

Zoning Docket from February 18, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-19	John Montgomery, Colliers International for NWH Properties LP, Moonville Investment Co. LLC and Rural Renaissance LLC Augusta Road, Ray Road and Carr Road 0594020103001, 0594020103000, 0594020102900, 0594020102800 and 0602020101700 R-R1, Rural Residential to BTB, Business Technology District	25	Approval	Approval 02/27/19	Held 3/4/19	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 18, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Located along a 5 lane highway • Traffic impact study has been conducted • Traffic will access onto Highway 25 • Business park will have covenants and restrictions <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Lives close to rezoning • Concerns about traffic, environment and trees • Like more clarifications about the businesses going into this site <p>2) Resident</p> <ul style="list-style-type: none"> • Been in this area since 1991 • Loves living in the country • Good with growth, just not in rural areas <p>3) Resident</p> <ul style="list-style-type: none"> • Junk along roads in this area • Business coming into this area, leave a section for residents already here • Lived here her whole life <p>4)Resident</p> <ul style="list-style-type: none"> • Live next to proposed park • Against it being next to his property • Issues of trash <p>List of meetings with staff: Applicant 3/18 & 1/19</p>					<p>Petition/Letter For: 3 Present</p> <p>Against: 7 Present</p>
Staff Report	<p>ANALYSIS: There is no transit in this area and no plans of transit to this area. The subject site is a part of the South Greenville Area Plan recommending business and light manufacturing for all of the parcels except one, 0602020101700. Parcel 0602020101700 recommends Commercial and Transitional Residential.</p> <p>SUMMARY: The subject parcel zoned R-R1, Rural Residential, is 252.15 acres of property located on Augusta Road approximately 0.25 miles north of the intersection of Augusta Road and Sandy Springs Road. The parcel</p>					

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	<p>has approximately, 4,800 feet of frontage along Augusta Road, 1,600 feet of frontage along Ray Road and 80 feet of frontage along Carr Road. 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. A conceptual layout has been provided with this submittal and is provided with this staff report.</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> <p>Signage: Signs within the BT 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 BT 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>CONCLUSION:</p> <p>The BT zoning requirements for landscape buffering, building setbacks, height requirements, noise and odor, outside storage, and other requirements are in place to protect the environment and other zonings in the surrounding areas. The subject site is located along Augusta Road, a five lane major arterial road. Sewer and water are both available on site. Staff is of the opinion that the requested zoning is appropriate based on its close proximity to major arterial roads, commercial, service industrial type zoning to the north and south of the subject site, and that it is consistent with the South Greenville Area Plan recommending business and light manufacturing for most of the proposed rezoning.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to BT, Business Technology District.</p>
P and D	At the March 4, 2019 Planning and Development Committee, the Committee held the item in order to Receive clarification on the sewer availability.

DOCKET NUMBER: CZ-2019-19

APPLICANT: John Montgomery, Colliers International for NWH Properties LP, Moonville Investment Co. LLC and Rural Renaissance LLC

PROPERTY LOCATION: Augusta Road, Ray Road and Carr Road

PIN/TMS#(s): 0594020103001, 0594020103000, 0594020102900, 0594020102800 and 0602020101700

EXISTING ZONING: R-R1, Rural Residential

REQUESTED ZONING: BTD, Business Technology District

ACREAGE: 252.15

COUNCIL DISTRICT: 25 – Fant

ZONING HISTORY: The parcel was originally zoned R-R1, Rural Residential in August 2000, as part of Area 14.

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

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-3, R-S, R-MA & R-R1	warehouse, single-family residential, vacant wooded and pasture land
East	R-S, R-R1 & MHP	single-family residential and mobile home park
South	R-R1, R-MA & FRD	single-family residential, retail, vacant wooded and pasture land
West	Unzoned	single-family residential, retail, service garage, cemetery and vacant wooded land

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: ReWa Sewer

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan and is designated as *Business and Light Manufacturing, Commercial and Transitional Residential* which prescribes 2 to 3 units per acre.

ROADS: Augusta Road: five-lane State-maintained major arterial
Ray Road: two-lane County-maintained sub collector
Carr Road: two-lane County-maintained sub collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2017
Augusta Road (south of site)	2,200' S	15,300	13,500 -11.8%	17,100 26.7%
Augusta Road (north of site)	6,780' N	19,600	20,000 2%	19,700 -1.5%

ANALYSIS:

There is no transit in this area and no plans of transit to this area. The subject site is a part of the South Greenville Area Plan recommending business and light manufacturing for all of the parcels except one, 0602020101700. Parcel 0602020101700 recommends Commercial and Transitional Residential.

SUMMARY:

The subject parcel zoned R-R1, Rural Residential, is 252.15 acres of property located on Augusta Road approximately 0.25 miles north of the intersection of Augusta Road and Sandy Springs Road. The parcel has approximately, 4,800 feet of frontage along Augusta Road, 1,600 feet of frontage along Ray Road and 80 feet of frontage along Carr Road. 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. A conceptual layout has been provided with this submittal and is provided with this staff report.

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.

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

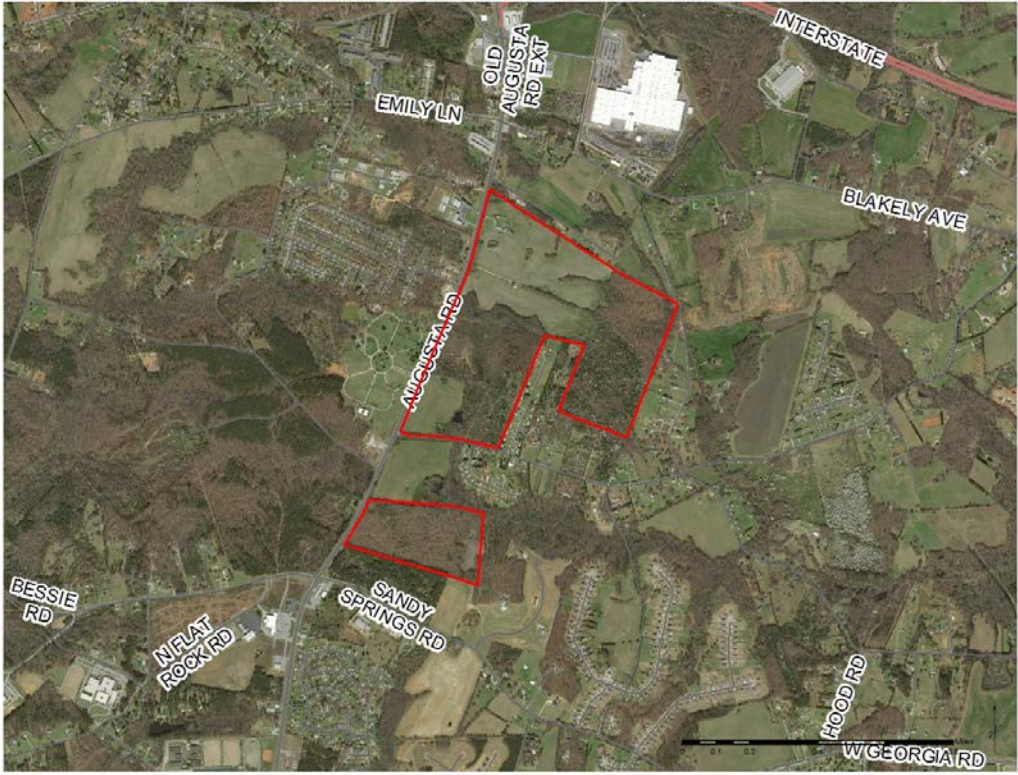
Traffic Impact Study (TIS):

A traffic impact study is required with the 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.

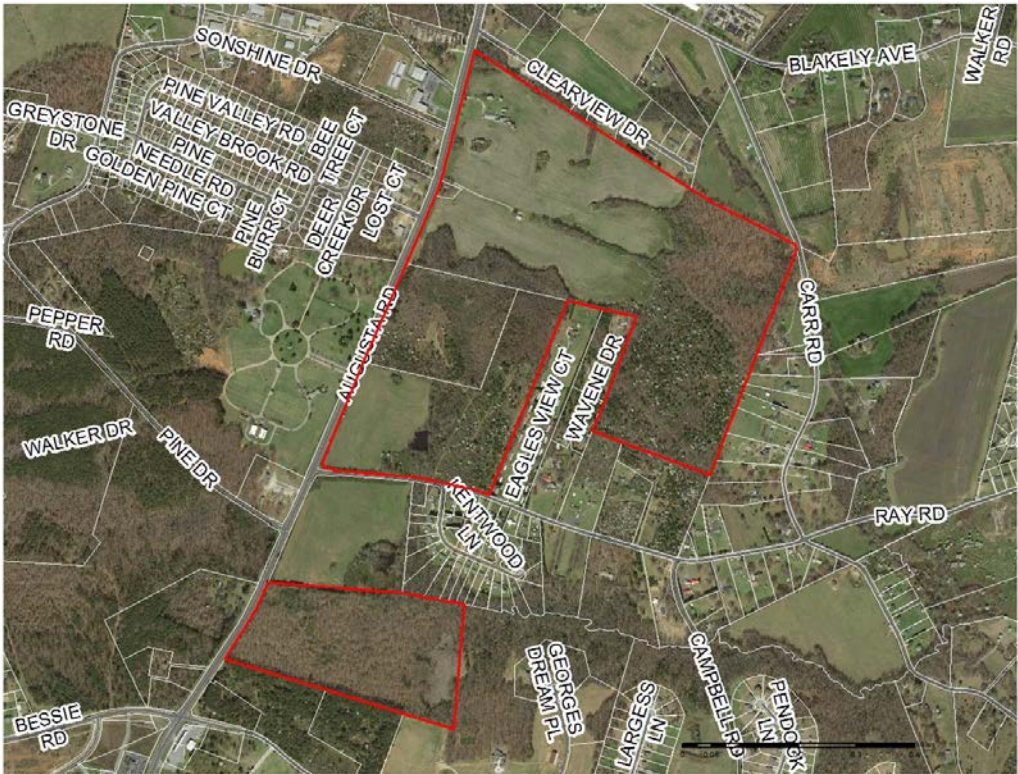
CONCLUSION:

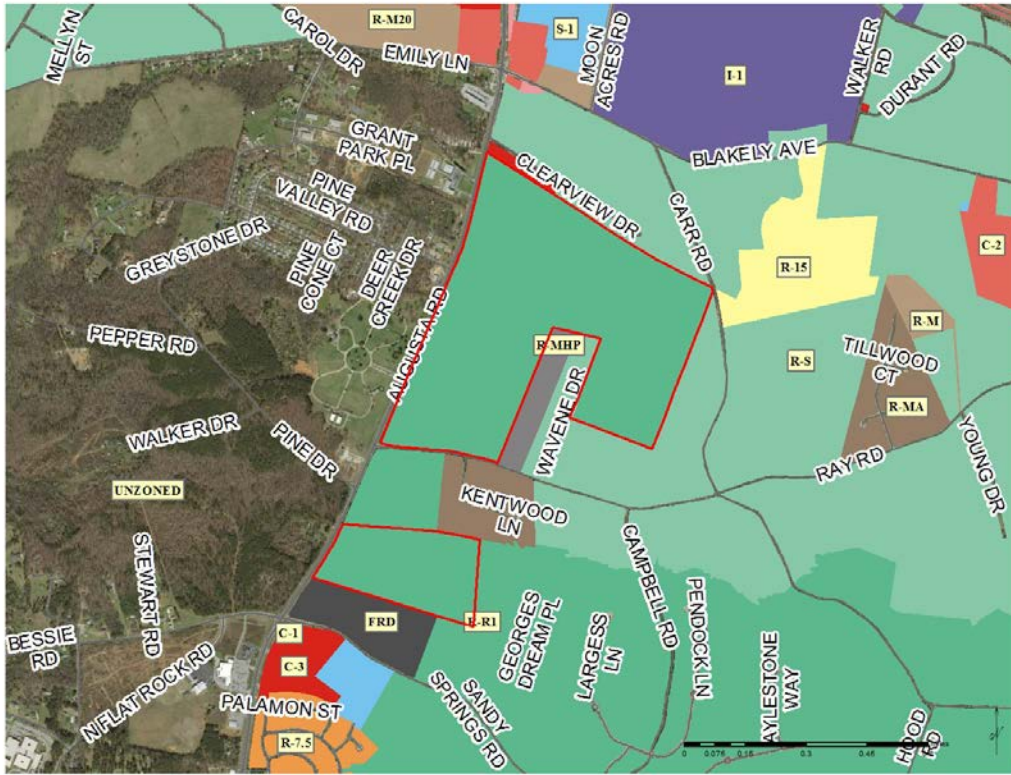
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Based on these reasons staff recommends approval of the requested rezoning to BTD, Business Technology District. The Planning Commission recommended approval.

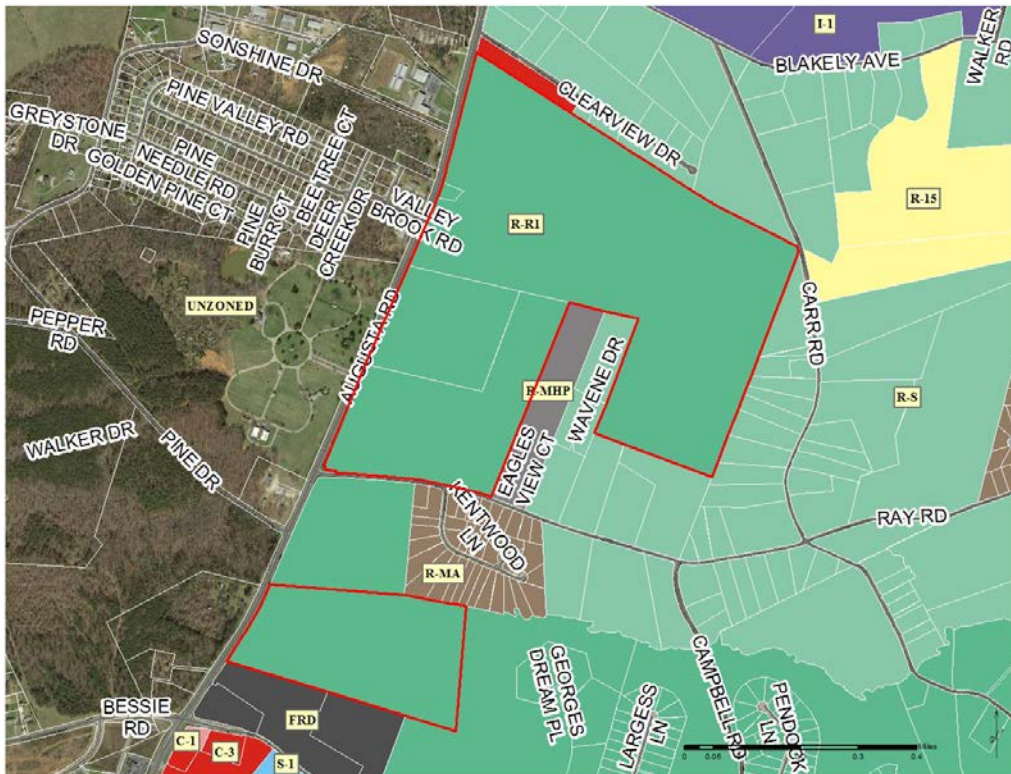


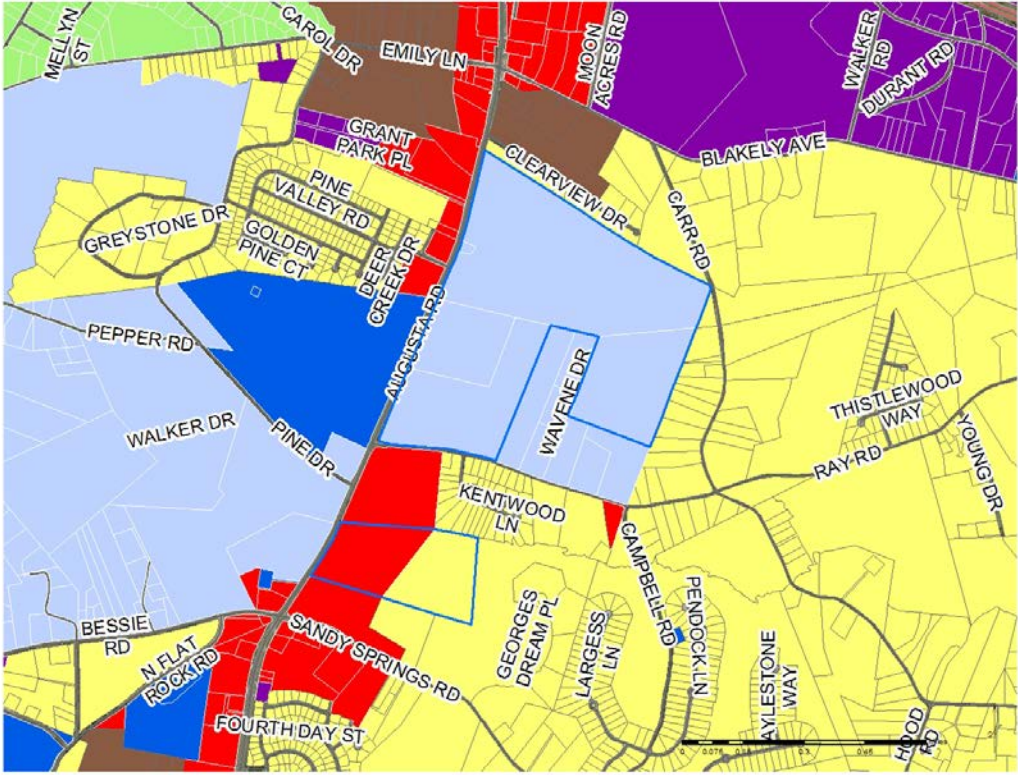
Aerial Photography, 2018





Zoning Map





Future Land Use Map, South Greenville Area Plan