

ZONING DOCKETS FROM THE FEBRUARY 22, 2012 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-6	Joel Nunez Snipes Road R-S to R-20 0547030100501	21	A	A		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 20, 2012 were:</p> <p><u>Speakers For</u> (1) Owner of adjacent home and applicant (2) Intend to build another home on the vacant lot</p> <p><u>Speakers Against</u> (1) None</p>					Petition/Letter For – Against –
Staff Report	The adjacent area zoned I-1, Industrial, is currently occupied by various industrial and service uses or is vacant with a potential to be developed in the future. However, the area to the east of Snipes Road on the north side of Roper Mountain Road and to the east of Feaster Road on the south side of Roper Mountain Road is residential in character. There are varying densities of residential in the immediate area, including smaller lots to the north in Roper Mountain Estates. The lot size requirements of R-S, Residential Suburban, prevent the further subdivision of the property in question despite smaller lot sizes of the majority of homes in the vicinity. The proposed R-20, Single-Family Residential, would be more in character with the development pattern in the area. Based on the aforementioned reasons, Staff recommends approval of the R-20, Single-Family Residential, request.					

Planning Report

DOCKET NUMBER: CZ-2012-6

APPLICANT: Joel Nunez

PROPERTY LOCATION: Snipes Road

PIN/TMS#(s): 0547030100501

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-20, Single-Family Residential

ACREAGE: 1.14

COUNCIL DISTRICT: 21- Burns

ZONING HISTORY: The subject parcel was zoned R-S, Residential Suburban, as part of Area 2 in May 1971. There have been no rezoning requests on the subject parcels. The subdivision to the north, Roper Mountain Estates, was rezoned in 1987 from R-S, Residential, (Docket CZ-1986-118) to R-15, Single-Family Residential.

EXISTING LAND USE: Single-Family Residence on half of parcel

AREA CHARACTERISTICS: Residential uses in immediate area and service/industrial along Roper Mountain Road

North – I-1, Industrial, single-family residence and pastureland
West - R-S, Residential Suburban, single-family residence on Roper Mountain Road
South - R-S, Residential Suburban, single-family residence on Roper Mountain Road
East - R-S, Residential Suburban, single-family residence in Roper Mountain Estates

WATER AVAILABILITY: Greenville Water System

SEWER AVAILABILITY: Septic

IMAGINE GREENVILLE PLAN: Residential Land Use 2

ROADS: Snipes Road: two-lane, County maintained with no sidewalks and no improvements currently scheduled

TRAFFIC IMPACT: There would not be a significant traffic impact from the site due to the single-family residential zoning request and permitted uses. The closest traffic count station is located on Roper Mountain Road approximately ¾ mile from the site if traveling towards Highway 14. The 2009 traffic count was 10,400 average daily trips. Traffic volumes have increased by approximately 21 percent over the past five years at this location.

SUMMARY

The property is zoned R-S, Residential Suburban, which allows single-family residential uses at a maximum density of 1.7 dwelling units per acre. The proposed R-20, Single-Family Residential, allows single-family residential uses at a maximum density of 2.2 dwelling units per acre. Currently, there is one house on the property. Rezoning to R-20, Single-Family Residential, would allow one additional house to be built on the property if the property was subdivided into two lots.

CONCLUSION

The adjacent area zoned I-1, Industrial, is currently occupied by various industrial and service uses or is vacant with a potential to be developed in the future. However, the area to the east of Snipes Road on the north side of Roper Mountain Road and to the east of Feaster Road on the south side of Roper Mountain Road is residential in character. There are varying densities of residential in the immediate area, including smaller lots to the north in Roper Mountain Estates. The lot size requirements of R-S, Residential Suburban, prevent the further subdivision of the property in question despite smaller lot sizes of the majority of homes in the vicinity. The proposed R-20, Single-Family Residential, would be more in character with the development pattern in the area. Based on the aforementioned reasons, Staff recommends approval of the R-20, Single-Family Residential, request.

STAFF RECOMMENDATION: Approval

GCPC RECOMMENDATION: To be made 2/22/12

