

Zoning Docket from January, 11 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GPC REC.	P&D REC.	COUNCIL ACTION
CZ-2021-02	Mark Warner Kerhulas for Theodore Ernest Kerhulas Trust E. Lakeshore Drive and Butter Street 0624010300813, 0624010401800 (Portion) C-1, Commercial To R-7.5, Single-Family Residential District	17	Approval	Approval	Approval	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 11, 2021 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to sell the property. • Originally marketed as commercial, but there has been residential interest. • Has a contract with a buyer who wants to live there as a second home. • Buyer's family member has medical needs that require the type of wheelchair accessibility that this home can provide. <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For:</p> <p>None</p> <p>Against:</p> <p>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>Rural</i>. Floodplain is present on the overall site. There are no schools located within one mile of the site. The property is also not along any bus routes and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcels are zoned C-1, Commercial and is 1.06 acres of land located on E. Lakeshore Drive and Butter Street, and is approximately 0.46 miles east of the interchange US Hwy 176 and E. Lakeshore Drive. The subject parcel has approximately 430 feet of frontage along E. Lakeshore Drive. The applicant is requesting to rezone the property to R-7.5, Single-Family Residential.</p> <p>The applicant states that the proposed land use is for Single-Family Residence.</p> <p>CONCLUSION:</p> <p>The subject parcels, zoned C-1, Commercial, are located along E. Lakeshore Dr. and Butter St., both State-maintained residential roads and near Lake Lanier in Northern Greenville County. One of the parcels is currently split zoned and both are surrounded by residential uses. A successful rezoning would eliminate a multi-zone property and blend with the surrounding land use and zoning classification.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential.</p>					