

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 Next: 4/3/17	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 20, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • 11 lot subdivision, clustered • 1.18 acres of open space that would wrap around the community • Price range of \$375,000 to \$475,000 • Catch basin for storm water runoff would be located in back of lot <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Traffic is congested in the area and does not want to see more added to it • Concerns about drainage <p>2) Resident</p> <ul style="list-style-type: none"> • Issues with traffic and safety • Roper Mountain Road used as an alternative to Woodruff Road • Very wet property <p>3) Resident</p> <ul style="list-style-type: none"> • Entrance proposed could be hazardous at times, especially at peak traffic hours • Contrast to the character of the homes across the street • Believes 2 to 3 homes would be acceptable in this area <p>4) Resident</p> <ul style="list-style-type: none"> • Density would increase water runoff on owners property • High density out of character with the surrounding area • Excessive speeding on this road <p>5) Resident</p> <ul style="list-style-type: none"> • Very wet land on this property • Preserve trees in this area • Concerns about traffic and safety <p>6) Resident</p> <ul style="list-style-type: none"> • Concerned development will have drainage issues • Believes density of the development is too high • Concerned about the value of homes in the area <p>List of meetings with staff: None</p>					<p><u>Petition/Letter For:</u> 2 (In Person)</p> <p><u>Against:</u> 2 (Letters) 24 (In Person)</p>
Staff Report	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>
P&D	At the Planning and Development meeting on March 6, 2017 the committee placed CZ-2017-14 on hold per the applicant's request.

Planning Report

DOCKET NUMBER: CZ-2017-14
APPLICANT: Patrick Neal Fogleman for RMS2 Enterprises, LLC
PROPERTY LOCATION: 2328 Roper Mountain Road
PIN/TMS#(s): 0539030102800 and 0539030102801
EXISTING ZONING: R-S, Residential Suburban
REQUESTED ZONING: R-15, Single-Family Residential
ACREAGE: 5.16
COUNCIL DISTRICT: 21 – Roberts

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971, as part of Area 2. There was an unsuccessful R-12, Single-Family Residential rezoning request in 2005, CZ-2005-106.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	single-family residential
East	R-15 and R-S	single-family residential
South	R-15	single-family residential
West	R-S	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the East Woodruff Road Area Plan and is designated *Suburban Residential* which prescribes 2 to 4 units per acre.

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	5.16	8 units
Requested	R-15	2.9 units/acre		14 units

A successful rezoning may add up to 6 dwelling units.

ROADS: Roper Mountain Road: two-lane State-maintained major collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Roper Mountain Road	1,770' SE	N/A	N/A	7,400
Roper Mountain Road	3,300' W	10,600	9,800 -7.5%	11,900 21.4%

SUMMARY:

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 Road. The parcel has approximately 1,030 feet of frontage along Roper Mountain Road.

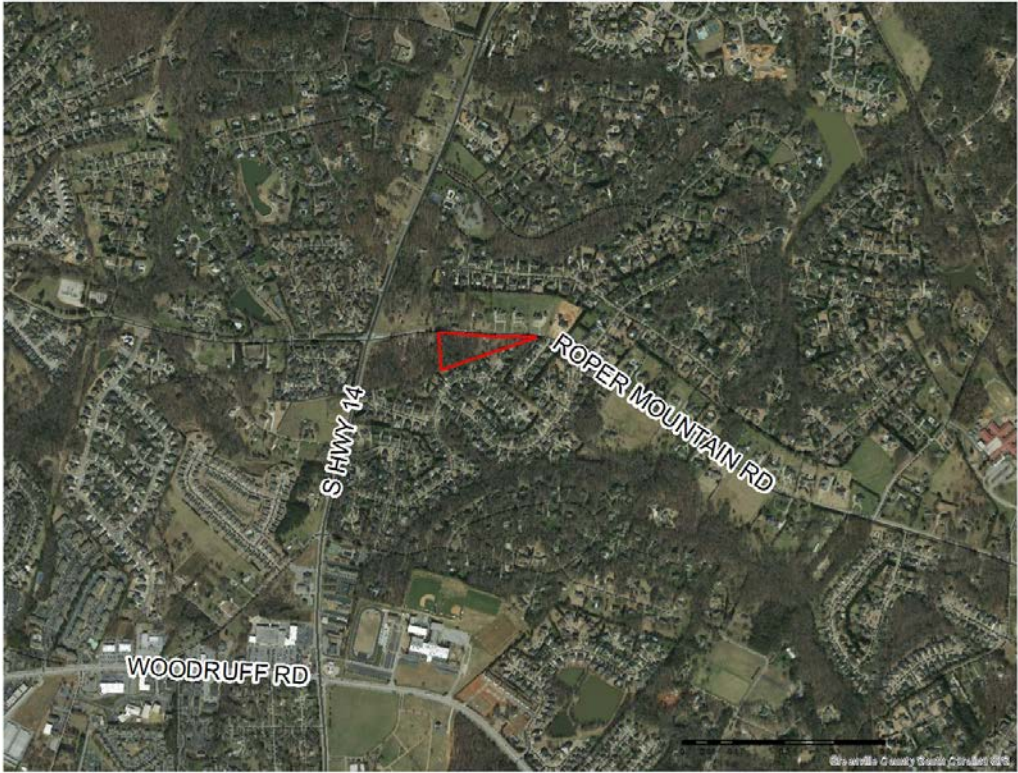
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The applicant states the proposed land use is for Single-Family Residential.

CONCLUSION:

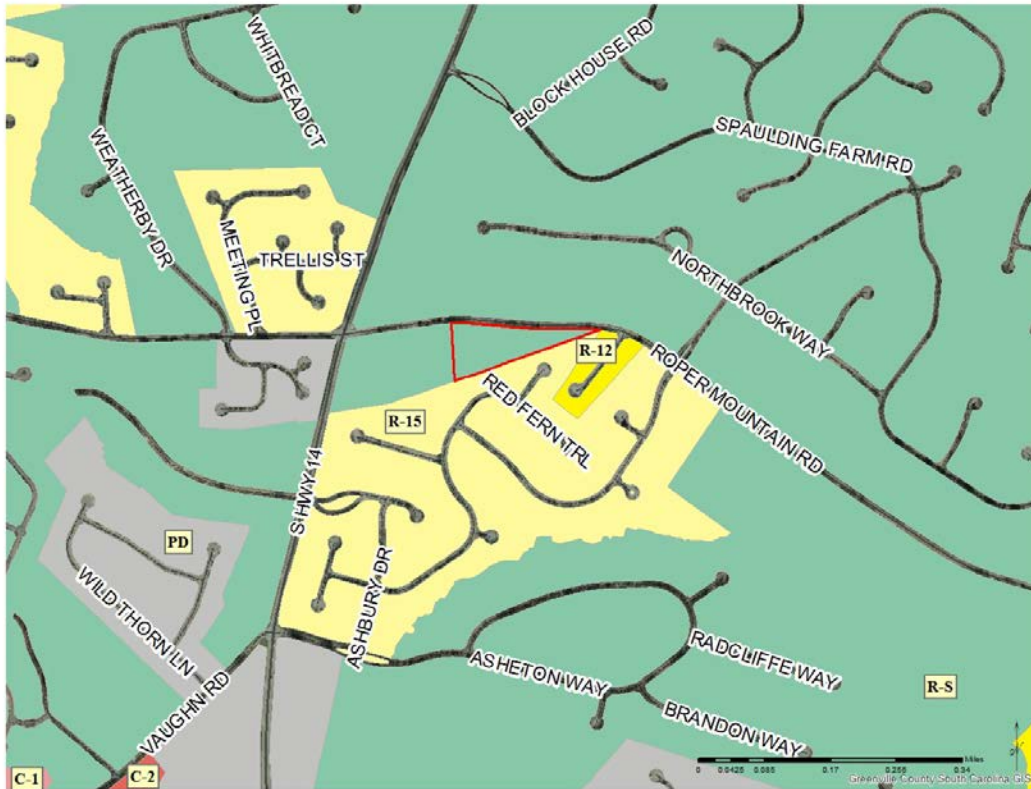
The subject site is surrounded by single-family residences with R-15 zoning to the south and east of the subject site. The future land use map recommends 2 to 4 units per acre. The requested 2.9 units per acre is consistent with the East Woodruff Road Area Plan.

Based on these reasons staff recommends approval of the requested rezoning to R-15, Single-Family Residential. The Planning Commission recommended denial.



Aerial Photography, 2016





Zoning Map

