

**Zoning Docket from August 18<sup>th</sup>, 2025 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2025-056	Clayton H. Pakkala & Tiara J. Pakkala of Pakkala Revocable Trust 913 & 915 Lakeview Cir., Greer, SC 29651 T019000207600 R-S, Residential Suburban District to R-15, Single-Family Residential District	18	Approval	Approval 8/27/25	Approval 9/15/25	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on August 18, 2025 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>Applicant <ul style="list-style-type: none"> <li>Would like to rezone to R-15, Single-Family Residential to be able to build an additional dwelling on the property</li> <li>There is R-15 in the area and the proposed rezoning would be more in line with those parcels</li> </ul> </li> </ol> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> N/A</p>					<p><b>Petition/Letter For:</b></p> <p><b>Against:</b></p>
Staff Report	<p><b>Below are the facts pertaining to this docket:</b></p> <ul style="list-style-type: none"> <li>The subject property consists of approximately 1.23 acres.</li> <li>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Neighborhood</i>. The subject property is not part of any area or community plans.</li> <li>Lakeview Circle is a two-lane County-maintained local road and the property has approximately 270 feet of frontage along it. The property is approximately 0.44 miles northwest of the intersection of Locust Hill Road (Hwy 290) and Oneal Road (Hwy 101). The property is not along a bus route. There are no sidewalks in the immediate area.</li> <li>Floodplain is not present on the site. There are no known historic or cultural resources on the site. There are no schools located within a mile of the site.</li> <li>The applicant is requesting to rezone the property to R-15, Single-Family Residential District. The applicant is proposing to subdivide the property to allow another single-family residence.</li> </ul> <p><b>CONCLUSION and RECOMMENDATION:</b></p> <p>The subject property, zoned R-S, Residential Suburban District is located along Lakeview Circle, a two-lane County-maintained local road. Staff is of the opinion that a successful rezoning to R-15, Single-Family Residential District would be consistent with the <u>Plan Greenville County</u> Comprehensive Plan future land use designation of <i>Suburban Neighborhood</i> and would be consistent with similar zoning in the area.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family Residential District.</p>					