

**ZONING DOCKETS FROM THE MARCH 5, 2012
PLANNING AND DEVELOPMENT COMMITTEE MEETING**

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2012-6	Joel Nunez Snipes Road R-S to R-20 0547030100501	21	A	A	A	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 20, 2012 were:</p> <p><u>Speakers For</u> (1) Owner of adjacent home and applicant (2) Intend to build another home on the vacant lot</p> <p><u>Speakers Against</u> (1) None</p>					Petition/Letter For – Against –
Staff Report	<p>The adjacent area zoned I-1, Industrial, is currently occupied by various industrial and service uses or is vacant with a potential to be developed in the future. However, the area to the east of Snipes Road on the north side of Roper Mountain Road and to the east of Feaster Road on the south side of Roper Mountain Road is residential in character. There are varying densities of residential in the immediate area, including smaller lots to the north in Roper Mountain Estates. The lot size requirements of R-S, Residential Suburban, prevent the further subdivision of the property in question despite smaller lot sizes of the majority of homes in the vicinity. The proposed R-20, Single-Family Residential, would be more in character with the development pattern in the area. Based on the aforementioned reasons, Staff recommends approval of the R-20, Single-Family Residential, request.</p>					