

**Zoning Docket from August 15, 2016 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CP-2016-02	Greenville County Scuffletown Area Plan Update Comprehensive Plan Amendment	18 & 20	Approval	Approval		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 15, 2016 were:</b></p> <p><u>Speakers For:</u> 25 present and recognized</p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• 80 people renting out space in Taylors Mill</li> <li>• Allows a well-connected community</li> <li>• Working to bring people together</li> <li>• Four year process</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Taylors could be a future transit corridor</li> <li>• Taylors plan helps to build a strong community</li> </ul> <p>3) Resident</p> <ul style="list-style-type: none"> <li>• In favor of the Taylors Plan</li> <li>• Young people investing in the Taylors area</li> </ul> <p>4) Resident</p> <ul style="list-style-type: none"> <li>• Grew up in Taylors</li> <li>• Was a challenging process, but believes a successful process</li> <li>• Supports Taylors Community Plan</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings/ online activity</b></p> <ul style="list-style-type: none"> <li>• Public Meetings: October 17, 2012</li> <li>• Public Meetings: February 6, 2013</li> <li>• Public Meetings: December 3, 2013</li> <li>• Public Meetings: May 7, 2014</li> <li>• Public Meetings: June 3, 2014</li> <li>• Public Meetings: September 2, 2014</li> <li>• Public Meetings: October 8, 2014</li> <li>• Public Meetings: June 2, 2015</li> <li>• Public Meetings: April 6, 2016</li> </ul> <p>Online survey, forums, comments</p>					<p><b>Petition/Letter</b></p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	The proposed amendment will revise the Future Land Use Map for the Imagine Greenville County Comprehensive Plan for the Taylors Community Plan.					

## Planning Report

**DOCKET NUMBER** CP-2016-02

**APPLICANT** Greenville County Planning Commission

### **BACKGROUND**

The Taylors Community Plan was initiated by the Taylors community in July 2013 to lend assistance to a grassroots effort beginning in the area. With the help of community residents, stakeholders, planners and public officials, the community created the Taylors Community Plan.

The Taylors Community Plan is a statement of the community's vision and seeks to address the immediate concerns and long-term goals of the community. The plan provides direction for community leaders, stakeholders and serves as a guide for where and how future development should occur.

Therefore staff is requesting the Taylors Plan be forwarded to County Council and recommends the plan be an amendment to the County's Comprehensive Plan.



**Planning and Code Compliance**

**Thomas K. Meeks, AICP**  
**Manager, Long Range Planning**  
[tmeeks@greenvillecounty.org](mailto:tmeeks@greenvillecounty.org)  
**(864) 467-7279**  
[www.greenvillecounty.org](http://www.greenvillecounty.org)

**Memorandum**

**To:** The Planning and Development Committee

**Cc:** Paula Gucker, Eric Vinson, Helen Hahn

**From:** Tom Meeks, Manager of Long Range Planning

**Date:** August 24, 2016

**Subject:** Taylors Community Plan, CP-2016-02

Over the past two and a half years, the Taylors Town Square organization, community residents, stakeholders, public officials, and county staff participated in several events to develop the Taylors Community Plan. These activities included community meetings, public input sessions, and citizen advisory committee meetings which led to the development of a community vision.

This vision focused on community identity, commercial development opportunities, beautification and recreation. The Community Plan provides direction for community leaders and stakeholders, and serves as a guide for building the community they desire.

Staff presented an overview of this plan to the committee at its July 11, 2016 meeting and at the public hearing on August 15, 2016. Staff is now requesting that the Planning and Development Committee recommend for approval of this plan as an amendment to the Imagine Greenville County Comprehensive Plan, and forward it to County Council for consideration.

The resolution adopted by the Greenville County Planning Commission in support of this plan as well as a copy of the ordinance for County Council's consideration is included in your agenda packet.

A copy of the plan is located on the Long Range Planning Blog located at [www.gcplanning.org](http://www.gcplanning.org) . Please feel free to contact me at 467-7279 with any questions.

**A RESOLUTION**

**A RESOLUTION TO APPROVE THE TAYLORS COMMUNITY PLAN AND TO RECOMMEND THAT GREENVILLE COUNTY COUNCIL ADOPT THE PLAN AS AN AMENDMENT TO THE GREENVILLE COUNTY COMPREHENSIVE PLAN.**

**WHEREAS**, the Taylors Community Plan is the result of a community lead effort including numerous stakeholders and residents;

**WHEREAS**, the Taylors Community Plan focuses on Community Identity ,the Taylors Mill Revitalization, the redevelopment of Main Street and Wade Hampton Boulevard, and Recreation and Greenways;

**WHEREAS**, the Greenville County Planning Commission recognizes that the Taylors Community Plan is not intended to be a regulatory document, but instead, the Taylors Community Plan document is intended to serve as a statement of the community’s vision and recommendations for its future. The goals and actions contained herein will be used to guide decisions directing public and private improvements in the future.

**WHEREAS**, the Greenville County Planning Commission recognizes the value of having an understanding of the purpose and direction of this planning effort.

**NOW, THEREFORE, BE IT RESOLVED** that the Greenville County Planning Commission hereby approves the Taylors Community Plan as a guide for change and development in the Taylors Community, and further recommends that Greenville County Council adopt the Taylors Community Plan as an amendment to the County’s Comprehensive Plan.

**DONE IN REGULAR MEETING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.**

\_\_\_\_\_  
Milton Shockley, Jr, Chairman  
Greenville County Planning Commission

ATTEST:

\_\_\_\_\_  
Paula Gucker,  
Assistant County Administrator for Community Planning, Development and Public Works

**AN ORDINANCE**

**AN ORDINANCE TO ADOPT THE TAYLORS COMMUNITY PLAN AS AN AMENDMENT TO THE IMAGINE GREENVILLE COUNTY COMPREHENSIVE PLAN.**

**WHEREAS**, in 2009, the Greenville County Council adopted “Imagine Greenville County” as the Greenville County Comprehensive Plan under the authority of the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (Chapter 29) and in accordance with Section 6-29-510, et seq., of the *Code of Laws of South Carolina*, 1976, as amended; and

**WHEREAS**, the Greenville County Planning Commission has acted pursuant to S. C. Code Ann. 6-29-520(B), by Resolution to recommend that Greenville County Council amend the County’s Comprehensive Plan with the adoption of the Taylors Community Plan, attached hereto and incorporated herein by reference as Exhibit “A”, and

**WHEREAS**, several community meetings and input sessions were held over the past two years, at which community residents and community stakeholders worked extensively with Planning staff to develop their vision for the future of the Taylors Community; and

**WHEREAS**, the Taylors Community Plan , completed in 2016, was jointly developed by Greenville County, Taylors Town Square, and numerous residents and stakeholders,

**NOW, THEREFORE, BE IT ORDAINED** by the Greenville County Council:

**Section 1. Adoption of the Taylors Community Plan.**

The County Council of Greenville County, South Carolina, hereby adopts an amendment to the Comprehensive Plan, as set forth in Exhibit “A” attached hereto, in accordance with Section 6-29-510, et seq., of the *Code of Laws of South Carolina*, 1976, as amended.

**Section 2. Effective Date.**

The Ordinance shall take effect one (1) day after the next regularly scheduled Council meeting following final approval of this Ordinance.

**DONE IN REGULAR MEETING THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.**

\_\_\_\_\_  
Bob Taylor, Chairman  
Greenville County Council

ATTEST:

\_\_\_\_\_  
Theresa B. Kizer  
Clerk to Council

\_\_\_\_\_  
Joseph M. Kernell  
County Administrator