

Zoning Docket from June 19, 2023 Public Hearing

| Docket Number | Applicant | CC DIST. | STAFF REC. | GCPC REC. | P&D REC. | COUNCIL ACTION |
|-----------------|--|-------------|---------------|---------------------|-------------|---|
| CZ-2023-044 | Greenville County Council Countywide Text Amendment to amend Article 6, Table 6.1: <u>Uses Permitted, Use by Special Exception, and Conditional Uses</u> , and Article 8, Section 8:10: <u>BTD, Business and Technology District</u> of the Greenville County Zoning Ordinance | All | Approval | Approval 6/28/23 | | |
| Public Comments | <p>Some of the general comments made by Speakers at the Public Hearing on June 19, 2023 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>REQUEST HISTORY and EXPLANATION</p> <p>At its inception, the BTD, Business and Technology District was meant to allow for the creation of high-quality business parks. The language originally drafted for the ordinance had that intent in mind, yet lacked specific criteria to guide these developments. After some years of administering the ordinance for the BTD district, staff has found a need to draft new guiding regulations which better align with the original intent of the district.</p> <p>The proposed text amendment includes the following changes:</p> <ol style="list-style-type: none"> 1. To remove <u>Uses Permitted, Uses by Special Exception, Conditional Uses and Prohibited Uses</u> from Section 8:10.1-3 and add them to Table 6.1; <u>Uses Permitted, Uses by Special Exception, and Conditional uses</u> 2. Add new Signage Design Standards to Section 8:10.8 <u>Signs</u> 3. Add additional language to Section 8:10.9 <u>Landscaping, Buffers, and Screening</u> 4. Revise and add additional standards for Section 8:10.11 <u>Architectural Form</u> <p>A copy of the full text changes is attached.</p> <p>This text amendment request went as a Consent Item before County Council on May 16, 2023. A Zoning Public Hearing is scheduled for June 19, 2023 and followed by First Reading before County Council on June 20, 2023.</p> <p>CONCLUSION and RECOMMENDATION</p> <p>Staff is of the opinion that the proposed text amendments would establish better criteria for guiding developers and reviewing projects within the BTD District to ensure a higher quality product which matches the original intent of the district.</p> <p>Based on these reasons, staff recommends approval of the proposed Text Amendment.</p> | | | | | |



Greenville County Planning and Zoning Division
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Planner II

RE: CZ-2023-044

APPLICANT: Greenville County Council

PROPERTY LOCATION: Countywide

PIN/TMS#(s): N/A

REQUEST: To 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, of the Greenville County Zoning Ordinance

ACREAGE: N/A

COUNCIL DISTRICT: All

**REQUEST HISTORY and
EXPLANATION:**

At its inception, the BTM, Business and Technology District was meant to allow for the creation of high-quality business parks. The language originally drafted for the ordinance had that intent in mind, yet lacked specific criteria to guide these developments. After some years of administering the ordinance for the BTM district, staff has found a need to draft new guiding regulations which better align with the original intent of the district.

The proposed text amendment includes the following changes:

1. To remove Uses Permitted, Uses by Special Exception, Conditional Uses and Prohibited Uses from Section 8:10.1-3 and add them to Table 6.1; Uses Permitted, Uses by Special Exception, and Conditional uses
2. Add new Signage Design Standards to Section 8:10.8 Signs
3. Add additional language to Section 8:10.9 Landscaping, Buffers, and Screening
4. Revise and add additional standards for Section 8:10.11 Architectural Form

A copy of the full text changes is attached.

This text amendment request went as a Consent Item before County Council on May 16, 2023. A Zoning Public Hearing is scheduled for June 19, 2023 and followed by a First Reading before County Council on June 20, 2023.

CONCLUSION:

Staff is of the opinion that the proposed text amendments would establish better criteria for guiding developers and reviewing projects within the BTM District to ensure a higher quality product which matches the original intent of the district.

STAFF**RECOMMENDATION:**

Based on these reasons, staff recommends approval of the proposed Text Amendment.