



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

***PLANNING
COMMISSION***

REGULAR MEETING

AGENDA

DATE OF MEETING: **September 28, 2023**

TIME OF MEETING: 6 PM

LOCATION: Council Chambers

1. OPENING

- a. Call to Order & Opening Remarks
- b. Roll Call
- c. Approval of Minutes – August 24, 2023

2. NEW BUSINESS

- a. Five Year Comprehensive Plan Review – Land Use and Resiliency Elements
- b. Comprehensive Plan Survey update – Available at travelersrestsc.com/businesses/plans-projects/

3. OTHER BUSINESS

- a. Discussion of potential upcoming zoning text amendments

4. ADJOURN

MINUTES
TRAVELERS REST PLANNING COMMISSION
8/24/2023
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: Kenny (?)

1. OPENING

- a. **Call to Order/Opening Remarks:** Chair Cooper called the meeting to order at 6:00 PM.
- b. **Roll Call:** Six present members stated their names.
- c. **Approval of Minutes:** Minutes for the July 27, 2023 meeting was motioned for approval (with amendments as presented by Commissioner Maxwell) by Commissioner Rackley and seconded by Commissioner Haffey. No discussion. Motion passed 6-0.

2. NEW BUSINESS

- a. **Five Year Comprehensive Plan Review – Transportation and Economic Development**
Staff presented the next two chapters of the 2018 Comprehensive Plan review for discussion via power point.
- b. **Five Year Comprehensive Plan Review – Survey**
Chair Cooper reiterated that the Comprehensive Plan survey was available on the website and via social media.

3. OTHER BUSINESS

- a. None.

4. ADJOURN:

Motion to adjourn at 6:40PM.



2023 Comprehensive Plan Review

Land Use and Resiliency

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 28, 2023: Land Use and Resiliency

October 2023: Priority Investment Element

November 2023: City Council Committee and 1st Reading

December 2023: City Council Final Reading

Land Use

The Land Use element considers existing and future land use by categories, including residential, commercial, industrial, agricultural, forestry, mining, public and quasi-public, recreation, parks, open space, and vacant or undeveloped;

Recommendations and Progress from 2018 Comprehensive Plan

Recommendations (2018)	Challenges Addressed	Progress (2023) No Progress, In Progress, Complete
Land Use		
Consider the policy principles of this Master Plan when making future development and redevelopment decisions such as zoning approvals and development agreements.	Managing Growth	In Progress. City officials consistently utilize the Comp Plan to assist with land use decision making.
Align the City's growth goals with an annexation policy that evaluates both the economic and physical impact to the city's infrastructure and services.	Managing Growth	In Progress. City considers each annexation request for alignment with the city's goals for economic and physical impact.
Encourage Smart Growth principles with a focus on infill and redevelopment.	Managing Growth	Complete via new commercial design standards (Sec 6:17), new subdivision and infrastructure standards (Sec 6:19), and Downtown Overlay District (Sec 5:17)
Utilize the Future Land Use Map as a primary resource in making land use decisions.	Improving Land Use Form & Character	In progress. City officials consistently utilize the Comp Plan to assist with land use decision making.
Develop Zoning Overlays to establish character and development standards for critical districts	Improving Land Use Form & Character	Complete via new Downtown Overlay District (Sec 5:17).
Communicate the positive benefits of well-designed density in appropriate locations.	Improving Land Use Form & Character	In Progress. City officials communicate with elected officials, boards, staff, and the public to convey the positive benefits of well-designed density.
Design spaces and facilities that can accommodate multiple users and serve multiple functions.	Improving Land Use Form & Character	In Progress. New park spaces and trail spaces at various locations city-wide accomplish this recommendation.
Monitor trends and assess changes in demographics to ensure the city is planning for the needs of future populations.	Improving Land Use Form & Character	In Progress. The city consistently monitors demographic trends and plans accordingly.
Regularly conduct research and engage the development community in discussions about consumer preferences and market trends in order to consider updates to standards.	Improving Land Use Form & Character	In Progress. City engages development community on many issues regarding preferences and market trends. Updated standards incorporate many of these preferences and trends.

Zoning Map and Text Amendments since 2018

Zoning Map Amendments

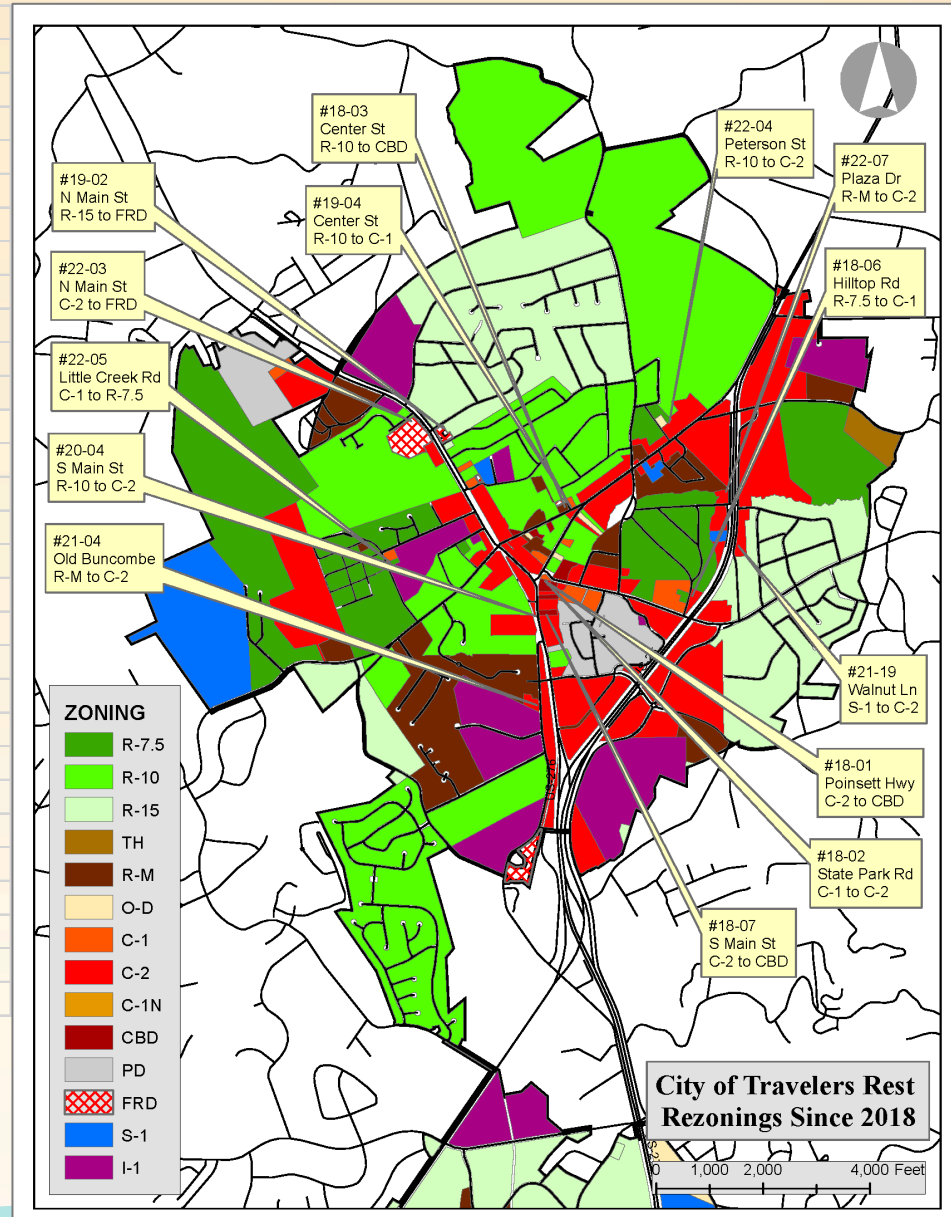
Docket Number	Address	Original Zoning	New Zoning
18-01	104 S Poinsett Highway	C-2	CBD
18-02	6704 State Park Road	C-1 & R-M	C-2
18-03	14 Center Street	R-10	CBD
18-06	11 Hilltop Road	R-7.5	C-1
18-07	120 S Main Street	C-2	CBD
19-02	508 N Main Street	R-15	FRD
19-04	101 Center Street	R-10	C-1
20-04	230 S Main Street	R-10	C-2
21-04	409 Old Buncombe Road	R-M	C-2
21-19	16 Walnut Lane	S-1	C-2
22-03	607 N Main Street	C-2, I-1, and R-10	FRD
22-04	4 Peterson Street	R-10	C-2
22-05	1 & 3 Little Creek Road	C-1 & R-M	R-7.5
22-07	3 Plaza Drive	R-M	C-2

Zoning Text Amendments

Docket Number	Project
22-01	Use Table Amendment
22-06	Downtown District

Annexations

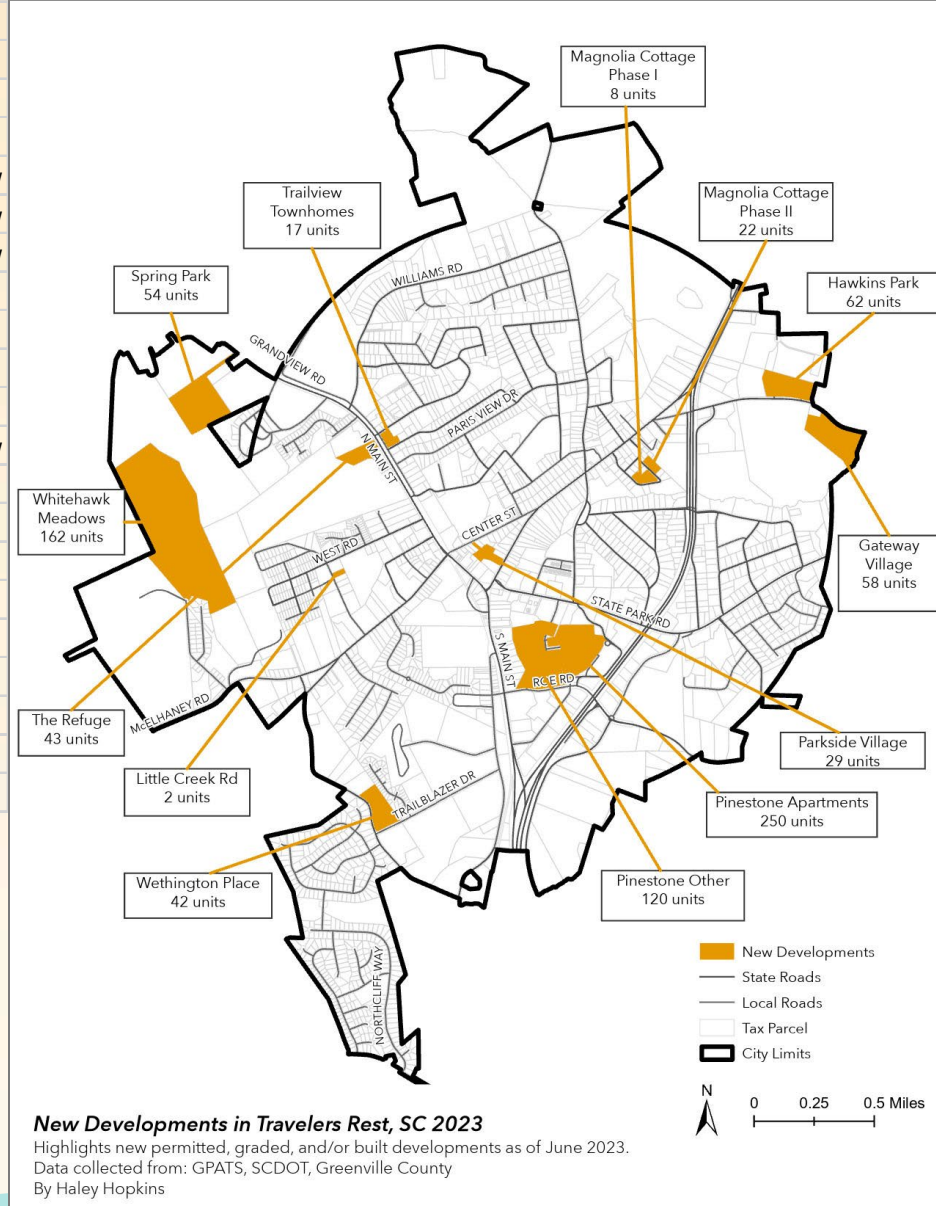
Docket Number	Address	Project Name	New Zoning
18-05	745 Old Buncombe Road	The Staytion	FRD
19-03	Hawkins Road	Hawkins Park	RM
20-08	Hawkins Road	Gateway Village	TH
20-09	Old Buncombe Road	The Staytion	FRD



Major Subdivisions and FDPs since 2018

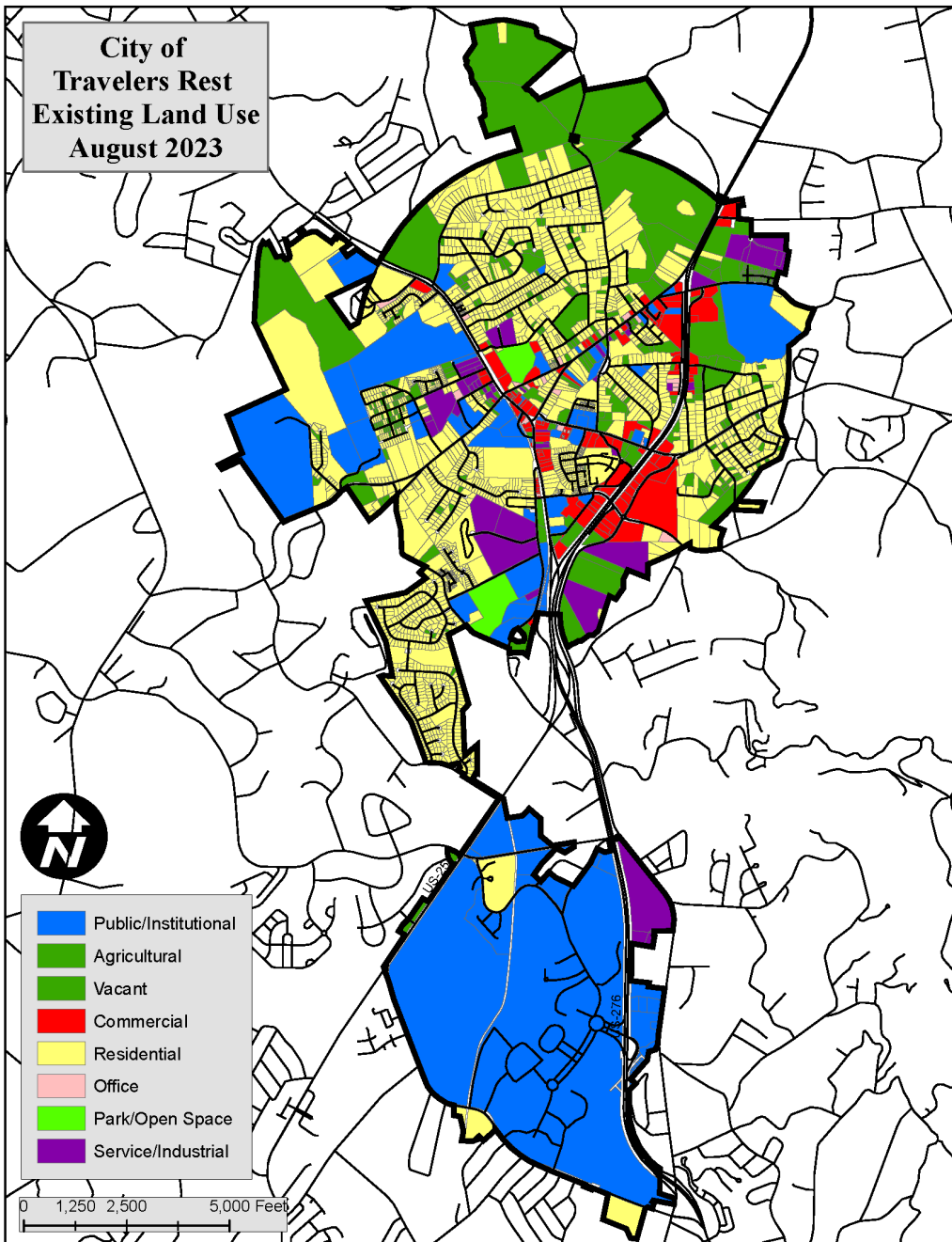
Major Subdivisions				
Docket Number	Address	Project Name	Number of Lots	Type
19-05	Hawkins Road	Hawkins Park	63	Townhome
19-06	508 N Main Street	Trailview Townhomes	17	Townhome
20-02	Roe Road	Pinestone	88	Single Family
20-05	Magnolia Drive	Magnolia Cottages	22	Single Family
20-07	Hawk Valley Drive	Whitehawk Meadows	165	Single Family
21-01	Watson Road	Wethington	42	Townhome
21-09	Hawkins Road	Gateway Village	58	Townhome
21-11	Tigerville Road	Dicey Crossing	8	Commercial
21-14	S Poinsett Highway	Parkside Village	29	Townhome
22-08	607 N Main Street	The Refuge	43	Single Family

Final Development Plans		
Docket Number	Address	Project Name
18-08	Roe Road	Pinestone Phase I
20-01	508 N Main Street	Trailview Townhomes
21-07	N Main Street	Spring Park
21-13	745 Old Buncombe Road	The Staytion
23-01	State Park Road	Pinestone Warehouses



Existing Land Use Map

As of August 2023

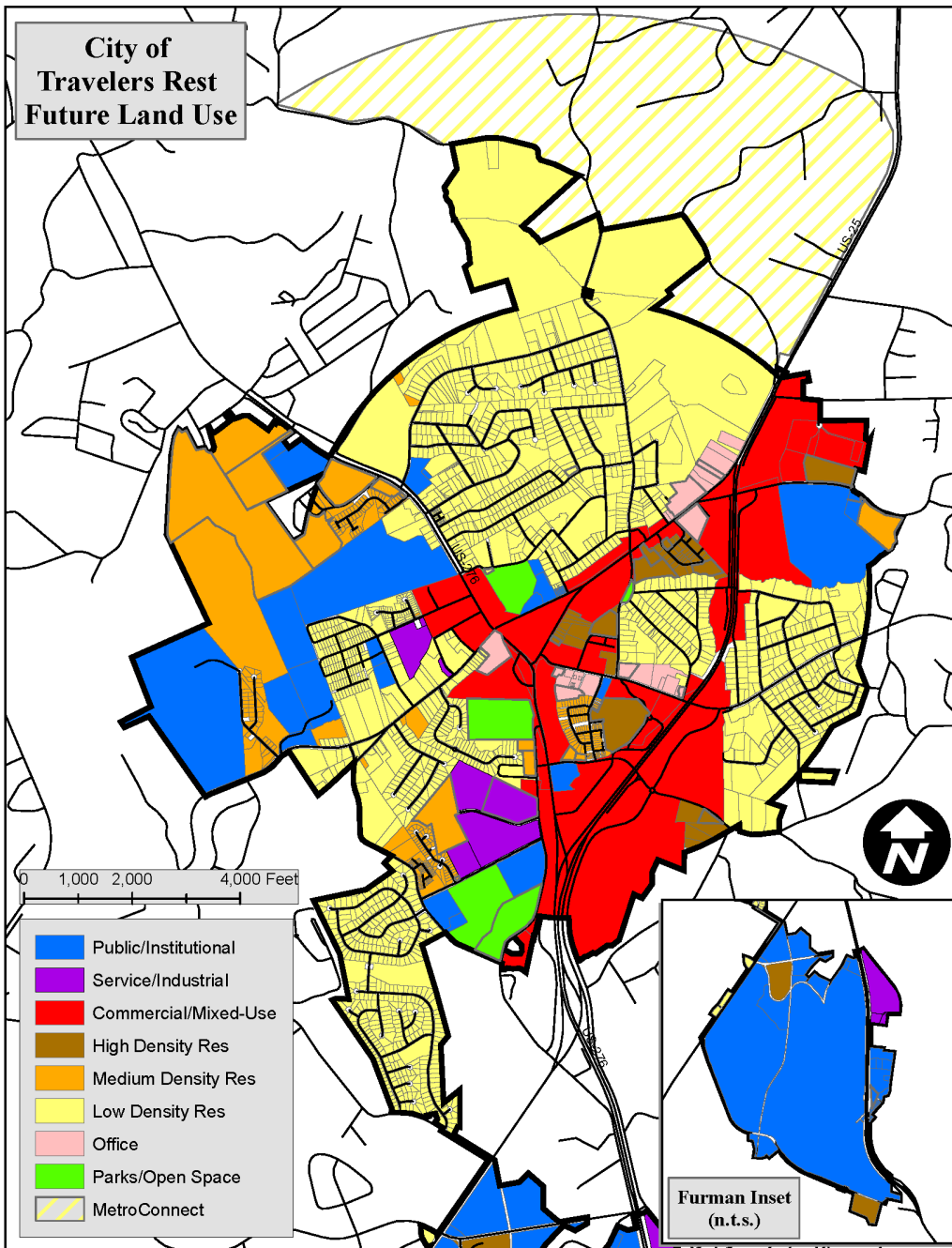


It Starts With



Future Land Use Map

City of Travelers Rest Future Land Use



Resiliency Element

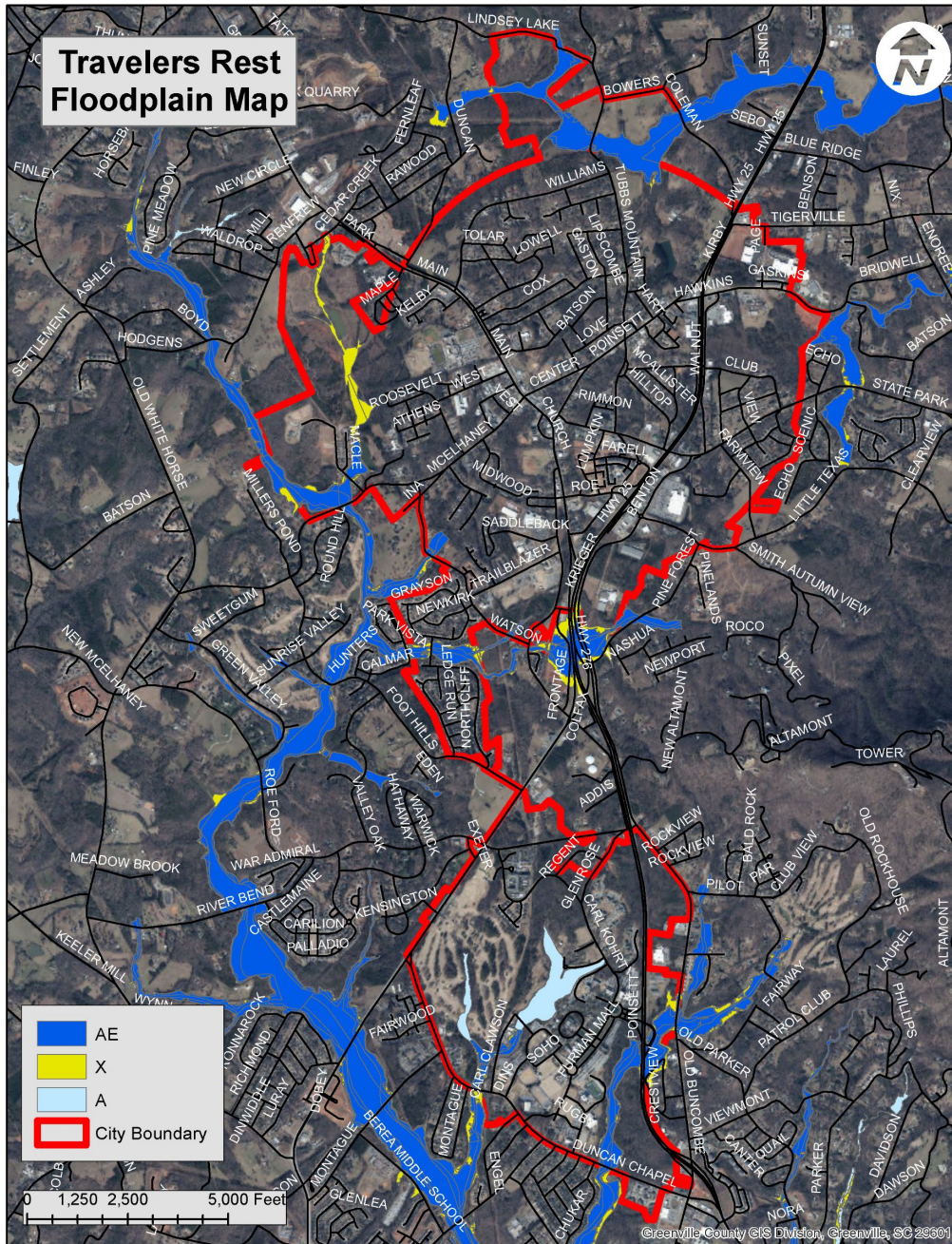
A resiliency element considers the impacts of flooding, high water, and natural hazards on individuals, communities, institutions, businesses, economic development, public infrastructure and facilities, and public health, safety and welfare.

While flooding is not considered a significant risk for Travelers Rest, flood preparedness is a foundational part of community resilience.

FEMA categorizes floodplains in multiple ways, including zone codes and annual risk. Areas with 1% Annual Chance Flood (Zone AE) are areas at risk to 100-year floods. Areas with 0.2% Annual Chance Flood (Zone X) are at risk to 500-year floods. Some areas hold water or land mass that meets the Base Floodplain elevation (Zone A) and are more likely to experience minimal riverine flooding during heavy precipitation.

Travelers Rest adopted flood control standards in 1997, as part of Ordinance O-04-97. Chapter 5.28 of the Travelers Rest Code of Ordinances are applicable to all flood hazard areas identified within the city limits.

Travelers Rest Floodplain Map



Flood Areas in TR

The Flood Risk Hazards in Travelers Rest map shows the locations of FEMA identified floodplains.

Areas with 1% Annual Chance Flood (Zone AE – dark blue) are areas at risk to 100-year floods.

Areas with 0.2% Annual Chance Flood (Zone X - yellow) are at risk to 500-year floods.

Some areas hold water or land mass that meets the Base Floodplain elevation (Zone A – light blue) and are more likely to experience minimal riverine flooding during heavy precipitation.

It Starts With



MEMORANDUM

DATE: September 28, 2023

TO: Travelers Rest Planning Commission

FROM: Michael Forman, AICP
Planning Director

SUBJECT: Memo regarding potential upcoming zoning text amendments

Staff has reviewed the existing permitted use table (Section 5:1.3) and has determined that the table is insufficient for the permittance of certain uses within city limits. As such, staff is preparing to bring forth a zoning ordinance text amendment for the Planning Commission's consideration at their October regularly scheduled meeting.

This memo is for informational purposes only, and no action is required of the Planning Commission at this time.