



**Planning Department
Office of the Zoning Administrator**

**(864) 467-7425
www.greenvillecounty.org**

MEMORANDUM

To: Greenville County Committee on Planning and Development
VIA: Tee Coker, Assistant County Administrator – Community Planning & Development

From: Joshua Henderson, Zoning Administrator

Date: May 1, 2023

Subject: Text Amendment to the Official Greenville County Zoning Ordinance

Staff is requesting the Planning and Development Committee to approve, and send forward to Council, the initiation of a text amendment to the Greenville County Zoning Ordinance that will amend Article 6, Table 6.1 Uses Permitted, Uses by Special Exception, and Conditional Uses and Article 8, Section 8:10 BTD, Business and Technology District. This will be to add new uses that are mentioned currently in Section 8:10 into Table 6.1 and to make changes to the regulations for developing within the BTD zoned areas. The proposed changes are in the attached document.

Table 6.1 Uses Permitted, Uses by Special Exception, and Conditional Uses

Use	AG	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	BTD	ESD - PM
Banks, Savings & Loan Association, or similar financial institution										P	P	P	P	P	P	P			P	
Data Centers																P	P	P	P	
Emergency Service, Fire, Police, EMS		SE	SE	SE	SE	SE	SE	SE				P	P	P	P	P	P	P	SE	
Government Facilities	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Assembly operations																		P	P	P
Clean manufacturing																		P	P	P
Corporate headquarters																		P	P	P
Industrial, Light																	P	P	P	
Laboratories																P	P	P	P	
Office-Business										P	P	P	P	P	P	P	P	P	P	
Office support services										P	P	P	P	P	P	P	P	P	P	
Public Utility		SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE
Research & Development																		P	P	P
Wholesaling, Warehousing, Flex Space, and Distribution																P	P	P	P	

****This table includes all uses that are permitted in the BTD zoning district. The yellow highlighted uses are new uses that are being removed from Section 8:10 and placed in this Use Table. The green highlighted use is an existing use that is being added as a permitted use in the BTD zoning district.**

Section 8:10 BTD, Business and Technology District

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 and professional office 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 **and the following design standards:**

1. **Business Park Identification Sign:**
 - a. Shall be freestanding and have a monument base of masonry construction.
 - b. Shall consist of durable materials with neutral colors to complement the park design.
 - c. No high contrast colors.
 - d. Park identification signs shall be consistent throughout the park in design, size and location.

2. **Freestanding Tenant Signs:**
 - a. Freestanding tenant signs shall be pole mounted pylon signs with aluminum base.
 - b. Sign face to be aluminum with routed out copy and push through acrylic.

- c. Signs shall have neutral colors to complement the site design. No high contrast colors.
- d. Shall have 6” flat cut out address numerals on both sides of the base.
- e. Internal illuminated or non-illuminated only.
- f. No exposed conduit, boxes, etc.

3. Building Mounted Tenant Signs:

- a. Signs shall be durable dimensional letters with a minimum 1.5” return.
- b. Non-illuminated mounted flush to the wall or halo illuminated with LEDs.
- c. No exposed conduit, boxes, etc.
- d. Shall be sized to scale appropriately with the location and background area.

4. Directional Signs:

- a. Shall be located on site and provide directional copy only.
- b. Shall not exceed six (6) square feet in area and three (3) feet in height.
- c. Shall be consistent with the design, color and materials of the freestanding tenant sign.

8:10.9 Landscaping, Buffers and Screening

Landscape plantings consisting of canopy trees, understory trees and shrubs shall be layered to provide a visually appealing and varied streetscape. Canopy trees shall be located at all street frontages.

The landscape shall be designed to provide a varied plant palette while establishing a street landscape theme for the park.

A landscaped buffer ~~area~~ of a minimum of 100 feet **in width** shall be provided along boundaries of the park that abut residential land use and/or zoning district properties. **The buffer must consist of either a Natural Buffer or a Structured Buffer as described below.** The width of the screened portion of the buffer (as described below) must be measured from the property line nearest the residential land use and/or zoning district properties.

Buffer Width		Required Plantings per 100 Linear Feet					
Natural Buffer	Structured Buffer	Shade or Evergreen Coniferous Trees		Small or Multi-Stem Tree		Evergreen Shrubs	
		Natural Buffer	Structured Buffer	Natural Buffer	Structured Buffer	Natural Buffer	Structured Buffer
50'	25'	5	4	6	4	30	--

Key: Structured buffers require a screening device that consists of a fence, wall, or berm that meets the standards of Section 12.9 *Screening and Buffering Requirements* in the Greenville County Zoning Ordinance.

Buffer Example

Natural Buffer (100-Foot Segment)

Structured Buffer (100-Foot Segment)



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 ~~zoning~~ **building or grading permit** application in accordance with the **Greenville County Tree Ordinance and the landscape requirements of this section** 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

Outside storage may be stored in an area that is either screened from all adjacent properties and street rights-of-way or buffered by a forested area no less than fifty (50) feet in total depth. All designated areas shall be located in the rear yard behind the building.

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.~~ **The park shall be designed to provide compatible architectural features, materials, and colors throughout.** 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. **Architectural features typically include changes in façade depth, materials and colors.**
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~~ **building or grading permit** 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 BTD 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.

(Ord. 4942, §1, passed 10-3-2017)