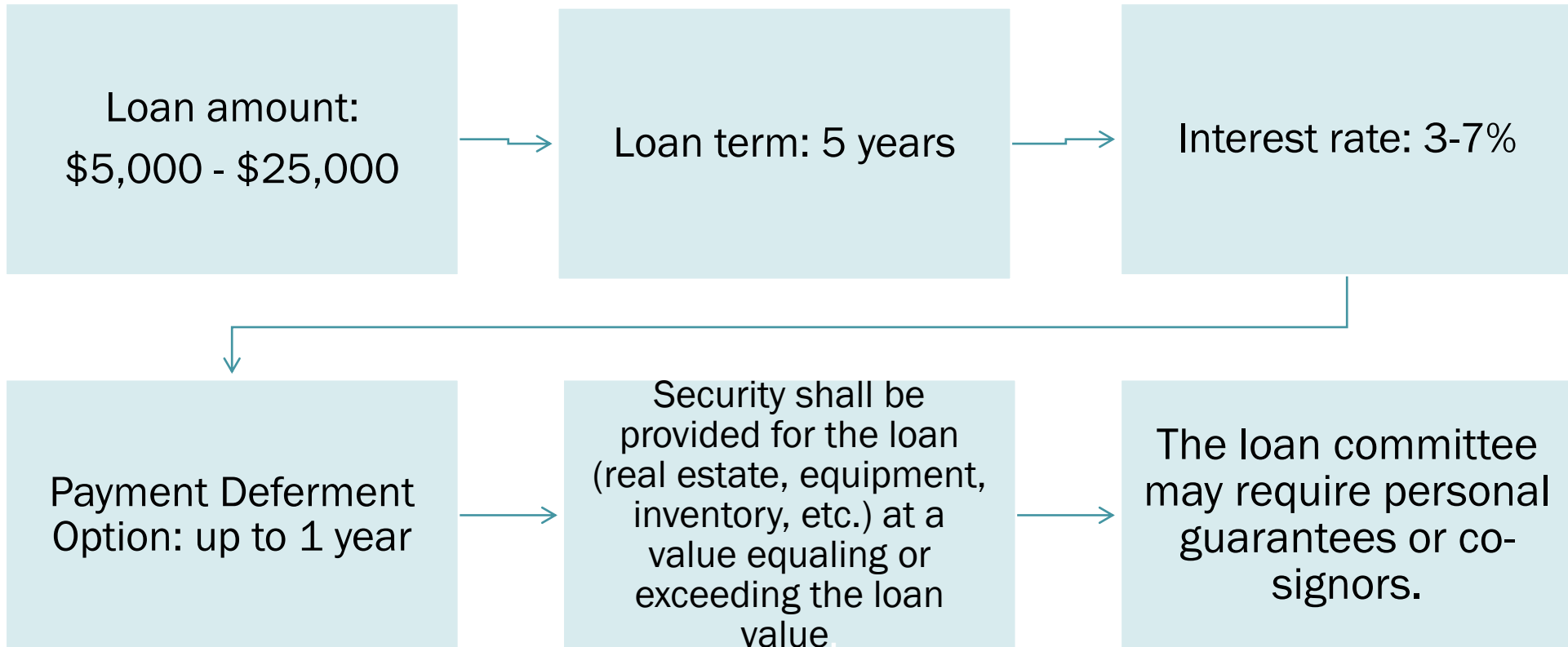
- Infrastructure Improvement
- Demolition – Address Slum & Blight
- Facility Improvement
- Property Acquisition

- Public Service activities – CDBG Subrecipients

Economic Development

- Small Business Loans
- Façade Improvement Program
-

Small Business Loan Criteria



Façade Improvement Program



- \$5,000 in forgivable loan fund to finance exterior improvements to a property owner or tenant's commercial building that will be aesthetically pleasing and complimentary to local design guidelines or the municipality.
 - In the form of a declining balance non-interest-bearing loan
 - Loan funds will decline by twenty percent (20%) each year for five (5) years
 - If sold within 5 years, remaining loan balance must be recaptured.

Annual Action Plan Timeframe





Thank you

We look forward to hearing from you.

Contact GCRA office for comments at [864-242-9801](tel:864-242-9801)

Or PH@gcra-sc.org

Comments are received until May 6, 2024



GCRA

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

ORDINANCE NO. O-03-24

CITY OF TRAVELERS REST)

AN ORDINANCE TO ANNEX CERTAIN PROPERTIES ON EAST BOWERS ROAD (TAX MAP NUMBERS 0503030103000 & 0503030103100) (TR 24-01)

WHEREAS, Christopher D. Bowers and Gerald Wayne Bowers (the "Applicant"), owners of two properties (the "Properties") consisting of approximately 49.63 acres total, located at 129 and 132 East Bowers Road (Tax Map Numbers p/o 0503030103000 & 0503030103100) filed a petition for annexation to the City of Travelers Rest; and

WHEREAS, the Applicant(s) filing the petition are 100% freeholders owning 100% of the assessed value of the land, therefore meeting the requirement for a 100% petition under the provisions of S.C. Code Section 5-3-150(3); and

WHEREAS, the Travelers Rest Planning Commission, pursuant to public notice, held a public hearing on January 25, 2024, to consider a proposed map amendment in conjunction with the Applicant's petition, after which time the Commission recommended approval of the requested zoning designation; and

WHEREAS, City Council in its own judgement considered that annexation of the Properties would be in the best interest of the City of Travelers Rest;

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

1. The Properties of Christopher D. Bowers and Gerald Wayne Bowers located on East Bowers Road (Tax Map Numbers p/o 0503030103000 & 0503030103100) shall be annexed into the City of Travelers Rest. This Ordinance shall be effective upon second reading.

DONE, RATIFIED AND PASSED this 15th day of March 2024.

Brandy Amidon, Mayor

ATTEST:

Carson Ruffrage
City Clerk/Treasurer

REVIEWED:

Shannon Herman
City Administrator

Introduced: Brantley Vest

Public Hearing & Planning Commission: January 25, 2024

First Reading: February 15, 2024

Second Reading: March 15, 2024

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE)

ORDINANCE NO. O-04-24

CITY OF TRAVELERS REST)

AN ORDINANCE TO REZONE APPROXIMATELY 49.63 ACRES OF REAL PROPERTY LOCATED AT 129 AND 132 EAST BOWERS ROAD FROM UNZONED TO FRD FLEXIBLE REVIEW DISTRICT (TAX MAP NUMBERS 0503030103000 & 0503030103100) (TR 24-02)

WHEREAS, Deep River South Development, LLC (the "Applicant"), representing the owner of two properties (the "Properties") consisting of approximately 49.63 acres total, located at 129 and 132 East Bowers Road (Tax Map Numbers p/o 0503030103000 & 0503030103100) applied to the City of Travelers Rest to amend the official City of Travelers Rest zoning map for the above referenced properties from unzoned to FRD (Flexible Review District); and

WHEREAS, the Travelers Rest Planning Commission, pursuant to public notice, held a public hearing on January 25, 2024, to consider the proposed map amendment, after which the Commission recommended approval of the requested zoning designation; and

WHEREAS, City Council in its own judgement considered the recommendation of the Travelers Rest Planning Commission and finds the FRD (Flexible Review District) zoning classification to be compatible with the City's Comprehensive Plan;

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

1. The Properties consisting of approximately 49.63 acres (Tax Map Numbers p/o 0503030103000 & 0503030103100) shall be zoned FRD (Flexible Review District) and the zoning map shall be so amended. This Ordinance shall be effective upon second reading.

DONE, RATIFIED AND PASSED this 15th day of March 2024.

Brandy Amidon, Mayor

ATTEST:

Carson Ruffrage
City Clerk/Treasurer

REVIEWED:

Shannon Herman
City Administrator

Introduced: Brantley Vest

Public Hearing & Planning Commission: January 25, 2024

First Reading: February 15, 2024

Second Reading: March 15, 2024

STATE OF SOUTH CAROLINA)

COUNTY OF GREENVILLE) RESOLUTION R-01-24

CITY OF TRAVELERS REST)

WHEREAS, Shannon Herman has been hired as City Administrator for the City of Travelers Rest; and

WHEREAS, Shannon Herman shall be vested with the responsibilities established by the Travelers Rest City Code and State Law; and

NOW, THEREFORE, the City Council of the City of Travelers Rest, duly assembled hereby grants all of said authority vested in the City Administrator by Law and Ordinance to Shannon Herman, including but not limited the authority to sign checks, correspondence, and other documents on behalf of the City in the capacity designated by this resolution. She is authorized to sign a standard signature card on the City of Travelers Rest account (s) at the Bank of Travelers Rest or at any other financial institution holding funds in the name of the City, to reflect the authority established by this Resolution. The powers delegated by this Resolution shall remain in effect until further action by City Council to repeal or modify the provisions of the Resolution.

DONE, RATIFIED, AND PASSED THIS 21 DAY OF March, 2024

Brandy Amidon, Mayor

ATTEST:

Carson Ruffrage, City Clerk

REVIEWED:

Shannon Herman, City Administrator

City of Travelers Rest RESOLUTION

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
CITY OF TRAVELERS REST

RESOLUTION R-02-24

ALLOCATION OF GREENVILLE COUNTY CDBG AND HOME FUNDS FOR PROGRAM YEAR 2024

WHEREAS, the City of Travelers Rest participates in the Greenville County Urban County Program; and

WHEREAS, the funds received by the Greenville County available for allocation by the City of Travelers Rest are as follows:

	<u>CDBG</u>	<u>HOME</u>
City Allocation	\$83,372	\$35,930
Program Income	\$ 543	
<hr/>		
Total Estimate	\$83,915	\$35,930

WHEREAS, the HOME funds may only be used to increase the supply of decent affordable housing for low- and moderate-income households, and CDBG funds may only be used to assist low- and moderate-income persons, reduce or eliminate slum and community blight, or meet an urgent community need where no other funding is available; and

WHEREAS, the Mayor and Council of the City of Travelers Rest have discussed and reviewed projects for which these funds should be allocated by Greenville County.

NOW, THEREFORE, IT IS HEREBY RESOLVED that the City of Travelers Rest accepts the allocation of funds as set forth above and budgets use of the funds as follows:

HOME funds in the projected amount of \$35,930 or such other amount as may be received in HOME funds in the 2024 program year to be used for construction of new affordable housing unit in the City of Travelers Rest; and

CDBG funds in the projected amount of \$83,915 or such other amount as may be received in the 2024 program year to be used on the following activities: the amount of

\$10,000 for façade improvement program; \$25,000 for Economic Development; \$20,000 for demolition; and \$28,915 for rehabilitation of eligible owner-owned housing unit or any other eligible CDBG activities in the City of Travelers Rest.

ANY CHANGE in CDBG and HOME funding allocations, increase or decrease in funding, will be distributed on a pro rata basis to all activities.

PASSED, ADOPTED AND APPROVED, by the Council of the City of Travelers Rest on this _____ day of _____ 2024.

Attest:

Brandy Amidon, Mayor

Caron Ruffrage, City Clerk

Reviewed:

Shannon Herman, City Administrator