

AN ORDINANCE

AN ORDINANCE TO AMEND THE GREENVILLE COUNTY ZONING ORDINANCE TO PROVIDE DEFINITIONS AND STANDARDS ESTABLISHING THE BUSINESS AND TECHNOLOGY DISTRICT (“BTD”):

Section 1. Adoption of Text Amendment to the Greenville County Zoning Ordinance, as amended, (“GCZO”).

Article 4 and Table 6.1 of the Greenville County Zoning Ordinance are hereby amended and Section 8:10 is hereby added to the Greenville County Zoning Ordinance to establish the Business and Technology District (“BTD”).

Add Definitions to Article 4.

“Assembly operations: Companies engaged in value-added processing and light manufacturing.

Business Incubator Centers: A business/office building that provides space for multiple tenants.

Clean manufacturing: Clean Manufacturing in which waste minimization and prevention practices are continuously applied. These practices include conservation of raw materials and energy, elimination of toxic inputs, and reduction in toxic outputs.

Corporate headquarters: Corporate Headquarters is the part of a corporate structure that deals with important tasks such as strategic planning, corporate communications, taxes, law, finance, human resources and information technology.

Office – Business: A location, usually a building or portion of a building, where a company conducts its business. A company can have just one office, known as its home office, or a main office and a variety of field offices or branch offices

Office support services: Office Support Services where the office services are the portion of a company made up of administrative and support personnel who are not client facing. People who hold jobs in office positions carry out functions such as settlements, clearances, record maintenance, regulatory compliance, accounting and IT services.

Research and development: Research and Development is the investigative activities a business conducts to improve existing products and procedures or leads to the development of new products and procedures.

Warehouse / Distribution: A distribution center for a set of products in a warehouse or other specialized building, often with refrigeration or air conditioning, which is stocked with products (goods) to be redistributed to retailers, to wholesalers, or directly to consumers.”

Add BTD to Table 6.1

Add the Business and Technology District to Table 6.1 and specify what uses are permitted by right and what uses are permitted by special exception.

Table 6.1 Permitted Uses, Special Exceptions and Conditional Uses

Table 6.1 Uses Permitted, Uses By Special Exception, and Conditional Uses																			
Use	R-R3	R-R1	R-S	R-20 - R-6	R-20A	R-M2 - R-M20	R-MA	R-MHP	O-D	POD	NC	C-1	C-2	C-3	S-1	I-1	I-2	<u>BT</u>	ESD-PM
Business incubator centers									P	P		P	P	P	P	P	P	<u>P</u>	
Data Centers															P	P	P	<u>P</u>	
Emergency Service, Fire, Police, EMS	SE	SE	SE	SE	SE	SE	SE				P	P	P	P	P	P	P	<u>SE</u>	
Governmental Facilities and Operations	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	<u>SE</u>	SE
Laboratories															P	P	P	<u>P</u>	
Office- Business									P	P	P	P	P	P	P	P	P	<u>P</u>	
Public Utility	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	<u>SE</u>	SE
Wholesaling, warehousing, flex space, and distribution															P	P	P	<u>P</u>	

Add Section 8:10 to establish the Business and Technology District

“Section 8:10 Business and Technology District (“BTD”).

8:10.1 Intent

This district is established to provide a high level of design quality, site amenities, and open space for corporate headquarters, clean manufacturing, research and development operations, data centers, business and professional offices, office support services, and warehouse distribution, and similar business uses with compatible operations within an appealing business park atmosphere. The district also provides for “flex space” where different combinations of uses on a site may occur over time as the market changes and adjusts to new or different conditions.

8:10.2 Uses Permitted, Uses by Special Exception, and Conditional Uses

Uses Permitted, Uses by Special Exception, and Conditional Uses shall be consistent with Section 6:1 and Table 6:1 of the Greenville County Zoning Ordinance.

Additionally, the following uses not listed in Table 6.1 are permitted uses in the BTD.

- Assembly operations
- Clean manufacturing
- Corporate headquarters
- Office support services
- Research and development

Any uses that are compatible with the intent of the district as determined by the Zoning Administrator shall be considered permitted uses.

8:10.3 Prohibited Uses

In addition to those uses not permitted in Section 6:1, Table 6:1, and Section 8:10.2 of the Greenville County Zoning Ordinance, these uses are prohibited uses in the BTB, Business and Technology District:

Abattoirs (slaughter houses)

Correctional facilities and prisons

Commercial incineration

Manufacture and storage of explosives

Recycling operations

Any uses that are not compatible with the permitted uses as determined by the Zoning Administrator shall be considered prohibited uses.

8:10.4 Setback/Height

No building or structure or any part thereof from a projection therefrom, shall be erected nearer than 100 feet from all street right-of-way lines or 50 feet from any interior side or rear property line. No building or accessory structure shall be located closer than 150 feet from a residential land use and/or zoning district properties.

No building or appurtenance, including, but not limited to water towers, standpipes, penthouses, elevators or elevator equipment, stairways, ventilation fans, skylight, tanks, cooling or other towers, wireless radio or television masts, or flagpoles shall exceed a height of 90 feet above the finished building grade.

8:10.5 Off-Street Parking/Loading

The provisions of Section 12:2, Section 12:3, and Section 12:4 provide the minimum off-street parking, loading, and parking lot landscaping requirements for the BTB.

8:10.6 Minimum Park Size

The minimum park size shall be 20 acres.

8:10.7 Minimum Lot Area

No minimum lot area is required within the park in order to allow for flexibility and creativity in design.

8:10.8 Signs

Signs within the Business and Technology District will be regulated in accordance with Section 9.2 (Business Park) of the Greenville County Sign Ordinance.

8:10.9 Landscaping, Buffers and Screening

A landscaped buffer area of a minimum of 100 feet shall be provided along boundaries of the park that abut residential land use and/or zoning district properties.

Service, loading, and trash/recycling collection areas shall be screened from public view with solid evergreen plant material or architectural treatment similar to the design of the adjacent building.

A Landscape Plan shall be submitted with the rezoning application that provides buffers, screening, and any additional minimum landscaping requirements to be installed on common areas or individual properties within the park.

8:10.10 Outside Storage

No outside storage of material shall be allowed within the park.

Products that are the end result of manufacturing processes occurring on-site may be stored in an area that is either screened from all adjacent properties and street right-of-ways or buffered by a forested area no less than fifty (50) feet in total depth.

8:10.11 Architectural Form

1. The architectural design of buildings and structures and their materials and colors shall be visually harmonious with the overall appearance of the park. Building materials must be appropriate for the scale of the building, compatible with its location and expressive of the character and image of the development.
2. Buildings should be located and oriented to provide a clearly distinguishable front façade that provides a functional relationship with its site, adjacent sites and nearby thoroughfares.
3. All street furniture i.e., lights, signs, pedestrian benches, bus shelters etc. shall have a uniform design.
4. A letter of compliance from the Property Owners Association (POA) shall be provided at the time of building plan submittal.

8:10.12 Noise, Odor, Vibrations, Emissions

All noises, odors, vibrations, emissions of smoke, dust or gases, if they occur, shall be controlled so as not to be detrimental or cause a nuisance to nearby residential or commercial areas or other uses in the park. Any time prior to or after a building or site is occupied; control measures may be required in accordance with the appropriate governmental agencies which monitor public health and welfare.

8:10.13 Traffic Impact Study (“TIS”)

A traffic impact study shall be submitted with the applications to rezone to the BTM district. Any change or expansion at an existing site that results in an expected increase of 25% or more peak hour trips may also require a TIS.

The traffic impact study shall be prepared by a registered professional engineer with experience in traffic engineering. This study shall include the study requirements as listed in the Land Development Regulations in Section 9.2 in addition to the following:

1. An estimate of the traffic generated as a result of the proposed development;
2. An analysis of the existing street system serving the proposed development;
3. An assessment of improvements needed to the existing street system, as well as any new improvements in order to support the traffic from the proposed development.”

Section 2. Repeal. All ordinances or parts of ordinances in conflict with this Ordinance, or inconsistent with its provisions, are hereby repealed or superseded to the extent necessary to give this Ordinance full force and effect.

Section 3. Severability. Severability is intended throughout and within the provisions of this Ordinance. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is held to be invalid or unconstitutional by a court of competent jurisdiction, then that decision shall not affect the validity of the remaining portions of this Ordinance.

Section 3. Effective Date. This Ordinance shall take effect upon the date of its adoption.

DONE IN REGULAR MEETING THIS ____ DAY OF _____, 2017.

Herman G. Kirven Jr., Chairman
Greenville County Council

Joseph M. Kernell
County Administrator

Attest:

Theresa B. Kizer
Clerk to Council