



Taylor's Main Street Development District: Public Outreach and Zoning Overlay District

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February 2020

Introduction

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.

In coordination with local non-profit organization Taylors TownSquare, Greenville County Planning staff has worked for over a year to engage the public, gather input, and identify goals and objectives of the MSDD. A major step in establishing this District will be the adoption of a zoning overlay for the Main Street area that adjusts land use regulations to help achieve the desired goals and objectives. It is important to recognize, however, that a zoning overlay is only one piece of the puzzle, and several additional well-coordinated initiatives will be essential to the improvement and long-term success of Main Street Taylors.

Chapter 1: Public Outreach Process and Results

While community members have long expressed the desire for Main Street in Taylors to “feel more like a Main Street”, a clear understanding of what this means was an important first step in creating the MSDD. It was also important to engage the public and ensure full awareness of the ways Greenville County can help to achieve this goal, in addition to areas in which the County has little control.

Beginning in summer 2018, a MSDD Steering Committee was established, consisting of members with a variety of interests and roles in Main Street life. Members included business owners and operators, non-profit representatives, residents, and local planning and development leaders. They were chosen not only because of their understanding of issues and opportunities in the Main Street corridor, but also because of their willingness to help friends, neighbors, clients, and customers understand the initiative and its potential impacts on the community. Steering Committee members were also essential in determining a proposed boundary for the MSDD Zoning Overlay and identifying subject areas for consideration in a zoning overlay.










In October 2018, Greenville County and Taylors TownSquare conducted two Open Houses: one in the evening at the Taylors Ministry Center and the other at midday at the Taylors Library. The purpose of the Open House (the format was identical for both) was to 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.

Visual exercises were available for participants to register input on traditional “Main Street” amenities, housing, and signage. Additional input was collected on the Overlay boundary, general concerns about the future of Taylors, and other admirable “Main Streets” in the region. The visual analysis exercises from the Open Houses were replicated identically in an online survey, which was open for response from November 1, 2018 through January 25, 2019. Publicity for the Open Houses and the online survey was conducted through Taylors TownSquare media channels, printed flyers, word-of-mouth, as well as the Greenville County website.

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

Results from the public input exercises follow. For the purposes of this report, results for each question have been sorted in descending order, with the most positive overall response for each question shown first. Long-form comments are available in Appendix C of this document.




Question 1: The following images depict traditional “Main Street” scenes. Please rank them based on how important you think it is to have something similar on Main Street in Taylors, where 1=Most Important and 9=Least Important.

	Combined Ranking			Combined Ranking	
Local Businesses with Storefronts 	Overall	1	Walkability/Pedestrian Facilities 	Overall	2
	Open House #1	1		Open House #1	2
	Open House #2	3		Open House #2	2
	Online Survey	1		Online Survey	2
Architectural Character 	Overall	3	Park / Plaza / Open Space 	Overall	4
	Open House #1	3		Open House #1	4
	Open House #2	1		Open House #2	4
	Online Survey	3		Online Survey	4
Nightlife: Family Friendly 	Overall	5	On-Street Parking 	Overall	6
	Open House #1	5		Open House #1	7
	Open House #2	8		Open House #2	6
	Online Survey	5		Online Survey	6
Local Institution (museum, church, library, school, government) 	Overall	7	Public Art 	Overall	8
	Open House #1	9		Open House #1	6
	Open House #2	5		Open House #2	7
	Online Survey	7		Online Survey	8
Nightlife: 21 and over 	Overall	9			
	Open House #1	8			
	Open House #2	9			
	Online Survey	9			



Question 2: The following images depict a variety of housing situations and styles. Please indicate whether you think it is **Very Appropriate**, **Maybe Appropriate**, **Maybe Inappropriate**, or **Very Inappropriate** for the Taylors Main Street Area.

		Very Appropriate	Maybe Appropriate	Maybe Inappropriate	Very Inappropriate
	Overall	93%	6%	1%	0%
	Open House #1	100%	0%	0%	0%
	Open House #2	100%	0%	0%	0%
	Online Survey	79%	18%	2%	1%
	Overall	91%	8%	1%	0%
	Open House #1	100%	0%	0%	0%
	Open House #2	100%	0%	0%	0%
	Online Survey	72%	25%	2%	1%
	Overall	83%	14%	2%	1%
	Open House #1	92%	8%	0%	0%
	Open House #2	86%	14%	0%	0%
	Online Survey	71%	21%	6%	3%
	Overall	80%	19%	1%	1%
	Open House #1	100%	0%	0%	0%
	Open House #2	80%	20%	0%	0%
	Online Survey	59%	36%	3%	2%
	Overall	35%	47%	13%	5%
	Open House #1	58%	33%	8%	0%
	Open House #2	21%	50%	21%	7%
	Online Survey	27%	57%	9%	8%

Question 2 (cont.): The following images depict a variety of housing situations and styles. Please indicate whether you think it is **Very Appropriate**, **Maybe Appropriate**, **Maybe Inappropriate**, or **Very Inappropriate** for the Taylors Main Street Area.

		Very Appropriate	Maybe Appropriate	Maybe Inappropriate	Very Inappropriate
	Overall	30%	39%	21%	11%
	Open House #1	31%	31%	15%	23%
	Open House #2	38%	38%	23%	0%
	Online Survey	26%	48%	23%	9%
	Overall	17%	54%	17%	12%
	Open House #1	36%	27%	18%	18%
	Open House #2	0%	91%	9%	0%
	Online Survey	14%	44%	23%	19%
	Overall	28%	40%	14%	18%
	Open House #1	46%	38%	8%	8%
	Open House #2	27%	36%	18%	18%
	Online Survey	10%	46%	16%	28%
	Overall	31%	32%	15%	22%
	Open House #1	44%	0%	22%	33%
	Open House #2	27%	64%	0%	9%
	Online Survey	21%	32%	23%	24%

Question 2 (cont.): The following images depict a variety of housing situations and styles. Please indicate whether you think it is **Very Appropriate**, **Maybe Appropriate**, **Maybe Inappropriate**, or **Very Inappropriate** for the Taylors Main Street Area.

		Very Appropriate	Maybe Appropriate	Maybe Inappropriate	Very Inappropriate
	Overall	15%	51%	22%	12%
	Open House #1	11%	44%	33%	11%
	Open House #2	13%	63%	13%	13%
	Online Survey	20%	46%	21%	13%
	Overall	11%	22%	29%	37%
	Open House #1	7%	27%	20%	47%
	Open House #2	18%	18%	45%	18%
	Online Survey	9%	22%	22%	47%
	Overall	2%	21%	24%	53%
	Open House #1	0%	43%	43%	14%
	Open House #2	0%	0%	7%	93%
	Online Survey	6%	20%	22%	52%
	Overall	4%	9%	14%	73%
	Open House #1	0%	0%	6%	94%
	Open House #2	6%	0%	11%	83%
	Online Survey	8%	27%	24%	41%
	Overall	1%	7%	8%	84%
	Open House #1	0%	0%	0%	100%
	Open House #2	0%	0%	0%	100%
	Online Survey	3%	21%	24%	53%






Question 3: The following images show a variety of commercial sign choices. Please indicate whether you think it is **Very Appropriate**, **Maybe Appropriate**, **Maybe Inappropriate**, or **Very Inappropriate** for the Taylors Main Street Area.

		Very Appropriate	Maybe Appropriate	Maybe Inappropriate	Very Inappropriate
	Overall	92%	8%	0%	0%
	Open House #1	100%	0%	0%	0%
	Open House #2	100%	0%	0%	0%
	Online Survey	75%	23%	1%	1%
	Overall	91%	9%	0%	0%
	Open House #1	95%	5%	0%	0%
	Open House #2	100%	0%	0%	0%
	Online Survey	77%	21%	0%	2%
	Overall	73%	25%	1%	1%
	Open House #1	75%	25%	0%	0%
	Open House #2	86%	14%	0%	0%
	Online Survey	57%	36%	4%	2%
	Overall	71%	27%	2%	0%
	Open House #1	92%	8%	0%	0%
	Open House #2	67%	33%	0%	0%
	Online Survey	53%	40%	6%	1%
	Overall	72%	26%	2%	1%
	Open House #1	100%	0%	0%	100%
	Open House #2	67%	33%	0%	100%
	Online Survey	48%	44%	6%	2%

Question 3 (cont.): The following images show a variety of commercial sign choices. Please indicate whether you think it is **Very Appropriate**, **Maybe Appropriate**, **Maybe Inappropriate**, or **Very Inappropriate** for the Taylors Main Street Area.

		Very Appropriate	Maybe Appropriate	Maybe Inappropriate	Very Inappropriate
	Overall	70%	20%	3%	7%
	Open House #1	76%	12%	6%	6%
	Open House #2	67%	22%	0%	11%
	Online Survey	67%	26%	2%	5%
	Overall	45%	50%	2%	3%
	Open House #1	53%	47%	0%	0%
	Open House #2	50%	50%	0%	0%
	Online Survey	31%	53%	7%	8%
	Overall	47%	39%	9%	5%
	Open House #1	44%	33%	22%	0%
	Open House #2	44%	44%	0%	11%
	Online Survey	53%	39%	5%	3%
	Overall	10%	64%	11%	16%
	Open House #1	9%	73%	18%	0%
	Open House #2	0%	67%	0%	33%
	Online Survey	20%	52%	14%	14%
	Overall	15%	50%	13%	23%
	Open House #1	0%	67%	22%	11%
	Open House #2	25%	25%	0%	50%
	Online Survey	19%	57%	16%	8%




Question 3 (cont.): The following images show a variety of commercial sign choices. Please indicate whether you think it is **Very Appropriate**, **Maybe Appropriate**, **Maybe Inappropriate**, or **Very Inappropriate** for the Taylors Main Street Area.

		Very Appropriate	Maybe Appropriate	Maybe Inappropriate	Very Inappropriate
	Overall	12%	38%	20%	29%
	Open House #1	18%	27%	45%	9%
	Open House #2	0%	33%	0%	67%
	Online Survey	18%	53%	16%	12%
	Overall	3%	41%	33%	24%
	Open House #1	0%	58%	25%	17%
	Open House #2	0%	29%	43%	29%
	Online Survey	8%	36%	30%	25%
	Overall	16%	19%	36%	29%
	Open House #1	18%	12%	41%	29%
	Open House #2	20%	20%	40%	20%
	Online Survey	9%	25%	27%	39%
	Overall	5%	33%	21%	42%
	Open House #1	0%	9%	9%	82%
	Open House #2	0%	50%	30%	20%
	Online Survey	15%	39%	23%	23%
	Overall	3%	26%	30%	40%
	Open House #1	0%	38%	46%	15%
	Open House #2	0%	0%	13%	88%
	Online Survey	10%	40%	32%	18%

Question 3 (cont.): The following images show a variety of commercial sign choices. Please indicate whether you think it is **Very Appropriate**, **Maybe Appropriate**, **Maybe Inappropriate**, or **Very Inappropriate** for the Taylors Main Street Area.

		Very Appropriate	Maybe Appropriate	Maybe Inappropriate	Very Inappropriate
	Overall	9%	19%	24%	48%
	Open House #1	14%	14%	14%	57%
	Open House #2	0%	17%	33%	50%
	Online Survey	13%	25%	25%	36%
	Overall	7%	15%	22%	57%
	Open House #1	10%	10%	30%	50%
	Open House #2	0%	0%	9%	91%
	Online Survey	11%	34%	26%	29%
	Overall	2%	13%	21%	64%
	Open House #1	0%	10%	20%	70%
	Open House #2	0%	0%	13%	88%
	Online Survey	5%	30%	30%	35%
	Overall	3%	5%	22%	69%
	Open House #1	7%	0%	13%	80%
	Open House #2	0%	0%	22%	78%
	Online Survey	4%	16%	31%	49%
	Overall	5%	4%	19%	73%
	Open House #1	0%	0%	6%	94%
	Open House #2	10%	0%	30%	60%
	Online Survey	4%	11%	22%	64%

Question 3 (cont.): The following images show a variety of commercial sign choices. Please indicate whether you think it is **Very Appropriate**, **Maybe Appropriate**, **Maybe Inappropriate**, or **Very Inappropriate** for the Taylors Main Street Area.

		Very Appropriate	Maybe Appropriate	Maybe Inappropriate	Very Inappropriate
	Overall	1%	4%	16%	78%
	Open House #1	0%	0%	7%	93%
	Open House #2	0%	0%	0%	100%
	Online Survey	4%	12%	43%	41%
	Overall	1%	4%	9%	86%
	Open House #1	0%	0%	0%	100%
	Open House #2	0%	0%	0%	100%
	Online Survey	2%	13%	26%	59%
	Overall	1%	1%	8%	90%
	Open House #1	0%	0%	7%	93%
	Open House #2	0%	0%	0%	100%
	Online Survey	2%	4%	17%	77%

Question 4: What are your concerns about the future of Taylors? Please rank the following topics, where 1=Greatest Concern and 6=Least Concern.

	Combined Ranking	
Traffic / Congestion / Commute	Overall	1
	Open House #1	1
	Open House #2	2
	Online Survey	3
Neighborhood Safety	Overall	2
	Open House #1	2
	Open House #2	3
	Online Survey	1
Loss of History / Community Character	Overall	3
	Open House #1	3
	Open House #2	1
	Online Survey	2
Commercial Prosperity / Business Environment	Overall	4
	Open House #1	6
	Open House #2	4
	Online Survey	4
Increasing Housing Costs / Taxes	Overall	5
	Open House #1	4
	Open House #2	6
	Online Survey	5
Noise	Overall	6
	Open House #1	5
	Open House #2	5
	Online Survey	6

Chapter 2: Goals, Objectives, and Implementation Approaches

The following section identifies goals that Greenville County hopes to achieve by creating a MSDD. For each goal, a series of objectives that will help achieve the goal have been identified, as well as an implementation approach. The method of implementation may be through a zoning overlay (Chapter 3; Appendix A) or a series of recommended future initiatives (Chapter 4).

Goal: Improve the definition, appearance, and character of the public realm

Objective	Implementation Approach	Implementation Method
Allow commercial building façades to be situated directly adjacent to the sidewalk	Eliminate front setback requirements for commercial properties and certain buffer requirements for planned developments	Zoning Overlay
Minimize visibility of large parking lots from the street	<ul style="list-style-type: none"> Require completion of a [Parking Demand Assessment] Require a majority of on-site parking facilities to be located to side or rear of commercial buildings Require screening along parking lot edges visible from right-of-way 	Zoning Overlay
Protect against sign clutter and unnecessary light pollution	Adjust lighting and/or sign regulations	Zoning Overlay
Preserve and enhance the tree canopy	<ul style="list-style-type: none"> Ensure protection of existing mature trees Require canopy trees in parking areas 	Zoning Overlay
Improve streetscape design, including lighting, traffic signals, sidewalks, landscaping, bus stops, utilities, and other public facilities	Conduct a comprehensive Main Street corridor study focusing on transportation, safety, and aesthetic enhancements in coordination with GPATS and SCDOT	Future Initiative: Taylors Main Street Corridor Study and Enhancement Plan
Designate and maintain official public outdoor spaces	Identify partners and establish programs to create/maintain ornamental/natural landscapes	Future Initiative: Taylors Beautification Partnership

Goal: Encourage investment in new and existing commercial and residential properties

Objective	Implementation Approach	Implementation Method
Minimize obstacles to investment tied to zoning inconsistencies and non-conforming zoning status	<ul style="list-style-type: none"> • Eliminate front setback requirements for commercial properties • Reduce front setback requirements for single-family residential properties • Allow flexibility/variation with residential lot sizes 	Zoning Overlay
Allow residential units above commercial properties	Permit residential uses on commercial-use properties	Zoning Overlay
Seek alternative solutions to on-site parking	Encourage shared parking agreements and designated street parking to meet minimum parking requirements	Zoning Overlay
Highlight Main Street Taylors as a unique opportunity for local businesses	Establish economic development initiative(s) aimed at increasing investment in local businesses	Future Initiative: Taylors Business Association

Goal: Support pedestrian-scale development and activity

Objective	Implementation Approach	Implementation Method
Make sure new streets and sidewalks fit into the fabric of the neighborhood	<ul style="list-style-type: none"> • Require all new streets to connect to existing streets at more than one location or reserve space for connectivity of future streets • Require sidewalks and pedestrian accessibility for all commercial development 	Zoning Overlay
Minimize driveways/curb cuts on Main Street	Require connectivity between parking lots and ingress/egress from side streets where feasible	Zoning Overlay
Encourage storefront businesses that cater to pedestrian traffic	<ul style="list-style-type: none"> • Establish a transparency zone for new front-facing commercial façades • Require pedestrian-oriented entry 	Zoning Overlay

Goal: Promote Architectural Character

Objective	Implementation Approach	Implementation Method
Discourage “strip mall” –style commercial developments	<ul style="list-style-type: none"> • Require variation in architectural treatments for multi-unit commercial properties • Minimize surface parking between structures and right-of-way • Adjust lighting and/or sign regulations 	Zoning Overlay
Allow commercial and multi-family structures to abut adjacent structures of the same use or district	Eliminate side setback requirements for commercial and multi-family properties where appropriate	Zoning Overlay
Encourage storefront businesses that cater to pedestrian traffic	Establish a transparency zone for new front-facing commercial façades	Zoning Overlay
Encourage owner-investment in residential and commercial properties through on-going maintenance, façade enhancement, and landscaping.	Publicize existing programs and explore new opportunities to create programs to assist home and business owners	Future Initiative: Improved collaboration with Greenville County Redevelopment Authority (GCRA), United Way, and others

Goal: Preserve Neighborhood Character

Objective	Implementation Approach	Implementation Method
Allow infill residential development that is consistent with existing neighborhoods	Enable minor subdivision of parcels that match abutting parcels	Zoning Overlay
Ensure connectivity of new streets and sidewalks	<ul style="list-style-type: none"> • Require sidewalks for new streets • Apply traditional neighborhood development (TND) standards to all planned developments 	Zoning Overlay
Designate and maintain official public outdoor spaces	Identify partners and establish programs to designate, plant, and maintain landscapes	Future Initiative: Taylors Beautification Partnership

Chapter 3: Overview of MSDD Zoning Overlay

The Taylors MSDD Zoning Overlay is a proposed amendment to the Greenville County Zoning Ordinance to be included in Article 8 as a new Special Purpose District. An overview is provided in this section, with complete language for codification in Appendix A.

Intent

The MSDD Zoning Overlay is intended to encourage development that is compatible with the traditional small town center, with a focus on commercial areas and immediately adjacent neighborhoods in the Main Street corridor. Considerations include site design of commercial properties, walkability, community vibrancy, and preservation of character consistent with traditional neighborhoods that have historic ties to the textile industry and associated “mill village” development. The district also aims to protect investments in commercial and residential properties by ensuring new development is consistent with the community’s vision.

Non-residential Setbacks and Façades

The overlay allows for non-residential setbacks to be reduced provided the building’s front-facing façade incorporates transparency and pedestrian-oriented access. This will help promote a building style consistent with historic commercial areas, protect the viability of existing historic structures, and ensure pedestrian interest and access. Variation in façade treatment has also been integrated to promote architectural character.

Parking Facilities for Non- Single-family Residential Properties

The MSDD zoning overlay seeks to reduce the visible impact of parking facilities from any public right-of-way by only allowing a certain number of parking spaces in the front setback yard. Any additional parking will need to be located in the side or rear yards.

Commercial Signs

Community feedback suggests the public is most supportive of smaller commercial signs made of natural materials such as wood and metal. Written comments also suggest that too much regulation may lead to undesired uniformity or a lack of creative expression. The simplest solution for the overlay is to follow established sign regulations for Special Use Areas with a few modifications, most notably disallowing internally lit signs.

Residential and Office Uses on Commercial Properties

Based on the public’s overwhelming support of the idea, residential uses are permitted on upper level(s) of structures whose primary use is commercial. Office uses have also been included as a permitted upper level alternative.

New Streets and Sidewalks

Following the public’s desire for improvements that meet traditional neighborhood development standards, all new streets shall be public and connect to the existing street network at more than one location. This helps to improve access and mobility, in addition to ensuring that all street and sidewalk designs meet Greenville County design standards.

Infill Residential Development

Given existing zoning designations and minimum lot size requirements, minor subdivision for infill development is currently difficult to execute. Standards for new infill residential development are designed to allow for site-specific designs that are harmonious with existing neighborhood patterns.

Chapter 4: Future Initiatives

The MSDD zoning overlay is an important first step in reclaiming Taylors Main Street. Still, a series of related initiatives must take shape in the coming years in order to optimize the potential for success. Greenville County is committed to continuing its partnership with Taylors TownSquare to continue the momentum toward a revitalized Main Street that reflects the community's desires.

Taylors Main Street Corridor Study and Enhancement Plan

Improving Main Street both functionally and aesthetically will be an important component of the MSDD, but many of these improvements fall within the public realm. Since Main Street is officially a state highway, long-range planning and coordination with the South Carolina Department of Transportation (SCDOT) and the Greenville Pickens Area Transportation Study (GPATS) will be essential in realizing the desired outcome. A corridor study and enhancement plan should concentrate on all modes of transportation and elements of the streetscape that will impact how the street functions and how it appears. Examples of topics to be explored may include traffic calming techniques, access management, traffic flow/mobility, sidewalk improvement, curbs, gutters, traffic signal design, utilities, lighting, street parking, transit, bicycle access, crosswalks, landscaping, and more.

Taylors Business Association

In order to promote the MSDD as a desirable place to do business, it will be important to develop programs and partnerships aimed at marketing the area to potential investors and providing resources for current and future business owners. A Taylors Business Association not only offers an opportunity for businesses to connect and collaborate, but it may also serve as a liaison between economic development organizations such as the Greenville Area Development Corporation, the South Carolina Small Business Development Center, various Chambers of Commerce, and the Taylors Fire and Sewer District.

Taylors Beautification Partnership

Streetscape enhancement and the beautification of public spaces are often directed by community organizations, particularly in unincorporated areas such as Taylors. Examples of existing organizations with interests in the Taylors area include Keep Greenville County Beautiful, Trees Upstate, Upstate Forever, Greenville Council of Garden Clubs, and Greater Greenville Master Gardeners. Opportunities for new organizations and collaboration with private/corporate entities should also be considered.

Improved Publicity for Existing Programs

Many organizations offer programs that provide assistance to residents and businesses for property improvements, neighborhood beautification, and community development. It is important that potential program participants within the MSDD are aware of these opportunities. The Greenville

County Redevelopment Authority's Façade Improvement Program and the United Way's Community Initiatives are examples of existing programs that could benefit the MSDD on multiple levels. Other opportunities may include landscaping workshops or home improvement classes offered by local organizations and potentially sponsored by private entities.

Appendix A: MSDD Zoning Overlay Full Language

The language in Appendix A was adopted by Greenville County Council on February 18, 2020 as an amendment to the Greenville County Zoning Ordinance.

Section 8:11 MSDD, Taylors Main Street Development District Zoning Overlay

Section 8:11.1 Intent and Purpose

The Taylors Main Street Development District (MSDD) is intended to encourage development that is compatible with the traditional small town center, with a focus on commercial areas and immediately adjacent neighborhoods in the Main Street corridor. Considerations include site design of commercial properties, walkability, community vibrancy, and preservation of character consistent with neighborhoods that have historic ties to the textile industry and associated “mill village” development. The district also aims to protect investments in commercial and residential properties by ensuring new development is consistent with the community’s vision.

Section 8:11.2 Applicability

MSDD is a zoning overlay district and does not change the underlying zoning classification of any existing property.

All land use and development actions shall comply with the requirements and standards herein and in all respects with other applicable codes and ordinances to the extent that they are not in conflict with these provisions. Where these standards are in conflict with the other sections of this ordinance, these standards shall apply.

Questions of interpretation and enforcement, including unnecessary hardship, shall be first presented to the Zoning Administrator. Appeal from the decision of the Zoning Administrator shall follow standard processes described in Section 3.5 of the Greenville County Zoning Ordinance.

Section 8:11.3 Official MSDD Boundary

The official MSDD boundary shall be delineated and maintained as part of the Greenville County, South Carolina Official Zoning Map per Section 1.4 of the Greenville County Zoning Ordinance.

Section 8:11.4 Non-residential Setbacks and Façades

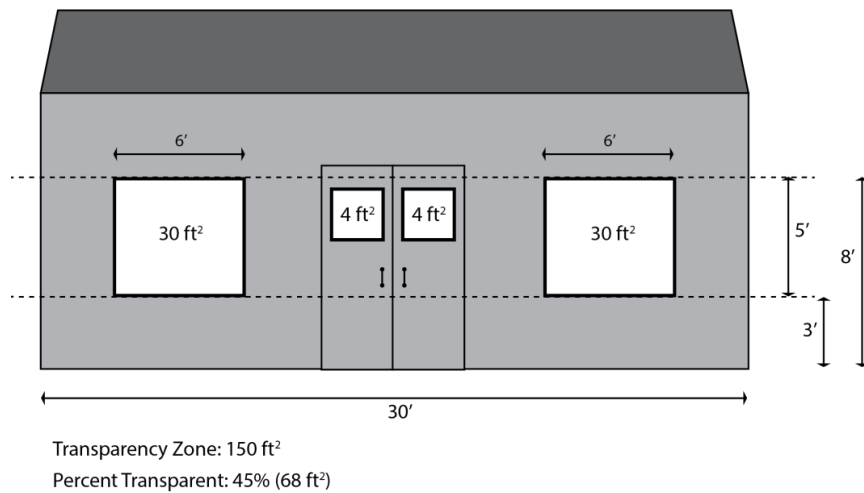
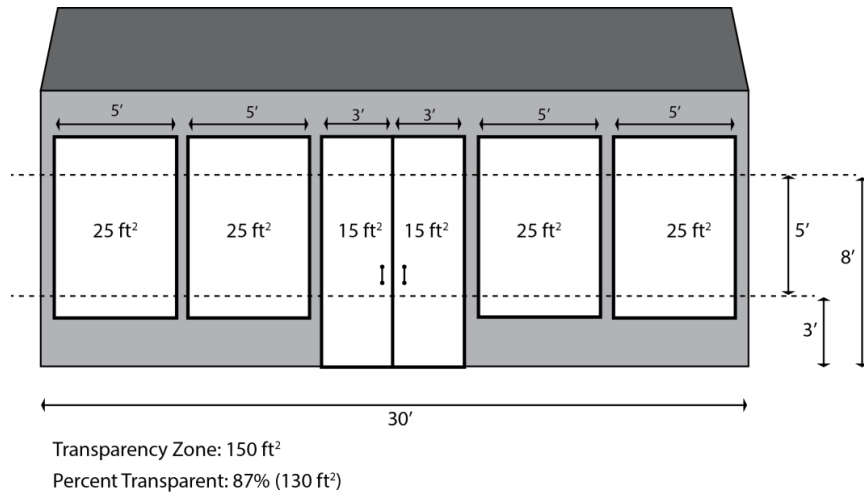
In order to better define Main Street and promote a building style consistent with historic neighborhood commercial areas, to protect the viability of existing historic structures that embody this character, and to promote pedestrian interest and access, non-residential setbacks may be adjusted in conjunction with façade design enhancements.

1. For non-residential uses on properties zoned C-1, C-2, C-3, and O-D, minimum front setback may be reduced, provided public-facing façade(s) include a transparency zone and pedestrian-oriented primary entry per Table 1. Transparency refers to the use of clear, non-mirrored glass windows, doors, and other architectural elements that are fundamentally see-through. Frosted, heavily tinted, and other semi-opaque glass materials shall not satisfy transparency zone requirements. Illustrated examples in Figure 1.

Table 1: Transparency Zone Requirements

Front Setback	Transparency Zone Requirements
0 feet – 10 feet	At least seventy percent (70%) of public facing façade surface area between 3 and 8 vertical feet from grade shall be transparent. Primary pedestrian-oriented entry required.
10 – 24 feet	At least forty percent (40%) of public facing façade surface area between 3 and 8 vertical feet from grade shall be transparent. Primary pedestrian-oriented entry required.
25 feet and greater	No transparency required. No additional entry requirements.

Figure 1: Transparency Zone Examples



2. All non-residential uses with a setback of less than twenty-five (25) feet shall include pedestrian facilities (walkway, at a minimum) that connect front-facing entry to an existing or planned sidewalk. Where a sidewalk does not exist, pedestrian facilities shall extend to the right-of-way boundary.
3. For non-residential uses on properties zoned C-1, C-2, C-3, and O-D, minimum side setbacks shall not apply, except where property abuts residential uses or districts.
4. For any special review district (PD, POD, FRD, NC, etc.), a twenty-five (25) foot buffer shall not be required on development boundaries directly adjacent to a public road right-of-way, provided this relief is used to support the development of commercial structures that meet public-facing façade requirements for reduced setbacks, described in this section. Additional buffer and/or screen may be required for parking facilities per Section 8:11.5 of this document. Twenty-five (25) foot buffer requirements shall remain for all special review district boundaries that are not adjacent to a public road right-of-way.
5. For front-facing façades of non-residential structures containing multiple contiguous units with discrete entries, no more than three contiguous units may utilize identical architectural elements. Acceptable variations in architectural elements may include design of entryway, location of window(s) and door(s), shape/slope of roofline, and architectural siding. Additional variations are encouraged, such as signage, lighting, canopies/awnings, and landscaping.
6. Setbacks or specific construction requirements may be further determined by pertinent building code requirements.

Section 8:11.5 Parking Facilities for All Properties, with the Exception of Single-Family Residential

In order to better define the character of Main Street and to support improved pedestrian safety and experience, the MSDD aims to reduce the visible impact of parking facilities from any public right-of-way.

1. For any use other than single-family residential, a limited number of parking spaces are permitted in the front setback yard, based on the parcel’s width (Table 2) measured at the front property line. The front setback yard is defined as the open space extending the full width of the lot, the depth of which is the minimum horizontal distance between the front lot line and the nearest projection of the main structure.

Table 2: Permitted Parking Spaces in Front Setback Yard

Parcel Width at Front Property Line	Maximum Number of Parking Spaces permitted in Front Yard
<40 feet	0
40 – 90 feet	3
90 – 180 feet	5
>180 feet	10

2. For any use other than single-family residential, alternatives to on-site parking are encouraged and may include off-site parking, shared parking agreements, and officially designated on-street parking spaces in order to meet minimum parking requirements.
3. All parking areas shall be designed to connect with parking areas on adjacent properties when possible, or designed to allow for logical future connectivity if no adjacent parking area exists. Lands reserved for future connectivity may be used for parking until connection with adjacent properties is realized.
4. For any use other than single-family residential, one (1) deciduous canopy tree shall be included for every ten (10) parking spaces. For parking areas requiring more than one tree, trees shall be configured such that parking surface is shaded to the greatest extent possible.
5. Required handicapped parking spaces shall be allowed in the front setback area and shall not be included when calculating the total number of parking spaces.

Section 8:11.6 Commercial Signs

For the purposes of commercial signage, the MSDD shall follow guidelines for a “Special Use Area” per Chapter 19 of the Greenville County Sign Ordinance, with the following exceptions.

1. No sign shall be internally lit, with the exception of digital message center signs. Acceptable lighting includes static spotlights (either from ground level or from above) and backlights (halo effect), assuming County light emissions standards are met.
2. No freestanding sign shall exceed eight (8) feet in height.
3. No sign shall exceed forty (40) square feet in size.

Section 8:11.7 Residential and Office Uses on Commercial Properties

Where a commercial use is present on the ground floor of a multi-story commercial structure, residential and office uses shall be permitted on upper level(s) of the same structure with the following conditions.

1. Front setback is ten (10) feet or less and transparency requirements reflect setback per Section 8:11.4 of this document.
2. Parking facilities meet minimum requirements for all uses or demonstrate alternative parking arrangements per Section 8:11.5 of this document.

Section 8:11.8 New Streets and Sidewalks

Any new street shall be part of the public realm and, in addition to providing access to new properties, shall play a role in community mobility by ensuring connectivity of transportation networks.

1. All new street(s) and right(s)-of-way shall be public, designed and constructed to meet all standards for public roads per Greenville County and/or South Carolina Department of Transportation regulations.

2. All new street(s) shall be designed to include connectivity with existing or planned streets at both termini, with no dead-ends or cul-de-sacs. In addition to construction standards required by Greenville County and/or the South Carolina Department of Transportation, new streets shall follow the guidelines of Traditional Neighborhood Development, as presented in Section 13.4 of the Greenville County Land Development Regulations.
3. All new streets shall include two sidewalks (one on each side of the street) designed to connect to an existing and/or planned pedestrian network. If required new sidewalk(s) are unable to connect to an existing pedestrian network, new sidewalk(s) shall be designed to accommodate future connectivity.

Section 8:11.9 Infill Residential Development

Standards for new infill residential development are designed to allow for site-specific design that is harmonious with existing neighborhood patterns.

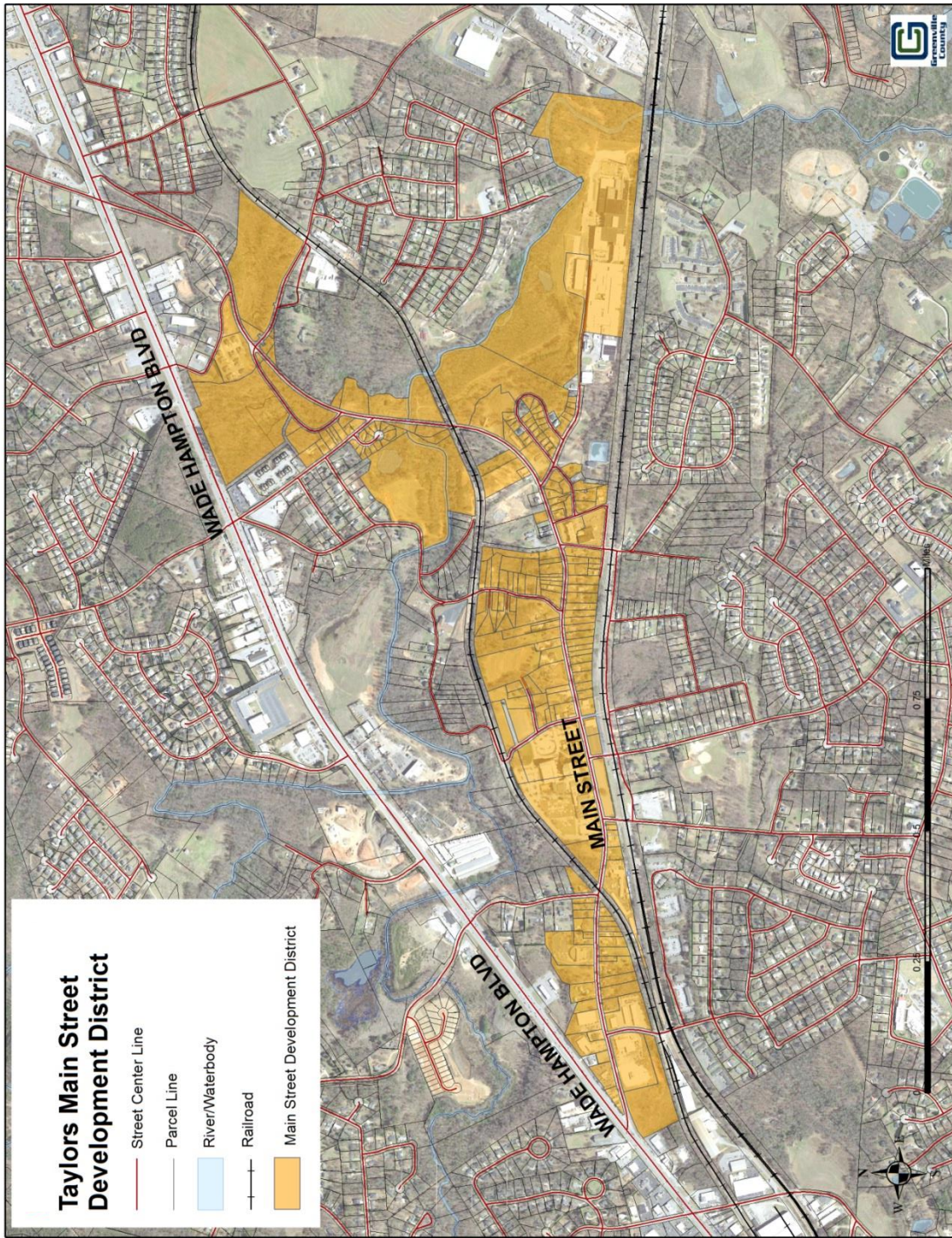
1. New single-family residential parcel(s) may be created as part of a minor subdivision (6 new parcels on an existing street), where the minimum lot size of new parcel(s) zoned for single-family residential use may be reduced to match the lot size of any abutting single-family residential parcel, provided:
 - a) At least one new parcel shares a side boundary with the parcel to be matched, and all new parcels of a similar scale are contiguous.
 - b) All new parcels front an existing public right-of-way.
 - c) Minimum lot size for new parcels is 6,000 square feet, even if the lot size of the property to be matched is less than 6,000 square feet.
 - d) Minimum frontage for new parcels is 50 feet.
 - e) On-site parking facilities are not located between the primary structure and the fronting right-of-way.
 - f) Attached garage is not oriented such that the garage door is an element of the structure's front-facing façade.
 - g) All new parcels that reflect existing neighborhood patterns shall be zoned R-6 or the most appropriate zoning designation available at the time of establishment.
2. For parcels created following the guidelines of this section, the front setback of any single-family residential structure may be reduced to match the setback of a single-family residential structure on an abutting property that fronts the same public right-of-way, provided:
 - a) On-site parking facilities are not located between the primary structure and the fronting right-of-way.
 - b) Attached garage is not oriented such that the garage door is an element of the structure's front-facing façade.

Section 8:11.10 Special Review Districts

All development within special review districts, regardless of scope or acreage, shall refer to this document and the County Land Development Regulations Article 13: Traditional Neighborhood Development, to provide general development principles and guidelines.

Appendix B: MSDD Map

The map in Appendix B was adopted by Greenville County Council on February 18, 2020 as an amendment to the Greenville County Zoning Map.



Appendix C: Long-form Comments from Public Outreach

Question: Do you have any additional thoughts about the traditional "Main Street" and what you would like to see in Taylors?

All of the pictures are impressive but felt to be a far off dream to benefit us with our property.

This plan comes about three decades to late, as nearly all of the traditional "main street" business buildings that once existed along East Main Street have already been demolished, so to me this seems like a rather pointless plan. Current preservation of what does remain is being handled by private ownership. I will take this time to note that the bridge crossing the Enoree River is in poor condition, it is a state road and thus bridge, but they don't seem keen to maintain it. Also Greer has, likely illegally, used their tax dollars to purchase private property seemingly only for the purpose of forced annexation of the eastern tip end of Main Street, that would need to be addressed as no one wants to pay taxes to that useless regime.

Would not want to see any business that would remain open into the wee hours.

live/work spaces

no

look for the feel of older architecture.

Open space for recreation! Mini dog-park area! public restrooms

A community that embraces local businesses not big corporate chains.

Should reflect the community- past & present. Walkable path & signage to the mill. "Natural" landscaping with an overgrown feel. NOT haute cuisine or gentrified feel (aka west greenville)... affordable, family friendly food & music venue options. Festivals that highlight Taylors residents talent.

Benches for relaxing/visiting Planters/window boxes Whimsical features such as statues/metalwork

I would like to see things to do. Not just shopping or bars.

Traditional Main Streets benefit from extensive existing infrastructure that is all but absent on Taylors Main Street. Private development of this type would only be feasible with a public commitment that may be impossible to secure.

Maybe a Christmas parade. Festivals or fairs. Seasonal decorations.

I believe that a developed center with the "Main Street Feel" would probably be a destination that would be a model for other areas to consider for their own development plans.

Develop it to be family friendly with unique shopping boutiques and small stores. (Diner, Cafe, Bistro etc)

Needs to be incorporated.

It would be nice to see any of those so I have not ranked them. I wonder if Taylors would be interested in "Nightlife - 21 and older" as that seems like more resources would be needed.

Large portions of Main Street are dedicated to parking lots, if this became businesses it would help the character of Taylors

Confused why two high use county buildings do not have their own access road from Wade Hampton, Rt29, instead of adding congestion to Main Street

Parking will be important. Covered parking (garages) would be great. Nearby, but not detracting from the small town feel.

I rent and have lived here for 15 yrs. my dearest friends own the house and want good things for Taylors community.



More diversity of businesses. We are a diverse culture and it should be expressed.



Gatherings. Walkability. Bike-ability. My family doesn't live in the district or own a business there, but we visit on bike and by foot some and would much more often if it were safer.



It would be great to include the history of Taylors in some way, shape, or form.



Just a continued continuity in branding of the city, forethought for growth and expansion, and creating a unique experience that's different from other downtown areas.



Diminished presence of pavement and lot parking. Facing buildings surrounding street to create interest and walkable environment. Take more advantage of views with outdoor or indoor dining or park areas where people can sit or gather. Use the Workman history to build on authentic themes not imitative or formulaic ideas.



Do it!



It seems to me it would be wise to use a railroad theme for the development, as has been done with great success in Travelers Rest. Having a trail might also be a good idea.



No commei



I love this concept! I do not want Main Street to become a subdivision with houses. I want to create a fun "downtown" that my family can enjoy.



More family friendly activities. The church takes up a large portion of Main followed by a few family-friendly spots (Roller Sports and the library), but then there are run down and abandoned businesses which are just eye sores. We need a fresh coat of paint (literally) on much of Main with more family friendly locations. I would love to see

some good houses go up an some family activity locations, maybe a small sensible shopping strip. That all being said, someone needs to do something about the drugs that are up and down Main. I had to use the coin laundry and watched a few deals. This is not a family friendly street much of the time and I personally would not feel comfortable walking it alone.

I would like to see more restaurants with outdoor seating. In addition, I think it would be great for Taylors to embrace the maker and arts community in a greater way.

It will have to be unique to draw people to the downtown area.

Having stores/shops along main street would be amazing for our Taylor's community and bring more jobs to our area.

Please do not raise taxes on our houses. Use a sales tax. It is fair.

Some acknowledgement of its relationship to the railroad other than the freight trains rolling by (although I am quite happy to see them as well)

Maybe a park

Pet friendly areas

Walking trails/parks in the more "green" areas around Main Street and the river.

It's clearly very important to the long-term vitality of downtown Taylors to have anchor businesses. Are there any tax incentives (or any other) that could be offered to encourage small business owners to open their doors in this proposed development?

We need a park area to help bring people together to enjoy. WHEN the people come so will the business. so have some walking trails from the park to the shops.

I do not want Taylors to become Greer

I've lived in Taylors 26 years. This redevelopment is long overdue.

No

Industrial architecture. Lofts for living space

Beautiful entrances to Main Street at 2 Wade Hampton intersections. St Mark Rd and Main Street fork. Safe sidewalks or bike paths. Parks and local businesses.

Traffic control. Slow it down and limit the amount if possible

Shops, restaurants, coffee, bars, outdoor eating, live music, green space. Free parking

Ok

Good shopping and great restaurants will always attract people. Not chains, but local merchants are best.

More trees

Sidewalks, plenty of parking

I would love to see the area cleaned up and look more like downtown Greenville or even downtown Greer.

I see no reason that Taylors Main Street couldn't look and operate similar to Travelers Rest, Hendersonville, Tyron, or a number of other small town main streets.



Why put all new stuff on the street that has low income housing already here? Why update 1 side of the street when the other side will still be old and run down?



It would be nice to be able to offer all the the above, except nightlife over 21. It was hard to decide on the above. Thanks for asking!



I live close to Main St. and travel on it almost daily. Too much uniformity in architecture is kind of bland. Creativity should be encouraged while ensuring a safe environment for pedestrians and cars, and providing parking for those who have to drive to get there. Too much on-street parking can get things cluttered and busy. Maybe a lot off-street and behind the businesses that (if needed in the future) could have a parking garage constructed on that site.



I want somewhere that my young family can play and exercise and experience community.

Question: Do you have any additional thoughts about housing?

Updating/modernizing existing housing is felt to be the key to attracting business and hopefully attract new housing..



Someone owns the property and has a style of housing that they want to build, erect, tow in behind a truck even, that's their property and who am I to tell them what they can do on THEIR land? That said, traffic has become a very real issue on Main Street, and I am definitely opposed to any additional apartments, townhouses, duplexes, triplexes, quadplexes, etcetera being built on or directly accessing Main Street.



Although there are grounded and attractive trailer situations that are acceptable, I would not want to open the street for a trailer park.



Don't particularly like apartment housing. It seems to breed drug deals and other inappropriate things.



No large apt. complexes; smaller scale residential - single family w/ accessory dwelling unit (granny flat) and a mix of several "missing middle housing types: live/work; duplex, triplex, fourplex, courtyard apts., bungalow court; multiplex &/or townhouses

no

Housing should reflect a more traditional look, with a mixture of private homes and condo type units

As long as we are mindful about open, walkable, safe paths and recreation space, I think more housing is a great thing for this area!

NO POST MODERN NO MODERN. Keep Milltown feel.

Keep with the overall feel and theme of the mill house

Flexibility is key. We have been in a 10 year period where only apartment buildings are able to receive financing. We should be mindful that preferences and tastes change. What is desirable and possible today may be abhorrent and unachievable tomorrow.

Think houses and lot size should remain as the neighborhood character is now - no duplexes, no high density housing, but remain single family to maintain values of existing property owners.

Worried more people, more crime?

Housing should promote business on Main Street, so perhaps a few town homes but mostly apartments above businesses.

style of housing should fit with the overall look of the downtown area-craftsman/modern/historic

Needs to be a good mix of size/cost. Nothing too modern - lots of charm.



Make sure it's affordable for all!! Thru programs for elderly and low income!



No additional comments. Thank you for all of your hard work!



Existing housing has plenty of character and charm.



Have dual-use residential/commercial developments been considered?



I do not want housing to take over Main Street. However, I do like the Live, Work, Play concept to incorporate housing with businesses.



The images are not showing but I do feel that we need nicer homes to help increase property values and to help run out the drugs that are on this street. We cannot have a historic district with drugs on every corner.



So do not feel contemporary style will be best for Taylors and do away with its charm.



It is nice to have a mix of single family homes with multi family housing. A resort style inn would be great for this community as it is between TR and Greenville.



Mayberry!



Please do not raise taxes on our houses. Use a sales tax.



Some of the images were not visible, so I could not respond appropriately to all of the above. Some responses based on a description, not an image.

Required lawn maintenance

No mobile homes. Appropriate street lighting and signage on houses and streets.

No masses of cookie cutter homes with no trees.

neat and not outlandish

No

Modern or industrial. Not cookie cutter or suburban styles

No

Ok

Shops will bring people and money to town. Some housing is good, but too much takes away from the small town feel. It becomes a housing community.

I would suggest to try to keep this structure and appearance of the housings similar to the structure in appearance of the buildings on Main Street.

It would be nice to keep the vintage mill village look. That's not always feasible, but we shouldn't stray too far.

I like the old town feeling. Well maintained homes, welcome atmosphere.

I prefer older styles, but that is an opinion. Don't limit other's creativity based on opinions. I will say that unless the roads and infrastructure are going to be upgraded FIRST, housing like apartment complexes, townhouses, and tightly packed developments probably should get nixed. We already have traffic issues all over Greenville County because of the population increase and I know other utility services have scrambled in some areas to try and accommodate the increase in housing. This includes increasing and improving police a fire services. We don't have enough cops for proper traffic enforcement outside of Greenville city or Greer city limits.

Do you have any additional thoughts about commercial signage?

Making sure it is compatible with potential housing.

Groundhugger signs are a pain in the neck! You can't see them well from a distance, and you can't see around them up close. City of Greenville has in recent year been plagued by those annoyances, would rather see them banned frankly as they can impede visibility for drivers.

Don't really like huge signs.

no

Commercial signage should not be gaudy or over bearing. Neon and flashy signs should be avoided.

lower level and less obtrusive signs seem more appropriate for this area.

It isn't the 1980's

Limit height No neon, flashing, gaudy signs— keep classy/quaint

Used to live in the bluffton/ Hilton head area. I really like how they have signs. Do not stand out and are not the forefront of things.

Uniformity and design standards for signage can be signals for a developments lacking character and authenticity. Signage unfitting for retirement communities may be appropriate for retail or eating establishments.

All signage should contribute to a look and feel of the small town environment.

Sign should be low to the ground or fixed to buildings.

we need a small town feel, not over-crowding and no big box stores boasting grandiose signs

Nothing large.

Nope!

It should consistently reflect the character of the downtown style ultimately selected

I do not want to see huge, light up signs. I prefer classic signs for this area.

Again, the images are not showing. I do feel that we need established businesses here. The small businesses are great, however I have lived in this area for over thirteen years and I have watched little inexperienced locations come and go every other week. There is nothing established for long periods of time if we have inexperienced businesses move it. Small retailers that showcase local work would be great.

Need a clear sign pointing out the Taylors Mill. The current one is not adequate.

Having signage that does not obstruct the beauty of the buildings and the natural surroundings is important also something that is environmentally friendly is important

Needs to be like a village

Please do not raise our taxes on our houses. Use a sales tax.

Not a whole lot of neon unless it references a retro landmark or feature which used it

Let the owners be creative with signs, dont make it uniform with signage

Keep it small and near to or on the building.

Keep it classy

Subtle!! Colors used should compliment surrounding architecture, but also be visible from street, not from blocks away!

nothing should be gaudy and obstruct the beauty of the town

No

No

Ok

Careful with signage---it needs to be classy and timeless.

I would suggest having all the businesses create similar signage keeping it as traditional as possible. Definitely not commercial or junky looking typical signs that you would see through a main corridor like Wade Hampton.

Signage should be in keeping with the vintage look of the old mill village.

I don't want to see a fried chicken sign blinking in my windows all night

As long as it's not blocking walkways, over roads, taller than the buildings, obscene or borderline obscene, and less than 16' wide, I'm fine with it.

Do you have any additional thoughts about these concerns, or concerns that are not addressed?

We have no idea who is behind this Historic District initiative or what their end game intentions are.

maybe attractive covered bus stops

no

pushing out of populations that can now afford to live there. I think we need to be mindful and partner with public service organizations to ensure a smoother transition for these families who will likely be priced out of the growing area. If we are proactive, we can avoid the negative effects of gentrification.

****DO NOT**** gentrify like west greenville. Follow Greer and TR's lead.

Too many subdivisions. Too many homes in a small plot of land.

I believe that this effort will greatly contribute to the redevelopment of the Taylor Mill community.

I prefer no Las Vegas type signage or establishments.

As a newcomer in a neighborhood with no sidewalks to down town, anything would be an improvement.

Any talks of walking/bike paths/trails? Maybe connecting the district to other nearby communities?? Would help with the parking & traffic if people could come in on foot, or bikes.

na

Nope!

Build our from existing opportunities and character

I am concerned about the resiliency of any development in the face of an economic downturn. We are in the longest bull run of the modern era, and a downturn is inevitable. Any development should allowed should have significant capital requirements to ensure that the new Main St. is not erased as soon as it arrives.

I live in Greer, but grew up in Taylor's and lived there half my life. I greatly appreciate the fact that Taylor's historic district is being bought back to life, but I hope it won't lose it's southern charm and hometown feel.

Leadins from Wade Hampton should be "inviting" not car lots, light industry, dark corridors of traffic, and brambles of vegetation.

Again, safety just walking own Main is a concern of mine now. We need more law enforcement presence to combat the negatives in the community.

Please do not raise taxes on our houses. Use a sales tax this is going to cost money. Do not raise property taxes.

Community theater, family friendly event space, water foundation something to attract for tourism besides business owners. Walking, bike trails

Preserve old buildings, and possibly have them as "historic museums". Add botique/speciality shopping areas in restored old buildings. Replace some old buildings (an enlarged train station--as a resturant, for example).

No

No

Ok

None

I would like to still keep the old charm that Taylors Main Street has, but just simply improve upon it, making it more customer friendly for the local residents.

Can you think of any other traditional "Main Streets" in the region that you particularly admire?

Fountain Inn

Generally speaking ours is the best as the traffic, while lots of it, generally flows smoothly. No businesses along it have so many customers coming and going as to impede the flow, and we no longer have any place selling drugs and alcohol on the Main Street which has greatly attributed to the decrease in crime in recent years. The other main streets in the area I am familiar with tend to still have the poorly thought out planning as nearly a century ago with virtually no parking and difficult to use on roadway side parking spaces, the concept of the small town main street may have worked sixty years ago, but the population levels have outgrown that model.

Abbeville, Landrum

Greenville, Travelers Rest, Greer, Landrum



Hendersonville



old service station like to see restored!! only org. old station left in area poss strange bros. own? save it !!!



Consistent lighting and signage. Removal of unsightly overhead power and telephone lines.



I LOVE West Greenville. The combination of traditional, new, artsy and historical is both modern and familiar.



Travelers Rest



Greer, TR. Hendersonville. Kept history, highlight LOCAL, encourage wacky, weird, uniqueness. The transition should be natural and not forced. Don't overmarket your area before it is ready. Don't have expensive restaurants overlooking impoverished homes. Don't have exclusive, expensive ticketed festivals that border low income areas. Keep everything accessible and inviting to those that live there.



Greenville Hendersonville, NC



Hendersonville NC



Landrum, Greenville, Brevard



Taylor's Main Street is too small and unformed to be comparable to anything. Comparables to what exists as is would be the cross roads of the Midwest (single gas station, Silo, and a few out buildings), Western ghost towns, abandoned motor lodges, and small abandoned strip malls. This is not necessarily a negative. Taylor's Main Street is not in the middle of nowhere. It is surrounded by density and development that is unremarkable in character. What makes places like Taylor's Mill attractive to visitors from these surrounds is the "outpost" character. A development that leverages this can be successful but would certainly not be traditional in the sense of Main Streets like Greer, Travelers Rest, Greenville, Landrum, etc.

Fountain Inn. Travelers Rest.

Greer, Fountain Inn, Simpsonville,

Travelers Rest. Greer, Fountain Inn,

Greenville, of course!

Lexington, VA

downtown Greenville; Belmont, NC; Cannon Beach, OR

Travelers Rest, Highlands, Hendersonville

Of course downtown Greenville. Also Mauldin.

Maybe a centerpiece pavilion for old timey band performances or concerts on nice spring/summer evenings. Nothing too huge w grassy area for sitting.

Greenville and Hendersonville. Greer's downtown/Trade Street area has come a long way and is getting even better.

Not necessarily in the region, but Carmel, IN has a really nice smaller downtown area with a lot of public art.

Hendersonville and flat rock

Travelers Rest

Greenville and Travelers Rest. To a slightly lesser degree, Greer.

Roswell, Georgia

Greenville, Greer and Travelers Rest

I like Greer's downtown area of Main St, Poinsett St, and Trade St. It definitely still has an "old time" feel yet some modern flair.

Saluda, NC

Not now

Downtown Greenville, Simpsonville, Fountain Inn, Mauldin.

I think the store fronts with ample sidewalks are nice. With Main Street being a historical that we need a less modern feel for architecture.

Landrum

Travelers rest

"Main Street" TR has a nice walkable feel and there is some variety to the shops and restaurants.

Greer has done a fabulous job with their "main street".

DO not raise property taxes. Use a sales tax. This is going to cost money. Sales tax is the fair way. Vernon Miller

Hendersonville, NC

Landrum and Hendersonville both have attractive downtowns which also have a lot of useful destinations (not only boutiques and restaurants)

Main Street Greer

Main Street, Downtown Greer Main Street, Downtown Greenville

Only Greenville I have visited the most.

Hendersonville

Norcross, Georgia.

Downtown Greenville but not the high rise buildings. A quieter, simpler version.

Greenville

Hendersonville

Greenville Downtown is a prime example of what brings growth. We have the same thing to bring people. The old railroad and bridge and the old park area no waterfall but we do have the river. I think it would excite more people to work toward building on that. I know I would. We could end up having some of those people coming to enjoy our little touch of heaven.



Downtown Greenville's main street



Downtown Greenville



Greenville



TR It would be cool to incorporate the old iron bridge area that is covered in kudzu at the moment. Maybe a neat park with local art.



Ft inn and woodruff



Downtown Greenville, Landrum, Simpsonville



Downtown Greenville



Love the old fashioned look of Landrum. Love what they have done to downtown Greenville except there are too many apartments! Love the look of Greer but there are not a lot of shopping options or evening activities---it is a work-in-progress. Parts of Newberry and Hendersonville, NC have nice main streets as well.



Travelers Rest, Landrum



Travelers Rest



I appreciate downtown Greenville and downtown Greer. Also, downtown Abbeville has an old world charm to it.

Hendersonville, Travelers Rest,

Fountain Inn Travelers Rest

My hometown (Woburn, Massachusetts) has an excellent, although sometimes cluttered, Main Street. Their big issue is parking. There are only a couple lots mostly on end side of the street. Greenville's main street is the best I have seen so far. A combination of greenery, parking that isn't parallel (I can parallel park, but it seems a lot of people struggle with it), wide sidewalks, clearly marked crosswalks, and a regular police presence.

Do you have any overall thoughts or opinions about the effort to create a Main Street Development District, or this survey in particular?

Reasonable control and mixed use are the main factors in my opinion.

I can't wait to see Taylors become the hub of a small neighborhood again It has so much potential and a lot of history. Thanks for the work that is being done to develop this area.

I would have liked to have given "9"s (not important) to more of the priorities early in on this survey, that was the only issue I've personally had with this survey. But I will input again that I think this comes about thirty years late to be of any purpose. The majority of buildings that once occupied active storefronts on East Main have been demolished, either because of fire, or because the First Baptist Church bought them and razed them, or because the owner's allowed them to literally sit and rot until they weren't financially viable to be restored. It wasn't a bad idea, it's just so late that it doesn't seem like there is much of a point.

Such a great idea to have this thoughtful survey! Thank you so much!!

Fantastic!

Absolutely no interest in attempting to copy downtown Greenville's "renaissance." ☹

no

It is an interesting project, considering Taylors has never had a centralized downtown. With the size of the community (north to south) it would seem important to try include the whole of Taylors in the process.

Developing main street is a wonderful idea!

I love the small town feel with history. Don't want to become just another tourist trap

I did not realize it was a possibility to renovate downtown Taylors. I am very interested in providing input and being a part of the solution. I am 55 and have lived in Taylors all my life. It is exciting to see Taylors getting recognized for redesign and new look.

There are a few cute, cute buildings on Taylors Main St. It would be nice to preserve the flavor of the area with as much of a nod to history as possible (said the history teacher).

It's a great idea, but most of Main Street is taken up by parking lots. That will need to change if there's going to be a real Main Street feel.

Well thought out survey

Love this idea. Really excited to see Taylors grow - as long as it's done appropriately.

It is so needed.

Whatever is done to improve the area, the roads around us need to be improved and widened. Especially to the surrounding churches and expanding businesses!!

Thank you for developing this survey. I think that it is important to get the thoughts and voice of the community (the entire, diverse community).

It occurs that the low lying area under the railroad trestle would make a good place for a park, similar to Cleveland Park in Greenville, which is also in a flood plain. Also, a permanent structure for the Taylors Farmer's Market as well as expanded dates and hours would be very nice.

A daunting challenge!

I think it would be very good to have a walkable and bikeable Street. In addition, adding open spaces for events, concerts, parks, and biking trials would be wonderful for our community.

I think it is a good idea to create a downtown in Taylors, and I appreciate the ability to take part in this survey.

I am so thrilled that you are doing this to improve Taylors! I was born and raised here and love this town. Its nice to know it's not going to just get run down and forgotten about. Thank you!

I am concerned about our property taxes. I know this is going to cost money. The fair way IS to use a sales tax only not property taxes.

A much needed improvement

Not sure of previous plans already, would like to be more engaged in what's happening

Please do this!!! Thanks.

We decided to move to Greenville 4 years ago craving the quaint but growing downtown area. Preserving history while bringing in incredible restaurants and having a well lit, easy to park and walk area with places to sit and listen

to live music or grab a drink on a patio. Greenville is outgrowing itself now and parking and wait times for a seat are getting to be a deterrent for us wanting to go downtown. We moved to Taylors to find that more intimate sense of community again and are seeking community events, outdoor dining areas, places to window shop, kid friendly park areas, etc. walkability, and inviting local spaces are key. A local grocery/cafe (like swamp rabbit cafe) would be nice too.

Great idea, but you need to work to preserve the local history and small town feel.

I have had Taylors address for about 40 years of my adult life. I do not want to become Greer.

No

I'd like to stay informed and possibly assist

I would love to see this happen

Very much support

We need a downtown

Ok

Not at this time.

I really like this idea. I live across Wade Hampton off Reid School Road, but I frequent the library quite a bit as well as the Taylors market and coffee shop that is in the Taylors Mill area. The area around Taylors main street could be cleaned up quite a bit, but also provide shopping for a local residents. It would be great to have some local vendors with unique wares to sell. I would hate to see this area go commercial, though.

I worry that development will over crowd and cause heavy traffic before roads are prepared for the additional traffic. That seems to be the way things go: build first and worry about roads after...



waste of money if your are not doing the whole downtown



I am looking forward to the end results. It will be a large asset to our area. It would be great to have a place to walk nearby. Grab a sandwich on the outside tables at a deli sandwich place. Where neighbors are friendly and know each other. The towns I really like are the ones that Hallmark channel show in their movies. Unfortunately most of them are in Canada. But, we can do it!!!! Thanks



Don't push out existing businesses and residents through regulations and/or fees. Grandfather them in and work with them to improve the roadway and the rest of Main Street. As they decide to change themselves provide incentives to help them. If they don't, leave them alone. New construction and new owners can go under new regulations and fees.



I don't want it to be intrusive to those who live there. More businesses there seem inevitable, and they need to be well controlled and not push residents out.