



**The City of Travelers Rest**  
125 Trailblazer Drive  
Travelers Rest, SC 29690  
(864) 834-8740

***PLANNING  
COMMISSION***

**REGULAR MEETING**

**AGENDA**

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DATE OF MEETING: **June 29, 2023**

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, 2023

**2. NEW BUSINESS**

- a. Five Year Comprehensive Plan Review – Population Element and Housing Element
- b. Comprehensive Plan Survey update – Available on our website

**3. OTHER BUSINESS**

- a. None

**4. ADJOURN**

**MINUTES**  
**TRAVELERS REST PLANNING COMMISSION**  
**5/25/2023**  
**6:00 PM Council Chambers**

**MEMBERS PRESENT:** Chair Rebecca Cooper, Vice Chair Tony Rackley, Evan Cantrell, Michelle Garrison, Diane Maxwell, Bryan Haffey

**MEMBERS ABSENT:** Don Watson

**STAFF PRESENT:** Mike Forman

**PUBLIC PRESENT:** Rick Thoennes Jr., Marianne Rice, Kelly Byers, five additional members of public

**1. OPENING**

- a. **Call to Order/Opening Remarks:** Chair Cooper called the meeting to order at 6:00 PM.
- b. **Roll Call:** Five present members stated their names. Bryan Haffey arrived at 6:03.
- c. **Approval of Minutes:** Minutes for the April 25, 2023 meeting was motioned for approval by Commissioner Rackley and seconded by Commissioner Garrison. No discussion. Motion passed 5-0.

**2. NEW BUSINESS**

- a. **TR 23-03 – The Refuge FRD – North Main Street Final Development Plan (FDP) Review**

Chair Cooper presented the item to the commission and asked staff to provide additional details. Staff provided details regarding the request, and recommended approval with four conditions for the Planning Commission to consider. Commissioner Garrison had a question regarding the sidewalk along SC 276. Mr. Forman referenced the improvement of the sidewalk and the potential to improve the sidewalk down to the high school. Commissioner Maxwell asked about overhead lines. Mr. Forman indicated a few overhead lines have been replaced in the area. Chair Cooper asked for a motion to approve of the request with the conditions as outlined by staff. Commissioner Maxwell made the motion, seconded by Commissioner Haffey. Motion was approved by a vote of 6-0.

**3. OTHER BUSINESS**

- a. Chair Cooper asked if there was any additional business to discuss. Mr. Forman indicated the US Census Bureau released 2020 census data today, and that staff would be utilizing the new numbers for the upcoming Comprehensive Plan

review. Chair Cooper asked about a timeline for the McElhanev diagonal project. Mr. Forman indicated that project would be lumped together with the North Poinsett project and would therefore fall under that timeline.

4. **ADJOURN**: Motion to adjourn was made and seconded. No discussion. Motion passed 5-0 at 6:17PM.

DRAFT

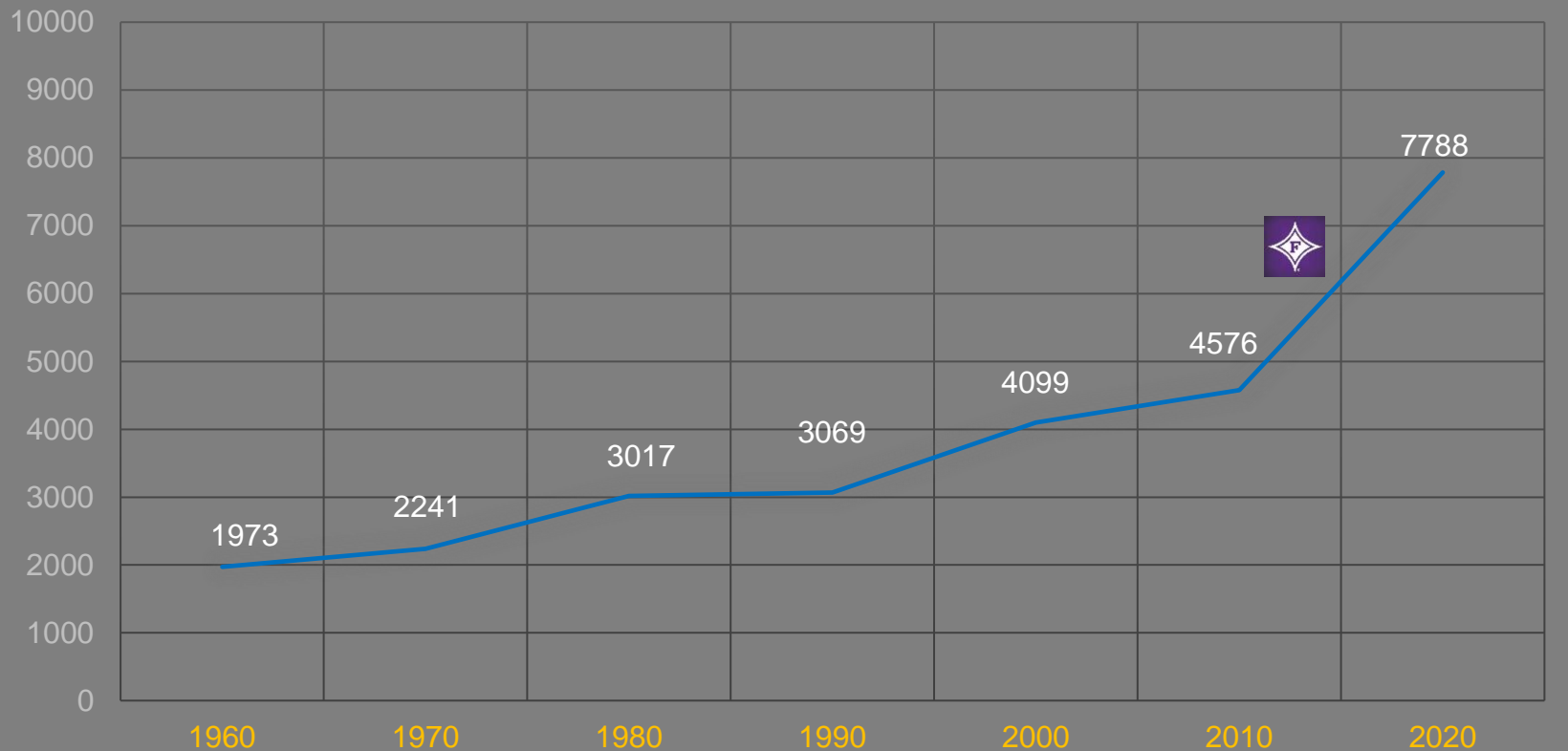


# 2023 Comprehensive Plan Review Population and Housing

It Starts With



## Total City Population – 1960 to 2020



Note: Furman Univ. annexed into city in 2013. Population living on campus as of fall 2020 = 1,944

Note: Furman Univ. Population living on campus as of fall 2021 = 2,388

Growth from 1960-2020  
295% (4.9%/year)

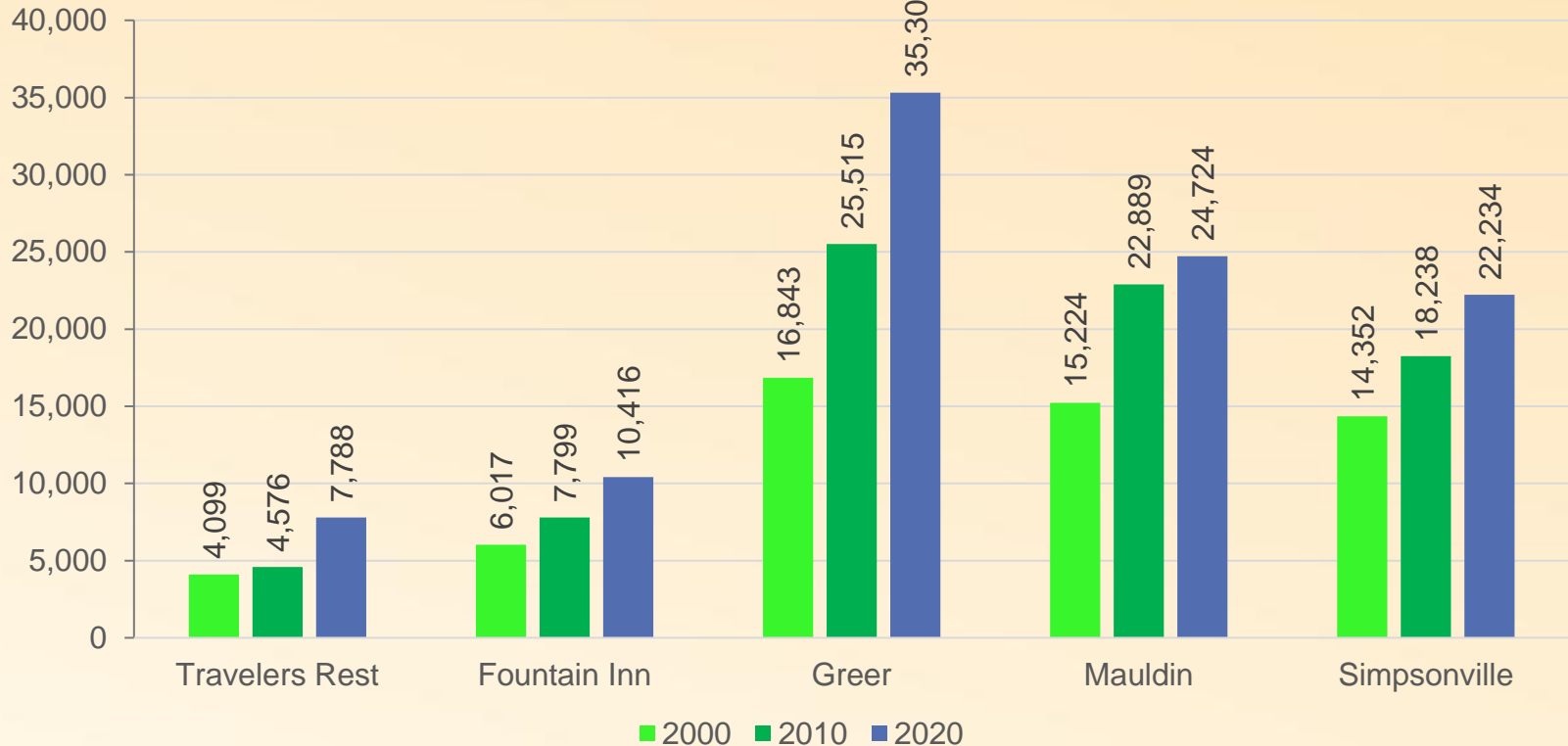
Growth from 2010-2020  
70% (7.0%/year)

Growth from 2010-2020  
Without Furman  
~28% (2.8%/year)

Source: U.S. Census Bureau & Furman University



## Greenville Cities - Census Populations



### Growth Rates from 2000-2020

Travelers Rest: 90% (4.5%/year)

Fountain Inn: 73% (3.7%/year)

Greer: 110% (5.5%/year)

Mauldin: 62% (3.1%/year)

Simpsonville: 55% (2.8%/year)

### Growth Rates from 2010-2020

Travelers Rest: 70% (7%/year)

Fountain Inn: 34% (3.4%/year)

Greer: 38% (3.8%/year)

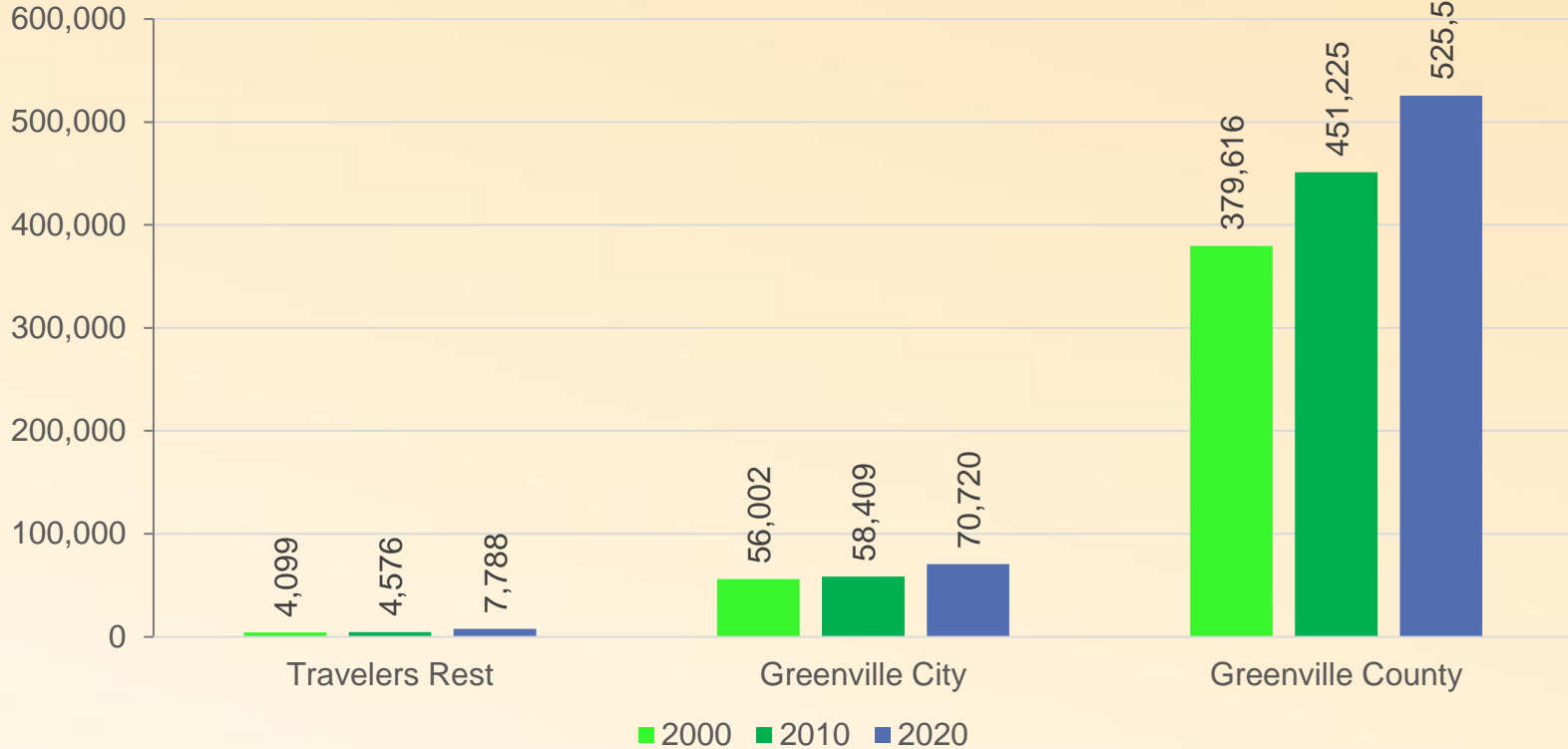
Mauldin: 8% (0.8%/year)

Simpsonville: 22% (2.2%/year)

Source: U.S. Census Bureau



## Greenville City and County - Census Populations



### Growth Rates from 2000-2020

Travelers Rest: 90% (4.5%/year)

Greenville City: 26% (1.3%/year)

Greenville County: 38% (1.9%/year)

### Growth Rates from 2010-2020

Travelers Rest: 70% (7%/year)

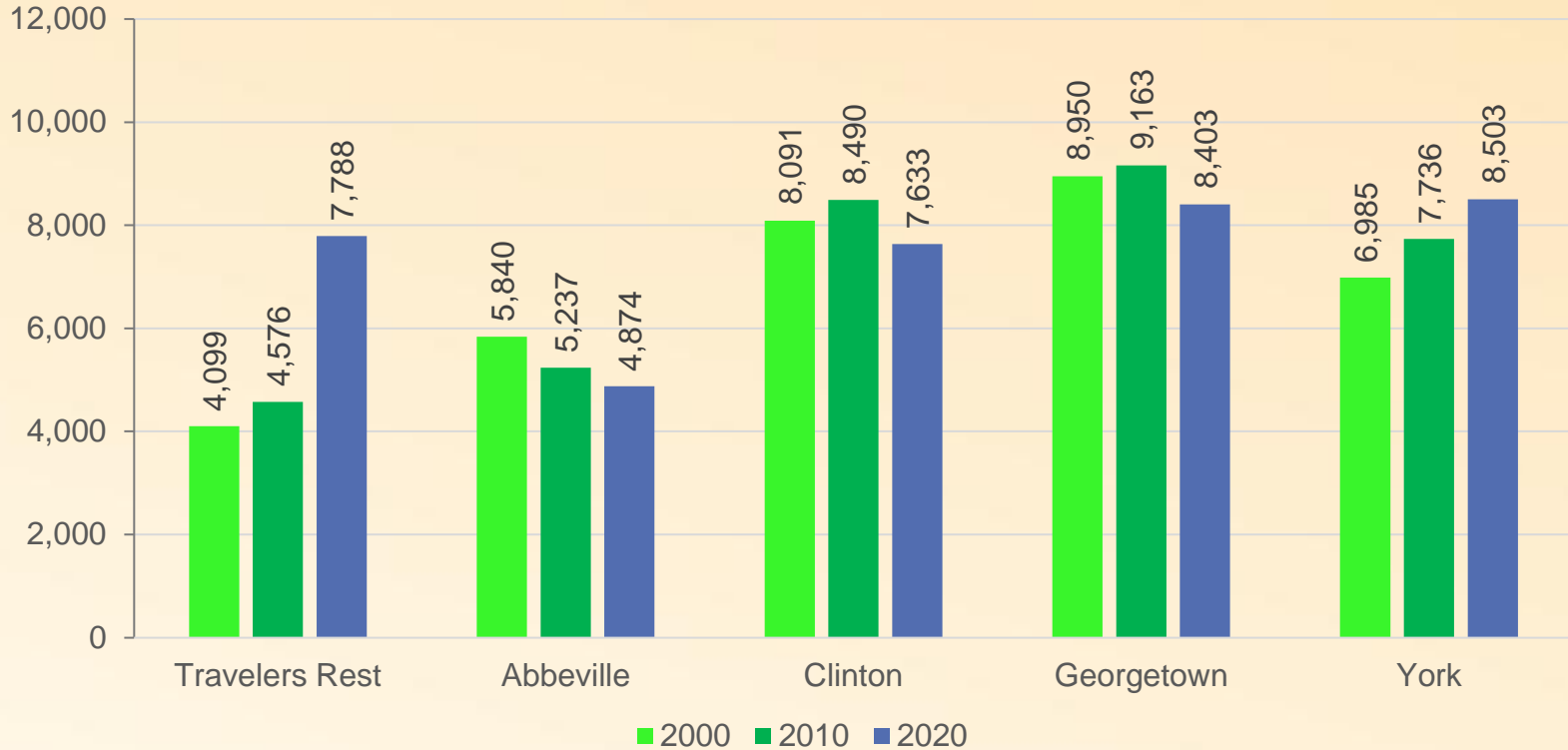
Greenville City: 21% (2.1%/year)

Greenville County: 16% (1.6%/year)

Source: U.S. Census Bureau



## Comparison Cities - Census Populations



### Growth Rates from 2000-2020

Travelers Rest: 90% (4.5%/year)

Abbeville: -17% (-0.9%/year)

Clinton: -6% (-0.3%/year)

Georgetown: -6% (-0.3%/year)

York: 22% (1.1%/year)

### Growth Rates from 2010-2020

Travelers Rest: 70% (7%/year)

Abbeville: -7% (-0.7%/year)

Clinton: -10% (-1%/year)

Georgetown: -8% (-0.8%/year)

York: 10% (1%/year)

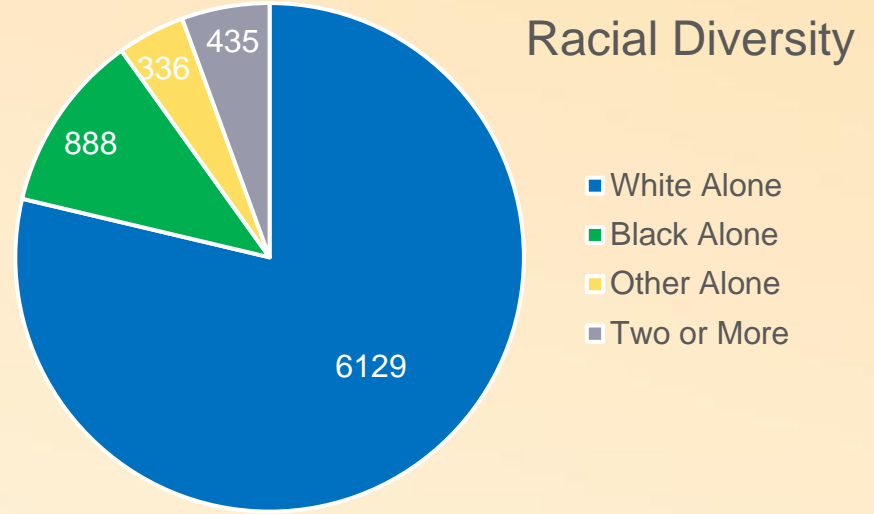
Source: U.S. Census Bureau



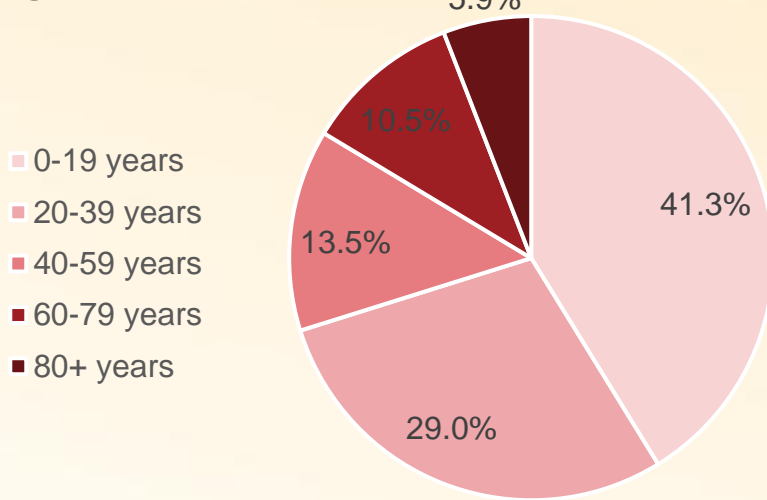


# Travelers Rest Population Characteristics

Note: All data from 2020 Census unless otherwise specified



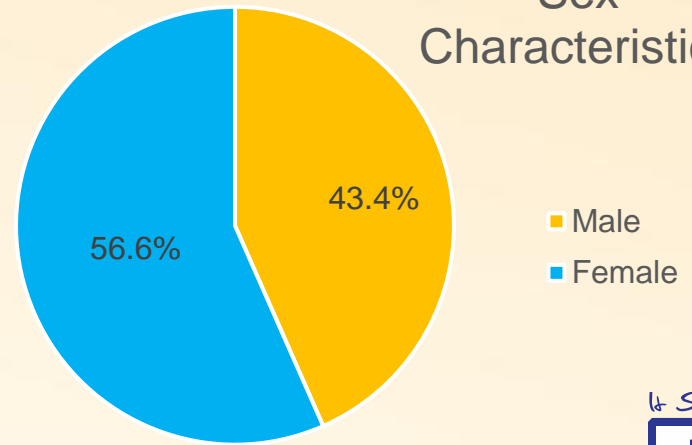
### Age Distribution



Note: Median age 22.9 years

Source: U.S. Census Bureau and 2021 ACS

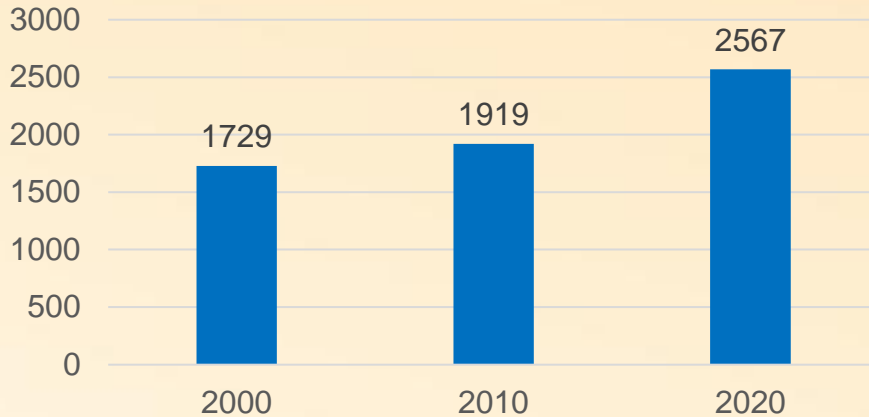
### Sex Characteristics



Source: U.S. Census Bureau



## Total Housing Units – Travelers Rest



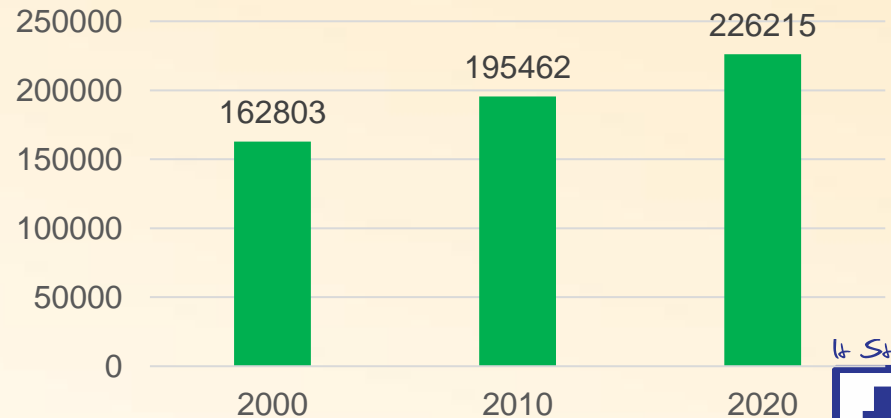
Growth Rates from 2000-2020  
48% (2.4%/year)

Growth Rates from 2010-2020  
34% (3.4%/year)

Growth Rates from 2000-2020  
38% (1.9%/year)

Growth Rates from 2010-2020  
15% (1.5%/year)

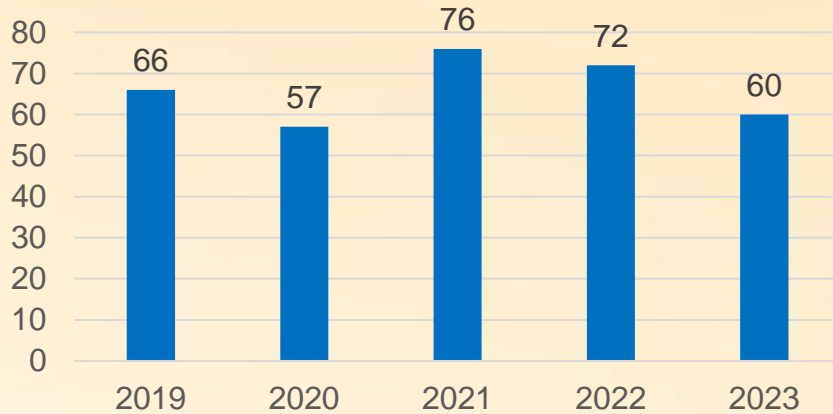
## Total Housing Units – Greenville County



*It Starts With*



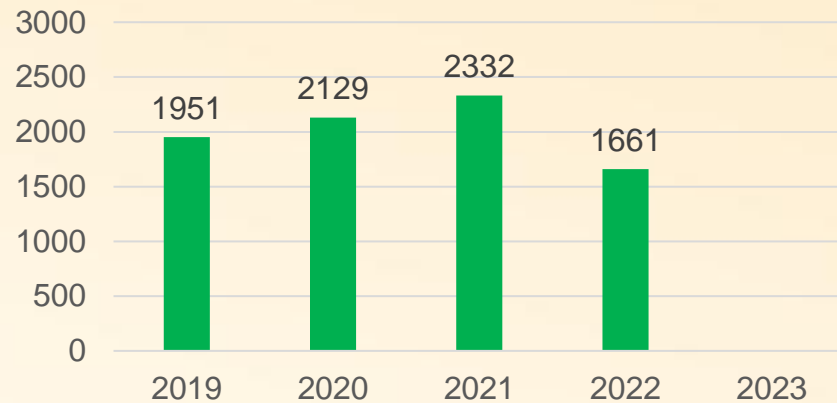
## New Housing Permits – Travelers Rest



Average Annual  
New Housing Permits  
~68/year

Source: City of Travelers Rest

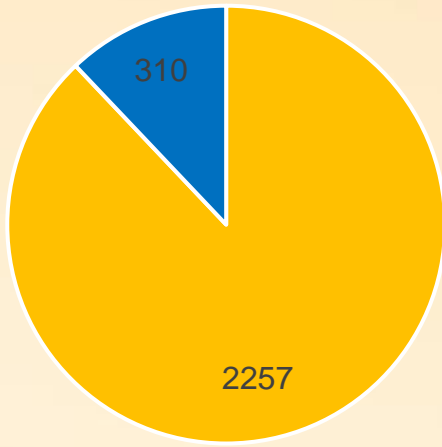
## New Housing Permits – Greenville County



Average Annual  
New Housing Permits  
~2,018/year

Source: Greenville County Planning



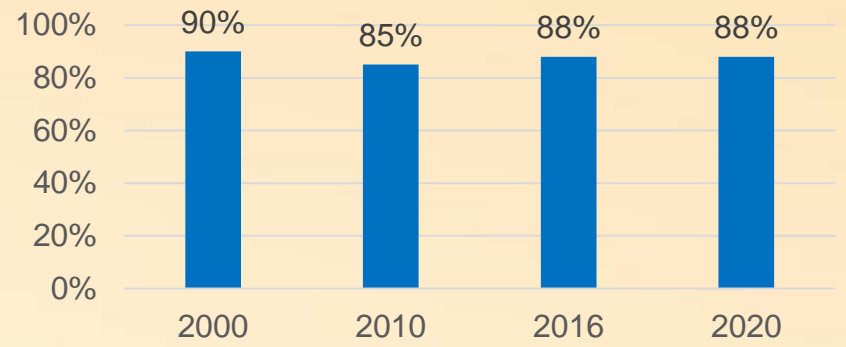


### 2020 – Occupancy

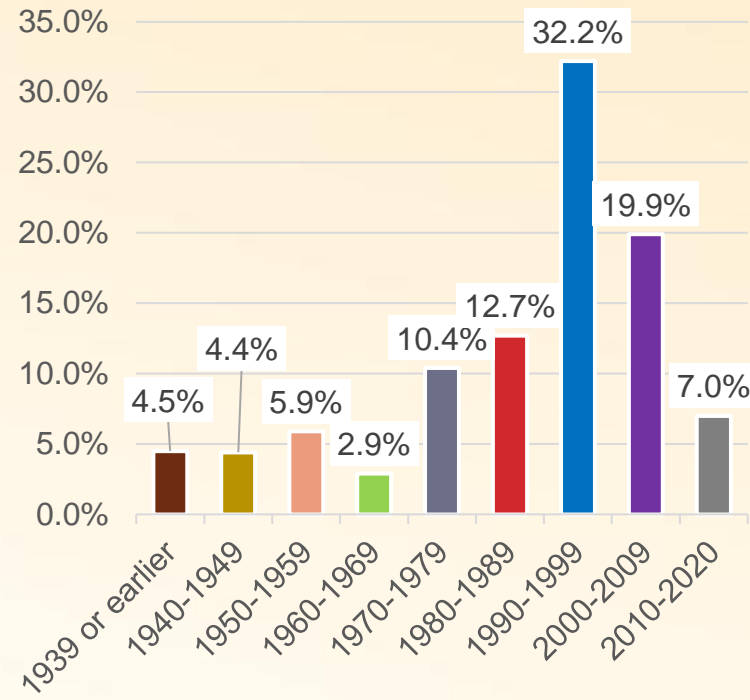
- Occupied (88%)
- Vacant (12%)

Source: U.S. Census Bureau

### Occupancy Rate – Travelers Rest



Source: U.S. Census Bureau and ACS (2016)



Source: ACS

### Year Homes Built

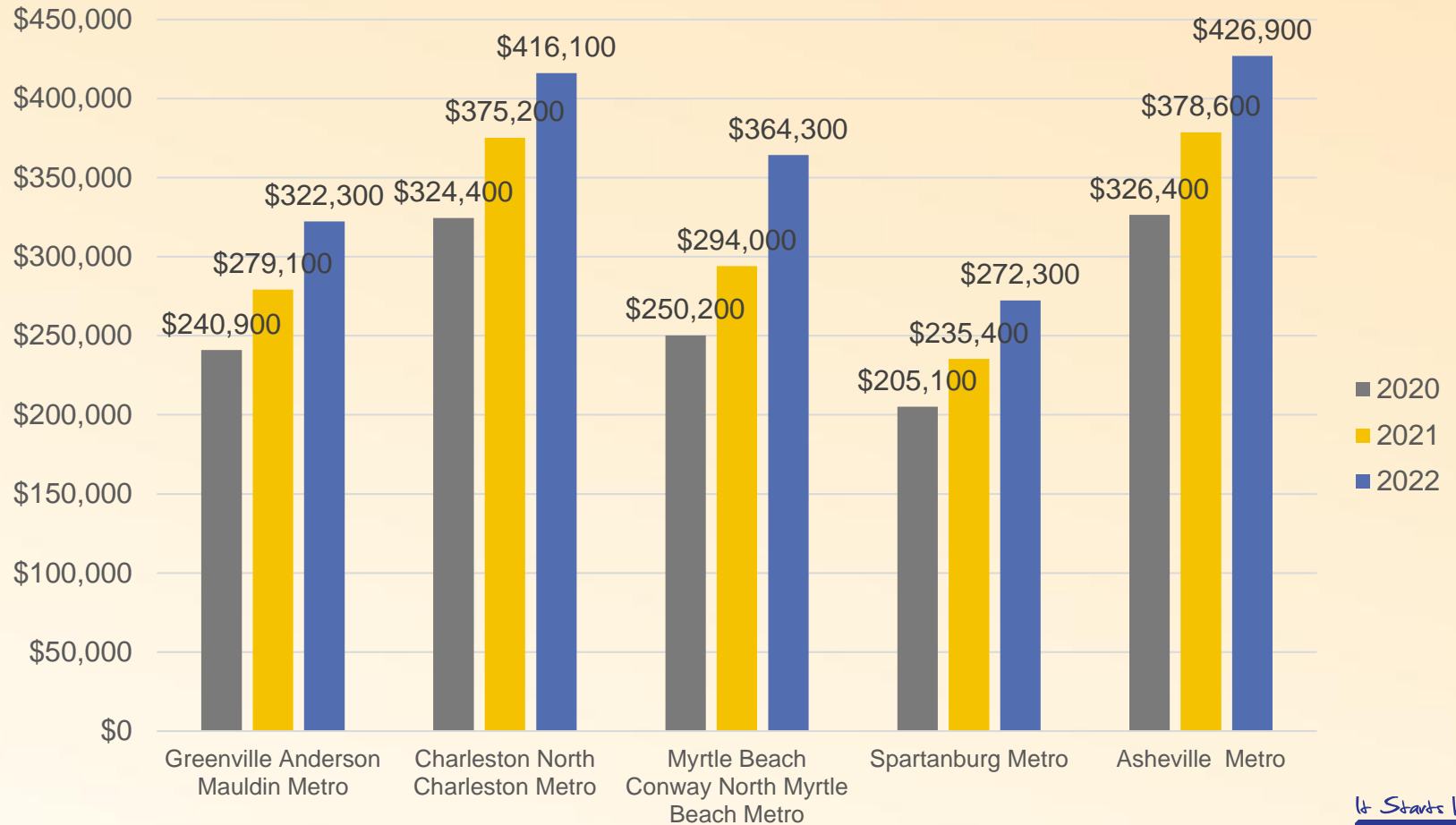
- 1939 or earlier
- 1940-1949
- 1950-1959
- 1960-1969
- 1970-1979
- 1980-1989
- 1990-1999
- 2000-2009
- 2010-2020



# Travelers Rest Housing Characteristics

Note: All data from 2020 Census unless otherwise specified

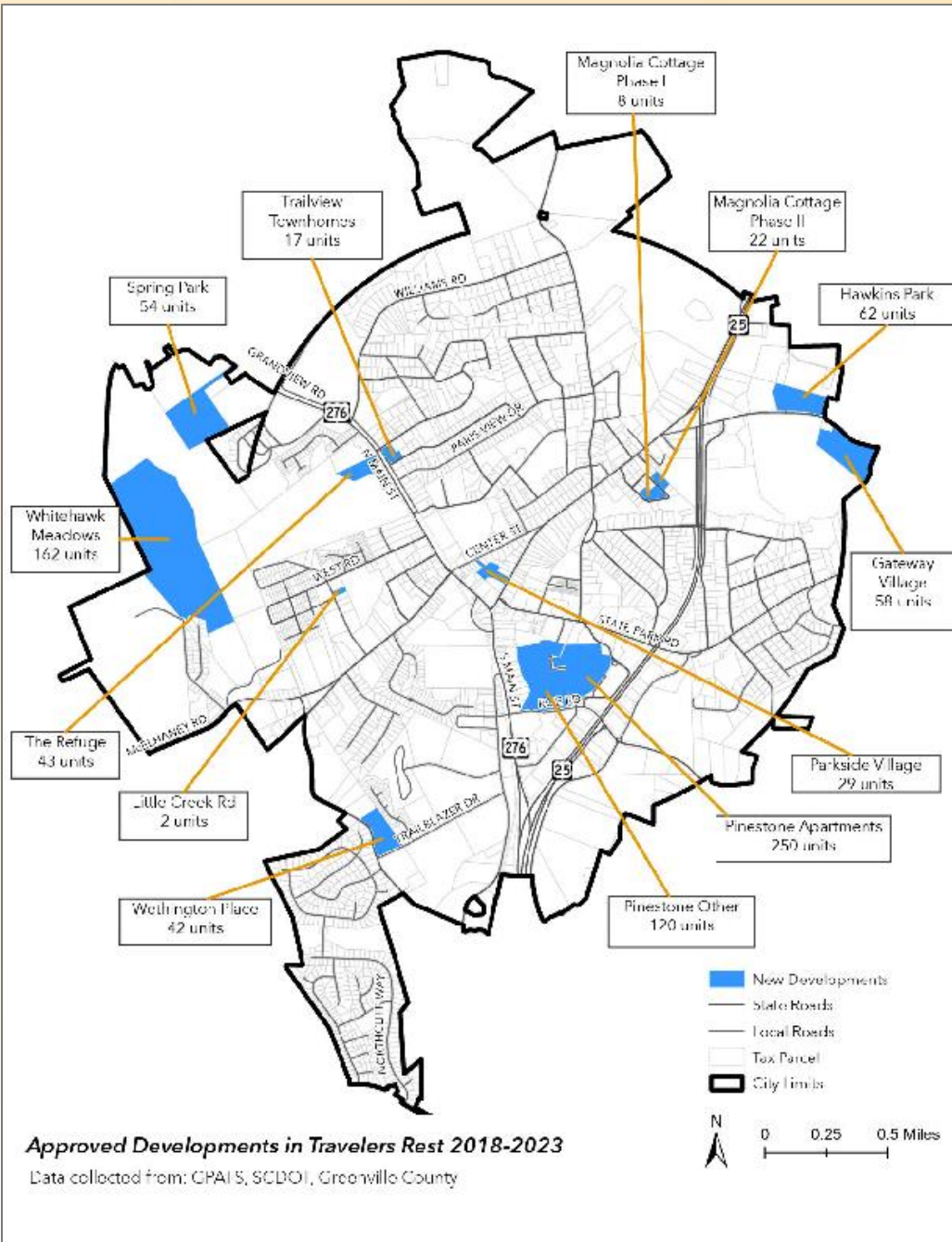
## Median Single Family Home Values



Source: National Association of REALTORS



# Travelers Rest Developments Approved Since 2018 Comp Plan



Development	Units	Approval Dates	Status
Spring Park	54	PD (2008), Subd approved (2021)	Grading
Trailview Townhomes	17	R-15 to FRD (2018), Subd approved (2019)	Built
Hawkins Park	62	Subd app (2019)	Built
Magnolia Cottage Phase I	8	Subd approved (2020)	Built
Magnolia Cottage Phase II	22	Subd approved (2020)	Permitting
Whitehawk Meadows	162	Subd approved (2020)	Grading
Pinestone Apartments	250	PD (2018), Subd app (2020)	Built
Pinestone Other	120	PD (2018), Subd app (2020)	Permitting
Gateway Village	58	Annexed (2020), Subd approved (2021)	Grading
Wethington Place	42	Subd approved (2021)	Permitting
Parkside Village	29	Subd approved (2021)	No activity
The Refuge	43	C-2 to FRD, Subd approved (2022)	Grading
Little Creek Rd	2	C-1 to R-7.5 (2022)	Permitting

<b>Total Approved Rooftops</b>	<b>869</b>
SF Demo since 2018	19



# HOUSING Recommendations and Progress from 2018 Comprehensive Plan

Recommendations (2018)	Challenges Addressed	Progress (2023) No Progress, In Progress, Complete
<b>Housing</b>		
Ensure new housing construction includes adequate infrastructure.	Create and maintain residential neighborhoods that provide pleasant places to live.	In Progress. New subdivision and infrastructure standards (Sec 6:19) approved in 2019.
Amend land development regulations to encourage perimeter buffers and preservation of tree canopy where possible.	Create and maintain residential neighborhoods that provide pleasant places to live.	In Progress. Tree canopy preservation addressed via new Tree Protection standards (Sec 6:19.9) approved in 2022.
Encourage the development of neighborhood associations in the City's subdivision to proactively address neighborhood issues and concerns.	Create and maintain residential neighborhoods that provide pleasant places to live.	In Progress. The city works with HOA's (where applicable) to help address issues and concerns that are not addressed via ordinance or city regulations.
Conduct a housing study in order to identify present and future need (sic) of a variety of housing choices and to identify ideal locations for various housing types.	Provide a variety of housing choices	In progress. City is working with outside organizations to define missing middle housing within the city and how to best identify areas of need.
Further city and community involvement with Habitat for Humanity and other affordable housing partners.	Provide a variety of housing choices	In Progress. City partners with Greenville County Redevelopment Authority to distribute CDBG funding for city projects.
Encourage alternative housing types such as tiny homes and pocket neighborhoods to allow denser and more affordable single family residential housing types.	Provide a variety of housing choices	In Progress. City is working with partners to develop a Missing Middle Housing Guide to address issues.
Promote affordable housing for individuals and families under 80% of the mean family income.	Provide a variety of housing choices	In Progress. City partners with Greenville County Redevelopment Authority to distribute CDBG funding for city projects.
Consider revising regulatory framework to allow accessory structures for single family residential lots.	Provide a variety of housing choices	Complete via new Accessory Dwelling Unit standards (Sec 6:22) approved in 2019.