

**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		
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on March 14, 2022 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Property has been past used for over 50 years as a machine shop</li> <li>• Footprints of existing buildings will not be altered, just remodel them</li> <li>• Would like to use them for possible machine shop, but mostly for warehouse or storage space</li> </ul> <p><u>Speakers Against:</u></p> <p>None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b></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><b>SUMMARY</b></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><b>CONCLUSION</b></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>					



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**TO:** County Council  
Planning and Development Committee  
Planning Commission

**FROM:** Lisa Mann, Planner

**RE:** CZ-2022-019

**APPLICANT:** Dimitry Bruehl for True-Cut Division of Precision  
Machine Repair, Inc.

**PROPERTY LOCATION:** 231 S. Florida Avenue, Greenville, SC 29611

**PIN/TMS#(s):** 0228000600802

**EXISTING ZONING:** R-10, Single-Family Residential District

**REQUESTED ZONING:** S-1, Services District

**PROPOSED LAND USE:** Machine shop

**ACREAGE:** 0.6

**COUNCIL DISTRICT:** 25 - Fant

**ZONING HISTORY:** This parcel was originally zoned R-10, Single-Family Residential in June 1973 as part of Area 4A. There have been no other zoning requests pertaining to this property.

**EXISTING LAND USE:** Machine shop

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-10	Manufactured Home Park
East	R-M20	Vacant Land and Railroad Right-of-Way
South	R-10	Single-Family Residential
West	R-10	Single-Family Residential

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Parker Sewer

**PLAN GREENVILLE COUNTY**

**CONFORMANCE:** The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Traditional Neighborhood*. \*\*Please refer to the Future Land Use Map at the end of the document.\*\*

**AREA AND COMMUNITY PLANS:**

The subject property is not part of any area or community plans.

**ROADS AND TRAFFIC:**

S. Florida Avenue is a two-lane State-maintained residential road. The parcel has approximately 105 feet of frontage along S. Florida Avenue. The parcel is approximately 0.23 miles south of the intersection of S. Florida Avenue and Easley Bridge Road. The property is 0.23 miles from a bus route, Route 502, and there are not sidewalks along the subject property.

*There are no traffic counts in the area of S. Florida Ave.*

**CULTURAL AND ENVIRONMENTAL:**

Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are three schools located within one mile of the site, Hollis Academy, Tabernacle Baptist College, and Welcome Elementary.

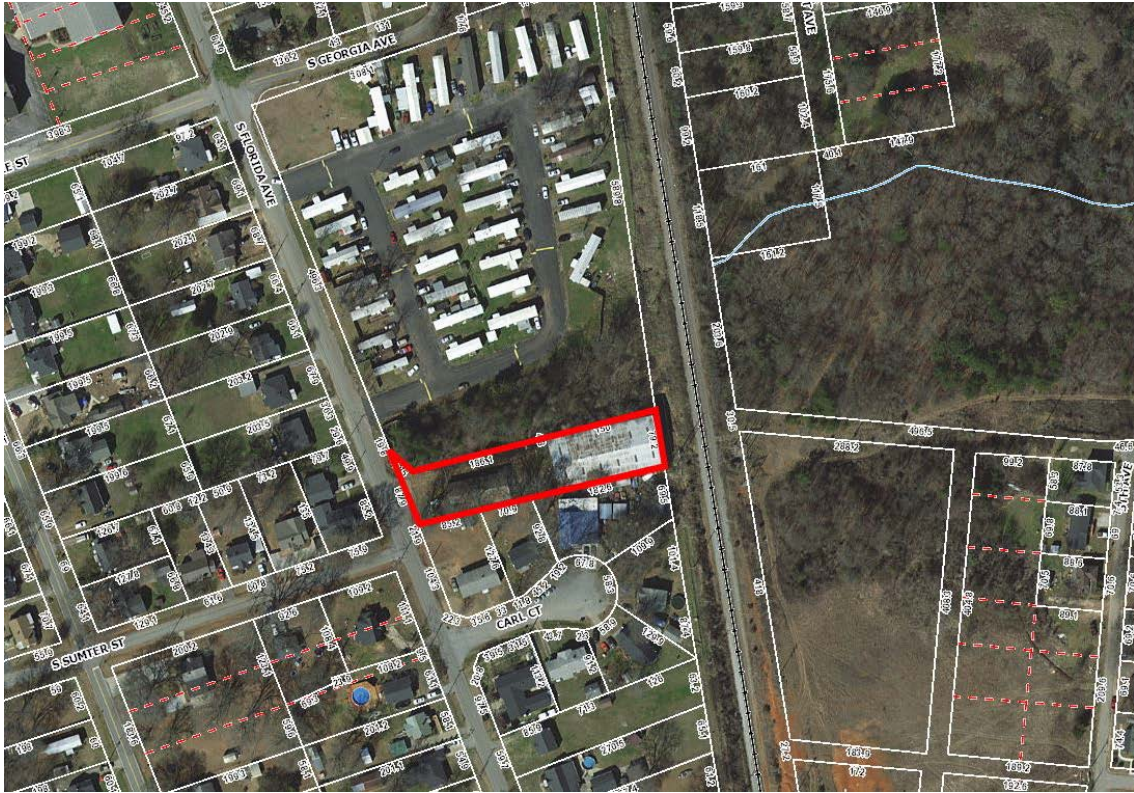
**CONCLUSION:**

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.

**STAFF  
RECOMMENDATION:**

Based on these reasons, staff recommends denial of the requested rezoning to S-1, Services District.



Aerial Photography, 2021



Zoning Map



Plan Greenville County, Future Land Use Map