

**Zoning Docket from November 15, 2021 Public Hearing**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC 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 11-17-21	Approval 12-6-21	
Public Comments	<p><b>Some of the general comments made by Speakers at the Public Hearing on November 15, 2021 were:</b></p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> <li>1) Applicant <ul style="list-style-type: none"> <li>- Would like to develop 8 single-family residential development that is consistent with the surrounding area</li> </ul> </li> <li>2) Citizen <ul style="list-style-type: none"> <li>- Lives behind the subject parcel and very happy that the applicant came to discuss this with them first.</li> </ul> </li> </ol> <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> <li>1) Citizen <ul style="list-style-type: none"> <li>- Discussed existing water run-off issues from the subject parcel's shared property line to the southeast with The Oaks at Roper Mountain</li> <li>- Concerned with clearing the parcel that would cause additional run-off issues.</li> </ul> </li> </ol> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
Staff Report	<p><b>ANALYSIS</b></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><b>SUMMARY</b></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><b>CONCLUSION</b></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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