

Zoning Docket from April 15, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-29	<p>John Montgomery, Colliers International for The Old House, LLC, Rural Renaissance LLC, Hayne W. Hipp and Mason A. Goldsmith, et al.</p> <p>Augusta Road, Pine Drive, Pepper Road, Old Gunter Road, Graystone Drive and Emily Lane</p> <p>0602010101700, 0602010102500 and 0602010105800</p> <p>Unzoned to BTM, Business Technology District</p>	25 & 26	Approval with condition	Approval with condition as amended 4-24-19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on April 15, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Representing property owners • Part of the BTM approved across Augusta Road • Uses not detrimental to this area • Augusta Road is a 5 lane major road • Conducted a traffic study <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Surrounded by homes • Moved here to be away from traffic • Roads can't support traffic • Shouldn't zone <p>2) Resident</p> <ul style="list-style-type: none"> • Pepper Drive and Pine Drive are rural roads • Will not support a distribution center • Likes the idea of business coming in <p>3) Resident</p> <ul style="list-style-type: none"> • Emily Lane and Old Gunter Road cannot handle traffic • Take into account people that live here <p>4) Resident</p> <ul style="list-style-type: none"> • Mostly residential in the area • Pine Drive is narrow • Concerned it will affect the value of homes <p>5) Resident</p> <ul style="list-style-type: none"> • Been a resident since 1972 • A lot of growth in this area where there are rural roads 					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> 2 Letters</p>

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	<p>6) Resident</p> <ul style="list-style-type: none"> • Concerned about road safety, fatalities in this area • Has environmental concerns with creeks in the area <p>7) Resident</p> <ul style="list-style-type: none"> • Preserve rural areas • Schools do not need truck traffic <p>List of meetings with staff: Applicant 2/28/19 & 3/4/19</p>	
<p>Staff Report</p>	<p>ANALYSIS:</p> <p>The subject parcels are a part of the South Greenville Area Plan, designated as <i>Business and Light Manufacturing Park</i>. This land use category is to provide a high level of design quality, site amenities, and open space for light manufacturing, research and development operations, data centers, business and professional offices, etc., within a park atmosphere. The intent of this land use category is to offer protection to neighboring land uses including single-family residential. There is no transit in this area and no plans of transit to this area.</p> <p>SUMMARY:</p> <p>The subject parcels are Unzoned and consists of 485.01 acres of property located along Emily Lane, Pepper Road, Pine Drive, Old Gunter Road, Greystone Drive, and Augusta Road approximately 1.5 miles southwest of the intersection of Interstate 185 and Augusta Road. The parcel has approximately 890 feet of frontage along Augusta Road, 2,247 feet of frontage along Emily Lane, 5,953 feet of frontage along Old Gunter Road, 1,618 feet of frontage along Pepper Road, 1,767 feet of frontage along Pine Drive, and 507 feet of frontage along Greystone Drive. The applicant is requesting to rezone the property to BT, Business Technology District.</p> <p>The proposed BT zoning classification is 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, warehouse distribution, and similar business uses with compatible operations within an appealing business park atmosphere. This 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.</p> <p>Buffers and Landscaping: A landscape 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. Minimum landscaping requirements are to be installed on common areas or individual properties within the park.</p> <p>Setback/Height: No building or structure 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 property. No building or appurtenance shall exceed a height of 90 feet above the finished building grade.</p> <p>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.</p> <p>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.</p>	

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	<p>Signage: Signs within the BTD district will be regulated in accordance with Section 9.2 (Business Park) of the Greenville County Sign Ordinance.</p> <p>Traffic Impact Study (TIS): A traffic impact study is required with the BTD zoning classification and one was supplied with this submittal. Greenville County Traffic Engineers have gone over the submitted traffic study and agree with its findings. A summary of the Traffic Impact Study is attached to this staff report.</p> <p>The applicant states the proposed land use is for a business park.</p> <p>CONCLUSION: The Business Technology District zoning requirements for landscape buffering, building setbacks, height requirements, noise and odor, outside storage, and other requirements are in place to protect the environment, surrounding residential properties and other zonings and land uses in the surrounding areas. One parcel is located along Augusta Road while the other parcels are in relatively close proximity of Augusta Road, a five lane major arterial road. Water is available on site; however sewer is currently being worked out with the developers and Metro Sewer District. Sewer service will need to be provided to all parcels. Staff is of the opinion that the requested zoning is appropriate based on its close proximity to major arterial roads such as Augusta Road and Interstate 185, and that it is consistent with the South Greenville Area Plan recommending business and light manufacturing for all of the proposed zoning. Based on these reasons staff recommends approval with the following condition of the requested zoning to BTD, Business Technology District.</p> <p>STAFF RECOMMENDATION: Approval with the following condition:</p> <ul style="list-style-type: none"> • Prior to submittal of any permits, sewer service and capacity will need to be verified by the servicing sewer district.
<p>Planning Commission</p>	<p>At the April 24, 2019 Planning Commission meeting the Commission members voted to approve the zoning request with the following additional condition:</p> <ul style="list-style-type: none"> • The required landscape buffer be changed to a minimum of 200 feet, that shall be provided along boundaries of the park that abut residential land uses and/or zoning district properties.

DOCKET NUMBER: CZ-2019-29

APPLICANT: John Montgomery, Colliers International for The Old House, LLC, Rural Renaissance LLC, Hayne W. Hipp and Mason A. Goldsmith, etal

PROPERTY LOCATION: Augusta Road, Pine Drive, Pepper Road, Old Gunter Road, Graystone Drive and Emily Lane

PIN/TMS#(s): 0602010101700, 0602010102500 and 0602010105800

EXISTING ZONING: Unzoned

REQUESTED ZONING: BTD, Business Technology District

ACREAGE: 485.01

COUNCIL DISTRICT: 25 – Fant and 26 – Ballard

ZONING HISTORY: All parcels are Unzoned and have had no previous zoning requests.

EXISTING LAND USE: single-family residential, agriculture, pasture and vacant land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and Unzoned	single-family residential, agriculture and vacant wooded land
East	R-R1, FRD and Unzoned	single-family residential, cemetery, retail, agriculture and vacant wooded land
South	Unzoned	single-family residential, agriculture and vacant wooded land
West	Unzoned	single-family residential, agriculture and vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer is currently discussing with the developers the possibilities of sewer serving these properties once annexed into Metro District

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan, designated as *Business and Light Manufacturing Park*.

ROADS:

Emily Lane: two-lane State-maintained minor collector
 Pepper Road: two-lane County-maintained local
 Greystone Drive: two-lane County-maintained local
 Pine Drive: two-lane County-maintained local
 Old Gunter Road: two-lane County-maintained minor collector
 Augusta Road (Highway 25): five-lane State-maintained major arterial

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Augusta Road	1,690' S	15,300	13,500 -11.8%	17,100 +26.7%
Bessie Road	2,950' SW	6,200	5,600 -9.7%	7,200 +28.6%

ANALYSIS:

The subject parcels are a part of the South Greenville Area Plan, designated as *Business and Light Manufacturing Park*. This land use category is to provide a high level of design quality, site amenities, and open space for light manufacturing, research and development operations, data centers, business and professional offices, etc., within a park atmosphere. The intent of this land use category is to offer protection to neighboring land uses including single-family residential. There is no transit in this area and no plans of transit to this area.

SUMMARY:

The subject parcels are Unzoned and consists of 485.01 acres of property located along Emily Lane, Pepper Road, Pine Drive, Old Gunter Road, Greystone Drive, and Augusta Road approximately 1.5 miles southwest of the intersection of Interstate 185 and Augusta Road. The parcel has approximately 890 feet of frontage along Augusta Road, 2,247 feet of frontage along Emily Lane, 5,953 feet of frontage along Old Gunter Road, 1,618 feet of frontage along Pepper Road, 1,767 feet of frontage along Pine Drive, and 507 feet of frontage along Greystone Drive. The applicant is requesting to rezone the property to BTM, Business Technology District.

The proposed BTM zoning classification is 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, warehouse distribution, and similar business uses with compatible operations within an appealing business park atmosphere. This 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.

Buffers and Landscaping:

A landscape 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. Minimum landscaping requirements are to be installed on common areas or individual properties within the park.

Setback/Height:

No building or structure 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 property. No building or appurtenance shall exceed a height of 90 feet above the finished building grade.

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.

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.

Signage:

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

Traffic Impact Study (TIS):

A traffic impact study is required with the BTM zoning classification and one was supplied with this submittal. Greenville County Traffic Engineers have gone over the submitted traffic study and agree with its findings. A summary of the Traffic Impact Study is attached to this staff report.

The applicant states the proposed land use is for a business park.

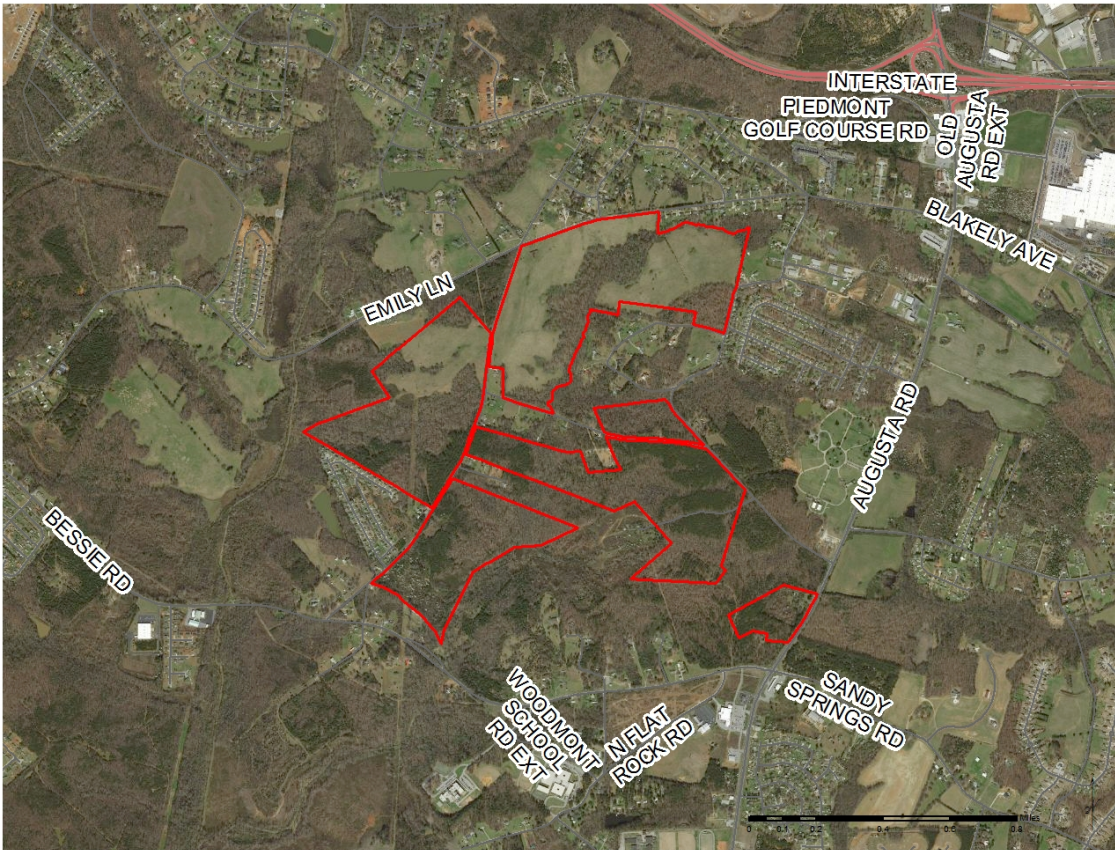
CONCLUSION:

The Business Technology District zoning requirements for landscape buffering, building setbacks, height requirements, noise and odor, outside storage, and other requirements are in place to protect the environment, surrounding residential properties and other zonings and land uses in the surrounding areas. One parcel is located along Augusta Road while the other parcels are in relatively close proximity of Augusta Road, a five lane major arterial road. Water is available on site; however sewer is currently being worked out with the developers and Metro Sewer District. Sewer service will need to be provided to all parcels. Staff is of the opinion that the requested zoning is appropriate based on its close proximity to major arterial roads such as Augusta Road and Interstate 185, and that it is consistent with the South Greenville Area Plan recommending business and light manufacturing for all of the proposed zoning.

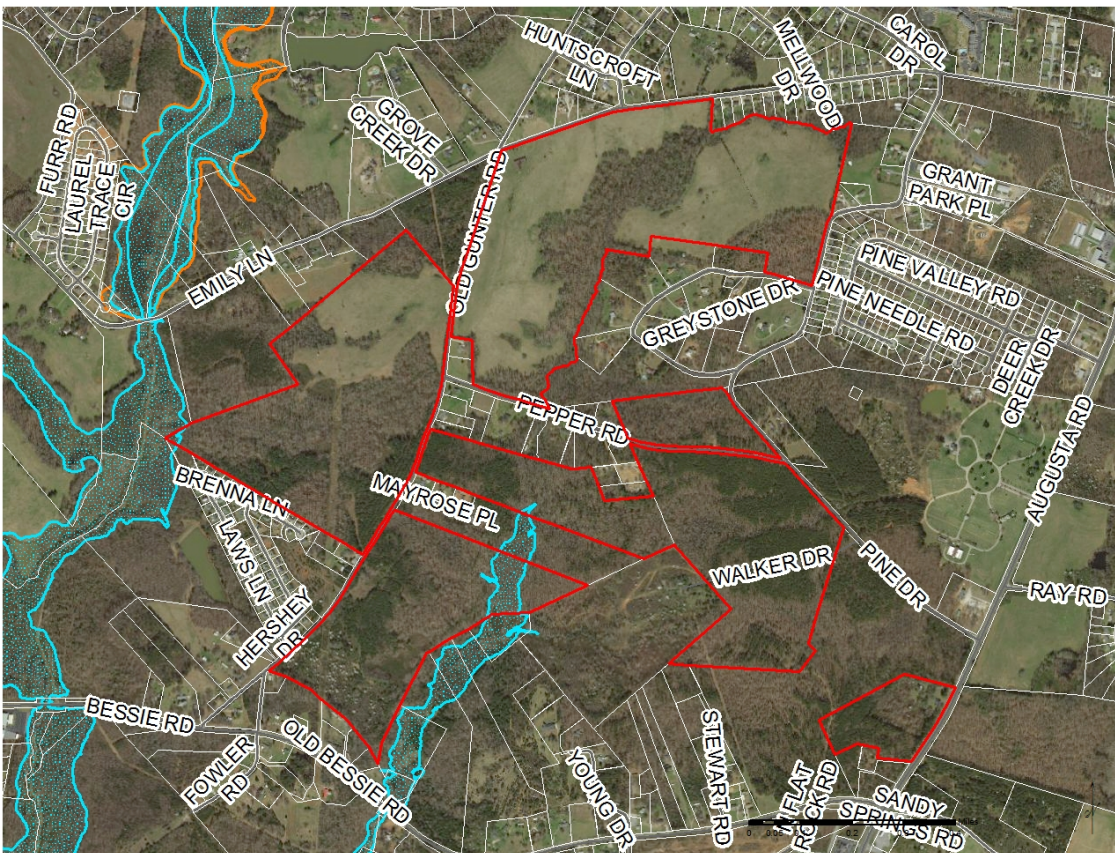
Based on these reasons staff recommends approval with the following condition of the requested zoning to BTM, Business Technology District.

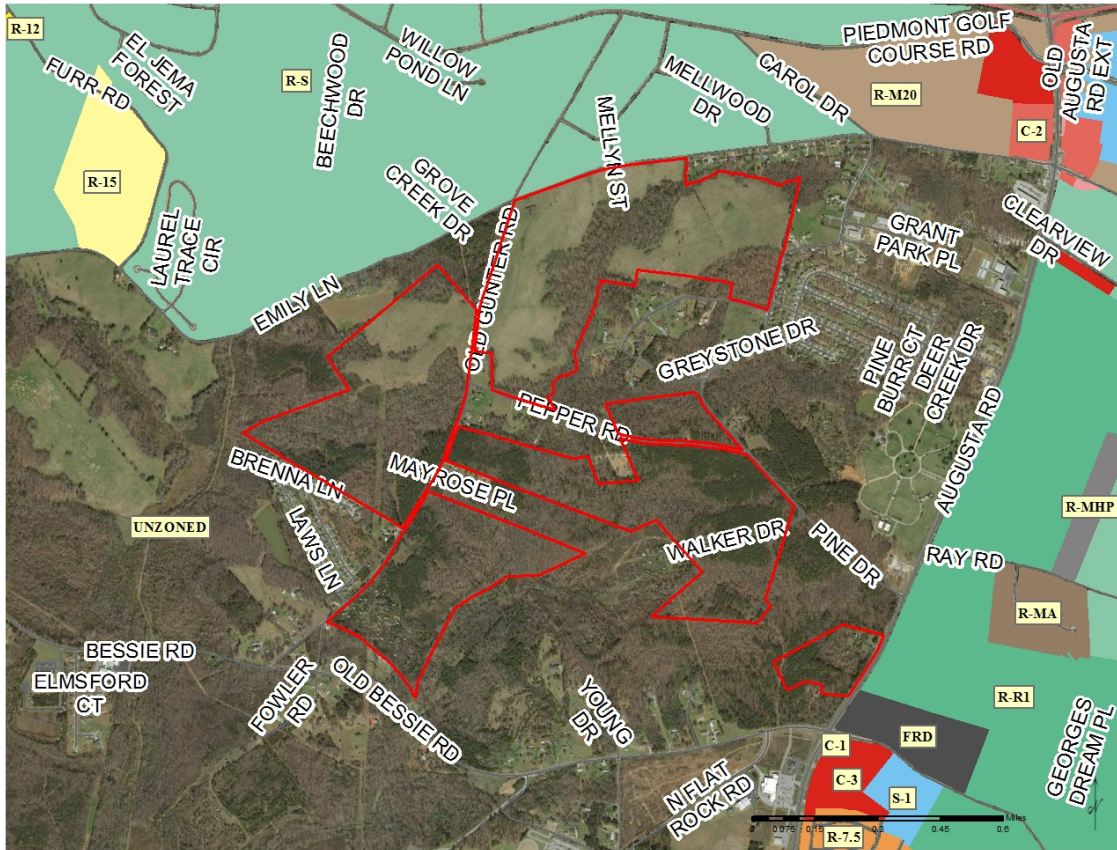
STAFF RECOMMENDATION: Approval with the following condition:

- Prior to submittal of any permit, sewer service and capacity will need to be verified by the servicing sewer district.

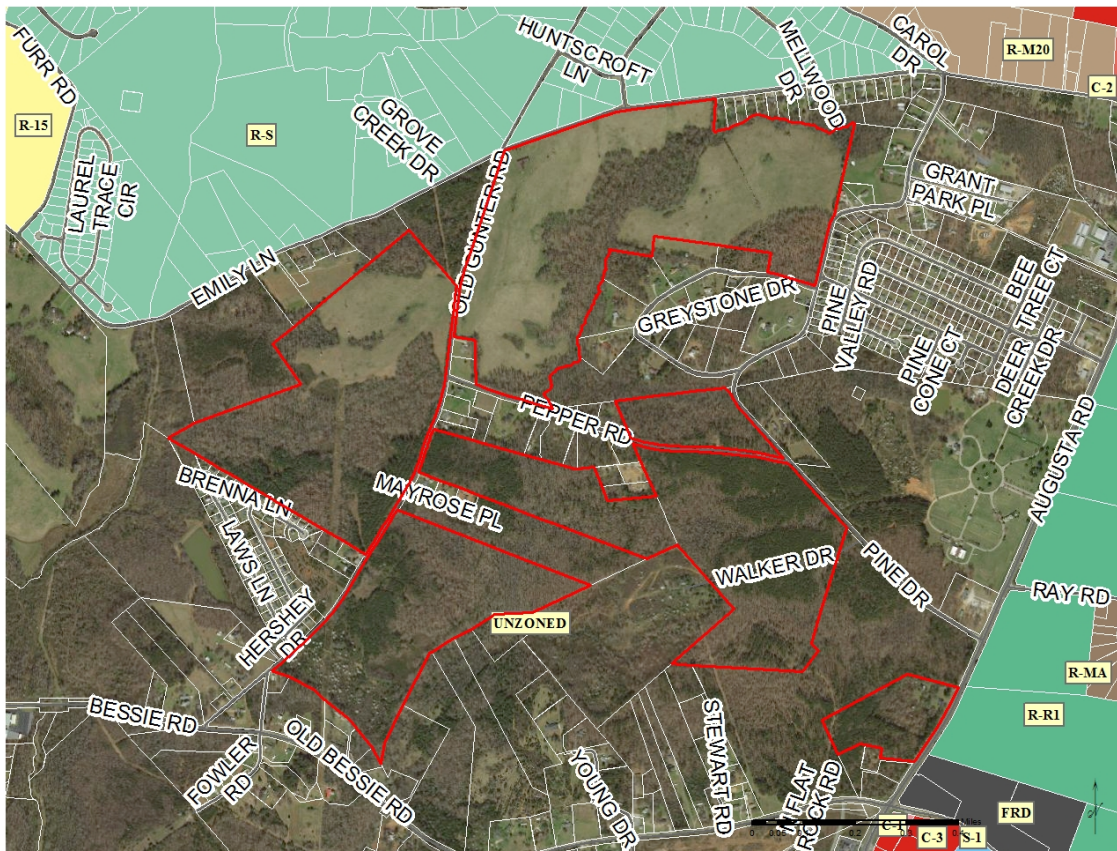


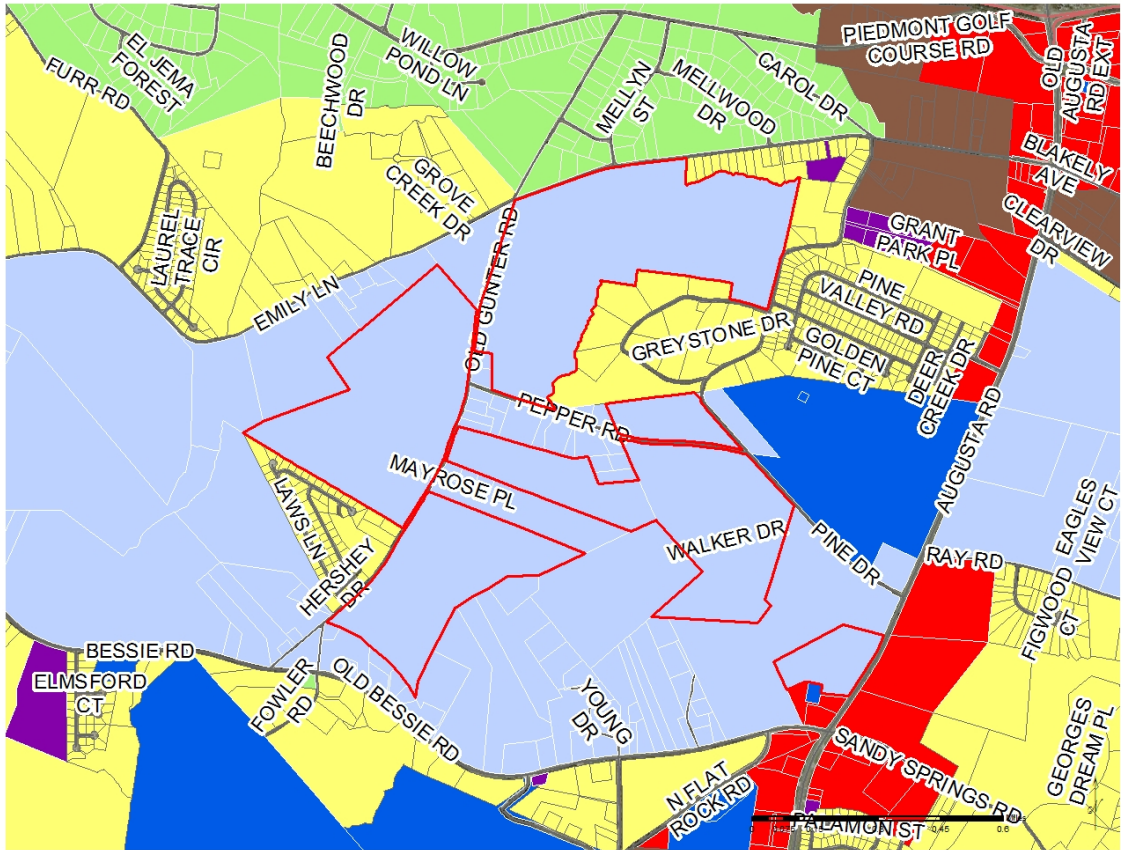
Aerial Photography, 2018





Zoning Map





South Greenville Area Plan, Future Land Use Map