

**Zoning Docket from March 18, 2019 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-26	James D. Martin, III for TRS Properties East Main Street at Mill Street T006000300100, T006000300700 and T006000300800 R-20, Single-Family Residential to PD, Planned Development	18	Approval	Approval 3/27/19		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 18, 2019 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Project was presented in 2018, but project was halted when some of the property owners no longer wanted to be a part of the PD</li> <li>• Hoping to move forward with this project without those previous parcels to create a downtown streetscape</li> <li>• Located right at the entrance to Taylors Mill</li> <li>• Will be developed in phases</li> <li>• Sought variances to develop the subject parcels as a cohesive whole</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Located in an older neighborhood</li> <li>• Stated concerns about sewer capacity</li> <li>• Opposed commercial development in this area</li> </ul> <p><b>List of meetings with staff:</b> Applicant 1/14/19</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS:</b></p> <p>East Main Street is a 50 foot right-of way, with twenty four feet of pavement. There are no Long Range Transportation projects shown for East Main Street. In the rear of the proposed properties is a 100 foot CSX Railroad right-of-way. This right-of-way covers the entire length of the northern boundary line of the properties.</p> <p>The subject property is located in the <u>Taylors Community Plan Area</u>. The Future Land Use map of the <u>Taylors Community Plan</u> shows these parcels as Mixed Use Area and Residential Land Use 3 with commercial and high density residential.</p> <p>The existing commercial buildings on the property have been on the site since the 1950s and will be preserved and renovated as a part of this proposed project.</p> <p><b>SUMMARY:</b></p> <p><b>Project Information:</b> The subject parcels are zoned R-20, Single-Family Residential. The combined parcels contain 7.1 acres of property located on East Main Street in Taylors. The proposed development is approximately 0.7 miles southwest of the intersection of Wade Hampton Blvd. and Saint Mark Road. The parcel has approximately 945 feet of frontage along East Main Street.</p> <p>The applicant is proposing a PD consisting of 43 single-family detached and attached homes, along with 13,000 SF of retail and 9,000 SF of office and residential space. The proposal consists primarily</p>					

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of single-family homes that incorporate village neighborhood design fronting on green space. The community will provide residents with walkable access to the East Main Street neighborhood commercial area, the Taylors Mill, and Taylors Village with commercial, retail, and office amenities. The commercial area may also have a residential component with residences located on the upper floors of the buildings. The proposed homes will range from 500 to 2,500 square feet with the average home size in the 1,250 to 1,500 square feet range. Single-family attached and detached homes may be served by attached garages, detached garages, covered parking and surface parking. There will be a mixture of bedrooms from 1 to 3 per residence. Exterior building materials may consist of a variety of materials including hardiplank, wood, brick, and/or stone. The intent of the development is to achieve a community with a balance of compatible land uses in which residents can live, work, and play in the community.

**Access and Transportation:** The applicant is proposing two points of ingress/egress onto East Main Street. One of the accesses lines up with Mill Street, which is a signalized intersection. The second access is at the northwest corner of the proposed project. There are sidewalks throughout the proposed community with several sidewalk connections all along East Main Street.

**Buffers and Landscaping:** Public green spaces will be held as common area and maintained by the Property Owners Association. Plantings are to include shade trees, understory trees, shrubs, grass and other foundational plantings. A 25 foot buffer/building line will be provided on the northern property lines. Landscape berms will be utilized in these areas to provide a landscape buffer.

The project has been granted a variance by the Board of Zoning Appeals in August 2018 to allow a 10 foot building line on the south side in keeping with the existing buildings along East Main Street. This will allow for a 5 foot sidewalk and a 5 foot landscape area all along the frontage on East Main Street, while maintaining the historic street edge. A 5 foot building line set back has been applied for on both the eastern and western side of Zone I and also on the western side of Zone III.

**Lighting and Signage:** Lighting for private drives, sidewalks, entrances, and parking areas will be full cut off fixtures with a maximum height of 16 feet. Signage will be located at the entrance of Zone II and Zone III of the proposed project and will be freestanding signs. It will incorporate the materials and appearance of the iconic Taylors lighted columns on the south side of East Main Street at Mill Street. All commercial and office spaces may have flush-mounted wall or wall-mounted hanging signs. The signs will allow for external lighting.

**Variations:** The applicant has requested and been approved by the Board of Zoning Appeals to receive five variances for the proposed properties. Here is a list of the five variances: 15 feet from the FRONT of all parcels, 20 feet from the LEFT SIDE setback of T006000300100, 20 feet from the LEFT SIDE setback of T006000300700, 20 feet from the RIGHT SIDE setback of T006000300700 up to the existing building, 25 feet from the RIGHT SIDE setback of the existing building on T006000300700. All listed variances only apply on the condition that the rezoning to PD is approved.

### **CONCLUSION:**

This mixed use development will provide residents with a walkable access to the Main Street neighborhood commercial component of the project and to Taylors Mill and Taylors Village with commercial, retail, and office amenities. This development has a goal to achieve a balanced community where residents can live, work, and play. The project is a continuation of the existing Taylors Main Street character and is a good example of the mixed-use development envisioned for this area. The requested Planned Development is also consistent with the Taylors Community Plan recommending Mixed Commercial, Pedestrian and Residential Land Uses.

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	Based on these reasons staff recommends approval of the requested rezoning to PD, Planned Development.
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**Planning Report**

**DOCKET NUMBER:** CZ-2019-26

**APPLICANT:** James D. Martin, III for TRS Properties

**PROPERTY LOCATION:** East Main Street at Mill Street

**PIN/TMS#(s):** T006000300100, T006000300700 and T006000300800

**EXISTING ZONING:** R-20, Single-Family Residential

**REQUESTED ZONING:** PD, Planned Development

**ACREAGE:** 7.1

**COUNCIL DISTRICT:** 18 – Barnes

**ZONING HISTORY:** The parcel was originally zoned R-20, Single-Family Residential in May of 1970, as part of Area 25. There is currently a rezoning request, CZ-2018-058, that is being held by County Council. At the February 5, 2019 County Council meeting Council returned CZ-2018-58 to Planning and Development Committee to review the amended application which is currently on hold. This application, CZ-2019-26, will replace CZ-2018-58 if approved.

**EXISTING LAND USE:** vacant retail and vacant wooded land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-20	vacant wooded land
East	R-20 & C-3	church, vacant retail and vacant wooded land
South	R-20 and C-2	single-family residential, church, and vacant retail
West	R-20 and C-1	storage and vacant land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Taylors Sewer

**FUTURE LAND USE:** The subject property is part of the Taylors Community Plan and has two designations, *Mixed Commercial*, *Pedestrian Oriented* and *Residential Land Use 3* which prescribes 6 or more units per acre.

**DENSITY WORKSHEET:**

The following scenario provides the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	R-20	2.2 units/acre	7.1	15 units
Requested	PD	10 units/acre		71 units

A successful rezoning may add up to 56 dwelling units.

**ROADS:**

East Main Street: two-lane, State-maintained minor collector

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2017
Rutherford Hill Road	4,200' NE	700	475 -32%	750 37%

**ANALYSIS:**

East Main Street is a 50 foot right-of way, with twenty four feet of pavement. There are no Long Range Transportation projects shown for East Main Street. In the rear of the proposed properties is a 100 foot CSX Railroad right-of-way. This right-of-way covers the entire length of the northern boundary line of the properties.

The subject property is located in the Taylor's Community Plan Area. The Future Land Use map of the Taylor's Community Plan shows these parcels as Mixed Use Area and Residential Land Use 3 with commercial and high density residential.

The existing commercial buildings on the property have been on the site since the 1950s and will be preserved and renovated as a part of this proposed project.

**SUMMARY:**

**Project Information:**

The subject parcels are zoned R-20, Single-Family Residential. The combined parcels contain 7.1 acres of property located on East Main Street in Taylor's. The proposed development is approximately 0.7 miles southwest of the intersection of Wade Hampton Blvd. and Saint Mark Road. The parcel has approximately 945 feet of frontage along East Main Street.

The applicant is proposing a PD consisting of 43 single-family detached and attached homes, along with 13,000 SF of retail and 9,000 SF of office and residential space. The proposal consists primarily of single-family homes that incorporate village neighborhood design fronting on green space. The community will provide residents with walkable access to the East Main Street neighborhood commercial area, the Taylor's Mill, and Taylor's Village with commercial, retail, and office amenities. The commercial area may also have a residential component with residences located on the upper floors of the buildings. The proposed homes will range from 500 to 2,500 square feet with the average home size in the 1,250 to 1,500 square feet range. Single-family attached and detached homes may be served by attached garages, detached

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**Variances:**

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**CONCLUSION:**

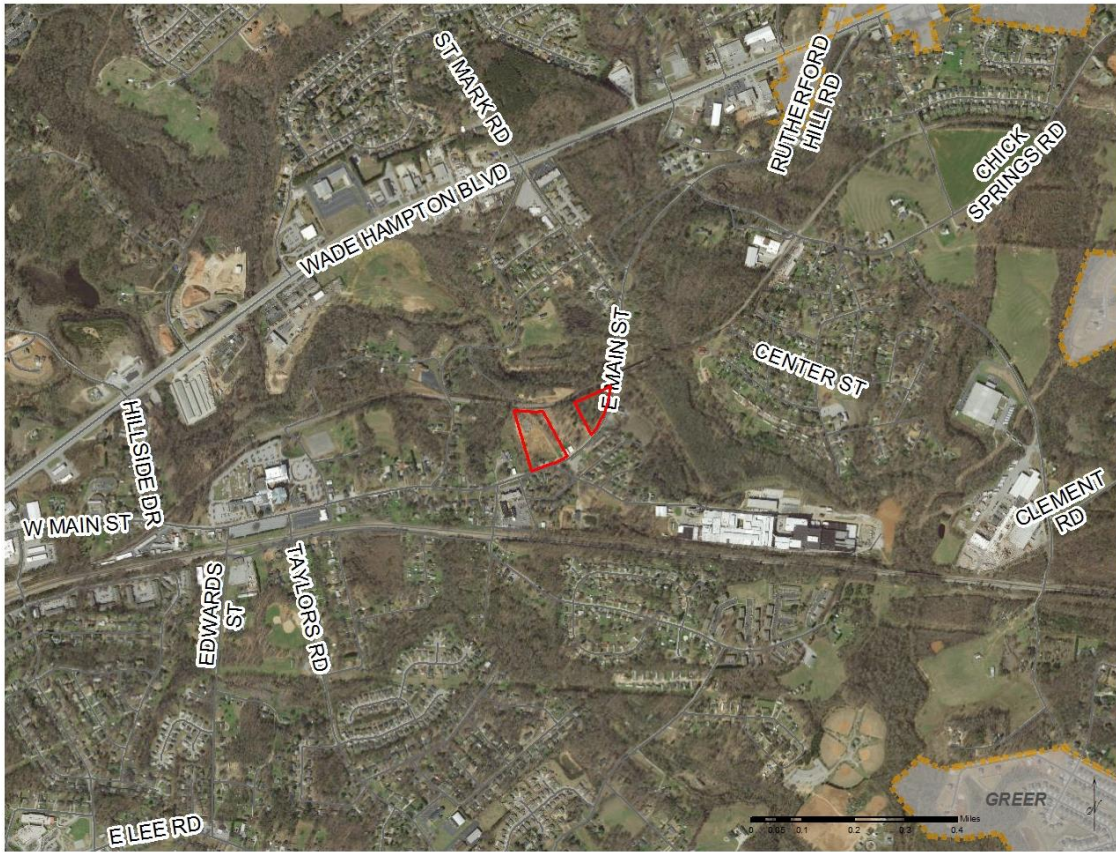
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Based on these reasons staff recommends approval of the requested rezoning to PD, Planned Development.

**STAFF RECOMMENDATION:** Approval

This approval does not constitute approval of a Final Development Plan (FDP) which is required before any of the following permits can be issued:

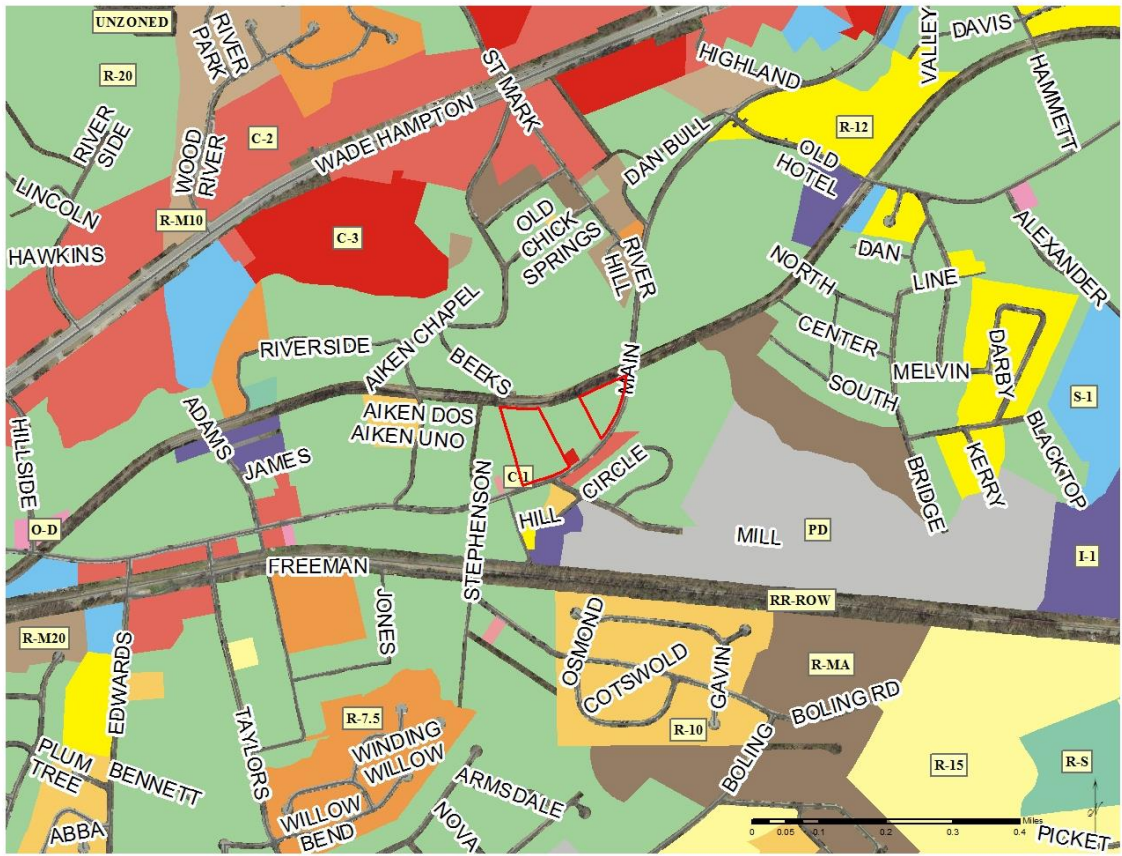
- Stormwater/Sedimentation/Erosion Control plans required by Greenville County Land Development.
- Encroachment permits required by Greenville County Engineering or SCDOT.
- Fire Code or Building Code.



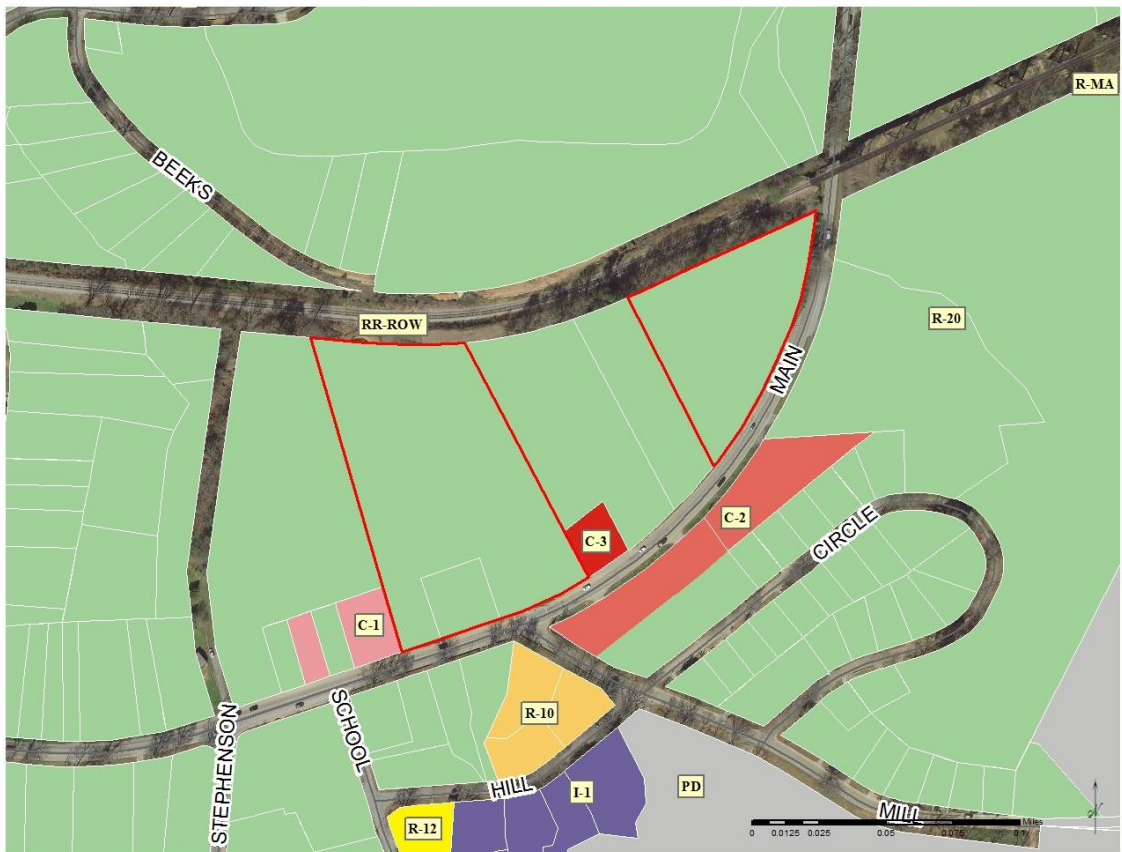
Aerial Photography, 2018

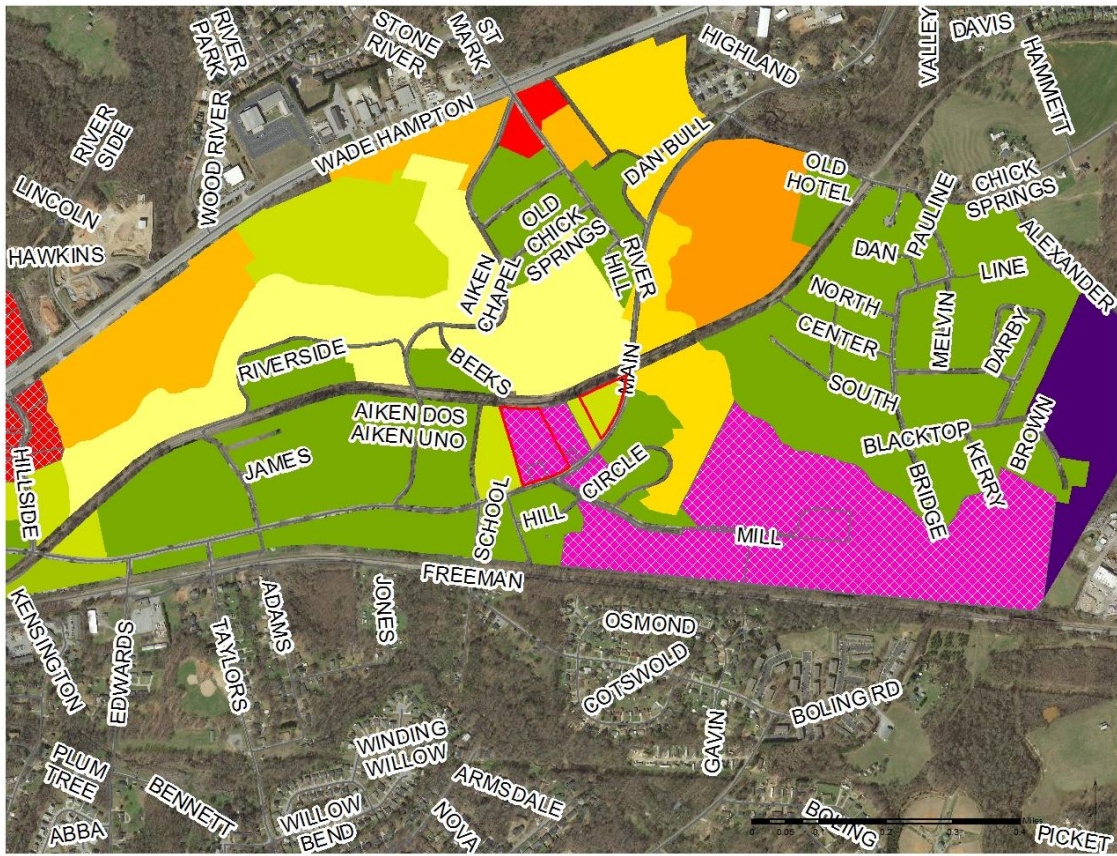






Zoning Map





Taylors Community Plan, Future Land Use Map