

**Zoning Docket from November 6<sup>th</sup>, 2023 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2023-077	Greenville County Council Countywide Text Amendment to amend the boundary of the Taylors Main Street Development District on the Greenville County, South Carolina Official Zoning Map in accordance with Section 8:11.3 of the Greenville County Zoning Ordinance	All	Approval	Approval		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 6<sup>th</sup>, 2023 were:</b></p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>REQUEST HISTORY and EXPLANATION</b></p> <p>In 2016, Greenville County Council adopted the Taylors Community Plan, a visioning document for the Taylors community which recommended establishing a Main Street Development District (MSDD) for the Main Street Corridor. The MSDD seeks to:</p> <ul style="list-style-type: none"> <li>• Encourage development that is compatible with the traditional small-town “Main Street”;</li> <li>• Improve quality-of-life with a focus on community vibrancy, walkability, beautification, and neighborhood character, and</li> <li>• Protect investments in commercial and residential properties by ensuring new development is consistent with the community’s vision</li> </ul> <p>Beginning in summer of 2018, a MSDD Steering Committee was established, consisting of members with a variety of interests and roles in Main Street life. The Steering Committee members were essential in determining a proposed boundary for the MSDD Zoning Overlay and identify subject areas for consideration in a zoning overlay.</p> <p>In October 2018, Greenville County and Taylors Town Square conducted two Open Houses to gather input, engage the public in discussions related to establishing a MSDD, and obtain a better understanding of the community’s desires with regard to changes in Main Street over the years. The visual analysis exercises from the Open Houses were replicated in an online survey, which gathered responses from November 1, 2018 through January 25, 2019.</p> <p>In January and February of 2019, Greenville County presented its public engagement findings on two dates in a presentation titled “What We’ve Heard &amp; Where We’re Headed” to ensure the public is aware of the overall findings and comfortable with the future direction of the MSDD.</p> <p>Section 8:11, Taylors Main Street Development District of the Greenville County Zoning Ordinance</p>					

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was adopted by Greenville County Council on February 18, 2020. This included the full language and the MSDD map or boundary map. \*\*Please refer to the Taylors Main Street Development District map at the end of this document\*\*

The proposed amendment would remove a portion of parcel T008000300101, approximately 7.95 acres, from the Taylors Main Street Development District boundary per Section 8:11.3 Official MSDD Boundary of the Greenville County South Carolina Official Zoning Map. By doing so, this portion of the parcel will be subject to the development regulations as outlined in Greenville County Zoning Ordinance for the underlying zoning districts. The property is currently split zoned C-3, Commercial District, R-20, Single-Family Residential District, and R-M10, Multifamily Residential District. \*\*Please refer to the proposed Taylors Main Street Development District Overlay Map Amendment at the end of this document\*\*

The text amendment request went as a Consent Item before County Council on October 3, 2023. A Zoning Public Hearing was held on November 6, 2023.

**CONCLUSION and RECOMMENDATION**

Staff is of the opinion that the proposed changes would allow for this portion of the parcel that fronts Wade Hampton Boulevard to be developed in a more consistent way with other developments in the area.

Based on these reasons, staff recommends approval of the proposed Text Amendment.



Greenville County Planning and Zoning Division  
(864) 467-7425  
[www.greenvillecounty.org](http://www.greenvillecounty.org)

**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Kelsey Mulherin, Planner II

**RE:** CZ-2023-077

**APPLICANT:** Greenville County Council

**PROPERTY LOCATION:** Countywide

**PIN/TMS#(s):** Portion of parcel T008000300101

**REQUEST:** To amend Taylors Main Street Development District Boundary

**ACREAGE:** 7.95

**COUNCIL DISTRICT:** All

**REQUEST HISTORY and  
EXPLANATION:**

In 2016, Greenville County Council adopted the Taylors Community Plan, a visioning document for the Taylors community which recommended establishing a Main Street Development District (MSDD) for the Main Street Corridor. The MSDD seeks to:

- Encourage development that is compatible with the traditional small-town “Main Street”;
- Improve quality-of-life with a focus on community vibrancy, walkability, beautification, and neighborhood character, and
- Protect investments in commercial and residential properties by ensuring new development is consistent with the community’s vision

Beginning in summer of 2018, a MSDD Steering Committee was established, consisting of members with a variety of interests and roles in Main Street life. The Steering Committee members were essential in determining a proposed boundary for the MSDD Zoning Overlay and identify subject areas for consideration in a zoning overlay.

In October 2018, Greenville County and Taylors Town Square conducted two Open Houses to gather input, engage the public in discussions related to establishing a MSDD, and obtain a better understanding of the community’s desires with regard to changes in Main Street over the years. The visual analysis exercises from the Open Houses were replicated in an online survey, which gathered responses from November 1, 2018 through January 25, 2019.

In January and February of 2019, Greenville County presented its public engagement findings on two dates in a presentation titled “What We’ve Heard & Where We’re Headed” to ensure the public is aware of the overall findings and comfortable with the future direction of the MSDD.

Section 8:11, Taylors Main Street Development District of the Greenville County Zoning Ordinance was adopted by Greenville County Council on February 18, 2020. This included the full language and the MSDD map or boundary map. \*\*Please refer to the Taylors Main Street Development District map at the end of this document\*\*

The proposed amendment would remove a portion of parcel T008000300101, approximately 7.95 acres, from the Taylors Main Street Development District boundary per Section 8:11.3 Official MSDD Boundary of the Greenville County South Carolina Official Zoning Map. By doing so, this portion of the parcel will be subject to the development regulations as outlined in Greenville County Zoning Ordinance and Land Development Regulations for the underlying zoning districts. The property is currently split zoned C-3, Commercial District, R-20, Single-Family Residential District, and R-M10, Multifamily Residential District. \*\*Please refer to the proposed Taylors Main Street Development District Overlay Map Amendment at the end of this

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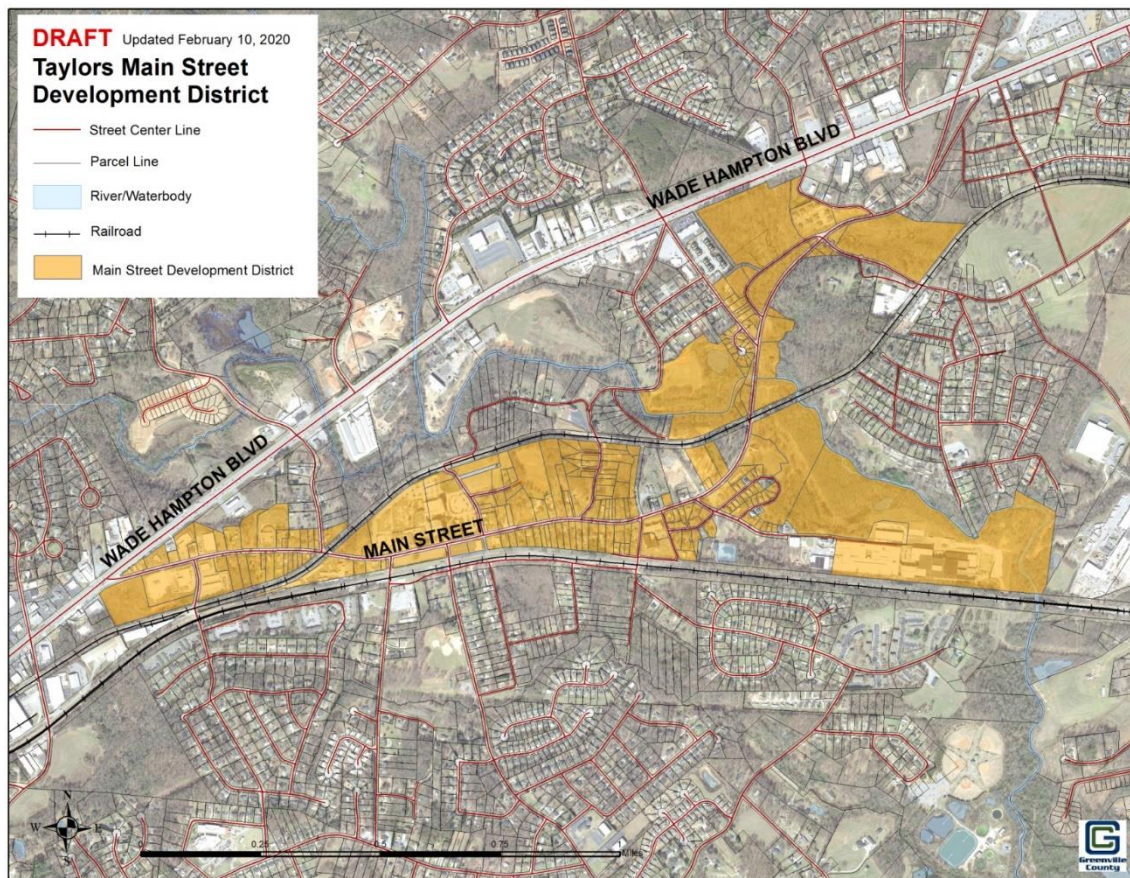
**CONCLUSION:**

Staff is of the opinion that the proposed changes would allow for this portion of the parcel that fronts Wade Hampton Boulevard to be developed in a more consistent way with other developments in the area.

**STAFF**

**RECOMMENDATION:**

Based on these reasons, staff recommends approval of the proposed Text Amendment.



Current Taylors Main Street Development District Boundary





Proposed Taylor's Main Street Development District Boundary

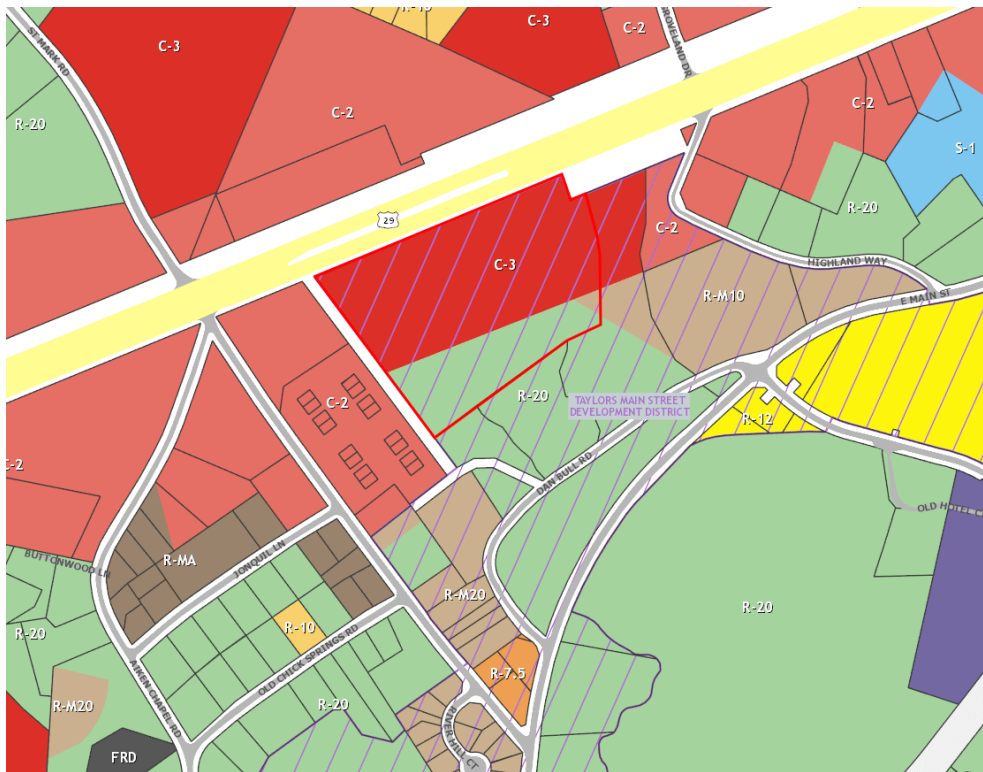


Proposed Taylor's Main Street Development District Boundary, Zoomed In





Aerial Photography, 2023



Zoning Map, Zoomed In