

Zoning Docket from August 18th, 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		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 18, 2025 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> Applicant <ul style="list-style-type: none"> Would like to rezone to R-15, Single-Family Residential to be able to build an additional dwelling on the property There is R-15 in the area and the proposed rezoning would be more in line with those parcels <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: N/A</p>					<p>Petition/Letter For:</p> <p><u>Against:</u></p>
Staff Report	<p>Below are the facts pertaining to this docket:</p> <ul style="list-style-type: none"> The subject property consists of approximately 1.23 acres. 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. 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. 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. 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. <p>CONCLUSION and RECOMMENDATION:</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>					



Greenville County Planning Division
Department of Zoning Administration
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Todd Baxley, Deputy Zoning Administrator

RE: CZ-2025-056

APPLICANT: Clayton H. Pakkala & Tiara J. Pakkala of Pakkala
Revocable Trust

PROPERTY LOCATION: 913 & 915 Lakeview Cir., Greer, SC 29651

PIN/TMS#(s): T019000207600

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-15, Single-Family Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 1.23

COUNCIL DISTRICT: 18 - Long

ZONING HISTORY: The subject property was originally zoned R-S, Residential Suburban District in November, 2001 as part of Area 16. There have been no prior rezoning requests for the property.

EXISTING LAND USE: Single-Family Residential

**AREA
CHARACTERISTICS:**

Direction	Zoning	Land Use
North	R-S	Single-Family Residential
East	R-S, R-15	Single-Family Residential, Church
South	R-S	Single-Family Residential
West	R-S	Single-Family Residential, Vacant Land

WATER AVAILABILITY: Greer CPW

SEWER AVAILABILITY: Not in Metro's District

**PLAN GREENVILLE
COUNTY**

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

**AREA AND COMMUNITY
PLANS:**

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

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

	Zoning	Zoning Density	Acres	Total Units
Current	R-S	1.7 units/acre	1.23	2 unit
Requested	R-15	2.9 units/acre		3 units

A successful rezoning would allow for 1 more dwelling unit than is allowed under the current zoning.

ROADS AND TRAFFIC:

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.

There are not traffic counts in the immediate area.

**CULTURAL AND
ENVIRONMENTAL:**

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.

CONCLUSION:

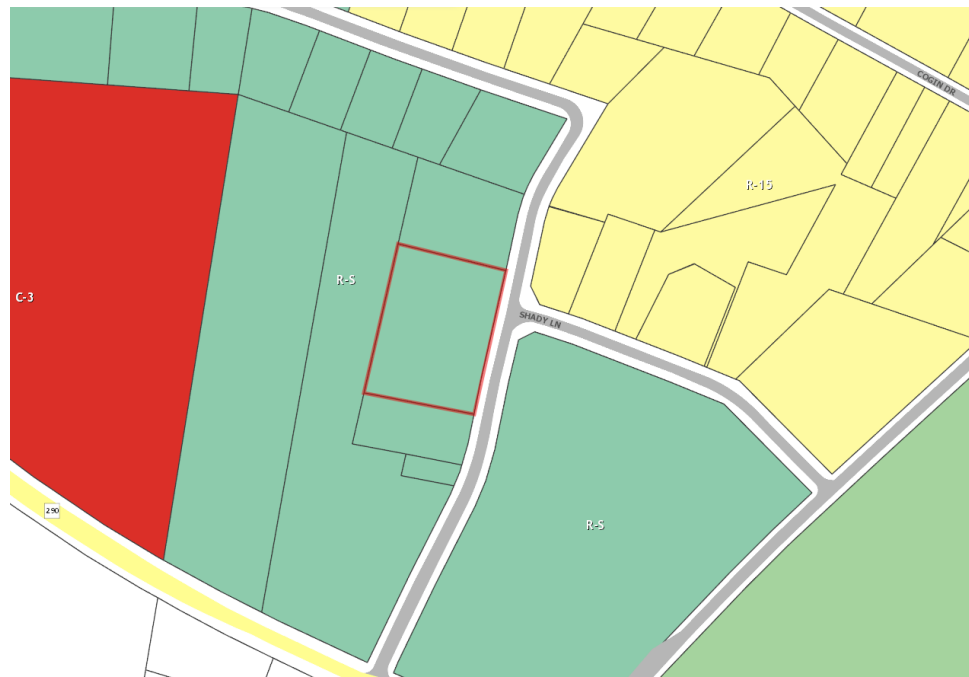
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STAFF**RECOMMENDATION:**

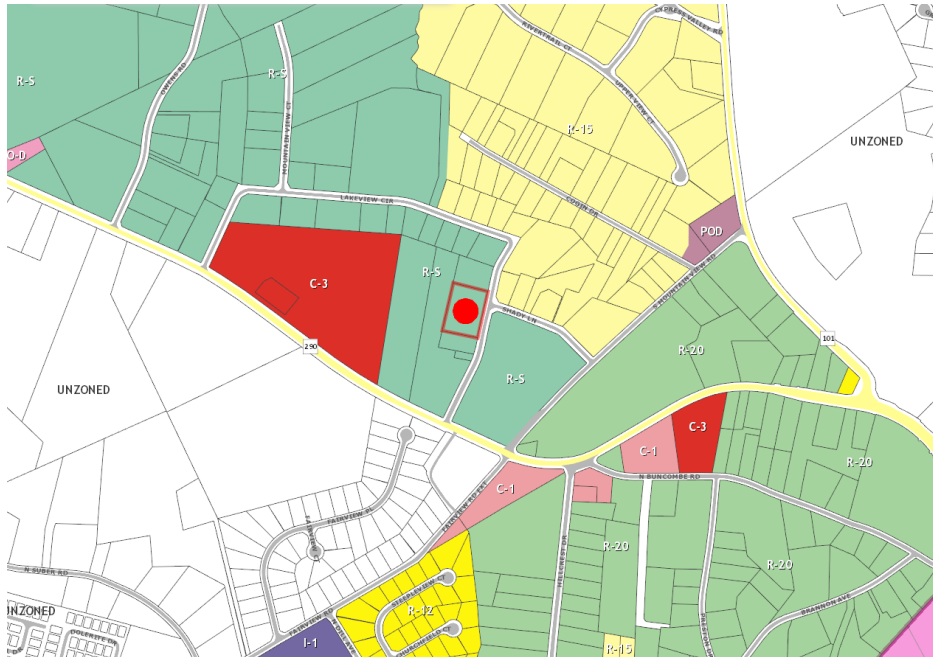
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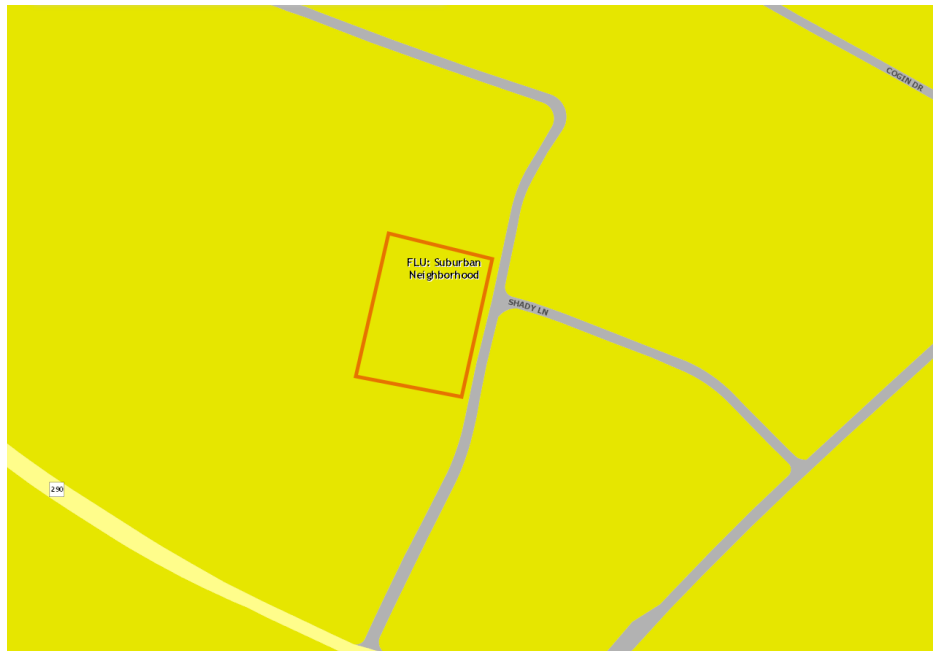
Aerial Photography, 2025



Zoning Map, Zoomed In



Zoning Map, Zoomed Out

Plan Greenville County, Future Land Use Map