



**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: **October 26, 2023**

TIME OF MEETING: 6 PM

LOCATION: Council Chambers

**1. OPENING**

- a. Call to Order & Opening Remarks
- b. Roll Call
- c. Approval of Minutes – September 28, 2023

**2. NEW BUSINESS**

- a. Five Year Comprehensive Plan Review – Priority Investment Element
- b. Comprehensive Plan Survey update – Available at [travelersrestsc.com/businesses/plans-projects](http://travelersrestsc.com/businesses/plans-projects)
- c. Resolution of the City of Travelers Rest Planning Commission for the 2018 Comprehensive Plan as amended
- d. TR-23-03 – Zoning Use Table Text Amendment - The City of Travelers Rest is proposing to revise certain sections of the City of Travelers Rest Zoning Ordinance, including Section 5:1.3 - Use Table and Article 6 – General Provisions, as well as other adjustments and changes thereto

**3. OTHER BUSINESS**

- a. N/A

**4. ADJOURN**

**MINUTES**  
**TRAVELERS REST PLANNING COMMISSION**  
**9/28/2023**  
**6:00 PM Council Chambers**

**MEMBERS PRESENT:** Evan Cantrell, Michelle Garrison, Diane Maxwell, Don Watson

**MEMBERS ABSENT:** Chair Rebecca Cooper, Vice Chair Tony Rackley, Bryan Haffey

**STAFF PRESENT:** Mike Forman

**PUBLIC PRESENT:** Three members of the public were present

**1. OPENING**

- a. **Call to Order/Opening Remarks:** Commissioner Garrison presided as chair and 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 August 24, 2023 meeting was motioned for approval by Commissioner Maxwell and seconded by Commissioner Watson. No discussion. Motion passed 4-0.

**2. NEW BUSINESS**

- a. **Five Year Comprehensive Plan Review – Land Use and Resiliency**  
Staff presented the next two chapters of the 2018 Comprehensive Plan review for discussion via power point.
- b. **Five Year Comprehensive Plan Review – Survey**  
Staff presented that over 400 surveys were completed at the time of the meeting, more than twice the amount of surveys received in 2018.

**3. OTHER BUSINESS**

- a. Discussion of potential upcoming zoning text amendments. Staff indicated to the commission that they should expect to see a zoning text amendment at their next regularly scheduled meeting. The purpose of the text amendment was to update the Use Table to permit certain uses not currently permitted, specifically tattoo parlors.

**4. ADJOURN:**

Motion to adjourn at 6:19PM made by Commissioner Cantrell and seconded by Commissioner Watson. Motion passed 4-0.



# 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 / McElhane 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.

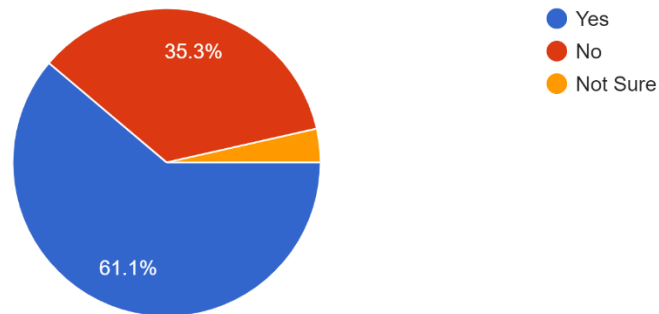
## Recommendations and Progress from 2018 Comprehensive Plan

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.

## ITEM 2b.

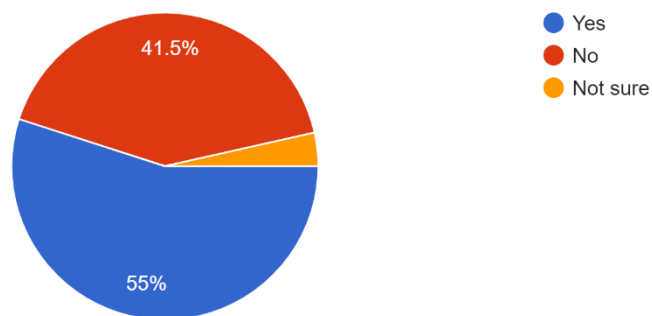
Do you live within the city limits of Travelers Rest? (To check, go to [gcgis.org](http://gcgis.org), click "Advanced Internet Mapping Systems", go to "Search", type in you...e city limits will be hatched in a light grey color.)

453 responses



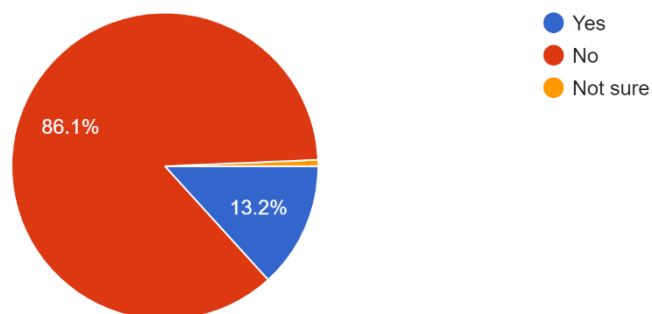
Do you own land within the city limits of Travelers Rest?

453 responses



Do you own or operate a business within the city limits of Travelers Rest?

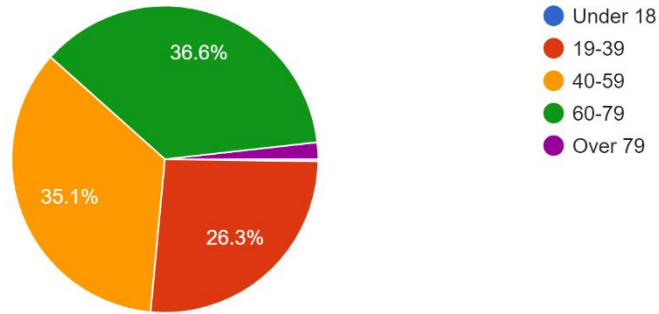
453 responses





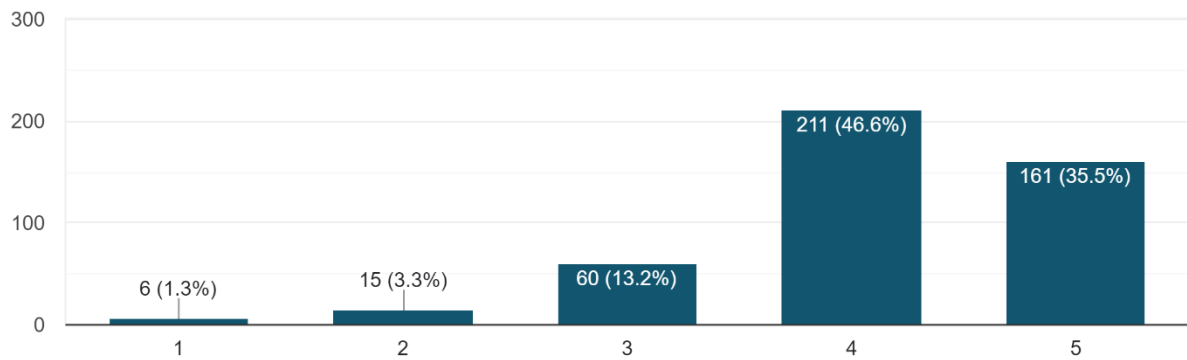
### What is your age range?

453 responses



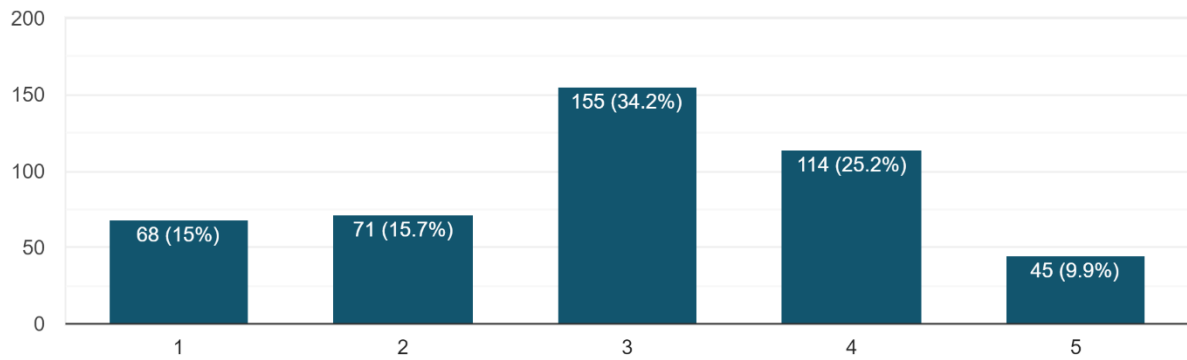
### How satisfied are you with the overall quality of life in Travelers Rest?

453 responses



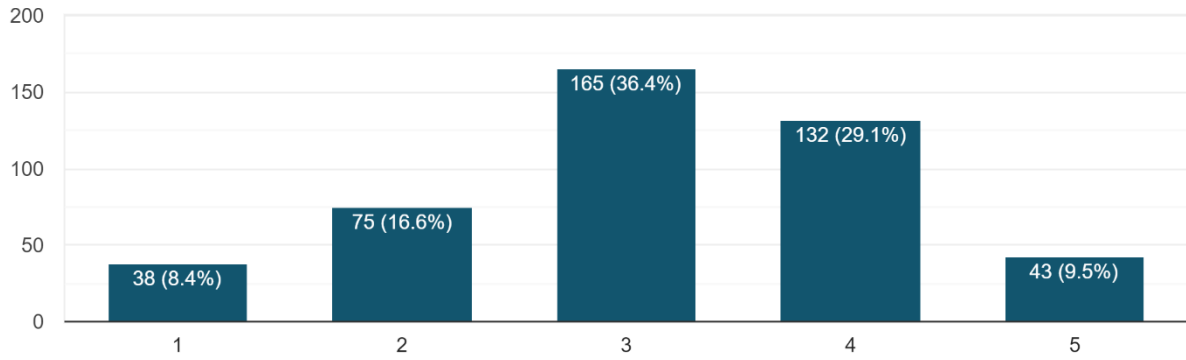
### How satisfied are you with the quality of residential developments in Travelers Rest?

453 responses



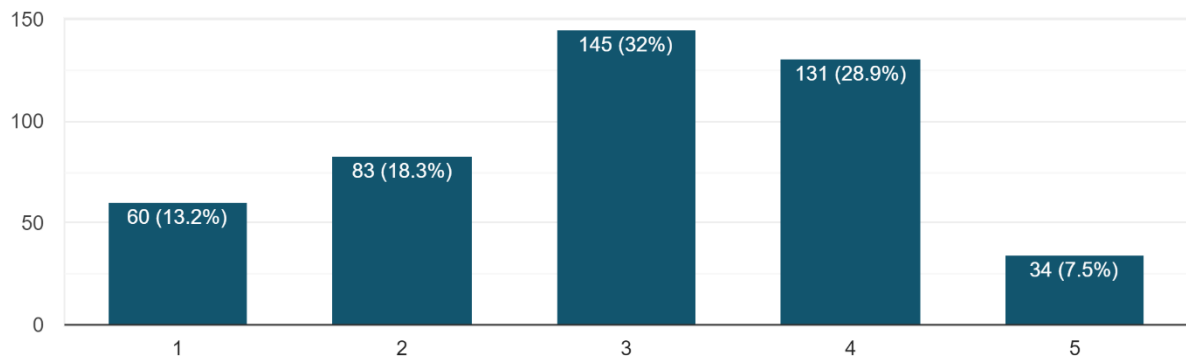
### How satisfied are you with the quality of commercial developments in Travelers Rest?

453 responses



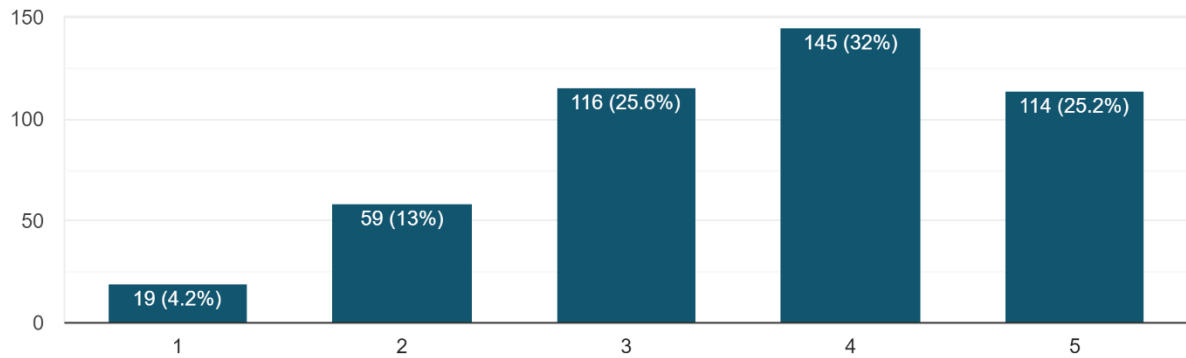
### How satisfied are you with the quality of roads in Travelers Rest?

453 responses



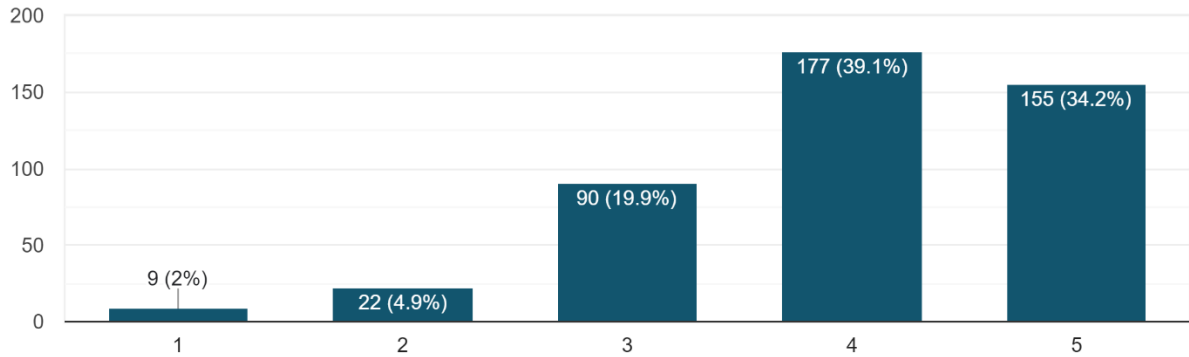
### How satisfied are you with the quality of sidewalks, paths, and trails in Travelers Rest?

453 responses



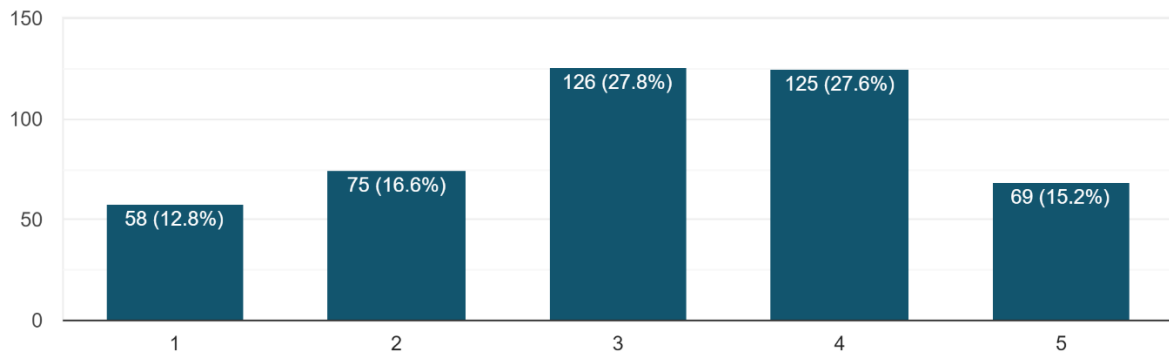
### How satisfied are you with emergency services in Travelers Rest?

453 responses



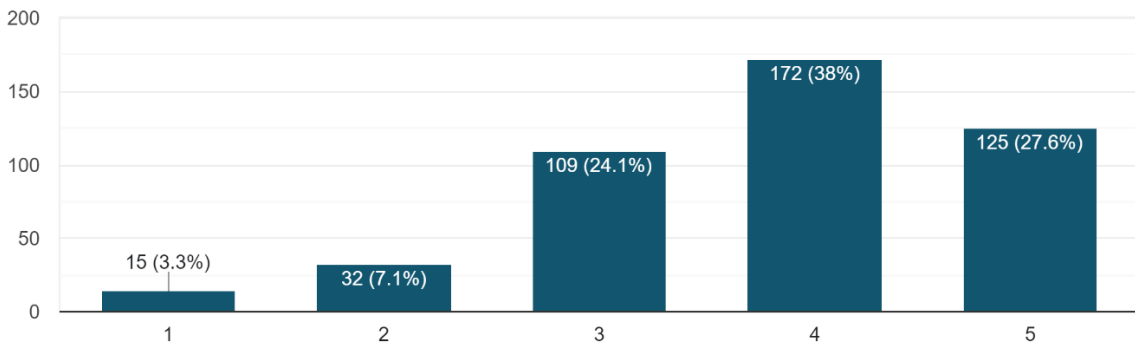
### How satisfied are you with efforts to preserve natural resources in Travelers Rest?

453 responses



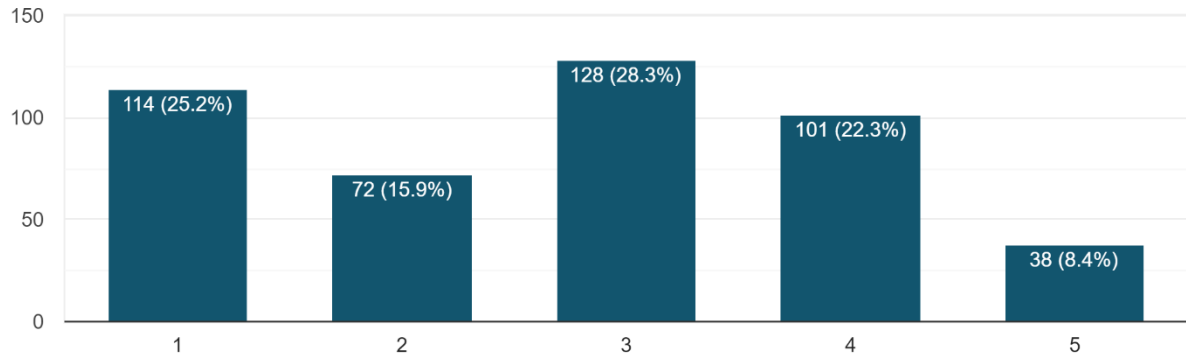
### How satisfied are you with parks and recreation quality in Travelers Rest?

453 responses



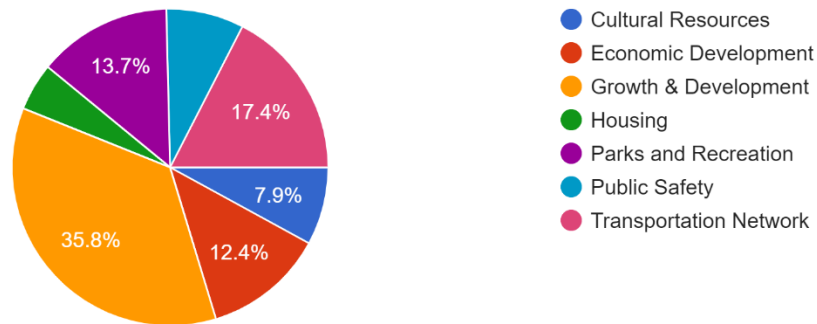
### How satisfied are you with city efforts to manage growth responsibly in Travelers Rest?

453 responses



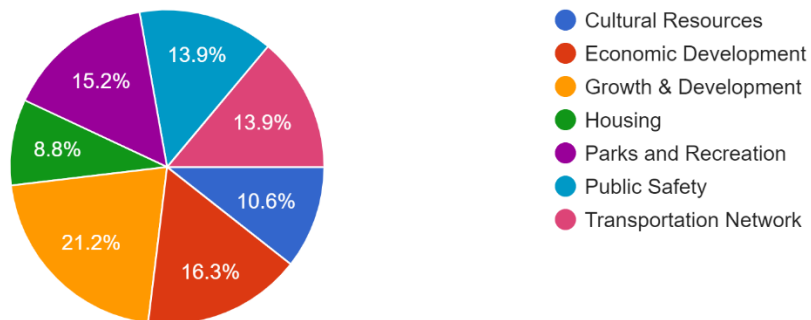
### What is the most important subject area that the city should focus on over the next five years?

453 responses



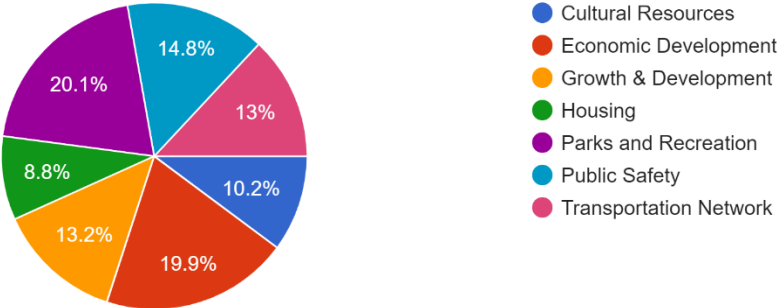
### What is the second most important subject area that the city should focus on over the next five years?

453 responses



What is the third most important subject area that the city should focus on over the next five years?

453 responses



**A RESOLUTION OF THE  
CITY OF TRAVELERS REST PLANNING COMMISSION**

**A RESOLUTION TO RECOMMEND THAT THE TRAVELERS REST  
CITY COUNCIL ENACT AN ORDINANCE TO ADOPT THE 2018  
TRAVELERS REST COMPREHENSIVE PLAN AS AMENDED WITH  
ALL ELEMENTS AND MAPS CONTAINED THEREIN**

**WHEREAS**, the City of Travelers Rest Planning Commission was appointed by City Council and is the duly authorized body to prepare and review a Comprehensive Plan that conforms to the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended, and to carry out a continuing planning program for the physical growth, social growth, and economic development and redevelopment of City of Travelers Rest; and

**WHEREAS**, Section 6-29-520 and Section 6-29-530 of the South Carolina Code of Ordinances, as amended, requires that a Planning Commission may recommend to the City Council adoption of a Comprehensive Plan as a whole by a single ordinance, and that any recommendations for amendments to the Plan must be by resolution of the Planning Commission; and

**WHEREAS**, the City of Travelers Rest Planning Commission reviewed the 2018 City of Travelers Rest Comprehensive Plan and recommended certain amendments for adoption as shown in Exhibit 1 to the Travelers Rest City Council; and

**NOW, THEREFORE, BE IT RESOLVED** that the City of Travelers Rest Planning Commission does hereby recommend the City of Travelers Rest Comprehensive Plan 2018, as amended, to the City of Travelers Rest Council for adoption and use as a guide for the orderly development of the City of Travelers Rest.

**ADOPTED** this 26<sup>th</sup> day of October, 2023.

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Rebecca Cooper, Chair  
City of Travelers Rest Planning Commission

Attested by:

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Michael Forman, AICP  
City of Travelers Rest Planning Director



**Office Use Only:**

Application# \_\_\_\_\_ Fees Paid \_\_\_\_\_  
Date Received \_\_\_\_\_ Accepted By \_\_\_\_\_  
Date Complete \_\_\_\_\_ App Deny Conditions \_\_\_\_\_

**APPLICATION FOR  
ORDINANCE TEXT AMENDMENT**

Contact Planning & Zoning (864) 834-8740

**APPLICANT/OWNER INFORMATION**

<b>Name:</b>	City of Travelers Rest Planning Commission
<b>Title:</b>	
<b>Address:</b>	125 Trailblazer Drive
<b>City/State/Zip:</b>	Travelers Rest, SC 29690
<b>Phone:</b>	(864) 834-8740
<b>Email:</b>	mike@travelersrestsc.com

**PERTINENT CODE SECTION(S):** TRZO - Section 5:1.3 and Article 7 Special Exceptions


**NARRATIVE DESCRIPTION/PROPOSED REVISION(S):**

The City of Travelers Rest Planning Commission is proposing to revise certain sections of the City of Travelers Rest zoning ordinance including amending Section 5:1.3 and adding Section 7:13 - Tattoo Parlors, as well as other related adjustments and changes thereto.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**INSTRUCTIONS**

1. The application and fee, **made payable to the City of Travelers Rest**, must be submitted to the no later than 2:00 on the date reflected on the attached schedule for Planning Commission.

<b>*Signatures</b>	
Print	Michael Forman
Sign	
Date	9/29/2023



**CITY OF TRAVELERS REST  
PLANNING & ZONING DEPARTMENT  
PLANNING COMMISSION**

**AGENDA ITEM**

October 26, 2023

- CASE NUMBER:** TR-23-03 (TA)
- SUBJECT:** Travelers Rest Zoning Ordinance Text Amendment for Article 5 and Article 6
- TO:** Planning Commission – City of Travelers Rest
- FROM:** Michael Forman, AICP – City of Travelers Rest Planning Director
- REQUEST:** The City of Travelers Rest Planning Commission is proposing to revise Section 5:1.3 and add Section 6:24 to the City of Travelers Rest Zoning Ordinance, specifically to permit with conditions the use of Tattoo and Body Piercing Services in the S-1 zoning districts.
- BACKGROUND:** The City of Travelers Rest Zoning Ordinance contains a consolidated table of allowed uses per zoning district, located under Article 5, Section 5:1.3. There are 14 non-review zoning districts in the zoning ordinance (R-7.5, R-10, R-15, R-D, R-M, R-MHP, O-D, C-1N, C-1, C-2, S-1, I-1, CBD, and TH), and two review zoning districts (PD and FRD). The table provides allowances for permitted uses, uses permitted with conditions, uses permitted by special exception, and uses which are not permitted within each of the 14 non-review zoning districts.
- STAFF ANALYSIS:** One specific use outlined in Table 5:1.3, “Tattoo and Body Piercing Services”, is currently prohibited within all 14 non-review zoning districts. Challenges to the ability of other cities to entirely disallow tattoo services may open the door for legal challenges to the city under its current prohibition.
- As such, a text amendment has been prepared which has been reviewed by the Planning Commission after public notice and hearing at their October 26, 2023, regularly scheduled meeting.
- SUMMARY:** The proposed text amendments can be summarized with two Exhibits:
- EXHIBIT A:** Revise Table 5:1.3 in ARTICLE 5, ZONING DISTRICT REGULATIONS of the Travelers Rest Zoning Ordinance, specifically change the “-” to “C” for Tattoo



and Body Piercing Services, under the “S-1” Column and under the “See Also” column.

EXHIBIT B: Revise ARTICLE 6 – GENERAL PROVISIONS, specifically adding Section 6:24 – Tattoo and Body Piercing Services.

Note: EXHIBITS A and B encompass the extent of the proposed Zoning Ordinance Text Amendment #TR-23-03 and are submitted as attachments A and B accordingly.

The proposed text amendment directly addresses two of the City of Travelers Rest 2018 Comprehensive Plan’s core challenges: “#2 – Improving Land Use Form & Character” and “#4 - Managing Growth” (p. 6). Revising the zoning ordinance in the manner prescribed by this text amendment will directly benefit the City’s ability to meet those Recommendations set out in the Land Use Chapter.

A public hearing was advertised in the Greenville News on October 11, 2023.

**STAFF REC:**

Staff finds the text amendment furthers the stated goals and recommendations of the 2018 Comprehensive Plan and requests that the Planning Commission consider forwarding this matter to the City Council with a recommendation to approve.

**PC REC:**

Planning Commission recommended xxxxxxxx by a vote of X-X at their October 26, 2023 meeting.

SECTION 5:1.3 - USE TABLE	R-15, R-10, R-7.5	R-D	R-M	TH	R-MHP	O-D	C-1N	C-1	C-2	CBD	S-1	I-1	See Also
Key: "P" = Permitted Use; "C" = Conditional Use; "S" = Special Exception Use; "Dash" = Prohibited Use													
<b>Residential Uses</b>													
Accessory Dwelling Units (ADU)	C	-	-	-	-	-	-	S	S	P	-	-	Art 6, Sec 22; Art 7, Sec 9
Dwelling (Attached Single-Family)	-	C	C	C	-	-	-	-	-	P	-	-	Art 6, Sec 13
Dwelling (Detached Single-Family)	P	P	P	P	-	-	-	-	-	P	-	-	
Dwelling (Multi-Family)	-	-	C	-	-	-	-	-	-	P	-	-	Art 6, Sec 13
Home Occupation	C	C	C	C	-	-	-	-	-	P	-	-	Art 6, Sec 12
Manufactured Home	-	-	-	-	S	-	-	-	-	-	-	-	Art 7, Sec 7
Manufactured Housing Park	-	-	-	-	P	-	-	-	-	-	-	-	
<b>Accommodation Uses</b>													
Bed and Breakfast Inn	-	-	-	-	-	-	P	P	P	P	-	-	
Hotel	-	-	-	-	-	-	-	-	P	P	-	-	
Short-Term Rental (STR)	P	P	P	P	-	-	-	-	-	-	-	-	Ord No. O-18-20
<b>Institutional and Social Uses</b>													
Assembly Hall or Banquet Hall	-	-	-	-	-	-	-	-	P	P	P	-	
Child or Day Care Center	-	-	S	-	-	-	-	-	-	-	-	-	Art 7, Sec 8
Health Care Service (Assisted Living)	-	-	P	-	-	-	-	-	-	-	-	-	
Health Care Service (Hospital)	-	-	-	-	-	-	P	-	P	-	-	-	
Health Care Service (Nursing Care Facility)	-	-	-	-	-	P	-	P	P	-	-	-	
Health Care Service (Outpatient)	-	-	-	-	-	P	P	P	P	-	-	-	
Health Care Service (Residential Continuing Care Retirement Center)	-	-	S	-	-	-	-	-	-	-	-	-	Art 6, Sec 15; Art 7, Sec 10
Public Utility	S	S	S	S	S	S	S	S	S	P	S	S	Art 7, Sec 2
Public Safety	S	S	S	S	P	P	P	P	P	P	P	P	
Religious Institution	S	S	S	S	-	S	-	S	S	S	S	-	Art 7, Sec 5
School (Grade)	S	S	S	S	-	S	-	S	S	-	S	-	
School (Higher Learning)	S	S	S	S	-	S	-	S	S	-	S	-	
School (Technical, Trade, or Other Specialty)	-	-	-	-	-	P	P	P	P	P	P	P	
<b>Commercial and Office Uses</b>													
Bar, Brew Pub, Drinking Place	-	-	-	-	-	-	-	-	P	S	-	-	
Building Services	-	-	-	-	-	-	-	-	P	-	P	-	
Catering Services	-	-	-	-	-	-	-	-	P	-	P	-	
Communication or Information Services	-	-	-	-	-	P	P	P	P	P	-	-	
Dry Cleaning and Laundry Services	-	-	-	-	-	-	-	P	P	-	P	-	
Financial Services	-	-	-	-	-	P	P	P	P	P	-	-	
Financial Services (Non-traditional)	-	-	-	-	-	-	-	-	-	-	-	-	
Motor Vehicle Sales	-	-	-	-	-	-	-	-	P	-	P	-	
Office and Professional Services	-	-	-	-	-	P	P	P	P	P	-	-	
Personal Care Services	-	-	-	-	-	-	P	P	P	P	-	-	
Tattoo and Body Piercing Services	-	-	-	-	-	-	-	-	-	-	C	-	Art 6, Sec 24
Pet and Animal Care Services	-	-	-	-	-	-	-	-	P	-	P	-	
Restaurant (No drive-thru)	-	-	-	-	-	-	P	P	P	P	-	-	
Restaurant (With drive-thru)	-	-	-	-	-	-	-	-	P	-	-	-	
Sales (Retail under 25,000 sf)	-	-	-	-	-	-	P	P	P	P	P	-	
Sales (Retail over 25,000 sf)	-	-	-	-	-	-	-	-	P	P	P	-	
Sales (Alcohol packaged)	-	-	-	-	-	-	-	-	P	S	-	-	
Sales (Alternative nicotine)	-	-	-	-	-	-	-	-	-	-	-	-	
<b>Industry, Service, and Transportation Uses</b>													
Construction and Contractor Services	-	-	-	-	-	-	-	-	-	-	P	P	
Junk/Salvage Yard	-	-	-	-	-	-	-	-	-	-	-	S	Art 7, Sec 3
Manufacturing (Light)	-	-	-	-	-	-	-	-	-	S	P	P	
Manufacturing (Heavy)	-	-	-	-	-	-	-	-	-	-	-	P	
Motor Vehicle Services (Light)	-	-	-	-	-	-	-	P	P	-	P	-	
Motor Vehicle Services (Heavy)	-	-	-	-	-	-	-	-	P	-	P	P	
Package Delivery Services	-	-	-	-	-	-	P	P	P	P	-	-	
Parking	-	-	-	-	-	P	P	P	P	P	P	P	Art 6, Sec 9
Passenger Transportation Services	-	-	-	-	-	-	-	-	P	-	P	-	
Self-Storage or Mini-Warehouse Facility	-	-	-	-	-	-	-	-	S	-	P	P	Art 7, Sec 12
Telecommunication Tower	S	S	S	S	S	S	S	S	S	-	S	S	Art 7, Sec 11
Warehousing	-	-	-	-	-	-	-	-	-	-	P	P	
Wholesaling	-	-	-	-	-	-	-	-	-	-	P	P	
<b>Arts, Entertainment, and Recreation Uses</b>													
Amusement or Games Facility	-	-	-	-	-	-	-	-	P	-	P	-	
Clubhouse or Country Club	S	S	S	-	-	-	-	-	-	-	-	-	Art 7, Sec 6
Equine and Livestock	S	-	-	-	-	-	-	-	-	-	-	-	Art 7, Sec 4
Fitness/Sports Club, Studio, or Center	-	-	-	-	-	-	P	P	P	P	-	-	
Museum	-	-	-	-	-	-	-	P	P	P	P	-	
Recreation (Outdoor)	P	P	P	P	P	P	P	P	P	P	-	-	
Stadium or Arena	-	-	-	-	-	-	-	-	-	-	S	-	
Theater	-	-	-	-	-	-	P	P	P	P	P	-	

Section 6:24 Tattoo and Body Piercing

Tattoo and body piercing facilities shall comply with the following:

Prior to performing tattooing procedures, a tattoo facility must apply for and obtain a license issued by the South Carolina Department of Health and Environmental Control (SCDHEC), or other appropriate state licensing authority, that shall be effective for a specified time period following the date of issue. Tattoo facilities are subject to all SCDHEC requirements, as well as the following.

- (1) A tattoo facility may only provide tattooing and body piercing services and may not engage in any other retail business including, but not limited to, the sale of goods.
- (2) No window display signs other than open/closed sign, business hours, and business name.
- (3) No outdoor seating.
- (4) Tattoo and body piercing facilities may not be located within 300 feet of a park, including the Swamp Rabbit Trail.
- (5) Tattoo and body piercing facilities may not be located within the Downtown Overlay District.
- (6) A change in business ownership requires a new conditional use permit approval