

Zoning Docket from June 17, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-41	John Montgomery for Harry R. Phillips and Martin Phillips, POA Augusta Road and Ray Road 0602010102200 R-R1, Rural Residential to BT, Business Technology District	25	Approval with condition	Approval with condition 6-26-19		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 17, 2019 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>ANALYSIS: The subject parcel is a part of the South Greenville Area Plan, designated as <i>Commercial</i>. A commercial designation is to provide commercial/retail land uses to the customers traveling by automobile along major thoroughfares. There is no transit and no future plans of transit for this area.</p> <p>There were recently-approved rezonings of 252 acres to Business Technology District, BT to the north and south of the subject site (CZ-2019-19), along with an additional 485 acres on the west side of Augusta Road rezoned to BT (CZ-2019-29).</p> <p>SUMMARY: The subject parcel is zoned R-R1, Rural Residential and consists of 26.8 acres of property located along Augusta Road approximately 0.4 miles north of the intersection of Augusta Road and Sandy Springs Road. The parcel has approximately 1,091 feet of frontage along Augusta Road and 870 feet along Ray Road.</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</p>					

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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.

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

CONCLUSION:

The BTD 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. Water is available on site; however sewer is currently being worked out with the developers and Metro Sewer District.

Staff believes that its close proximity to major roads such as Augusta Road and Interstate 185 would make this rezoning appropriate. Staff is also of the opinion that the requested rezoning is appropriate based on the surrounding zoning of the Business Technology District to the north and south, as well as along the western side of Augusta Road.

Based on these reasons staff recommends approval of the requested rezoning to Business Technology District with the following condition:

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

Planning Report

DOCKET NUMBER: CZ-2019-41

APPLICANT: John Montgomery for Harry R. Phillips and Martin Phillips, POA

PROPERTY LOCATION: Augusta Road and Ray Road

PIN/TMS#(s): 0602010102200

EXISTING ZONING: R-R1, Rural Residential

REQUESTED ZONING: BTD, Business Technology District

ACREAGE: 26.8

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: vacant wooded and pasture land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	BTB	vacant wooded land
East	R-MA	single-family residential
South	BTB	vacant wooded land
West	Unzoned	flea market, park 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 Sewer District

FUTURE LAND USE: The subject property is part of the South Greenville Area Plan and is designated as *Commercial*.

ROADS: Augusta Road: five-lane State-maintained principal arterial
Ray Road: two-lane County-maintained local

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Augusta Road	2,600' S	15,300	13,500 -11.8%	16,800 +24.4%

ANALYSIS:

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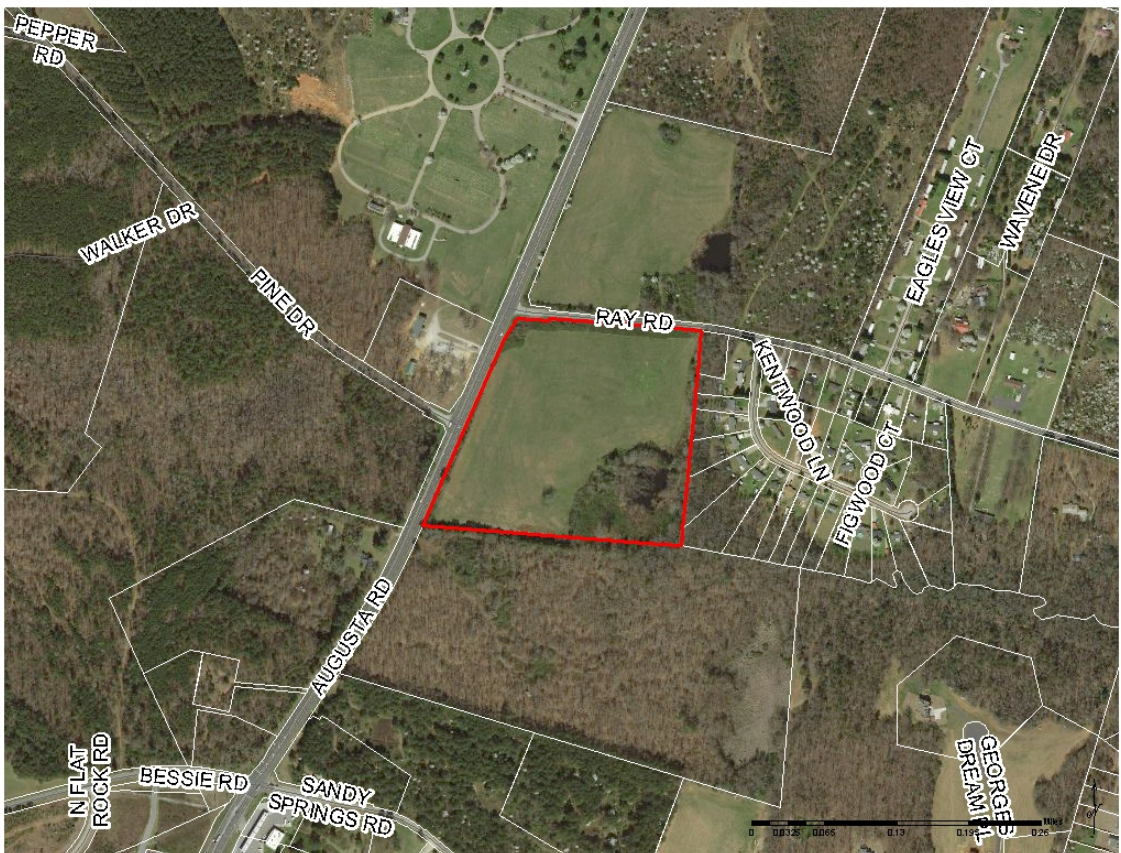
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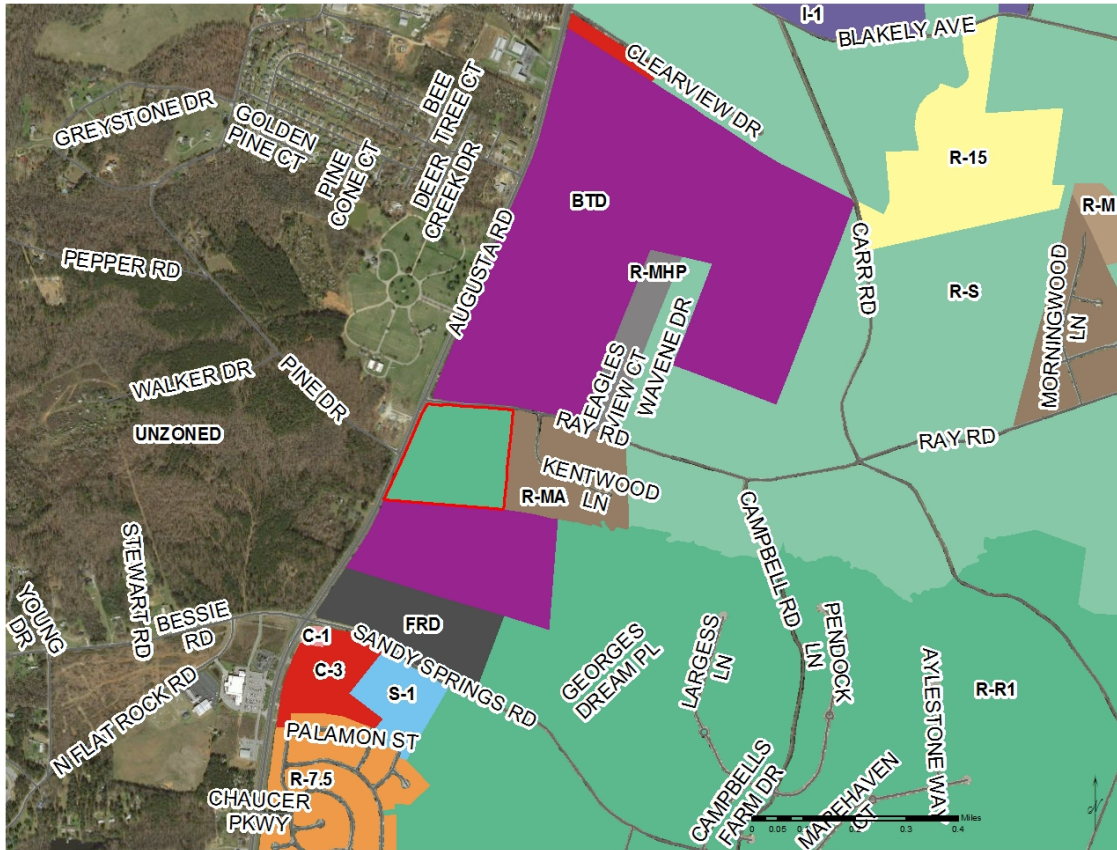
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STAFF RECOMMENDATION: Approval with condition

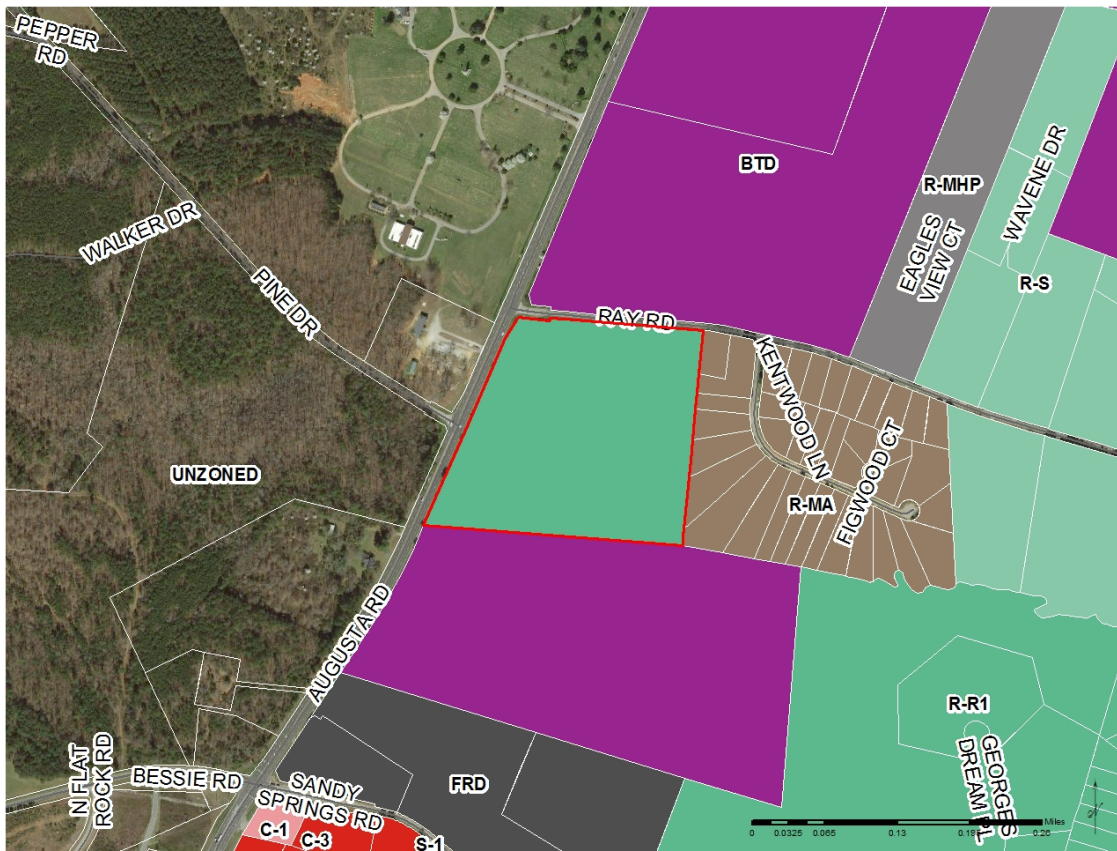


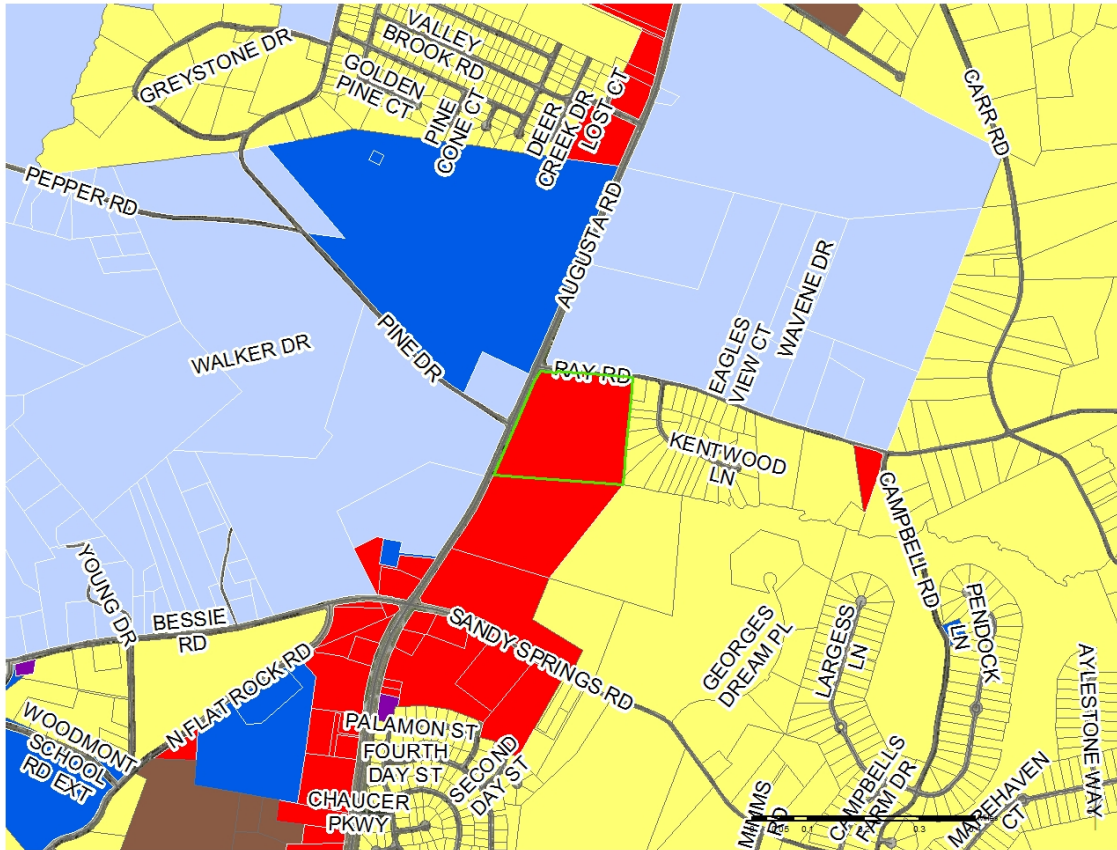
Aerial Photography, 2018


















Zoning Map





South Greenville Area Plan, Future Land Use Map

Legend

-  Study Area
-  County Boundary
-  Transition Commercial District
- Proposed Land Use Categories**
-  Service / Industrial
-  Business & Light Manufacturing Park
-  Commercial
-  Medical Park
-  Public / Institutional
-  High Density Residential (4 units/acre)
-  Suburban Residential (3-4 unites/acre)
-  Transitional Residential (2-3 units/acre)
-  Rural Residential (1-2 units/acre)
-  Rural Preservation (0-0.3 units/acre)
-  Agricultural (10 acre minimum)