

**Zoning Docket from September 17, 2018 Public Hearing**

<b>Docket Number</b>	<b>Applicant</b>	<b>CC DIST.</b>	<b>STAFF REC.</b>	<b>GPC REC.</b>	<b>P&amp;D REC.</b>	<b>COUNCIL ACTION</b>
<b>CZ-2018-58</b>	James D. Martin, III for TRS Properties, Guy Richard & Ann E. Chapman and Kirk S. Chapman East Main Street T006000300100, T006000300200, T006000300300, T006000300500, T006000300700 and T006000300800 R-20, Single-Family Residential and C-3, Commercial To PD, Planned Development	18	Approval	Approval 9-26-18	Approval 10-1-18; Next: 3-4-19  Held 3-4-19	Approved 10-16-18  Held 11-16-18  Returned to P&D Committee 2-5-19
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on September 17, 2018 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Already received a variance for the project from the Board of Zoning Appeals</li> <li>• Retail will consist of multi-users</li> <li>• Looking at roughly 10 units per acre for residential</li> <li>• Creating a place where residential can utilize the area and surrounding uses such as the Taylors Mill</li> <li>• Willing to work with adjacent neighbors</li> <li>• Creating a live, work, play and walkable community</li> <li>• Homes will face the greenspace</li> <li>• All homes will have a unique craftsman style similar to homes in the area</li> <li>• Creating a safe pedestrian crosswalk at signalized intersection</li> <li>• Sewer is available, no capacity issues</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> Applicant: 7/18/18, 7/30/18 &amp; 8/23/18</p>				<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>	
<b>Staff Report</b>	<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 Taylors Community Plan Area. The Future Land Use map of the Taylors Community Plan 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 1950's 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, and C-3, Commercial. The combined parcels contain 10.7 acres of property located on East Main Street in Taylors. The proposed development is approximately 1.2 miles east of the intersection of Wade</p>					

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	<p>Hampton Blvd. and West Main Street. The parcel has approximately 1,325 feet of frontage along East Main Street.</p> <p>The applicant is proposing a PD consisting of 87 single-family detached and attached homes, along with 13,500 SF of retail and 6,500 SF of office 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 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 or detached garages. There will be a mixture of bedrooms from 1 to 3. 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.</p> <p><b>Access and Transportation:</b> The applicant is proposing one point of ingress/egress onto East Main Street with an additional emergency access also onto East Main Street. The development’s main access lines up with Mill Street, which is a signalized intersection. There are sidewalks throughout the proposed community with several sidewalk connections all along East Main Street.</p> <p><b>Buffers and Landscaping:</b> 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 and western property lines. Landscape berms will be utilized in these areas and planted to provide a landscape buffer.</p> <p>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.</p> <p><b>Lighting and Signage:</b> 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 to the proposed project and will be a freestanding sign. 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.</p> <p><b>CONCLUSION:</b></p> <p>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 the area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to PD, Planned Development.</p>
<b>County Council</b>	At the February 5, 2019 County Council meeting Council returned CZ-2018-58 to Planning and Development Committee to review the amended application.
<b>P and D</b>	At the March 4, 2019 Committee meeting the item was held per the applicants request until the resubmittal appears before the Planning and Development Committee.

**DOCKET NUMBER:** CZ-2018-58

**APPLICANT:** James D. Martin, III for TRS Properties, Guy Richard & Ann E. Chapman and Kirk S. Chapman

**PROPERTY LOCATION:** East Main Street

**PIN/TMS#(s):** T006000300100, T006000300200, T006000300300, T006000300500, T006000300700 and T006000300800

**EXISTING ZONING:** R-20, Single-Family Residential and C-3, Commercial

**REQUESTED ZONING:** PD, Planned Development

**ACREAGE:** 10.7

**COUNCIL DISTRICT:** 18 – Barnes

**ZONING HISTORY:** The parcel was originally zoned R-20, Single-Family Residential, in May 1970, as part of Area 1. There was a denial in 2006 to rezone parcel T00600300300 to S-1, Services (CZ-2006-97). In 2016 a request to rezone parcel T006000300500 to C-2, Commercial was approved as amended to C-3, Commercial.

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

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-20	vacant wooded land
East	R-20	church 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
<i>Current</i>	<i>R-20</i>	<i>2.2 units/acre</i>	<i>10.47</i>	<i>26 units</i>
<i>Current</i>	<i>C-3</i>	<i>16 units/acre</i>	<i>0.23</i>	
Requested	PD	10 units/acre	10.7	107 units

A successful rezoning may add up to 81 dwelling and commercial 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 Taylors Community Plan Area. The Future Land Use map of the Taylors 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 1950's 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, and C-3, Commercial. The combined parcels contain 10.7 acres of property located on East Main Street in Taylors. The proposed development is approximately 1.2 miles east of the intersection of Wade Hampton Blvd. and West Main Street. The parcel has approximately 1,325 feet of frontage along East Main Street.

The applicant is proposing a PD consisting of 87 single-family detached and attached homes, along with 13,500 SF of retail and 6,500 SF of office 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 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 or detached garages. There will be a mixture of bedrooms from 1 to 3. 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:**

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**Buffers and Landscaping:**

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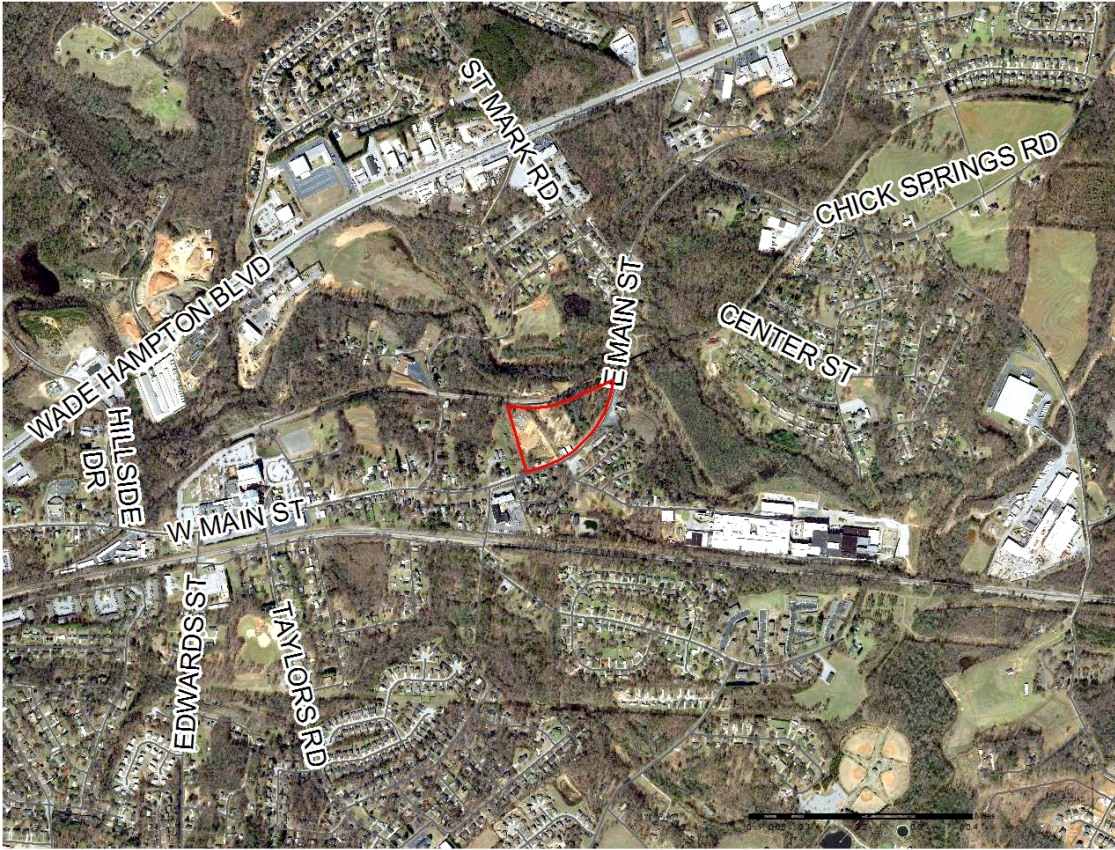
**CONCLUSION:**

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

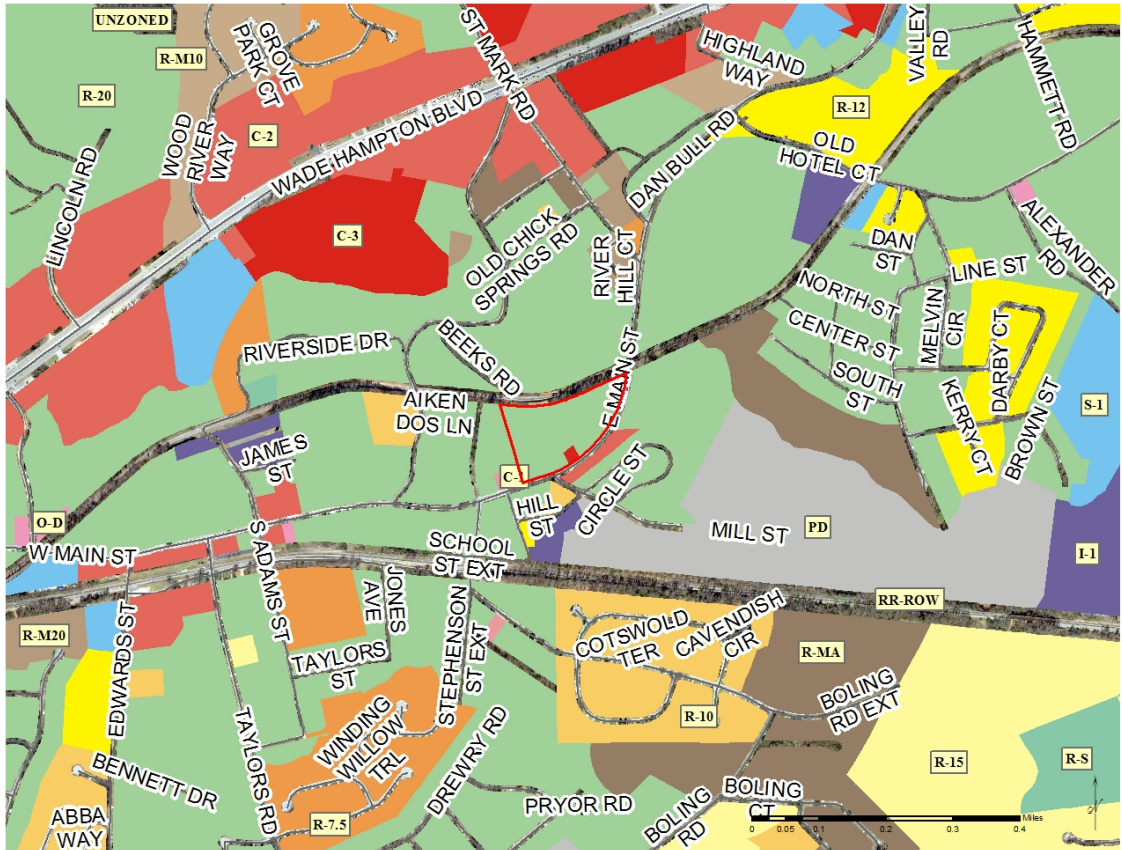
This approval does not constitute approval of a Final Development Plan (FDP) which is required before any of the following permits can be issued:

- 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.

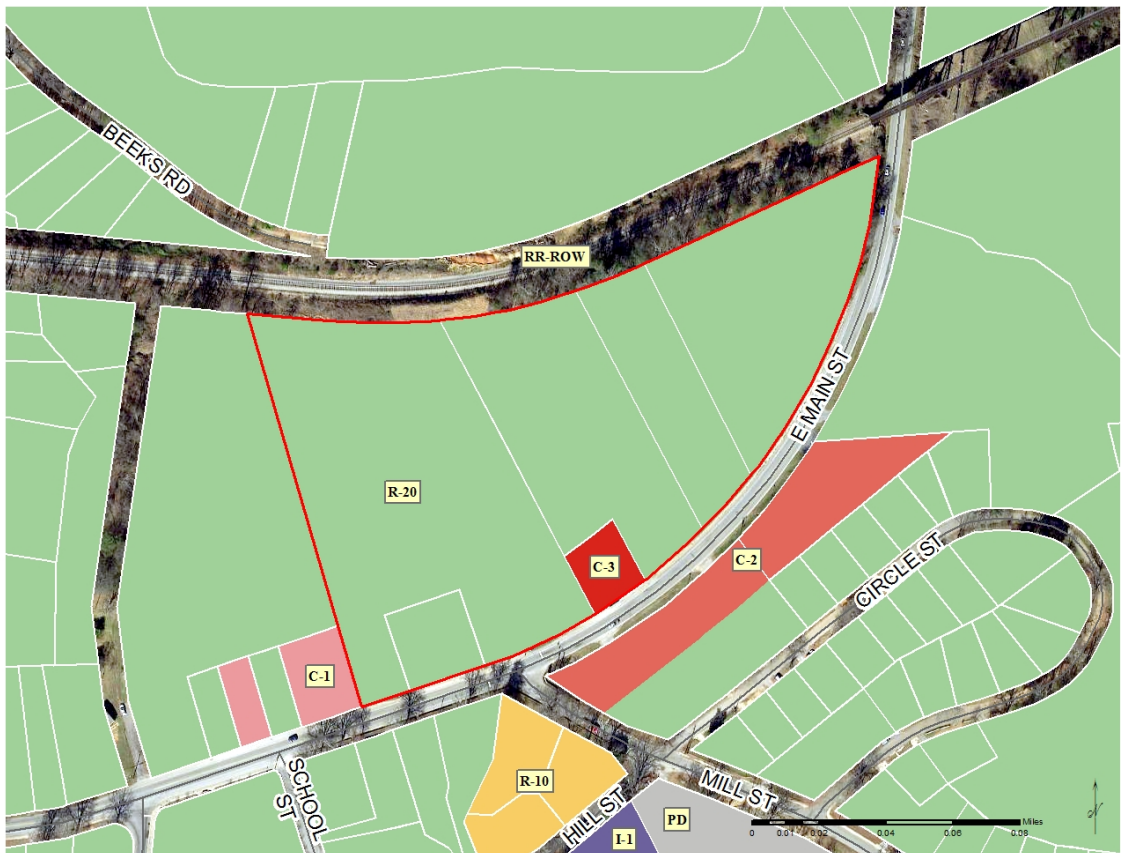


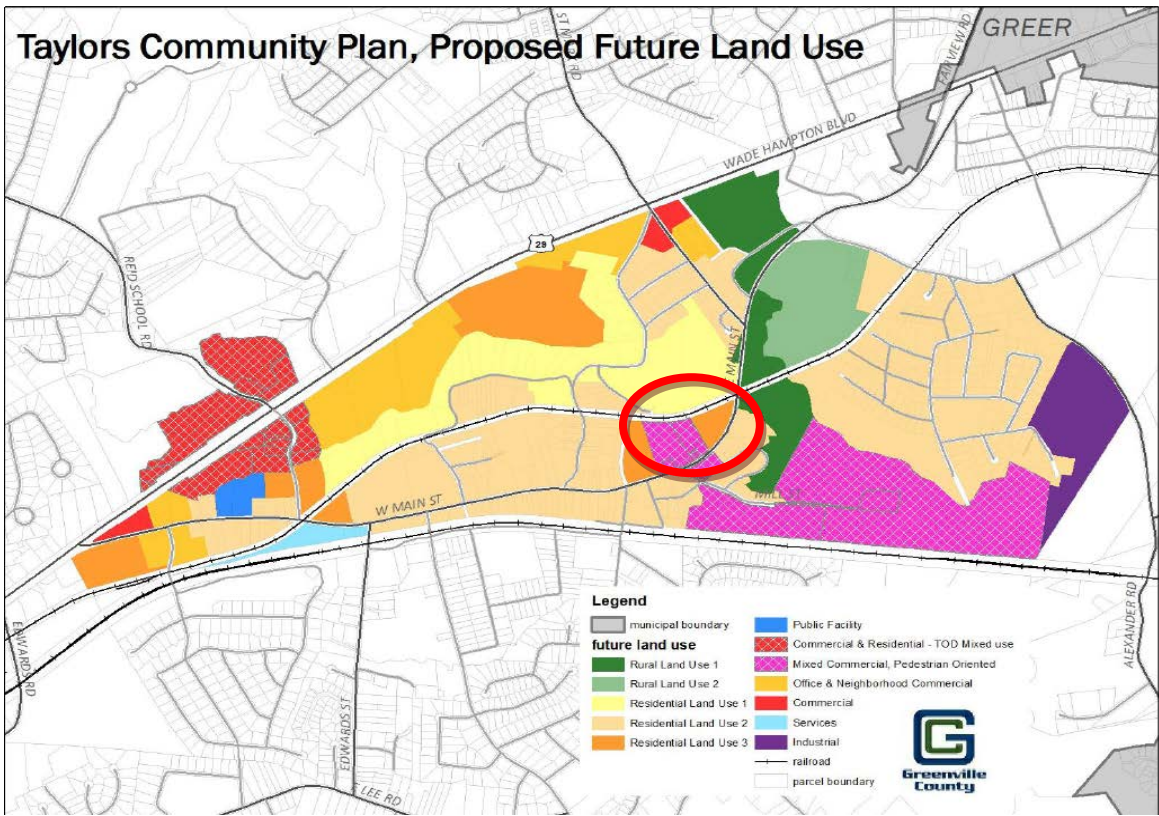
Aerial Photography, 2018





Zoning Map





Taylors Community Plan