

Zoning Docket from March 14, 2022 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2022-019	Dimitry Bruehl for True-Cut Division of Precision Machine Repair, Inc. 0228000600802 R-10, Single-Family Residential District to S-1, Services District	25	Denial	Denial 3-23-22	Denial 4-4-22	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 14, 2022 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Property has been past used for over 50 years as a machine shop • Footprints of existing buildings will not be altered, just remodel them • Would like to use them for possible machine shop, but mostly for warehouse or storage space <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Traditional Neighborhood</i>. Floodplain is not present on the site. There are three schools located within one mile of the site, Hollis Academy, Tabernacle Baptist College, and Welcome Elementary. The property is 0.23 miles from bus route, Route 502, and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-10, Single-Family Residential and is 0.6 acres of land located at 231 S. Florida Ave. and is approximately 0.23 miles south of the intersection of S. Florida Ave. and Easley Bridge Rd. The parcel has approximately 105 feet of frontage along S. Florida Ave. The applicant is requesting to rezone the property to S-1, Services District.</p> <p>The applicant states that the proposed land use is a machine shop within the existing building(s).</p> <p>CONCLUSION</p> <p>The subject parcel zoned R-10, Single-Family Residential is located along S. Florida Avenue, a two lane State-maintained residential road. Staff is of the opinion that the requested rezoning to S-1, Services does not align with the Plan Greenville County Comprehensive Plan, which designates this area for Traditional Neighborhood. Further, the surrounding land uses are all residential, with no service type uses in the immediate area. Staff also has concerns that some of the allowed uses in the S-1, Services District may have an adverse impact on the surrounding areas.</p> <p>Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services District.</p>					