

DOCKET NUMBER: CZ-2016-12

APPLICANT: Patrick Neal Fogleman for RJR Venture Group LLC

PROPERTY LOCATION: 1607 and 1609 Roper Mountain Road

PIN/TMS#(s): 0547030100702 and 0547030100714

EXISTING ZONING: R-S, Residential Suburban

REQUESTED ZONING: R-15, Single-Family Residential

ACREAGE: 3

COUNCIL DISTRICT: 21 – Burns

ZONING HISTORY: The parcel was originally zoned R-S, Residential Suburban in May 1971 as part of Area 2.

EXISTING LAND USE: single-family residential

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-S and R-15	single-family residential (Roper Mountain Estates SD)
East	R-S	single-family residential
South	R-20	single-family residential
West	R-20 and R-S	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 designated as *Residential Land Use 2* which prescribes 3 to 6 units per acre.

The subject property is also designated as a *Neighborhood Corridor* which are predominantly residential in form and function but do allow for some limited nonresidential use. Traffic speeds in this corridor are very slow for safety and convenience while access is largely unmanaged. Furthermore, the site is adjacent to an *Employment Center* which are characterized by large and small scale industrial and service uses.

DENSITY WORKSHEET:

The following scenario provides the potential capacity of residential units based upon county records for acreage.

	Zoning	Zoning Density	GIS Acres	Total Units
<i>Current</i>	<i>R-S</i>	<i>1.7 units/acre</i>	3.06	<i>5 units</i>
<i>Requested</i>	<i>R-15</i>	<i>2.9 units/acre</i>		<i>9 units</i>

successful rezoning may add up to 4 units.

ROADS:

Roper Mountain Road: three-lane State-maintained major collector

TRAFFIC:

Location of Traffic Count	Distance to Site	2007	2013	2014
Old Roper Mountain Road	3,700' E	10,600	9,800 -7.5%	11,000 12.2%

SUMMARY:

The subject parcel is 3 acres of property located on Roper Mountain Road approximately 0.5 miles east of the intersection of Roper Mountain Road and Garlington Road. The parcels have approximately 160 feet of frontage along Roper Mountain Road. These parcels are located along a GPATS Setback that has started construction to widen Roper Mountain Road.

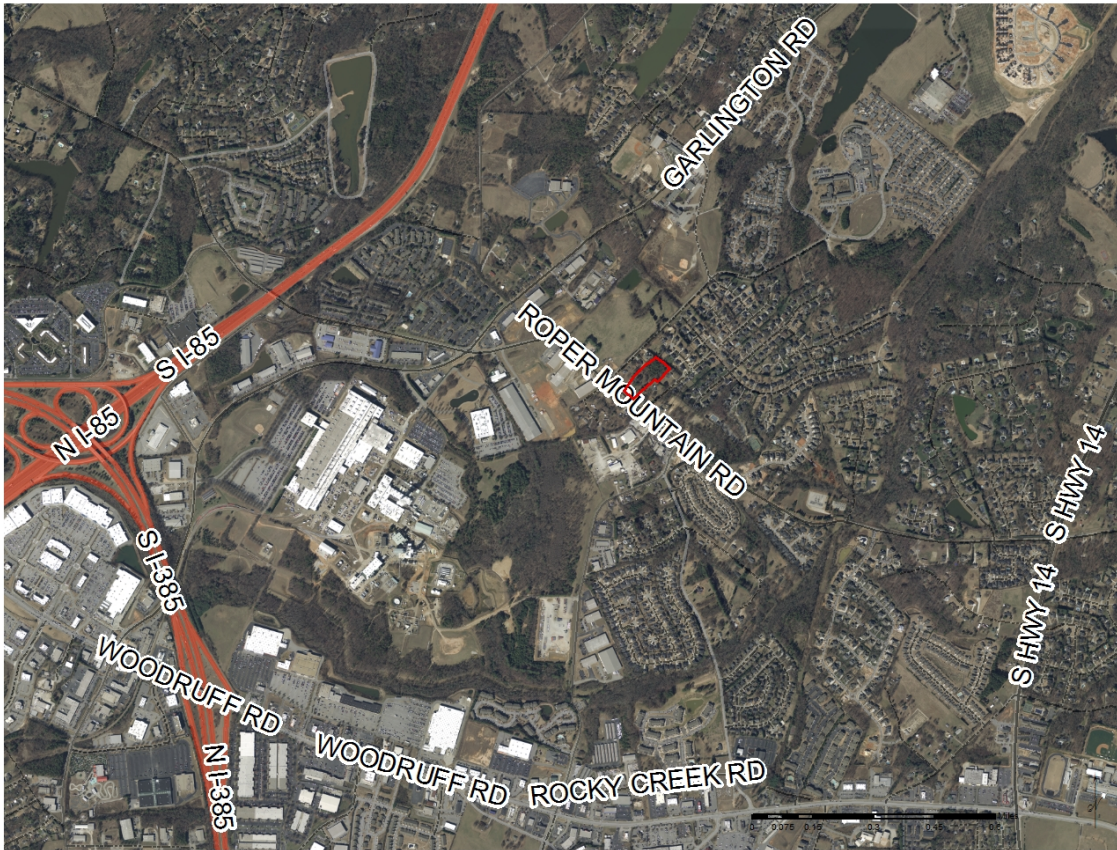
The subject parcel is zoned R-S, Residential Suburban. This district is to provide reasonable safeguards for areas that are in the process of development with predominantly single-family dwellings but are generally still rural in character. Provision is made for reduction of the minimum lot size where public or community sewerage and water systems are available.

The application is requesting to rezone the property to R-15, Single-Family Residential. This district is established as areas in which the principal use of land is for single-family dwellings. The regulations for this district is intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.

The applicant states the proposed land use is for a residential subdivision.

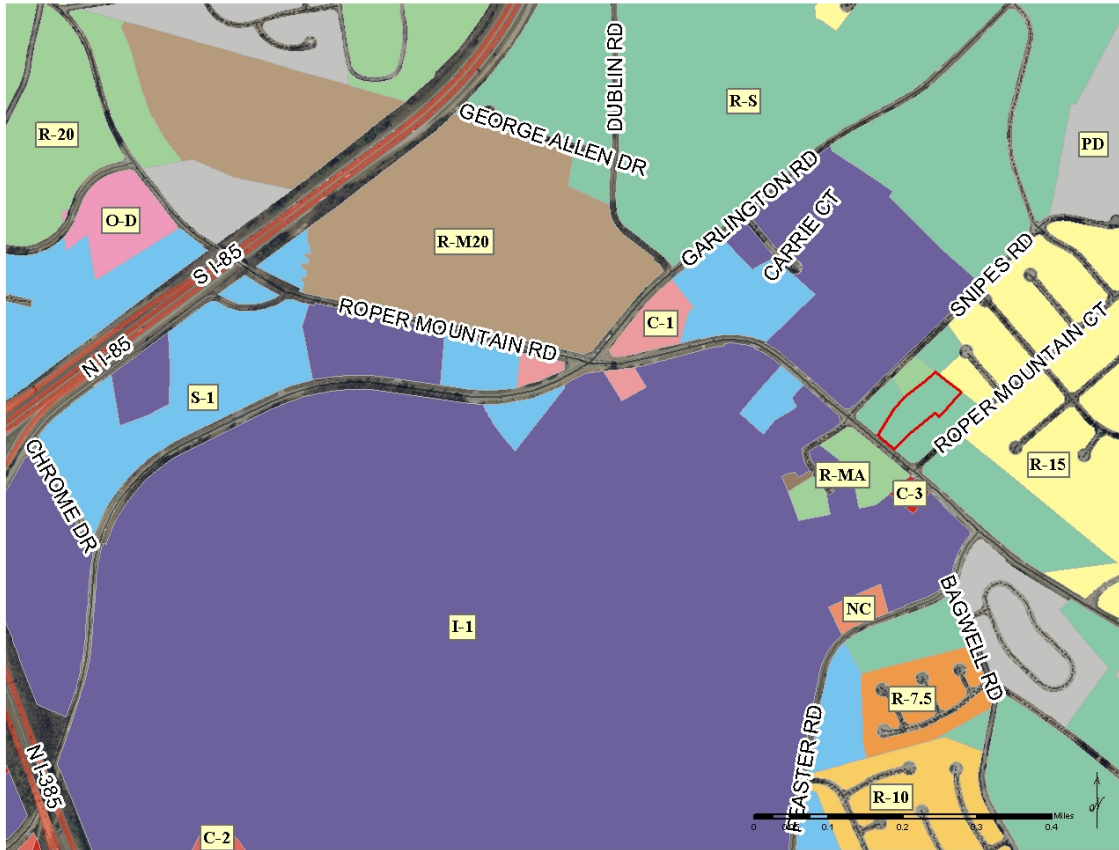
CONCLUSION:

Due to a condensed schedule, conclusion and staff recommendation will be presented at the Planning Commission meeting.

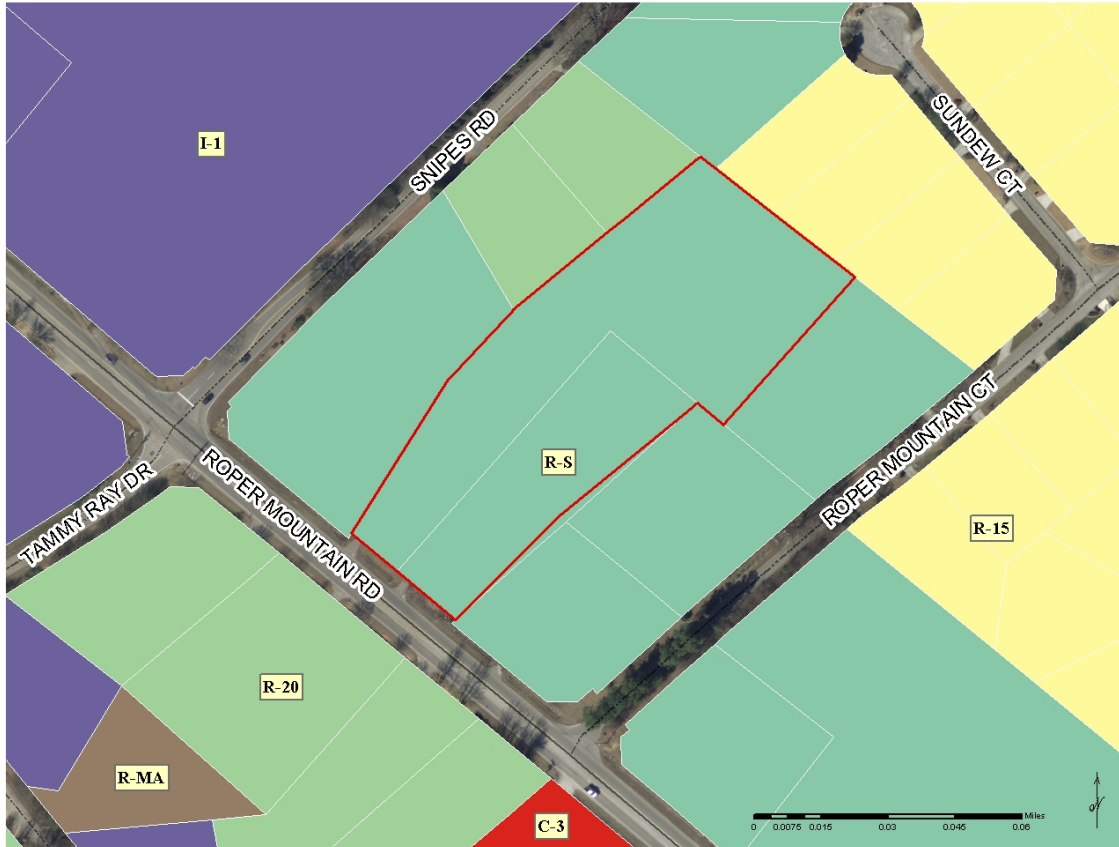


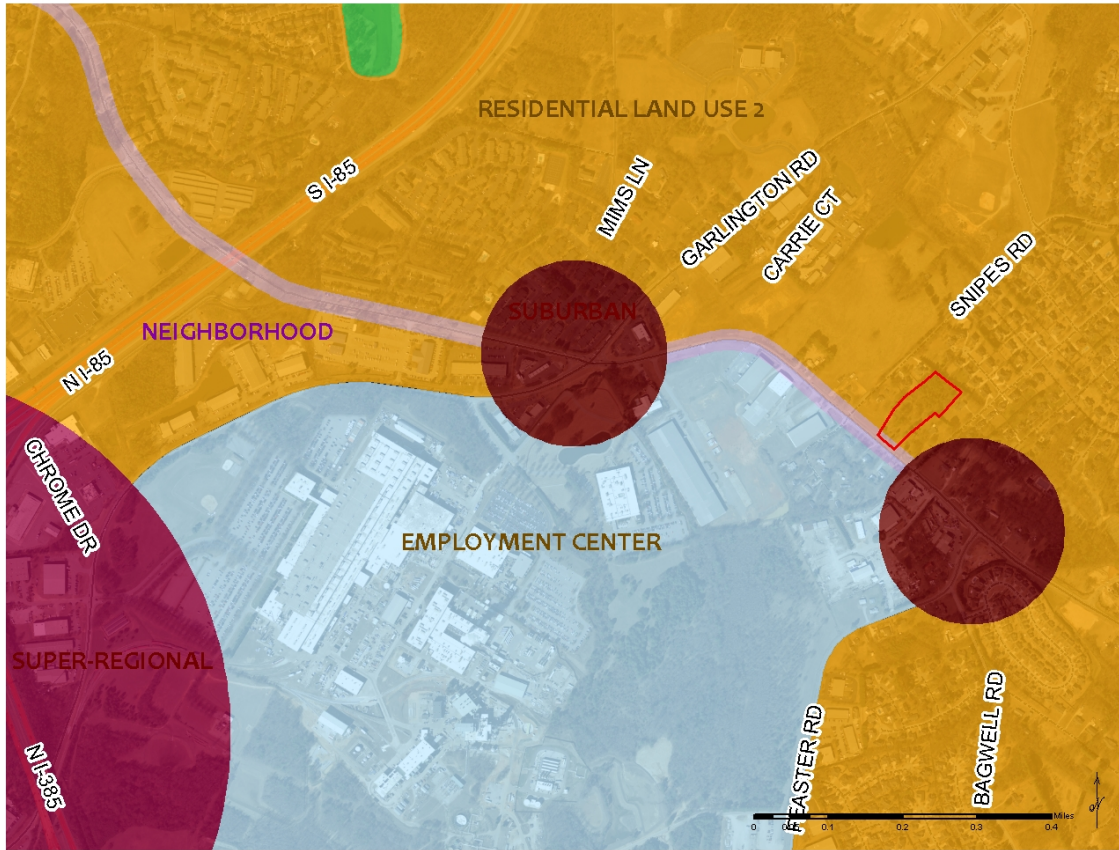
Aerial Photography, 2014





Zoning Map





Future Land Use Map