

Zoning Docket from March 19, 2018 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2018-22	Jamie McCutchen, CCAD Engineering for Robert Dayton, Houses & Then Some, Inc. 211 Roper Mountain Road Ext. 0540010101009 R-20, Single-Family Residential to POD, Planned Office District	22	Denial	Approval 3-28-18		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on March 19, 2018 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to convert house into realty office • Will add slats to fence for required screening • Removing as much concrete as they can • Owner plans to improve the building's roof and siding • Distressed property from previous owner <p><u>Speakers Against:</u></p> <p>1) Resident</p> <ul style="list-style-type: none"> • Lives directly behind the property • Parking for site will abut property • Everything along this side of Roper Mountain Road is residential • Issues of flooding in this area • Not contacted by developer about this development <p>2) Resident</p> <ul style="list-style-type: none"> • Lives behind property • Has issues with residents starting illegal businesses in this area • Keep property residential <p>3) Resident</p> <ul style="list-style-type: none"> • Lives behind property • Has lost trees in the past on his property due to flooding • Does not want a parking lot abutting their back yard • Opposed to rezoning <p>List of meetings with staff: Applicant: 2/2/18</p>	<p>Petition/Letter For: None</p> <p>Against: 3 Letters</p>				
Staff Report	<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.</p> <p>The applicant is requesting to rezone the property to POD, Planned Office District. They are proposing to renovate the current single-family home with a new roof and new siding. Other renovations will be done as needed with the architectural style remaining substantially the same.</p> <p>There is a 5 foot landscape buffer proposed on the west side of the property with evergreens to be planted on 5 foot centers. Additional trees are proposed in the rear of the property along with opaque slats added to the existing 6 foot chain link fence.</p> <p>Approximately 2,000 square feet of existing concrete is shown for removal on the existing site. These</p>					

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	<p>site alterations will allow the required parking for this office use while providing area for required storm water features. SCDOT has acquired additional right-of-way for Roper Mountain Road that will include sidewalks on the front of this site at the time of future road widening and improvements.</p> <p>A new monument sign is proposed with ground lighting for the sign. No other lighting is being proposed except for building security lights that are motion activated and mounted on the wall of the building.</p> <p>The applicant stated the proposed land use is for a realty office.</p> <p>The applicant is requesting to rezone the property to FRD, Flexible Review District. There are single-family residences to the east and north of the subject site with R-20, Single-Family Residential zoning surrounding it. The requested rezoning would not be consistent with the surrounding zoning or land uses. Although a church and a school are in close proximity of the requested rezone, those uses are allowed in the current zoning with a Special Exception. 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 FRD, Flexible Review District.</p>
GCPC	<p>At the March 28, 2018 Planning Commission Meeting the Commission approved the request as they believed the main concern of the citizens in the area was water runoff. They felt concerns over water would be addressed with the development of the property as they would need to adhere to the stormwater ordinance.</p>

DOCKET NUMBER: CZ-2018-22

APPLICANT: Jamie McCutchen, CCAD Engineering for Robert Dayton, Houses and Then Some, Inc.

PROPERTY LOCATION: 211 Roper Mountain Road Ext.

PIN/TMS#(s): 0540010101009

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: POD, Planned Office District

ACREAGE: 0.43

COUNCIL DISTRICT: 22 – Taylor

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential in May 1971, as part of Area 1. There was an unsuccessful O-D, Office District rezoning request in 2017, CZ-2017-61.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential
East	R-20	church
South	R-M20	school
West	R-20	single-family residential

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and is designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

ROADS: Roper Mountain Road Extension: two-lane State-maintained minor collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2015
Roper Mountain Road Extension	730' NW	11,300	9,400 -16.8%	12,000 27.6%

SUMMARY:

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siding. Other renovations will be done as needed with the architectural style remaining substantially the same.

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Approximately 2,000 square feet of existing concrete is shown for removal on the existing site. These site alterations will allow the required parking for this office use while providing area for required storm water features. SCDOT has acquired additional right-of-way for Roper Mountain Road that will include sidewalks on the front of this site at the time of future road widening and improvements.

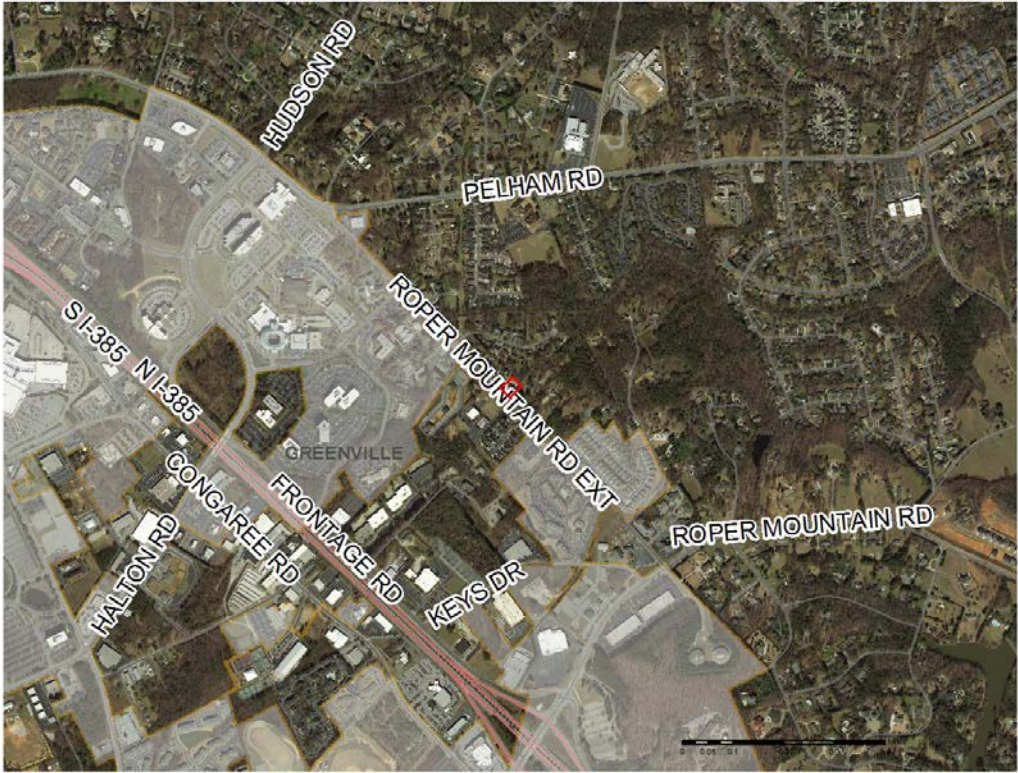
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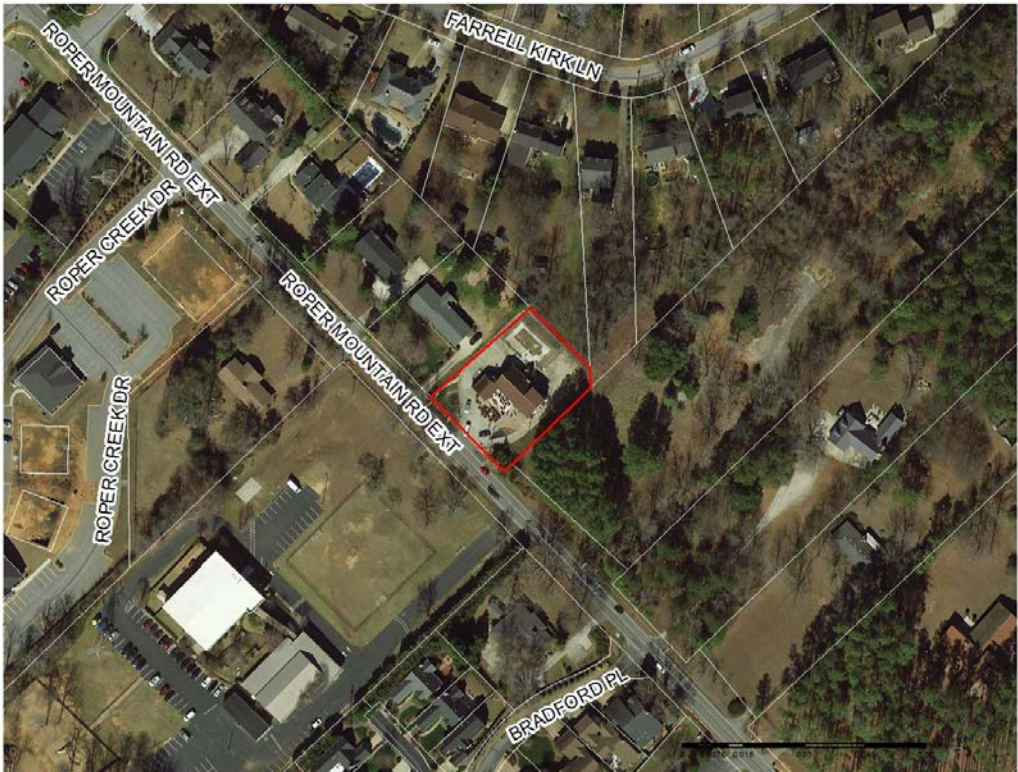
CONCLUSION:

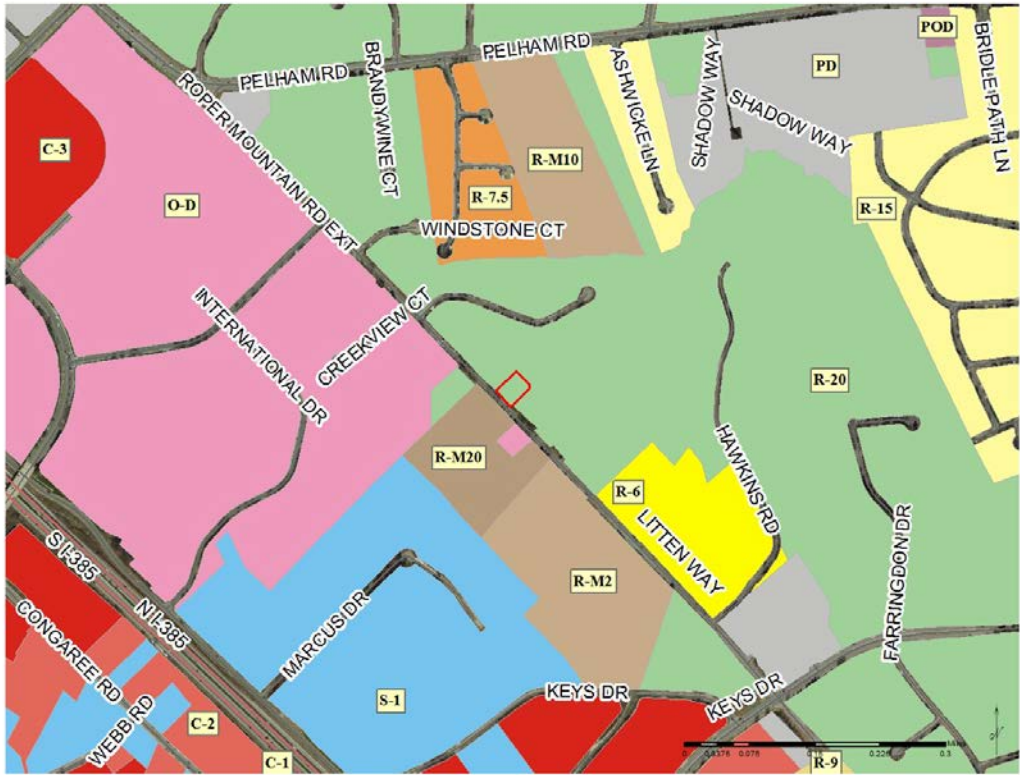
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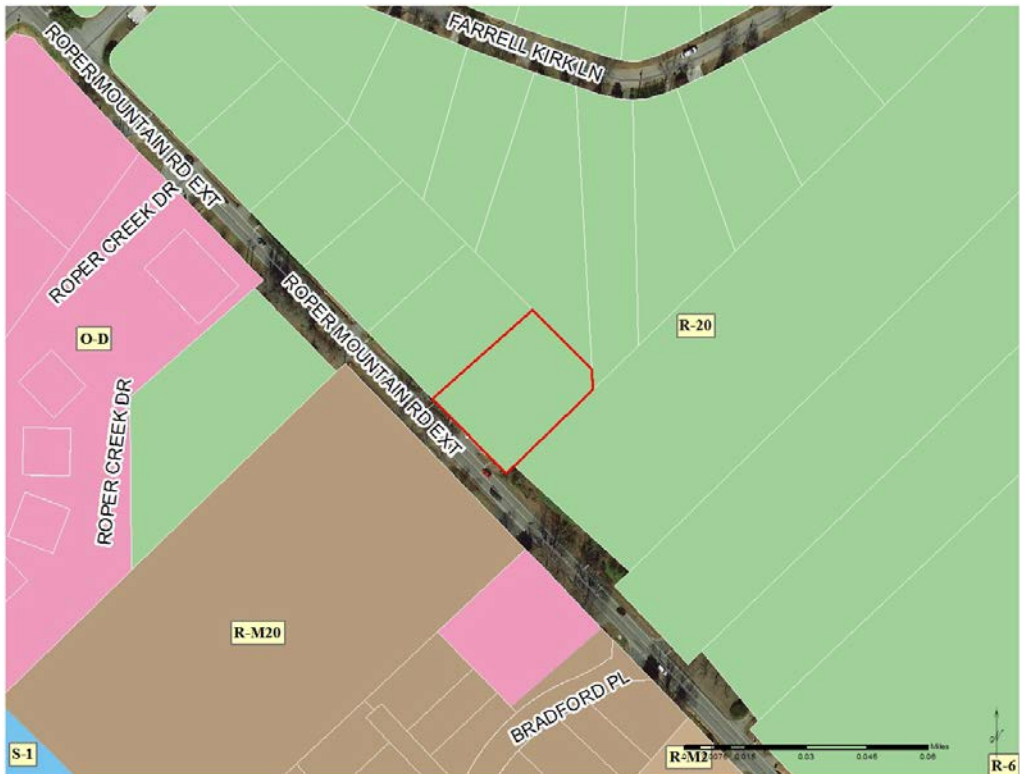


Aerial Photography, 2017





Zoning Map





Future Land Use Map