

**Zoning Docket from August 19, 2019 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-63	<p>Greenville County Council Zoning Ordinance Text and Map Amendment</p> <p>The proposed amendment will revise Article 8 Special Purpose and Review Districts to include the Taylors Mains Street Development District (MDD)</p>	18 & 20	Approval	Approval 8-28-19		
Public Coments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 19, 2019 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• President of Taylors Town Square</li> <li>• Multi-year effort</li> <li>• Overlay shows a vision for Downtown Taylors</li> <li>• Addresses the basic growth, look and feel they want to see on Main Street</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Has a business on Main Street</li> <li>• Taylors does not have a “main street” vibe</li> <li>• Overlay will improve the commercial and residential aspect of the community</li> </ul> <p>3) Resident</p> <ul style="list-style-type: none"> <li>• Has followed development in Taylors and the community wants this</li> </ul> <p>4) Resident</p> <ul style="list-style-type: none"> <li>• Lives in the area and is the Executive Director of the Taylors Medical Clinic</li> <li>• Overlay is a presentation of the community’s pride</li> </ul> <p>5) Resident</p> <ul style="list-style-type: none"> <li>• Owners of Fair House at the Mill</li> <li>• Overlay will make sure development occurs in uniformity</li> <li>• Allows for the ideal “main street” form</li> <li>• Process has brought a lot of people together</li> </ul> <p>6) Resident</p> <ul style="list-style-type: none"> <li>• Represents an effort to protect the community and the investments put into it</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Owns 15 parcels that will be affected</li> <li>• Traditional Main Street is an idea only</li> <li>• Is a mill village main street, not a traditional main street</li> <li>• Supports a historic designation instead</li> <li>• Growth should be organic and should be done when the time is right</li> <li>• There was more negative feedback, but it has not been shown</li> </ul> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>

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CZ-2019-63

**APPLICANT:**

Greenville County Council

**SUMMARY:**

The Taylors Main Street Development District (MSDD) is a Zoning Overlay proposed as a text and map amendment to the Greenville County Zoning Ordinance Section 8 "Special Purpose Districts". The MSDD Overlay, amended as Section 8:11, aims to encourage development that is compatible with the traditional small town center, with a focus on commercial areas and immediately adjacent neighborhoods in the Taylors Main Street corridor.