

Zoning Docket from November 15, 2021 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2021-117	Robert J. Barreto of Summit Development for Lois S. Bryson, Brenda Gail Freeman, Heather M. Kennedy and Jason Sean Burton 1803 Roper Mountain Rd. 0539020100100 (Portion) R-S, Residential Suburban District to R-15, Single-Family Residential District	21	Approval	Approval		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on November 15, 2021 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Applicant <ul style="list-style-type: none"> - Would like to develop 8 single-family residential development that is consistent with the surrounding area 2) Citizen <ul style="list-style-type: none"> - Lives behind the subject parcel and very happy that the applicant came to discuss this with them first. <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Citizen <ul style="list-style-type: none"> - Discussed existing water run-off issues from the subject parcel's shared property line to the southeast with The Oaks at Roper Mountain - Concerned with clearing the parcel that would cause additional run-off issues. <p>List of meetings with staff: None</p>				<p>Petition/Letter For: None</p> <p>Against: None</p>	
Staff Report	<p>ANALYSIS</p> <p>The subject property is part of the <u>Plan Greenville County</u> Comprehensive Plan, where it is designated as <i>Suburban Mixed Use</i>. Floodplain is not present on site. There are no schools located within one mile of the site. The property is not along a bus route and there are no sidewalks along the subject property.</p> <p>SUMMARY</p> <p>The subject parcel is zoned R-S, Residential Suburban District and is 3.2 acres of land located at 1803 Roper Mountain Road. The subject parcel has approximately 184.5 feet of frontage along Roper Mountain Road. The applicant is requesting to rezone the property to R-15, Single-Family Residential District.</p> <p>The applicant states that the proposed land use is for single-family residential.</p> <p>CONCLUSION</p> <p>The subject parcel zoned R-S, Residential Suburban is located along Roper Mountain Road, a two-lane State-maintained Arterial road. This parcel is adjacent to property zoned R-15, Single-Family Residential and aligns with the Plan Greenville County Comprehensive Plan. Staff is of the opinion that the requested zoning district and property constraints limiting what could be placed on this site make the request appropriate.</p> <p>Based on these reasons, staff recommends approval of the requested rezoning to R-15, Single-Family</p>					

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	Residential.
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TO: County Council
Planning and Development Committee
Planning Commission

FROM: Meagan Staton, Deputy Zoning Administrator

RE: CZ-2021-117

APPLICANT: Robert J. Barreto of Summit Development for Lois S. Bryson, Brenda Gail Freeman, Heather M. Kennedy and Jason Sean Burton

PROPERTY LOCATION: 1803 Roper Mountain Rd.

PIN/TMS#(s): 0539020100100 (Portion)

EXISTING ZONING: R-S, Residential Suburban District

REQUESTED ZONING: R-15, Single-Family Residential District

PROPOSED LAND USE: Single-Family Residential

ACREAGE: 3.2

COUNCIL DISTRICT: 21 – Harrison

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ZONING HISTORY: This parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2. There have been no previous rezoning requests for this parcel.

EXISTING LAND USE: Vacant Wooded Land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S	Single-Family Residences
East	R-15	Private Recreation Area
South	R-15	Single-Family Residences
West	PD	Single-Family Residences

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Metro District

PLAN GREENVILLE COUNTY

CONFORMANCE: The subject property is part of the Plan Greenville County Comprehensive Plan, where it is designated as *Suburban Mixed Use*. **Please refer to the Future Land Use Map at the end of the document.**

AREA AND COMMUNITY PLANS:

The subject property is not a part of any area or community plans.

DENSITY WORKSHEET: The following scenario provided 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	3.2	5 units
Requested	R-15	2.9 units/acre		9 units

A successful rezoning would allow for 4 more dwelling units than is allowed under the current zoning.

ROADS AND TRAFFIC:

Roper Mountain Rd. is a three-lane State-maintained Arterial road. The portion of a parcel has approximately 184.5 feet of frontage along Roper Mountain Rd. The portion of a parcel is approximately 0.70 miles northwest of the intersection of Roper Mountain Rd. and Garlington Rd. The property is not along a bus route. There are, however, sidewalks in the area.

Location of Traffic Count	Distance to Site	2011	2014	2019

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Roper Mountain Rd.	2,278' SW	11,000	11,000 +0.00%	13,500 +22.7%
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CULTURAL AND ENVIRONMENTAL:

Floodplain is not present on the site. There are no known historic or cultural resources on the site. No schools are located within one mile of the site.

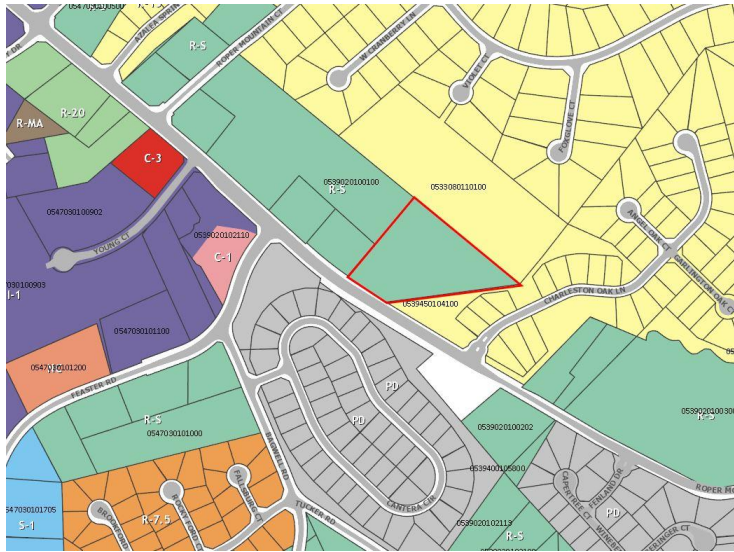
CONCLUSION:

Due to a quick turn-around, Staff's Recommendations and Conclusion to be provided at a later date.

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Aerial Photography, 2020



Zoning Map

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Plan Greenville County, Future Land Use Map