

Zoning Docket from August 14, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-54	Greenville County Council Proposed amendment to the Greenville County Zoning Ordinance Table 6.1, Article 4 and Article 5 to establish a Business Technology District and associated uses, definitions, and development standards.	All zoned areas	Approval	Approval 8-23-17		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 14, 2017 were:</p> <p><u>Speakers For:</u> None</p> <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>Staff has been made aware that the Zoning Ordinance has a gap in the zoning district classifications and does not properly accommodate some of the newer and more preferred business environments. One of the growing trends and desires is a district that allows for cleaner manufacturing uses in more of an office park atmosphere.</p> <p>The proposed text amendment to the Greenville County Zoning Ordinance is to establish a new zoning district classification with the purpose of providing high quality design, site amenities, and open space and minimize the potential for use types that produce excessive noise, odor, vibrations, or emissions. This district, BTB – Business and Technology District, would incorporate uses commonly found in office parks like corporate headquarters and allow them alongside clean manufacturing, research and development, warehousing, and distribution uses. Requirements for larger setbacks and buffer areas, limiting outdoor storage to finished products, and provisions for architectural form will help to promote positive impacts of individual sites within the district and limit impacts of development on neighboring properties.</p> <p>The incorporation of the BTB – Business and Technology District into the Zoning Ordinance provides an option for a higher quality manufacturing district in Greenville County. Further, the addition of this district addresses needs presented by a growing trend in development of manufacturing parks and maintains Greenville County as a competitive environment for economic development.</p>					

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APPLICANT: Greenville County Council

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The proposed text amendment to the Greenville County Zoning Ordinance is to establish a new zoning district classification with the purpose of providing high quality design, site amenities, and open space and minimize the potential for use types that produce excessive noise, odor, vibrations, or emissions. This district, BTB – Business and Technology District, would incorporate uses commonly found in office parks like corporate headquarters and allow them alongside clean manufacturing, research and development, warehousing, and distribution uses. Requirements for larger setbacks and buffer areas, limiting outdoor storage to finished products, and provisions for architectural form will help to promote positive impacts of individual sites within the district and limit impacts of development on neighboring properties.

CONCLUSION: The incorporation of the BTB – Business and Technology District into the Zoning Ordinance provides an option for a higher quality manufacturing district in Greenville County. Further, the addition of this district addresses needs presented by a growing trend in development of manufacturing parks and maintains Greenville County as a competitive environment for economic development.