



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

***PLANNING
COMMISSION***

REGULAR MEETING

AGENDA

DATE OF MEETING: **August 24, 2023**

TIME OF MEETING: 6 PM

LOCATION: Council Chambers

1. OPENING

- a. Call to Order & Opening Remarks
- b. Roll Call
- c. Approval of Minutes – July 27, 2023

2. NEW BUSINESS

- a. Five Year Comprehensive Plan Review – Transportation and Economic Development Elements
- b. Comprehensive Plan Survey update – Available at travelersrestsc.com/businesses/plans-projects/

3. OTHER BUSINESS

- a. None

4. ADJOURN

MINUTES
TRAVELERS REST PLANNING COMMISSION
7/27/2023
6:00 PM Council Chambers

MEMBERS PRESENT: Chair Rebecca Cooper, Michelle Garrison, Vice Chair Tony Rackley, Evan Cantrell

MEMBERS ABSENT: Don Watson, Diane Maxwell, Bryan Haffey

STAFF PRESENT: Mike Forman, Haley Hopkins

PUBLIC PRESENT: Two 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:** Four present members stated their names.
- c. **Approval of Minutes:** Minutes for the June 29, 2023 meeting was motioned for approval by Commissioner Rackley and seconded by Commissioner Cantrell. No discussion. Motion passed 4-0.

2. NEW BUSINESS

- a. **Five Year Comprehensive Plan Review – Natural Resources, Cultural Resources, and Community Facilities**
Staff presented the next three chapters of the 2018 Comprehensive Plan review for discussion via power point.
- b. **Five Year Comprehensive Plan Review – Survey**
Staff reiterated that the Comprehensive Plan survey was available on the website and via social media. 128 surveys have been completed as of today.

3. OTHER BUSINESS

- a. None.

4. ADJOURN:

Motion to adjourn was made by Commissioner Maxwell and seconded by Commissioner Haffey. No discussion. Motion passed 4-0 at 6:46PM.



2023 Comprehensive Plan Review

Transportation and Economic Development



2023 Comprehensive Plan Review Schedule

June 29, 2023: Population and Housing

July 27, 2023: Natural Resources, Cultural Resources, and Community Facilities

August 24, 2023: Transportation and Economic Development

September 2023: Land Use and Resiliency

October 2023: Priority Investment Element

November 2023: City Council Committee and 1st Reading

December 2023: City Council Final Reading

Transportation

The transportation element considers transportation facilities, including major road improvements, new road construction, transit projects, pedestrian and bicycle projects, and other elements of a transportation network.

Recommendations and Progress from 2018 Comprehensive Plan

Recommendations (2018)	Challenges Addressed	Progress (2023) No Progress, In Progress, Complete
Transportation		
Encourage smart development that controls road access and reduces traffic congestion.	Improve automobile safety on streets and highways	In Progress. Downtown Overlay District addresses many smart growth principles.
Continue to implement the road repaving program.	Improve automobile safety on streets and highways	In Progress. City Public Works implements yearly repaving program utilizing budget.
Utilize transportation control measures to reduce congestion during peak hour demand.	Improve automobile safety on streets and highways	In Progress. Travelers Rest police department utilizes speed control measures along certain corridors in the city.
Provide enforcement of current speed limits and explore opportunities for reducing speed in residential and Main Street.	Improve automobile safety on streets and highways	In Progress. City police department utilizes multiple methods to reduce speeding along city streets.
Review all new and redevelopment plans to encourage access management.	Improve automobile safety on streets and highways	In Progress. Each new development and redevelopment project's access management plan is reviewed during planning process.
Work with SCDOT to identify intersections that require improvements, signals etc.	Improve automobile safety on streets and highways	In Progress. City and SCDOT has identified multiple intersections for improvement to date, including N Main St/Center St, N Poinsett St/Center St, N Poinsett St/Tubbs Mountain Rd, S Main St/Roe Rd.

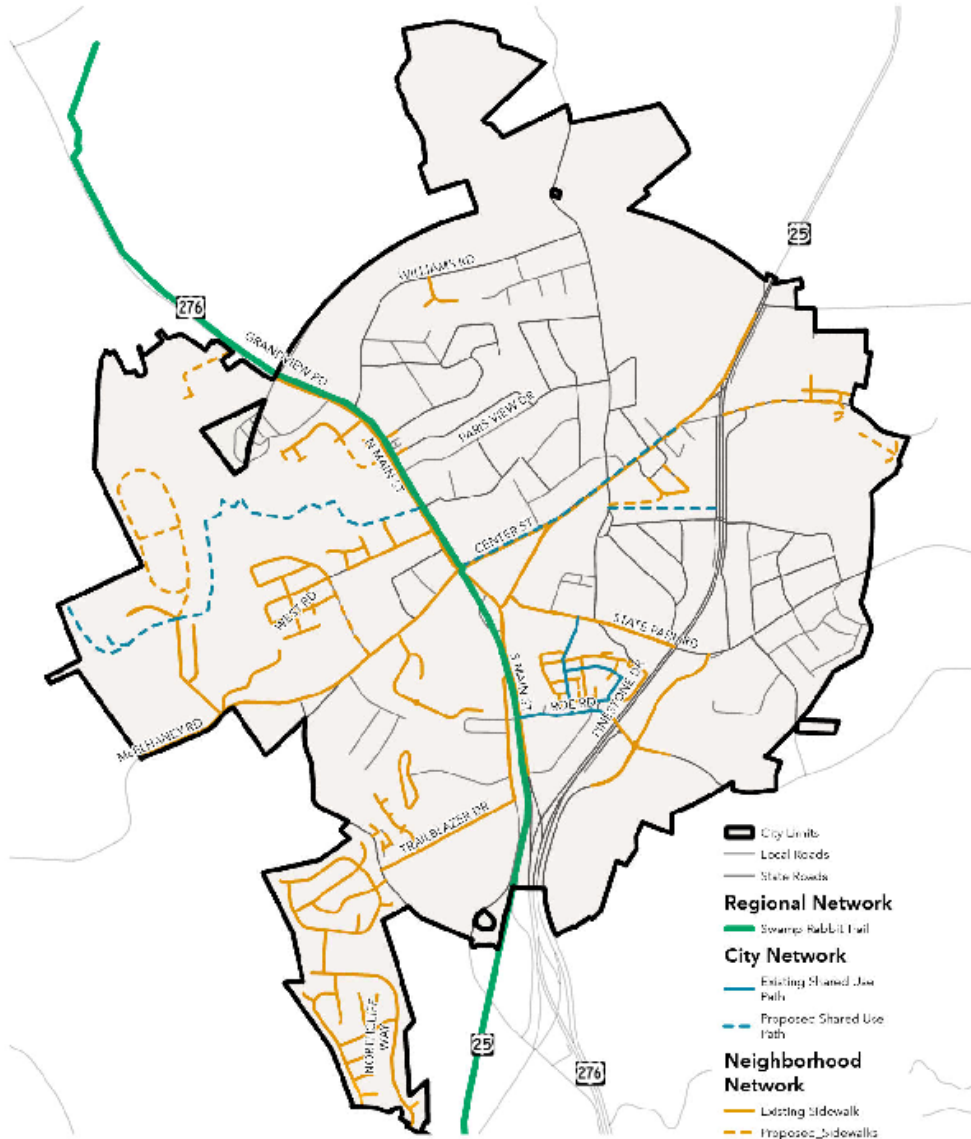
Transportation, cont.

Recommendations and Progress from 2018 Comprehensive Plan

Recommendations (2018)	Challenges Addressed	Progress (2023) No Progress, In Progress, Complete
Require all new subdivisions to have sidewalks and connect to existing sidewalks and trails.	Improve automobile safety on streets and highways	Complete. City approved subdivision regulations that require sidewalk and mixed trail connections.
Install pedestrian crossing signs and crosswalks.	Improve automobile safety on streets and highways	In Progress. City has installed crossings along multiple streets city-wide, with plans for additional crossings along S Main St and N Poinsett Highway.
Implement priority projects as outlined by the Bicycle Master Plan.	Encourage alternatives to motorized modes of transportation and Improve safety of pedestrian and bicycle travel	In Progress. Multiple projects identified in the 2015 Bicycle Master Plan have been constructed or are currently under construction/in permitting.
Implement development standards that require sidewalks, streetscape amenities, bicycle racks, etc.	Encourage alternatives to motorized modes of transportation and Improve safety of pedestrian and bicycle travel	Complete. Downtown Overlay District approved by city council in summer 2022.
Implement diagonal crosswalk at the intersection of Main St. and Center St/Mcilhaney.	Encourage alternatives to motorized modes of transportation and Improve safety of pedestrian and bicycle travel	In Progress. Anticipate commencement of ground work in fall 2023.
Implement recommendations of the Poinsett Highway and Center Street Corridor Study including altering traffic flow on Center St, Signal at Tubbs Mountain/N Poinsett Intersection and Intersection at Hawkins Rd. and Hwy 25.	Encourage alternatives to motorized modes of transportation and Improve safety of pedestrian and bicycle travel	In Progress. Anticipate commencement of ground work in fall 2023.
Develop partnerships with Greenville County, SCDOT, ARC to pursue grant funding as much as possible.	Funding	In Progress. City is working with SCDOT to plan for and develop multiple projects city-wide.
Consider Development agreements to help implement infrastructure improvements with private development.	Funding	In Progress. City has had multiple conversations with private parties to assist with infrastructure implementation.

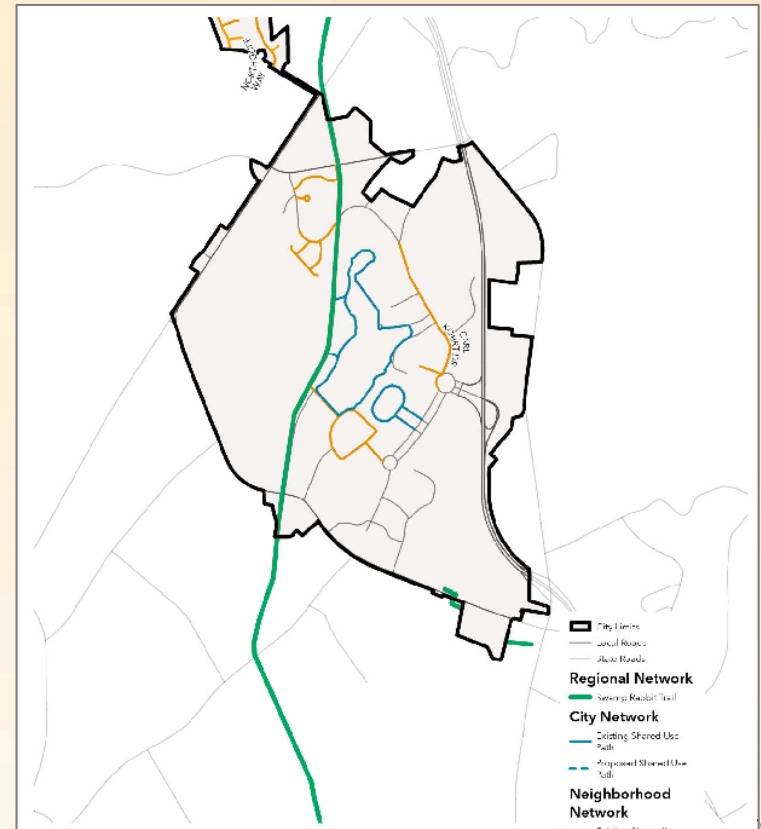
Bike/Ped Network

Regional / City / and Neighborhood sidewalks and multi-use pathways, both existing and “shovel ready”



Travelers Rest, South Carolina - Mobility Connectivity Network

The Connectivity Network highlights the levels of connectivity and common pathways for a territorial transportation and recreation in the City of Travelers Rest.
 (Data Collected from: GPATS, SCDOT, Greenville County census.gov)



Travelers Rest, South Carolina - Mobility Connectivity Network
Furman University

The Connectivity Network highlights the levels of connectivity and common pathways for a territorial transportation and recreation in the City of Travelers Rest.
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Economic Development

The economic development element considers labor force and labor force characteristics, employment by place of work and residence, and analysis of the economic base;

Recommendations and Progress from 2018 Comprehensive Plan

Recommendations (2018)	Challenges Addressed	Progress (2023) No Progress, In Progress, Complete
Economic Development		
Work closely with the Travelers Rest Area Chamber of Commerce to support existing businesses and create new ones that are compatible for Travelers Rest.	Encourage, aid, and support the existing business and local entrepreneurs while actively recruiting new businesses into the city	In progress. City representatives meet with Downtown Merchant Association monthly to support existing and prospective business endeavors.
Develop Chamber subcommittee for Downtown Businesses for marketing and redevelopment opportunities.	Encourage, aid, and support the existing business and local entrepreneurs while actively recruiting new businesses into the city	In progress. City works with Downtown Merchant Association to stimulate marketing and redevelopment opportunities.
Provide the necessary infrastructure to commercial and industrial sites- water, sewer, gas.	Encourage, aid, and support the existing business and local entrepreneurs while actively recruiting new businesses into the city	In progress. New sewer system operations will allow for better coordination for potential new customers and sewer capacity. City is in constant contact with water and gas providers to ensure necessary infrastructure is in place to accommodate existing and new area customers.

Economic Development, cont.

Recommendations and Progress from 2018 Comprehensive Plan

Recommendations (2018)	Challenges Addressed	Progress (2023) No Progress, In Progress, Complete
Advertise the city through the use of newsletters, brochures/inserts and social media.	Encourage, aid, and support the existing business and local entrepreneurs while actively recruiting new businesses into the city	In Progress. City maintains a fully fleshed out advertising program with newsletters, brochures, social media, and pamphlets.
Create and maintain an inventory of available commercial and industrial sites.	Encourage, aid, and support the existing business and local entrepreneurs while actively recruiting new businesses into the city	In progress. List is constantly changing, however city officials have a knowledge of available commercial and industrial sites to discuss with potential development partners.
Create Development Director City Staff position.	Encourage, aid, and support the existing business and local entrepreneurs while actively recruiting new businesses into the city	No Progress
Promote State Park Road as a mixed-use district.	Promote a diversified local economy in Travelers Rest	In Progress. New developments like the Pinestone warehouse redevelopment are intended for mixed use. Downtown Overlay District (Sec 5:17) also encourages mixed use by right in certain cases.
Promote more entertainment businesses that cater to children and teenagers.	Promote a diversified local economy in Travelers Rest	In Progress. City recently released RFP for a skate park near Trailblazer Park.
Encourage small, local businesses.	Promote a diversified local economy in Travelers Rest	In Progress. City works with Downtown Merchant Association to encourage small businesses. In addition, the city maintains a façade improvement program for small businesses along downtown corridors.
Promote Travelers Rest as a bed & breakfast community.	Promote a diversified local economy in Travelers Rest	In Progress. City is working to market the community as a place to visit.
Establish a Central Business District overlay with development standards and maintenance code.	Continue to support the development of a Central Business District	Complete via the Downtown Overlay District (Sec 5:17).
Encourage merchants to extend their hours of operation.	Continue to support the development of a Central Business District	In Progress. City officials work with local businesses to encourage reasonable hours of operation. In addition, new SRT data from the counter on Roe Road can show at a granular level the number of pedestrians along Main St.

It Starts With



Economic Development, cont.

Recommendations and Progress from 2018 Comprehensive Plan

Recommendations (2018)	Challenges Addressed	Progress (2023) No Progress, In Progress, Complete
Use grants and other funding to continue physical improvements to downtown.	Continue to support the development of a Central Business District	In Progress. Façade Improvement Program has provided nearly \$20k in grant funding so far. Poinsett Street Corridor Improvement project, Main Street/Center Street Diagonal, new hawk crossing at S Main Street all in progress.
Assemble database on properties and meet with property owners in order to better market development opportunities in Travelers Rest.	Encourage redevelopment and infill commercial corridors	In progress. Database is constantly changing, however city officials have a knowledge of available commercial and industrial sites to discuss with potential development partners.
Create Travelers Rest Ambassadors to market expansion opportunities to growing specialty businesses in the region.	Encourage redevelopment and infill commercial corridors	In progress. City works with the existing business community to help expand and promote their businesses through marketing efforts.
Expand mini grant program to assist businesses with quality renovation of existing buildings, consider including Poinsett Corridor.	Encourage redevelopment and infill commercial corridors	In Progress via Façade Improvement Program, which has provided nearly \$20k in grant funding for building improvements in the city so far.
Continue to recruit specialty retail and high quality businesses to Travelers Rest.	Continue to Expand the Travelers Rest Market	In Progress. City staff work consistently to recruit potential businesses into the city.
Develop a targeted marketing campaign for visitors and growing number of residents of the area.	Continue to Expand the Travelers Rest Market	Complete via multiple efforts including the new Travelers Guide and an increased online/social media presence.
Market directly to Furman University and North Greenville students.	Continue to Expand the Travelers Rest Market	No Progress