

**Zoning Docket from February 20, 2017 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-14	Patrick Neal Fogleman for RMS2 Enterprises, LLC 2328 Roper Mountain Road 0539030102800 and 0539030102801 R-S, Residential Suburban to R-15, Single-Family Residential	21	Approval	Denial 2/22/17	Held 3/6/17 Denial 4/3/17	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on February 20, 2017 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• 11 lot subdivision, clustered</li> <li>• 1.18 acres of open space that would wrap around the community</li> <li>• Price range of \$375,000 to \$475,000</li> <li>• Catch basin for storm water runoff would be located in back of lot</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Traffic is congested in the area and does not want to see more added to it</li> <li>• Concerns about drainage</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Issues with traffic and safety</li> <li>• Roper Mountain Road used as an alternative to Woodruff Road</li> <li>• Very wet property</li> </ul> <p>3) Resident</p> <ul style="list-style-type: none"> <li>• Entrance proposed could be hazardous at times, especially at peak traffic hours</li> <li>• Contrast to the character of the homes across the street</li> <li>• Believes 2 to 3 homes would be acceptable in this area</li> </ul> <p>4) Resident</p> <ul style="list-style-type: none"> <li>• Density would increase water runoff on owners property</li> <li>• High density out of character with the surrounding area</li> <li>• Excessive speeding on this road</li> </ul> <p>5) Resident</p> <ul style="list-style-type: none"> <li>• Very wet land on this property</li> <li>• Preserve trees in this area</li> <li>• Concerns about traffic and safety</li> </ul> <p>6) Resident</p> <ul style="list-style-type: none"> <li>• Concerned development will have drainage issues</li> <li>• Believes density of the development is too high</li> <li>• Concerned about the value of homes in the area</li> </ul> <p><b>List of meetings with staff: None</b></p>					<p><b>Petition/Letter For:</b> 2 (In Person)</p> <p><b>Against:</b> 2 (Letters) 24 (In Person)</p>
<b>Staff Report</b>	The subject parcel zoned R-S, Residential Suburban is 5.16 acres of property located on Roper Mountain Road approximately 0.15 miles east of the intersection of Highway 14 and Roper Mountain					

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	<p>Road. The parcel has approximately 1,030 feet of frontage along Roper Mountain Road.</p> <p>The applicant is requesting to rezone the property to R-15, Single-Family Residential. This subject site is surrounded by single-family residences. R-15 zoning is present to the south and east of the subject site.</p> <p>The applicant states the proposed land use is for Single-Family Residential.</p> <p>The subject site is surrounded by single-family residences with R-15 zoning to the south and east of the subject site. The future land use map recommends 2 to 4 units per acre. The requested 2.9 units per acre is consistent with the East Woodruff Road Area Plan.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-15, Single-Family Residential.</p>
<b>P&amp;D</b>	At the Planning and Development meeting on March 6, 2017 the committee placed CZ-2017-14 on hold per the applicant's request.