

**Zoning Docket from October 16, 2017 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-61	Robert Wayne Dayton, Jr. for Houses & Then Some, Inc. 211 Roper Mountain Road Extension 0540010101009 R-20, Single-Family Residential to O-D, Office District	22	Denial	Denial 10/23/17	Denial 11/6/17	
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on October 16, 2017 were:</b></p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> <li>• Bought house in foreclosure</li> <li>• House needs to be rehabilitated</li> <li>• Orthodox church being built to the east of site</li> <li>• Widening Roper Mountain Road Extension</li> <li>• The house does not have a yard, all concrete</li> <li>• Wants to fix up house and put his realty business on this property</li> <li>• Currently has 7 offices at different location</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Has his offices near here</li> <li>• DOT is acquiring 10-15 of right-of-way from properties along Roper Mountain Road Extension</li> <li>• Thinks it is not a practical house location</li> </ul> <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> <li>• Against rezoning</li> <li>• Lives in the area</li> <li>• Issues with flooding on property</li> <li>• Believes it should continue to be a home</li> <li>• House has fallen into disrepair</li> </ul> <p>2) Resident</p> <ul style="list-style-type: none"> <li>• Issues with water run off</li> <li>• Opposed to rezoning</li> <li>• Concern about offices on this side of Roper Mountain Road Extension and it spreading along this side</li> </ul> <p><b>List of meetings with staff:</b> None</p>	<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> 5 letters</p>				
<b>Staff Report</b>	<p>The subject parcel zoned R-20, Single-Family Residential, is 0.47 acres of property located on Roper Mountain Road Extension approximately 0.5 miles southeast of the intersection of Roper Mountain Road Extension and Pelham Road. The parcel has approximately 140 feet of frontage along Roper Mountain Road Extension. The applicant is requesting to rezone the property to O-D, Office District.</p> <p>The applicant states the proposed land use is for realty office.</p> <p>The applicant is requesting to rezone the property to O-D, Office District. There are single-family residences to the east and north of the subject site with R-20, Single-Family Residential zoning surrounding it. Staff is of the opinion the requested rezoning would not be consistent with the</p>					

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	<p>surrounding zoning or land uses. The requested rezoning is also not consistent with Imagine Greenville Comprehensive Plan which recommends Residential Land Use 2.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to O-D, Office District.</p>
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