

## Comprehensive Plan – Five Year Review

### Population

- Analysis of age, households, race, income, & educational attainment

### Housing

- Analysis of occupancy & tenure, income, value, & affordability

### Economic Development

- Labor force characteristics, income, & an occupation/industry analysis

### Transportation

- Commuter trends & assessment of existing transportation network

### Community Facilities

- Inventory of current community facilities & services

### Historic & Cultural Resources

- Inventory of registered or eligible resources & other historic sites

### Natural Resources

- Inventory of hydrologic features, soils, species, & green infrastructure

### Community Resiliency

- Identification of hazards & the potential impacts

### Land Use

- Assessment of existing land uses & current land use policies

### Priority Investments

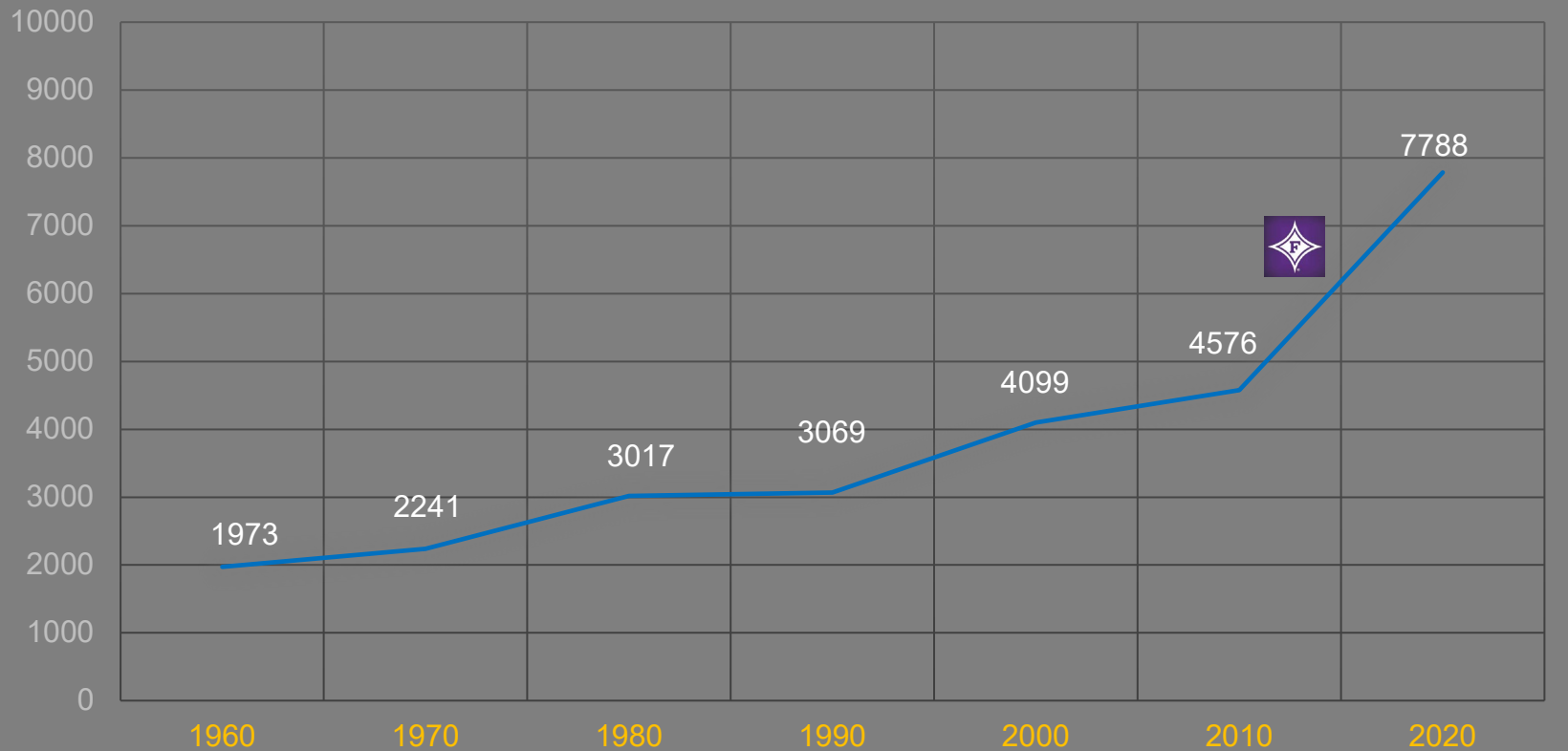
- Summary of previous priority investments





# 2023 Comprehensive Plan Review Population and Housing

## 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)

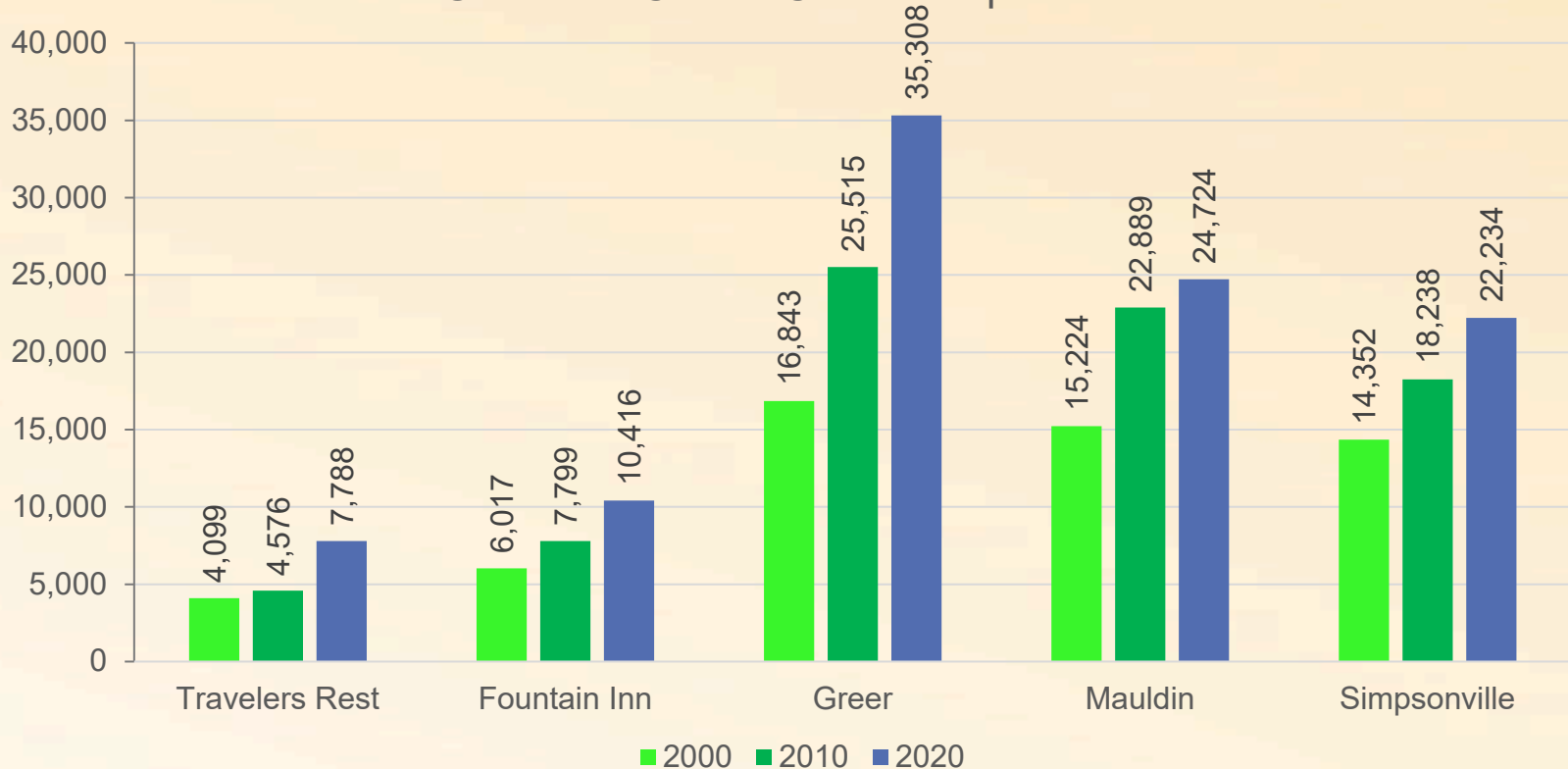
Growth from 2010-2020  
70% (7.0%/year)

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)

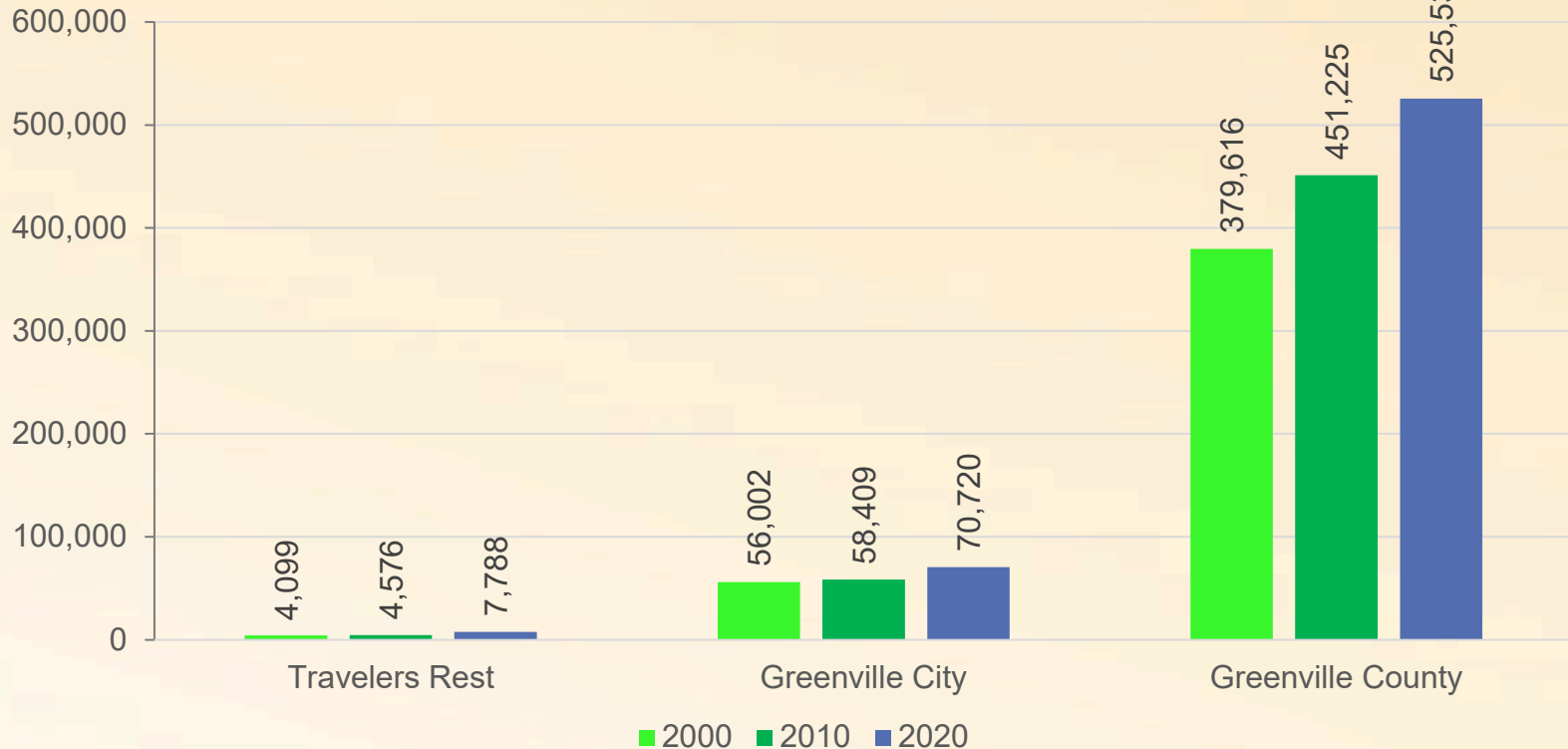
Simpsonville: 22% (2.2%/year)

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)

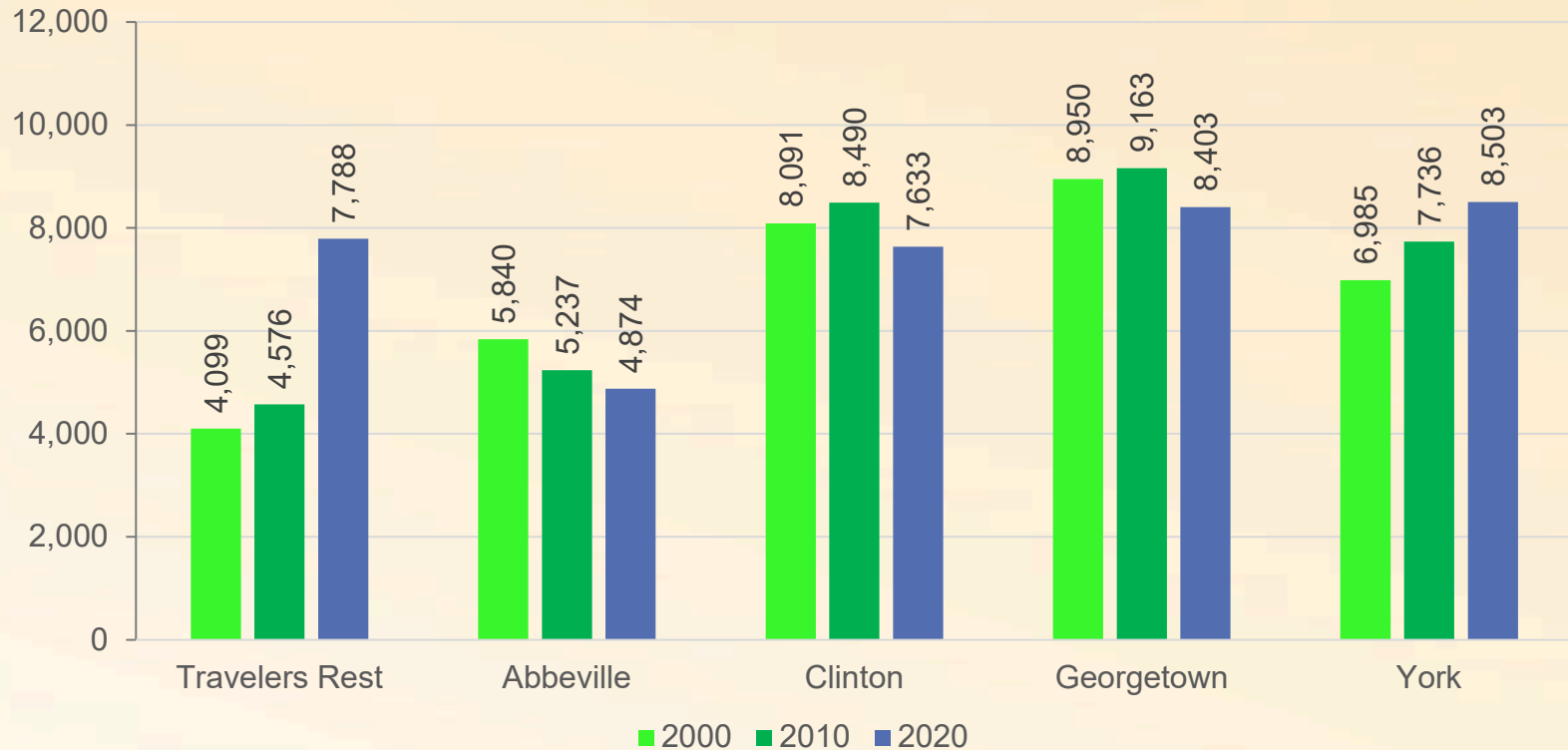
Greenville City: 21% (2.1%/year)

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)

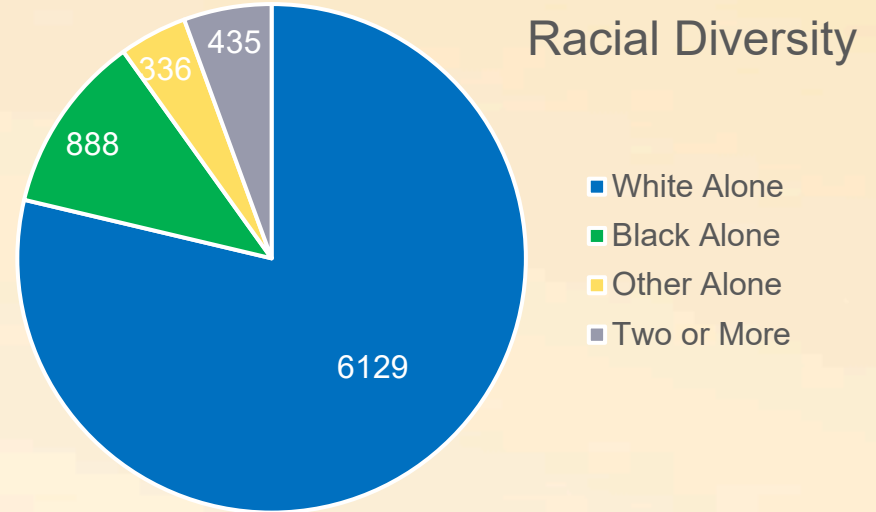
York: 10% (1%/year)

Source: U.S. Census Bureau

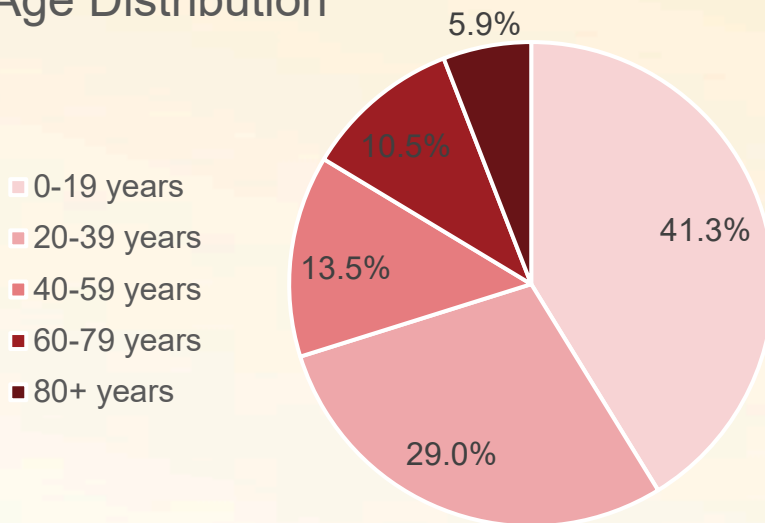


## Travelers Rest Population Characteristics

Note: All data from 2020 Census unless otherwise specified

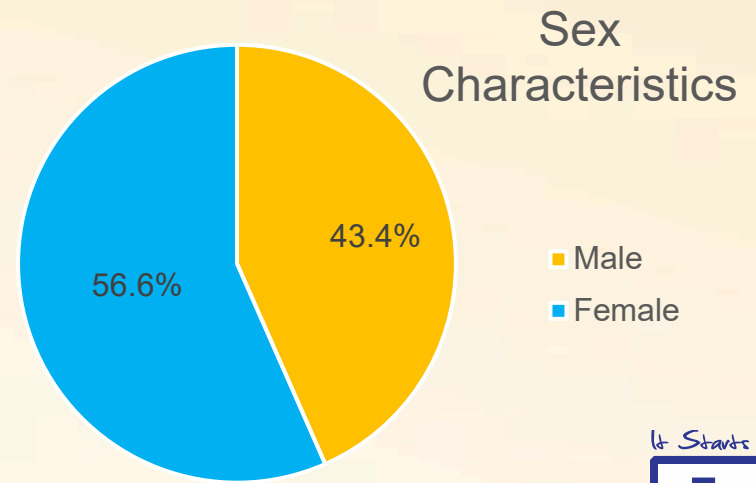


### Age Distribution



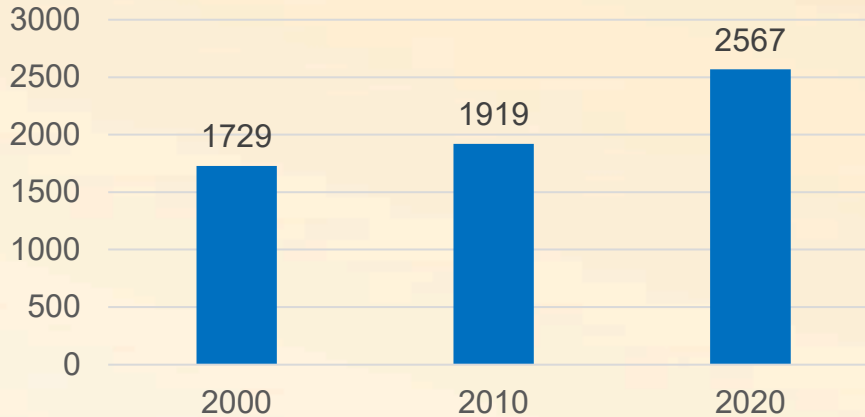
Note: Median age 22.9 years

Source: U.S. Census Bureau and 2021 ACS



Source: U.S. Census Bureau

## Total Housing Units – Travelers Rest



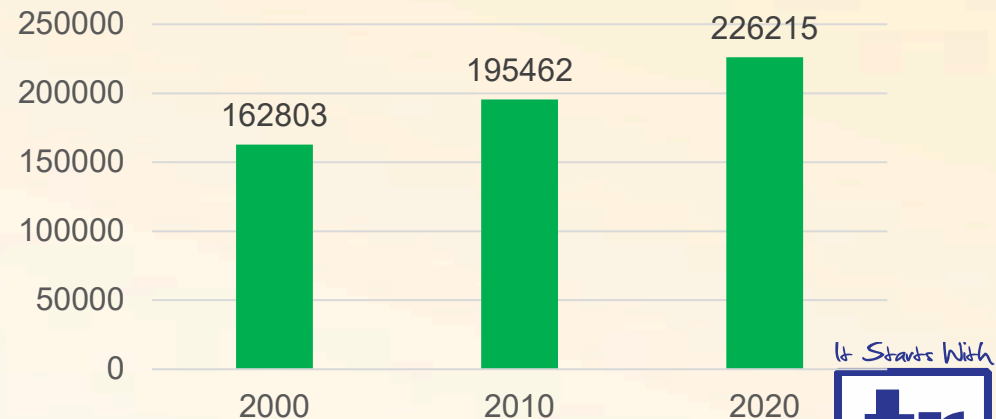
Growth Rates from 2000-2020  
48% (2.4%/year)

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

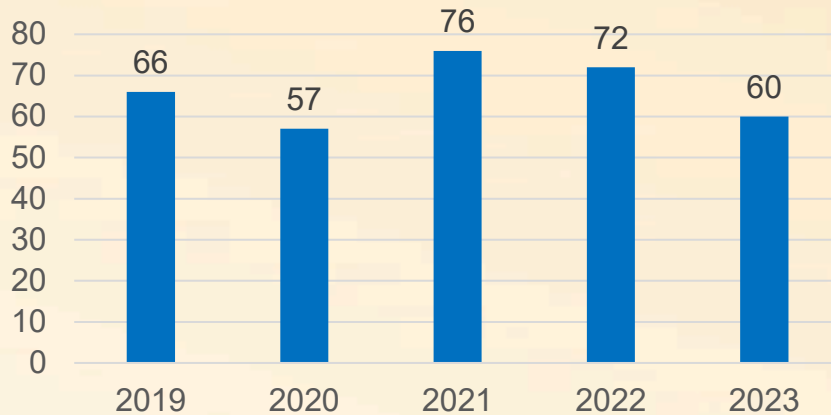


Source: U.S. Census Bureau





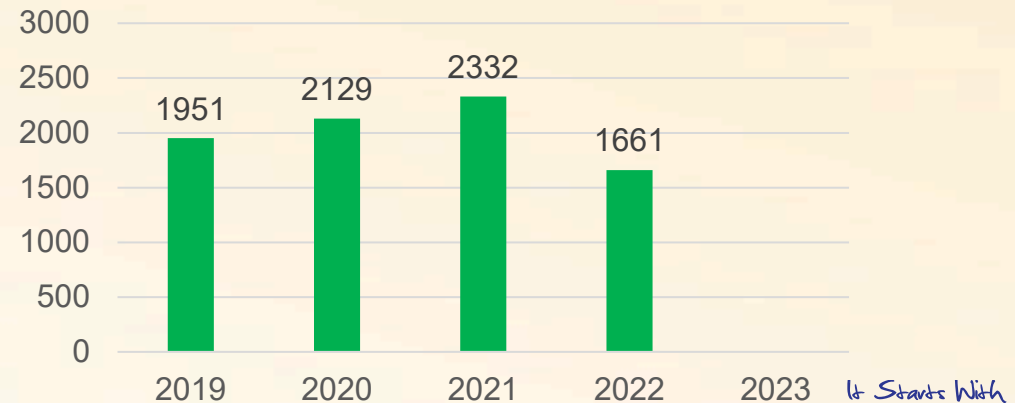
## New Housing Permits – Travelers Rest



Average Annual  
New Housing Permits  
~68/year

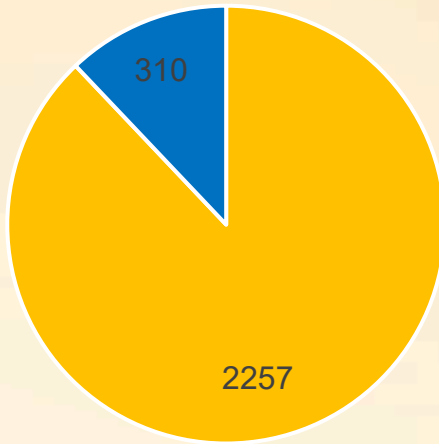
Source: City of Travelers Rest

## New Housing Permits – Greenville County



Average Annual  
New Housing Permits  
~2,018/year

Source: Greenville County Planning

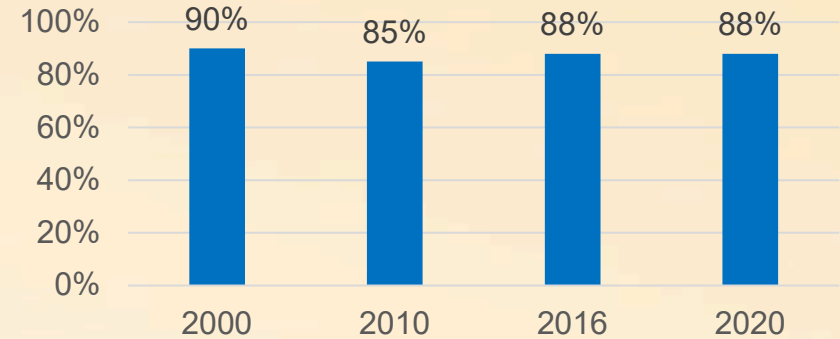


## 2020 – Occupancy

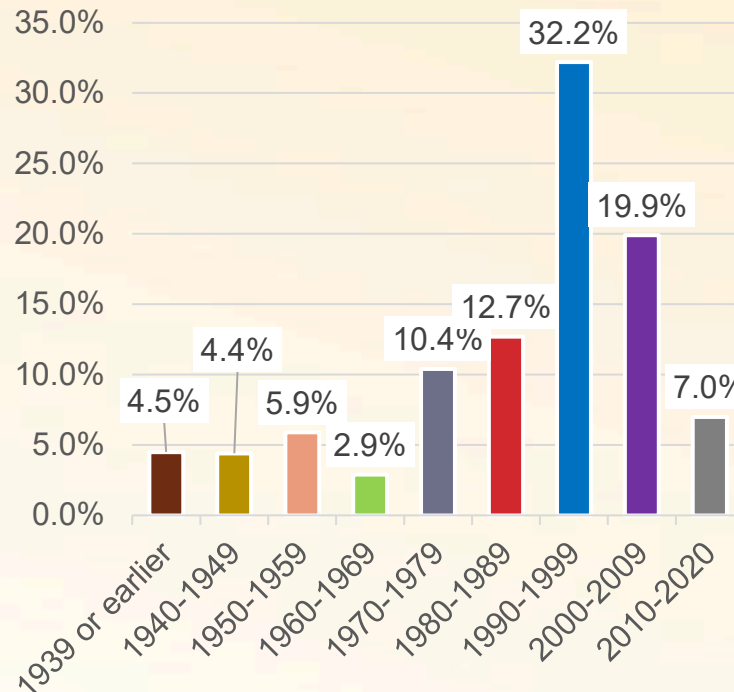
- Occupied (88%)
- Vacant (12%)

Source: U.S. Census Bureau

## Occupancy Rate – Travelers Rest



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



Source: ACS

## Year Homes Built

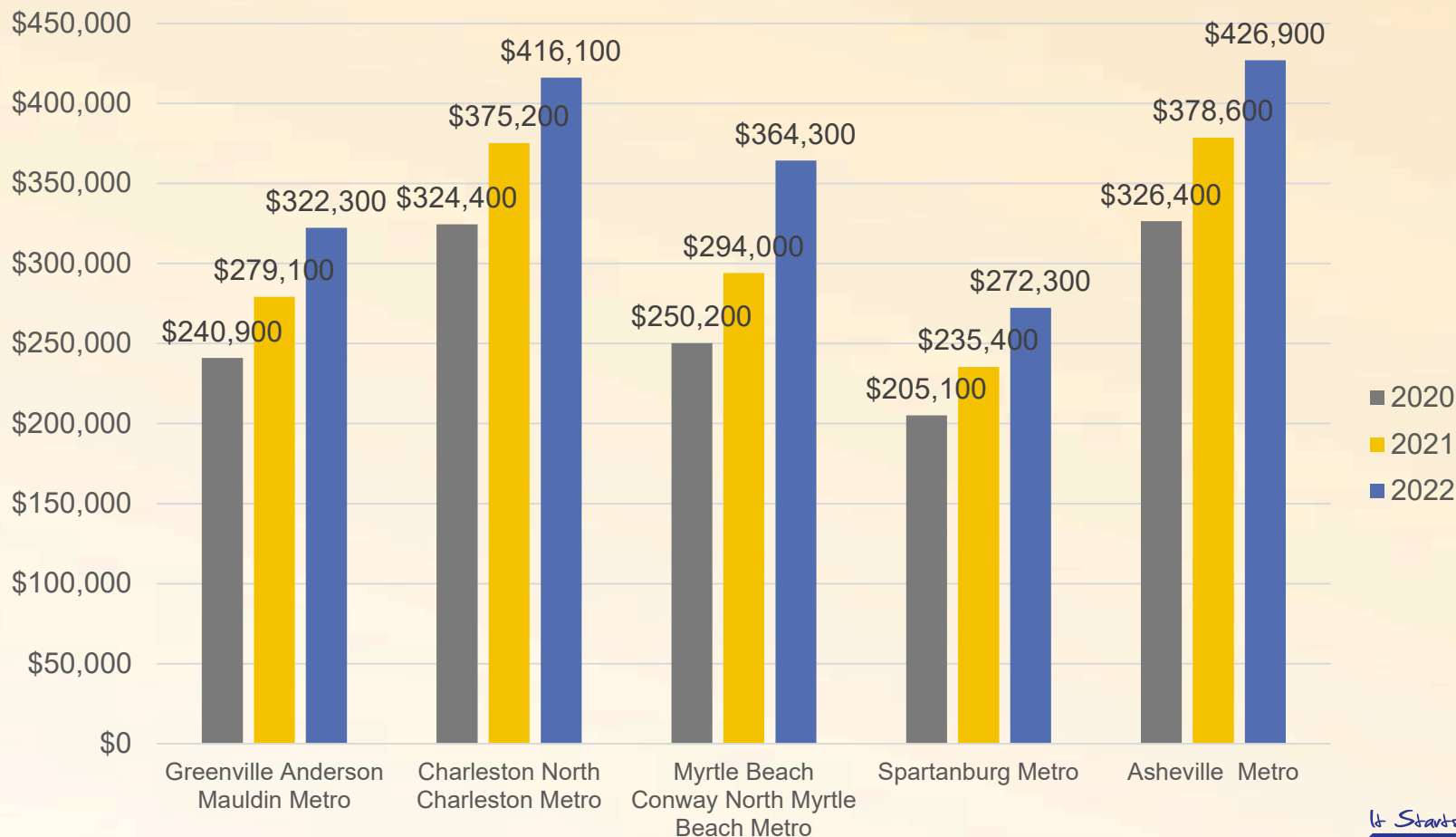
- 1939 or earlier
- 1940-1949
- 1950-1959
- 1960-1969
- 1970-1979
- 1980-1989
- 1990-1999
- 2000-2009
- 2010-2020

# Travelers Rest

## Housing Characteristics

Note: All data from 2020 Census unless otherwise specified

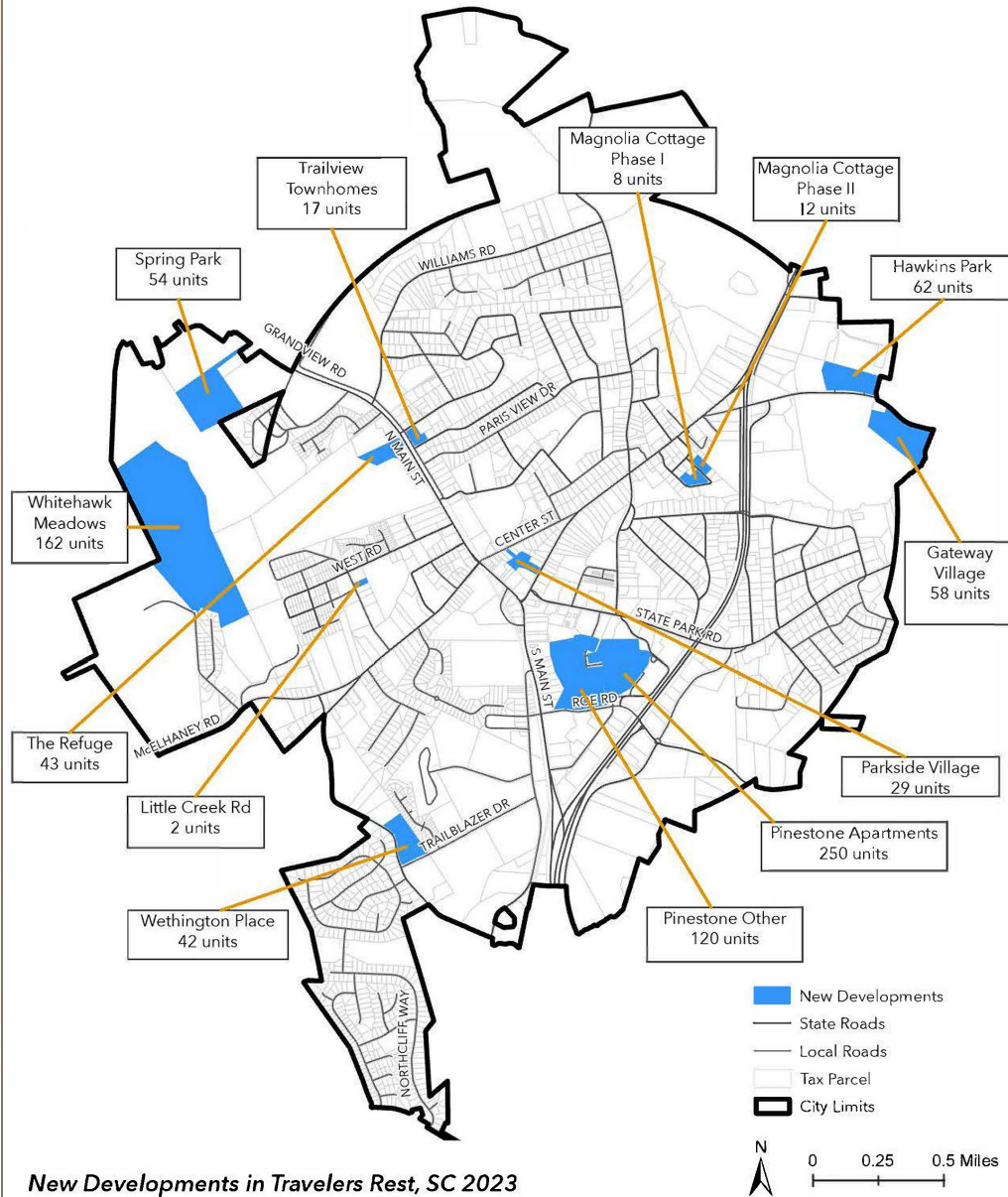
### Median Single Family Home Values



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	12	Subd approved (2020)	Grading
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)	Permitting
Wethington Place	42	Subd approved (2021)	Permitting
Parkside Village	29	Subd approved (2021)	No activity
The Refuge	43	C-2 to FRD (2022), Subd approved (2022)	Grading
Little Creek Rd	2	C-1 to R-7.5 (2022)	Built

Approved Rooftops	859
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.



## 2023 Comprehensive Plan Review

### Natural Resources, Cultural Resources, and Community Facilities



# **2023 Comprehensive Plan Review Schedule**

**June 29, 2023: Population and Housing**

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

**August 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**



# Natural Resources

Natural Resources considers coastal resources, slope characteristics, prime agricultural and forest land, plant and animal habitats, parks and recreation areas, scenic views and sites, wetlands, and soil types.

## Recommendations and Progress from 2018 Comprehensive Plan

Recommendations (2018)	Challenges Addressed	Progress (2023) No Progress, In Progress, Complete
<b>Natural Resources</b>		
The creation of Greenlink routes and the use of alternative transportation and car-pooling to minimize air pollution.	Utilize transportation recommendations to improve air quality	In Progress. +/-4,959 feet of multi-use trails built in city since 2018. Plans for +/-12,250 feet of multi-use trails planned for construction within the next 12 months.
Additionally, by minimizing deforestation in the creation of subdivisions and neighborhoods and planting new trees air quality can help relieve the ground ozone levels to a safer level.	Reduce deforestation through policy	In Progress. Tree Protection Ordinance passed by city council in March 2022. The new ordinance created a tree mitigation fund, utilized specifically for the planning, planting, and maintenance of new trees within the city.
Through special attention and co-ordination to protect this rare natural resource with the county as well as the City when considering developments along the Enoree River within the city limits.	Protection of rare plants	Complete via the county's bunched arrowhead ordinance. All developments in the city of Travelers Rest must account for the presence of bunched arrowhead at or near the site, and if present, the mitigation of effects from the new development on the species.



# Cultural Resources

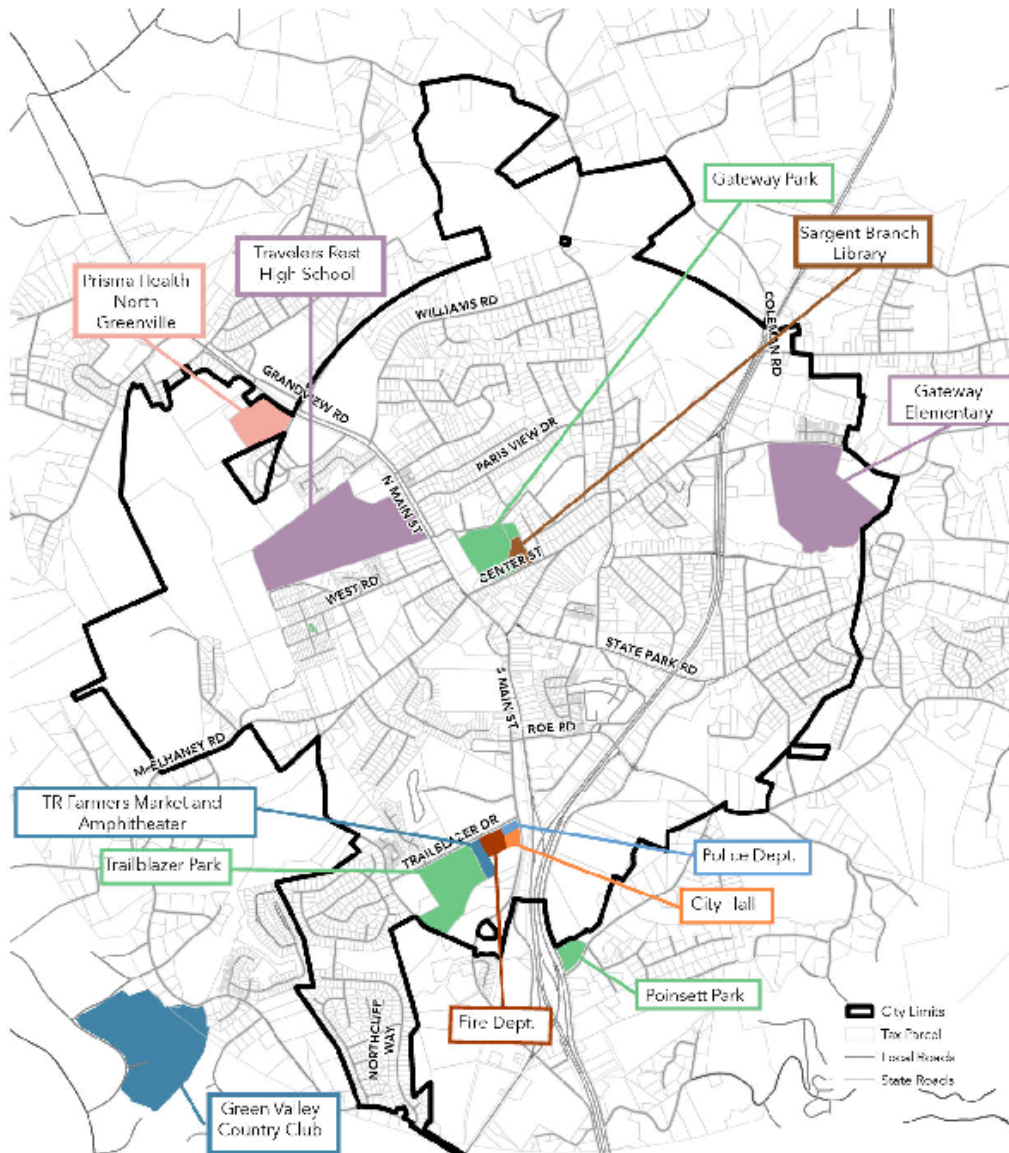
Cultural Resources considers historic buildings and structures, commercial districts, residential districts, unique, natural, or scenic resources, archaeological, and other cultural resources.

## Recommendations and Progress from 2018 Comprehensive Plan

Recommendations (2018)	Challenges Addressed	Progress (2023) No Progress, In Progress, Complete
<b>Cultural Resources</b>		
Enhance public awareness about the importance of preserving historical resources.	Coordinated marketing strategy	In Progress. City is working with the TR Historic Society on renovations and improvements to the Spring Park Inn.
Develop an indoor entertainment venue.	Develop an indoor venue	In progress. City officials work with developers to consider TR for an indoor entertainment venue.
Continue to provide opportunities for cultural events at Trailblazer Park.	Coordinated marketing strategy	In progress. City recently revised and streamlined the special events process which has paid immediate dividends. Trailblazer Park is utilized nearly daily for many cultural and civic programs.
Partner with Furman University on artist in residency programs and opportunities.	Coordinated marketing strategy	In Progress. City officials in contact regarding multiple opportunities involving Furman.
Develop marketing strategy for city's cultural assets and events.	Coordinated marketing strategy	In Progress. The city has hired a full time marketing specialist to reshape the city's online and in person marketing strategies.

# Community Facilities

Community Facilities element considers water supply, treatment, and distribution; sewage system and wastewater treatment; solid waste collection and disposal, fire protection, emergency medical services, and general government facilities; education facilities; and libraries and other cultural facilities.



## **Community Facilities 2023**

As described in Community Facilities chapter, this includes parks, schools, libraries, centers for education, recreational spaces and government facilities that are accessible to community members.

# Community Facilities

Key changes to the Community Facilities element since 2018:

**Sewer:** Metro Connects took over the City of Travelers Rest sewer system in 2023. Metro Connects works closely with city staff to ensure continued service. The city continues to review new sewer requests.

**Solid Waste:** Greater Greenville Sanitation ceased recycling services in 2023 for city residents. As of July 2023, city residents can utilize Ever Green Environmental for recycling services, or they may continue to utilize any of the recycling centers in or near the city (Food Lion parking lot, Echo Valley, and Blackberry Valley).

**Public Safety:** Chief Ben Ford replaced Chief Lance Crowe in December 2019.

**Recreation:** The city opened a new playground at Trailblazer Park in 2023, with a zip line, swings, and climbing areas for children of all ages and accommodations.

# Recommendations and Progress from 2018 Comprehensive Plan

Recommendations (2018)	Challenges Addressed	Progress (2023) No Progress, In Progress, Complete
<b>Community Facilities</b>		
Continue the replacement programs for police and fire equipment to ensure equipment is replaced on a regular schedule.	New fire equipment and new police equipment	In Progress
Continue to implement sewer rehab projects as necessary to upgrade the system.	Sewer rehab and capacity	In Progress. The city recently turned over sewer system to Metro Connects, however the city continues to work with developers and the community to upgrade the sewer system as needed.
Adequately review and provide analysis of the costs of annexing additional lands. Fully align the City's growth goals with its annexation policy, including plans to annex unincorporated enclaves.	Sewer rehab and capacity	In Progress. City considers each annexation request for alignment with the city's goals.
Initiate and/or expand programs to decrease crime and fire incident rates.	New fire equipment and new police equipment	In Progress
Develop a building maintenance program to ensure that funding is available to renovate facilities as they age.		In Progress. City has a capital projects plan and fund that addresses funding over a multi-year horizon.
Consider the policy principles of the Master Plan when making future development and redevelopment decisions such as zoning approvals and development agreements.	Sewer rehab and capacity	In Progress. City considers many options including the comprehensive plan when making future development decisions.
Coordinate with the County on the development and implementation of plans for Parks and Recreation facilities; Trailblazer Park and Gateway Park improvements to include dog park, playgrounds etc.		In Progress. City recently improved Trailblazer Park and is working with the county to assume maintenance responsibilities in the future.
Continue to construct more bicycle and walking trails.		In Progress. +/-4,959 feet of multi-use trails built in city since 2018. Plans for +/-12,250 feet of multi-use trails planned for construction within the next 12 months.
Proactively upgrade the infrastructure in areas targeted for development and redevelopment.	Sewer rehab and capacity	In Progress
Promote sustainability as a guiding principle for all community facilities.		In Progress





# 2023 Comprehensive Plan Review

## Transportation and Economic Development



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# 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
<b>Transportation</b>		
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

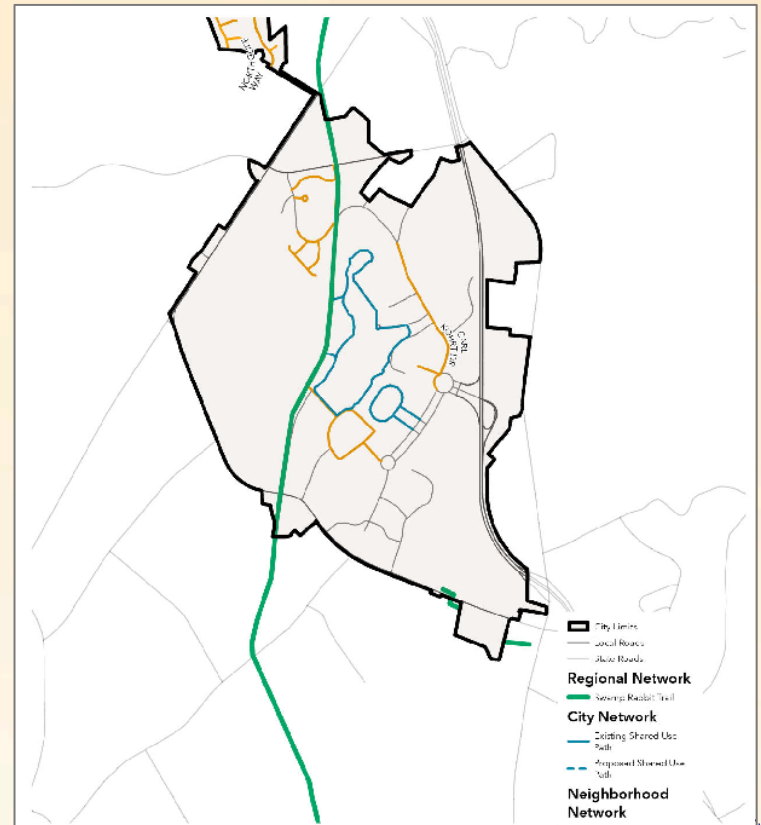
Regional / City / and Neighborhood sidewalks and multi-use pathways, both existing and “shovel ready”



## Travelers Rest, South Carolina - Mobility Connectivity Network

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

Data Collection from: GPATS, SCDOT, Greenville County census.gov



## Travelers Rest, South Carolina - Mobility Connectivity Network

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

Data Collection from: GPATS, SCDOT, Greenville County census.gov

# 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
<b>Economic Development</b>		
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.

# 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





# 2023 Comprehensive Plan Review

## Land Use and Resiliency



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# 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
<b>Land Use</b>		
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

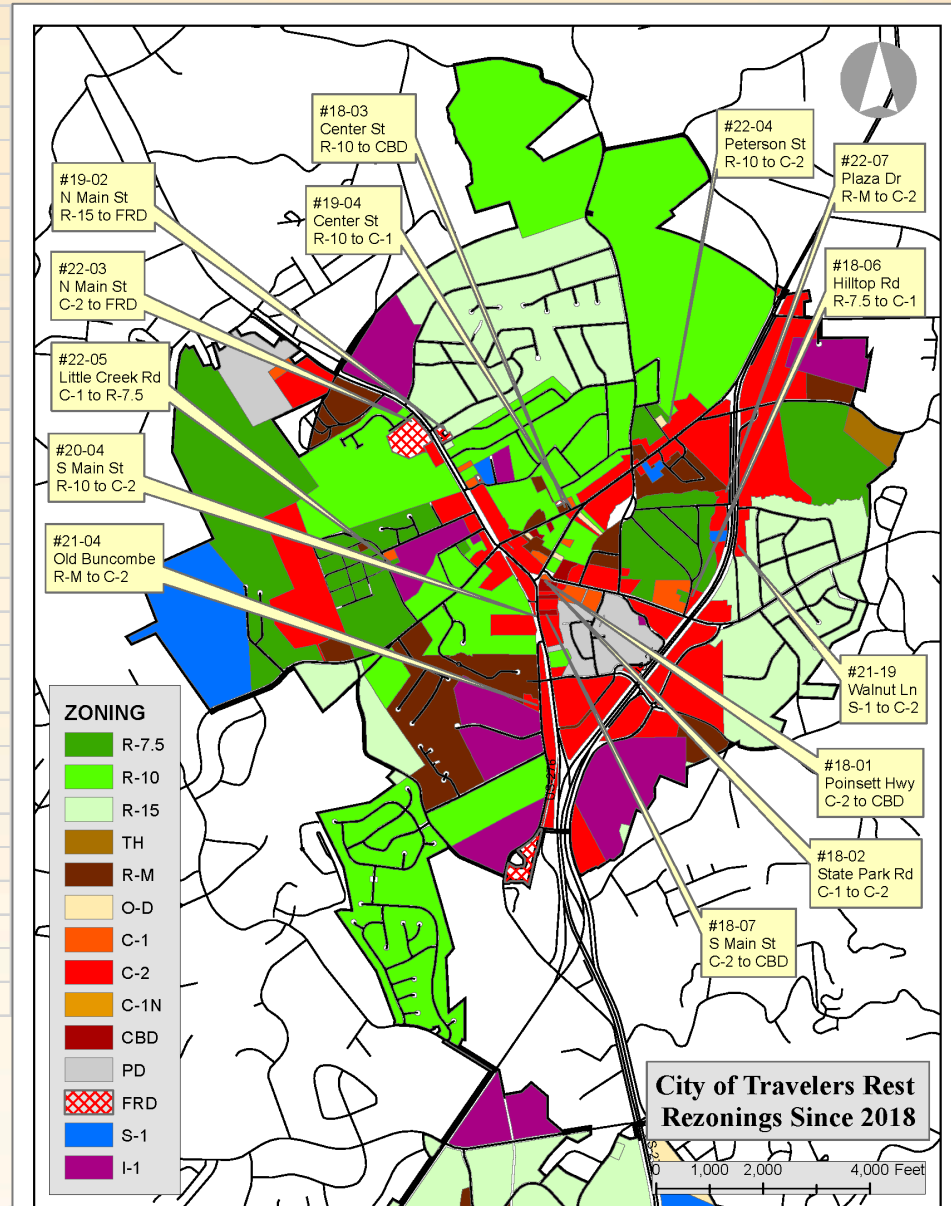
Docket Number	Address	Original Zoning	New Zoning
18-01	104 S Poinsett Highway	C-2	CBD
18-02	6704 State Park Road	C-1 & R-M	C-2
18-03	14 Center Street	R-10	CBD
18-06	11 Hilltop Road	R-7.5	C-1
18-07	120 S Main Street	C-2	CBD
19-02	508 N Main Street	R-15	FRD
19-04	101 Center Street	R-10	C-1
20-04	230 S 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

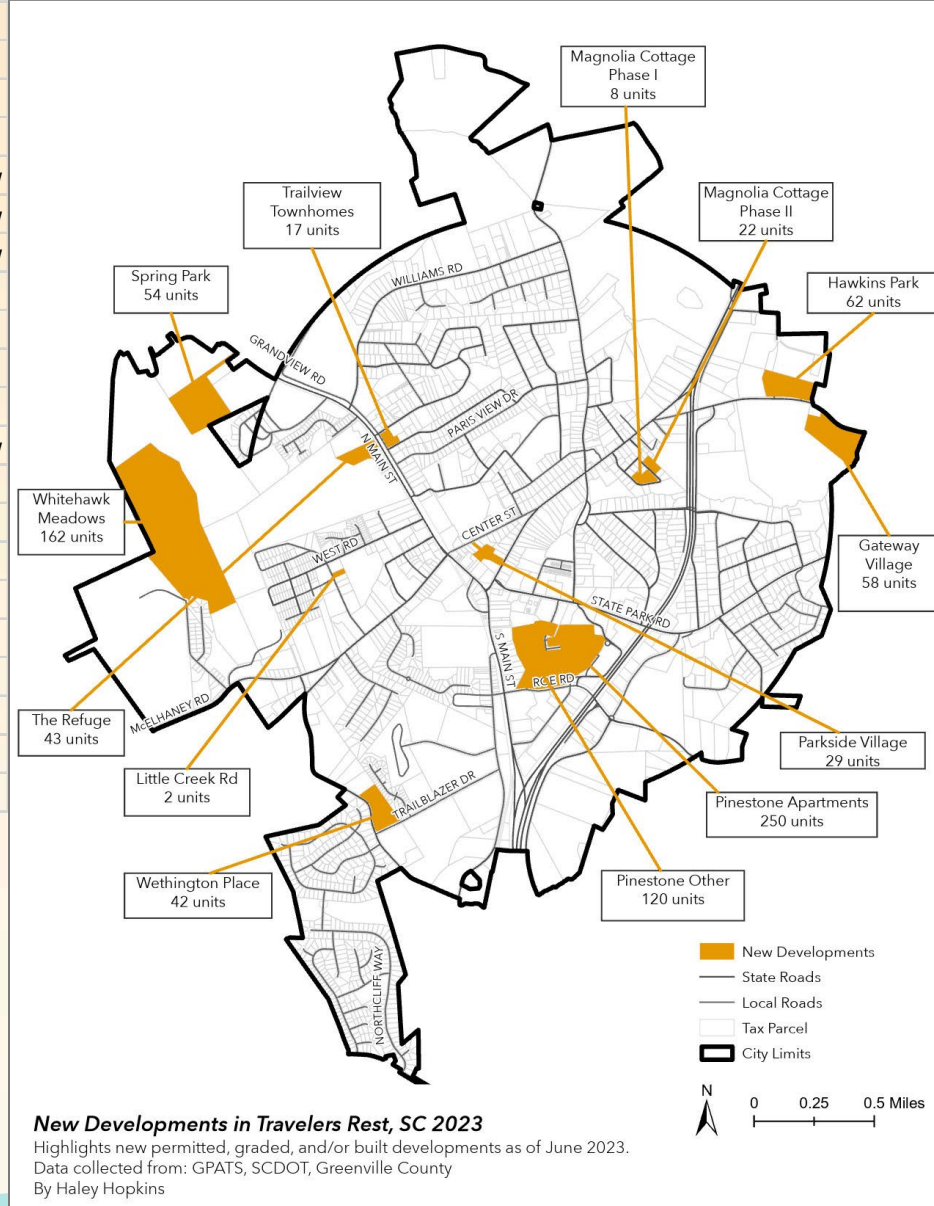


# Major Subdivisions and FDPs since 2018

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

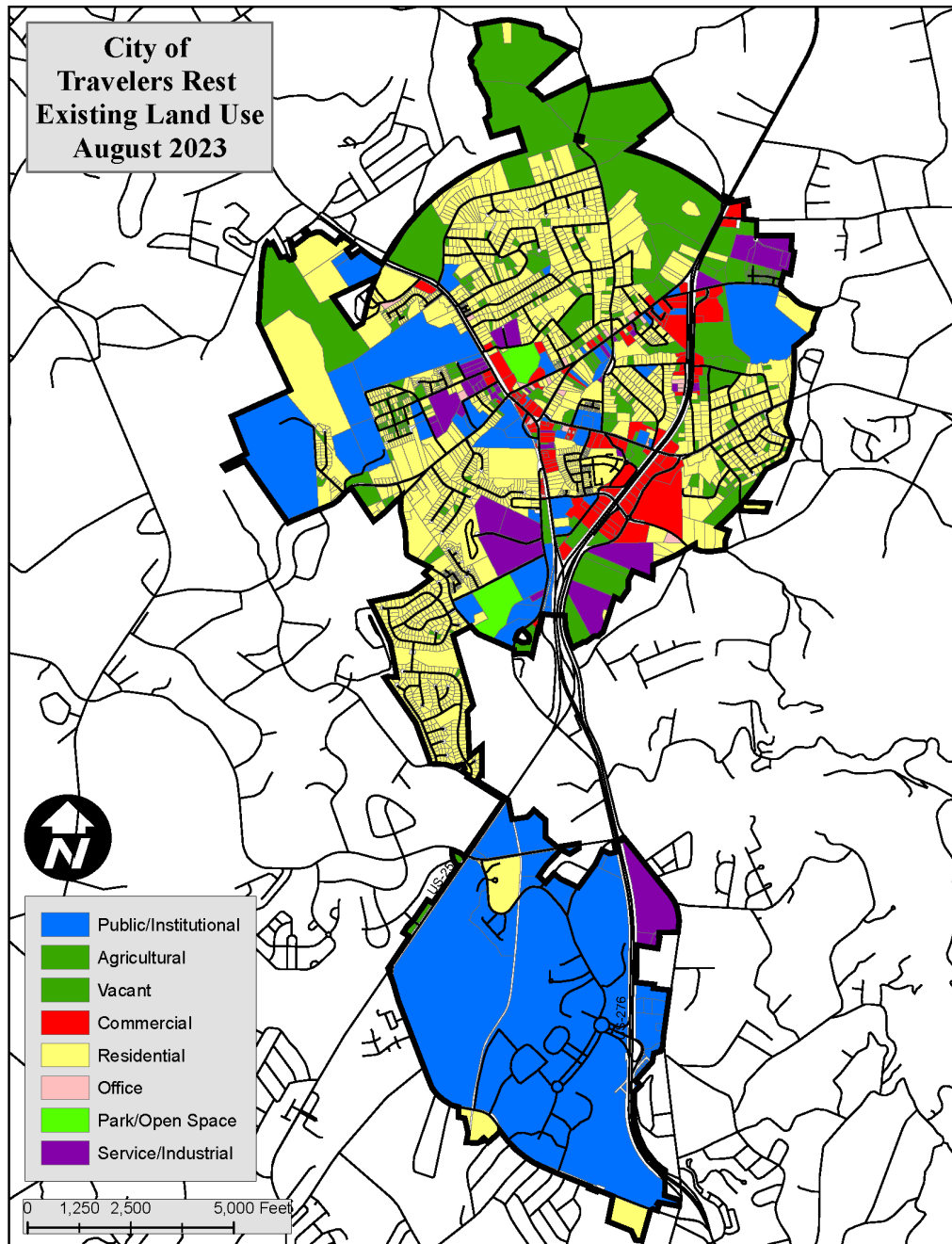
## Final Development Plans

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 Stayton
23-01	State Park Road	Pinestone Warehouses





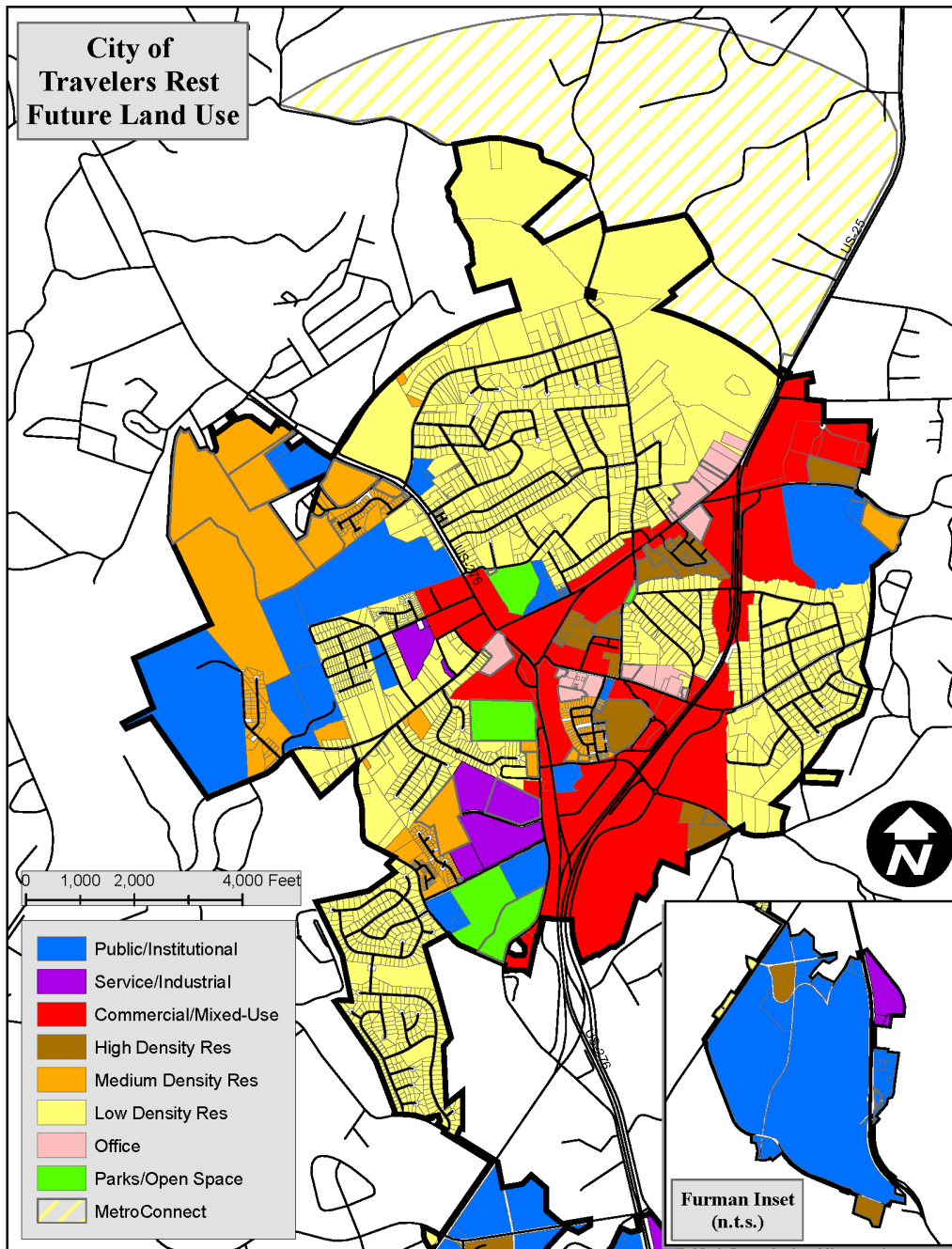
City of  
Travelers Rest  
Existing Land Use  
August 2023



# Existing Land Use Map

As of August 2023

**City of  
Travelers Rest  
Future Land Use**



# Future Land Use Map

# 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.

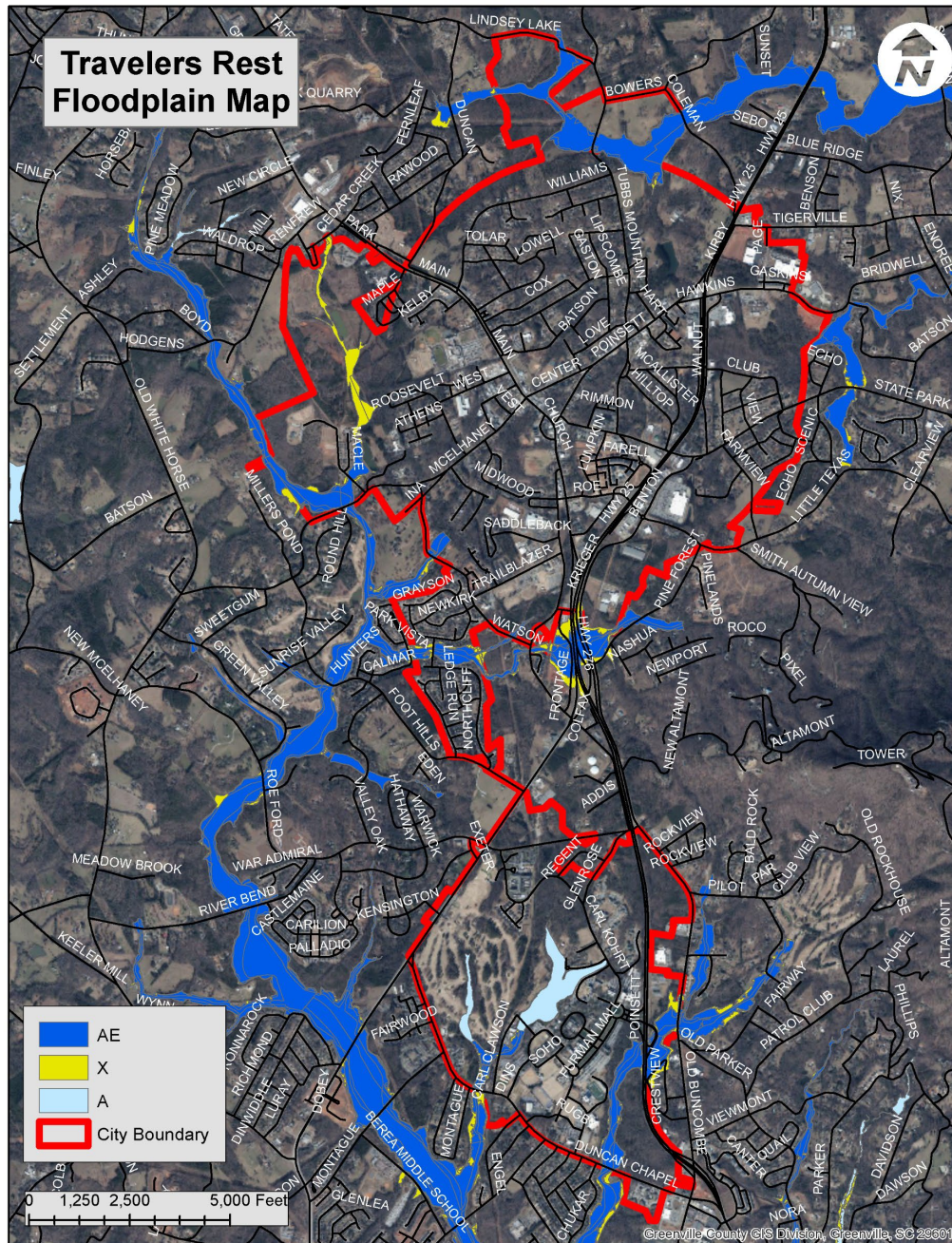
While flooding is not considered a significant risk for Travelers Rest, flood preparedness is a foundational part of community resilience.

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







# 2023 Comprehensive Plan Review

## Priority Investment Element

# **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 26, 2023: Priority Investment Element**

**November 16, 2023: City Council Committee and 1st Reading**

**December 21, 2023: City Council Final Reading**

# Priority Investment Element

Analyzes the likely federal, state, and local funds available for public infrastructure and facilities during the next ten years, and recommends the projects for expenditure of those funds during the next ten years for needed public infrastructure and facilities such as water, sewer, roads, and schools.

## **Recommendations and Progress from 2018 Comprehensive Plan**

Recommendations (2018)	Challenges Addressed	Progress (2023) No Progress, In Progress, Complete
<b>Priority Investment Areas</b>		
Add pedestrian and cyclist friendly accommodations along this highway to spurn higher traffic and connectivity.	Create better access and improved entry from and to North and South Poinsett Highway & Center Street	In Progress. The North Poinsett Corridor improvements will add a buffered, 10' wide mixed use pathway on one side of the road, and a sidewalk on the other.
Add buffers and signage for bike/pedestrian traffic.	Create better access and improved entry from and to North and South Poinsett Highway & Center Street	In Progress. The North Poinsett Corridor improvements will add a buffered, 10' wide mixed use pathway on one side of the road, and a sidewalk on the other.
Create small Swamp Rabbit extension that loops around S. Poinsett onto Center Street.	Create better access and improved entry from and to North and South Poinsett Highway & Center Street	In Progress. City recently assumed maintenance of Center Street, and plans to add bike lanes along with repaving some time in FY2023-2024.
Enhance signals for crossing of cyclists and pedestrians diagonally across Main Street to allow for improved traffic flow.	Create better access and improved entry from and to North and South Poinsett Highway & Center Street	In Progress. Commencement of ground work anticipated in fall 2023 for diagonal project at Main Street / McElhaney Rd / Center St intersection.



# Priority Investment Element, cont.

## Recommendations and Progress from 2018 Comprehensive Plan

Recommendations (2018)	Challenges Addressed	Progress (2023) No Progress, In Progress, Complete
Create a designated official entry into Gateway Park off Center Street.	Create better access and improved entry from and to North and South Poinsett Highway & Center Street	In Progress. City is working with the county to assume maintenance responsibilities of Gateway Park in the future, which would include improvements to facilities.
Create a back entry and official path with signage to the Library and Gateway Park for pedestrians and cyclists coming from North Poinsett to reduce traffic at the end of Main Street	Create better access and improved entry from and to North and South Poinsett Highway & Center Street	In Progress. City recently assumed maintenance responsibilities from SCDOT for Center Street in 2023.
Per survey feedback, public input, and input for the Planning Commission and Council, create a small arts district with small businesses in formerly residential homes.	Develop an arts district/small business area off of South Poinsett Highway	In progress. City hosts downtown Browse and Stroll Art Market to add to the city's art and cultural offerings.
Improvements such as buffers, bump outs with landscaping, and the use of open blank spaces to enhance the amount of public art and murals is encouraged to create a vibrant space.	Enhance Poinsett Highway with vibrant function, public art, and green spaces	In progress. City is adding bumpers and bulb outs along multiple corridors, including Main Street and Poinsett Highway. Three murals recently completed or in progress along Main Street.
Visually signal pedestrians to the trail extension.	Enhance Poinsett Highway with vibrant function, public art, and green spaces	In Progress. City officials are working with the county to address signage along the Swamp Rabbit Trail.



# Priority Investment Element, cont.

## Recommendations and Progress from 2018 Comprehensive Plan

Recommendations (2018)	Challenges Addressed	Progress (2023) No Progress, In Progress, Complete
Consider use of similar gazebo in possible green space on South Poinsett.	Enhance Poinsett Highway with vibrant function, public art, and green spaces	No Progress
A large swamp rabbit sculpture	Enhance Poinsett Highway with vibrant function, public art, and green spaces	No Progress
Create a marketing campaign including signage and advertising for development opportunities.	Encourage development of more dense residential areas around Trailblazer Park	In Progress. The city has a full time marketing specialist to assist with advertising programing and marketing of city opportunities.
Work with sister cities to recruit developers interested in the upstate and high-density development.	Encourage development of more dense residential areas around Trailblazer Park	In progress. City officials are in consistent contact with the development community to engage interest in the city.
Partner with Spartanburg and Greenville Chambers to identify possible developers in the Upstate.	Encourage development of more dense residential areas around Trailblazer Park	In progress. City officials are in consistent contact with the development community to engage interest in the city.