

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		
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>					



Greenville County Planning and Zoning Division
(864) 467-7425
www.greenvillecounty.org

TO: County Council
Planning and Development Committee
Planning Commission

FROM: Brook Denny - Planner

RE: CZ-2021-02

APPLICANT: Mark Warner Kerhulas for Theodore Ernest Kerhulas Trust

PROPERTY LOCATION: E. Lakeshore Drive and Butter Street

PIN/TMS#(s): 0624010300813, 0634010401800 (portion)

EXISTING ZONING: C-1, Commercial District

REQUESTED ZONING: R-7.5, Single-Family Residential District

PROPOSED LAND USE: Single Family Residence

ACREAGE: 0.653

COUNCIL DISTRICT: 17 – Dill

ZONING HISTORY: This parcel was originally zoned R-7.5 in May 1994 as part of Area 9. There are two previous rezoning requests, CZ-2011-19 to C-1, Commercial which was withdrawn, and CZ-2017-006 for C-1, Commercial which was approved.

EXISTING LAND USE: Restaurant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-7.5	Single Family Residential
East	R-7.5	Single Family Residential
South	R-7.5	Single Family Residential
West	R-7.5	Lake

WATER AVAILABILITY: Tryon Water

SEWER AVAILABILITY: Septic

PLAN GREENVILLE COUNTY

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

AREA AND COMMUNITY PLANS:

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

DENSITY WORKSHEET: The following scenario provided the potential capacity of residential units based upon County records for acreage.

	Zoning	Zoning Density	Acres	Total Units
Current	C-1	12 units/acre	0.653	7 units
Requested	R-7.5	5.8 units/acre		3 units

A successful rezoning would not allow for more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

E. Lakeshore Drive is a two-lane state-maintained Residential Road. Butter Street is a two-lane state-maintained Residential Road. The parcel has approximately 430 feet of frontage along E. Lakeshore Dr., and approximately 56 feet of frontage along Butter Street. The parcel is approximately 0.46 miles east of the interchange of US Hwy 176 and E. Lakeshore Dr. The property is not along a bus route and there are no sidewalks along the subject property.

There are no traffic counts in the immediate area.

CULTURAL AND ENVIRONMENTAL:

Floodplain is present on the site. There are no known historic or cultural resources on the site. There is not a school located within one mile of the site.

CONCLUSION:

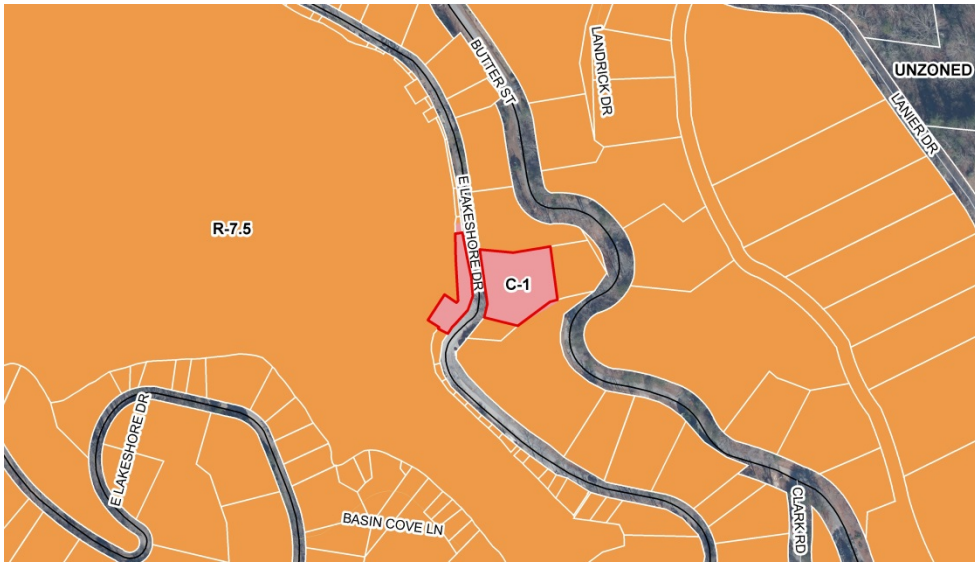
The subject parcels, zoned C-1, Commercial, are located along E. Lakeshore Dr. and Butter St., both State-maintained residential roads and near Lake Lanier in Northern Greenville County. One of the parcels is currently split-zoned and both are surrounded by residential uses. A successful rezoning would eliminate a multi-zone property and blend with the surrounding land uses and zoning classifications.

STAFF RECOMMENDATION:

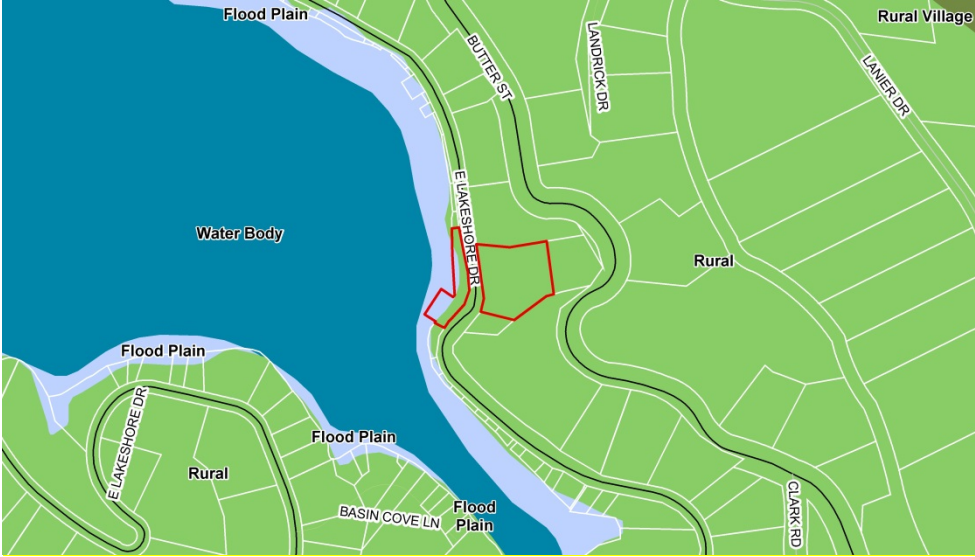
Based on these reasons, staff recommends approval of the requested rezoning to R-7.5, Single-Family Residential.



Aerial Photography, 2020



Zoning Map



Plan Greenville County, Future Land Use Map