

Zoning Docket from August 14, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD REC.	P&D REC.	COUNCIL ACTION
CZ-2017-51	Susanne Lueck for Cora C. Cuthbertson Roper Mountain Road Extension 0543010100700 R-20, Single-Family Residential to O-D, Office District	22	Denial	Denial 8-23-17		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on August 14, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Wants to put in a residential assisted living home • 24 hour on site staff • Affordable • Generally lower patient/staff ratio • Will look and feel like a residence • Will house 12 to 18 patients • 8,000sqft house • Would be the first one in the upstate if approved <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter</p> <p><u>For:</u> None</p> <p><u>Against:</u> None</p>
Staff Report	<p>The subject parcel zoned R-20, Single-Family Residential, is 1.2 acres of property located on Roper Mountain Road Extension approximately 0.2 miles Southeast of the intersection of Roper Mountain Road Extension and Pelham Road. The parcel has approximately 190 feet of frontage along Roper Mountain Road Extension. The applicant is requesting to rezone the property to O-D, Office District.</p> <p>The applicant states the proposed land use is for residential assisted living.</p> <p>The applicant is requesting to rezone the property to O-D, Office District. The subject site abuts single-family residences with R-20, Single-Family Residential zoning to the north, east and west. Staff is of the opinion that the requested rezoning would not be consistent with the surrounding land uses. 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 O-D, Office District.</p>					

DOCKET NUMBER: CZ-2017-51

APPLICANT: Susanne Lueck for Cora C. Cuthbertson

PROPERTY LOCATION: Roper Mountain Road Extension

PIN/TMS#(s): 0543010100700

EXISTING ZONING: R-20, Single-Family Residential

REQUESTED ZONING: O-D, Office District

ACREAGE: 1.20

COUNCIL DISTRICT: 22 – Taylor

ZONING HISTORY: The parcel was originally zoned R-20, Single-Family Residential in May 1970, as part of Area 1.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	R-20	single-family residential
East	R-20	single-family residential
South	O-D	assisted living facility (City of Greenville)
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	950' SE	11,300	9,400 -16.8%	10,900 16%

SUMMARY:

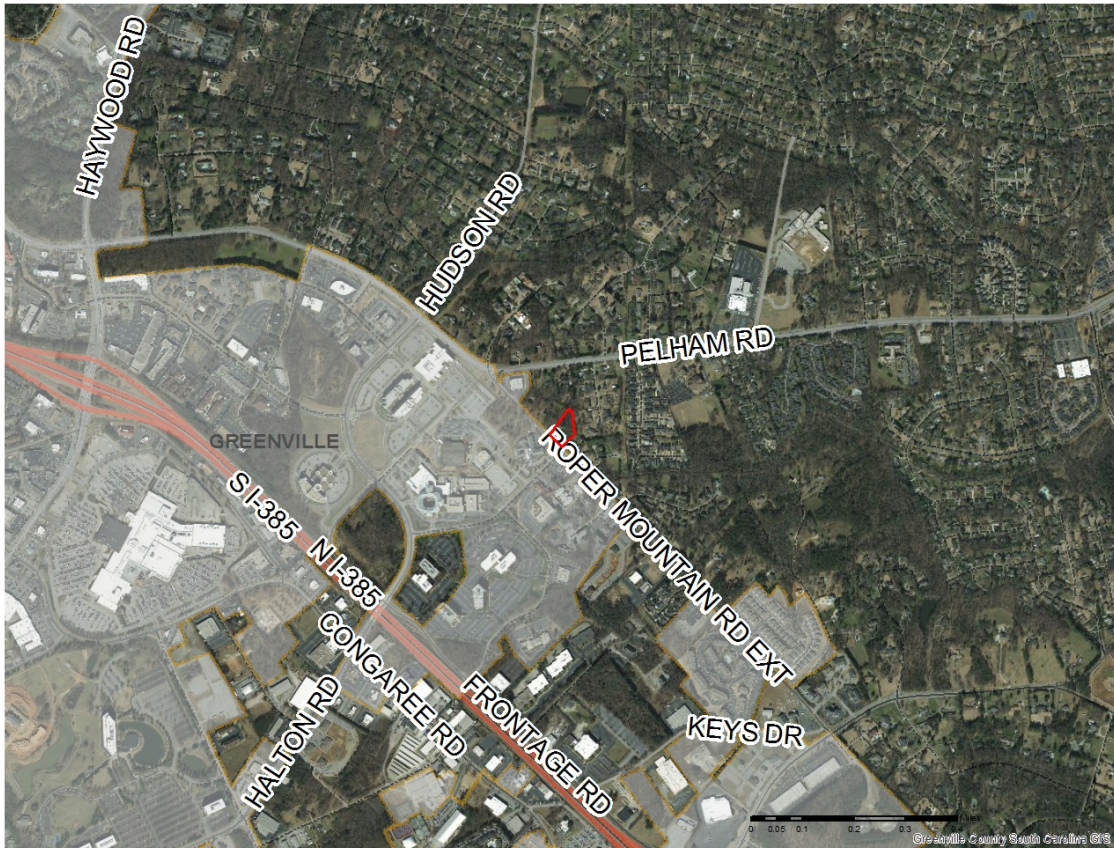
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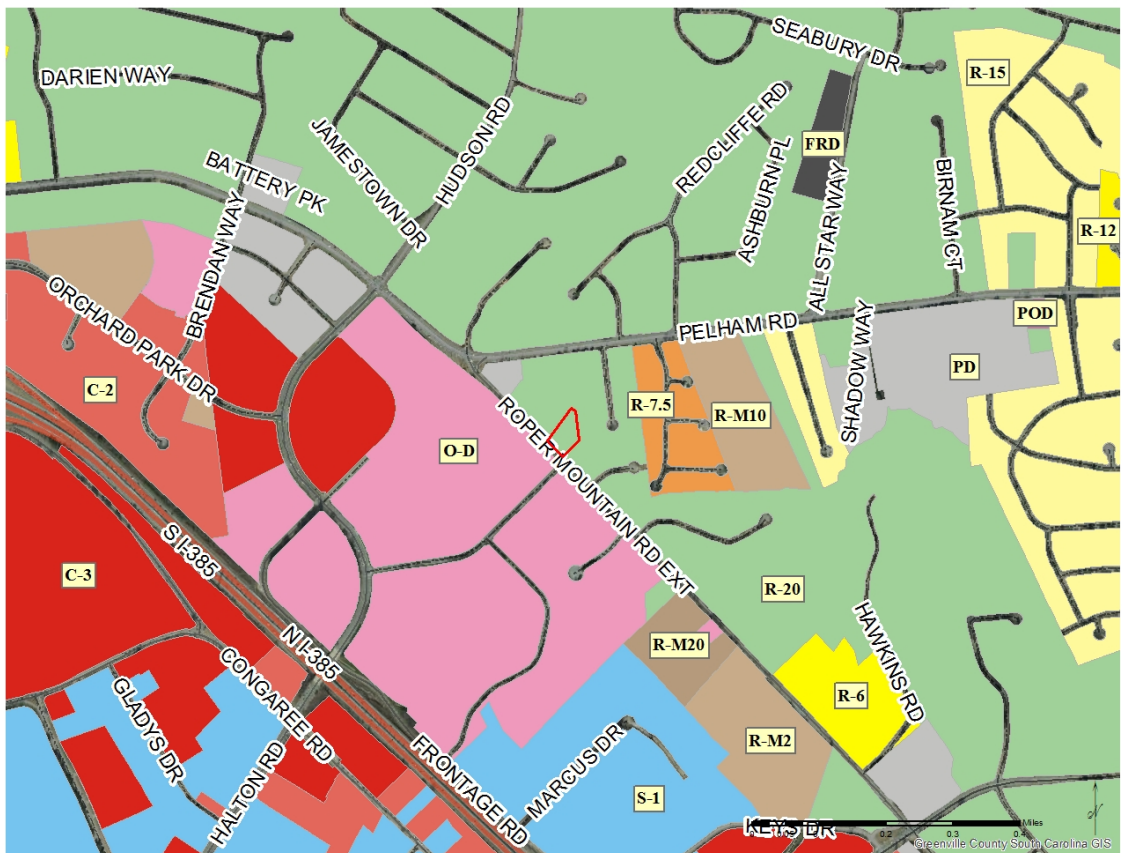
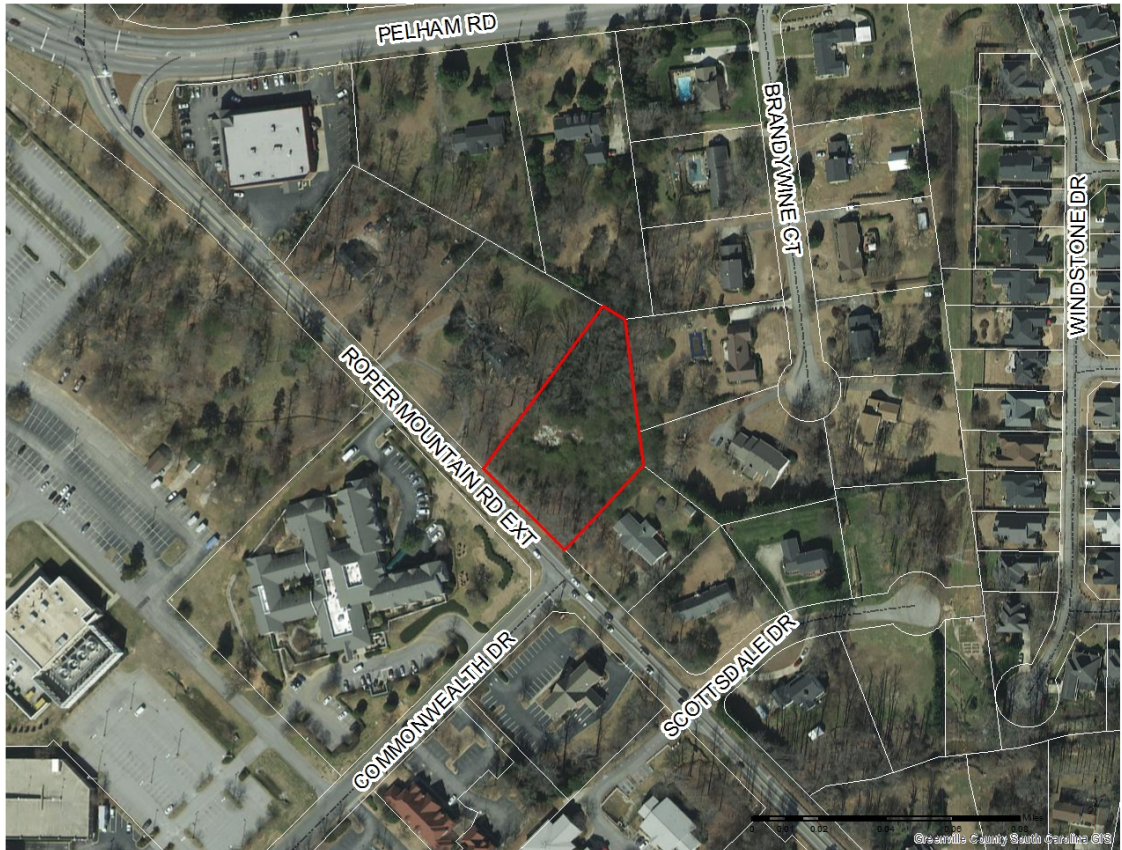
CONCLUSION:

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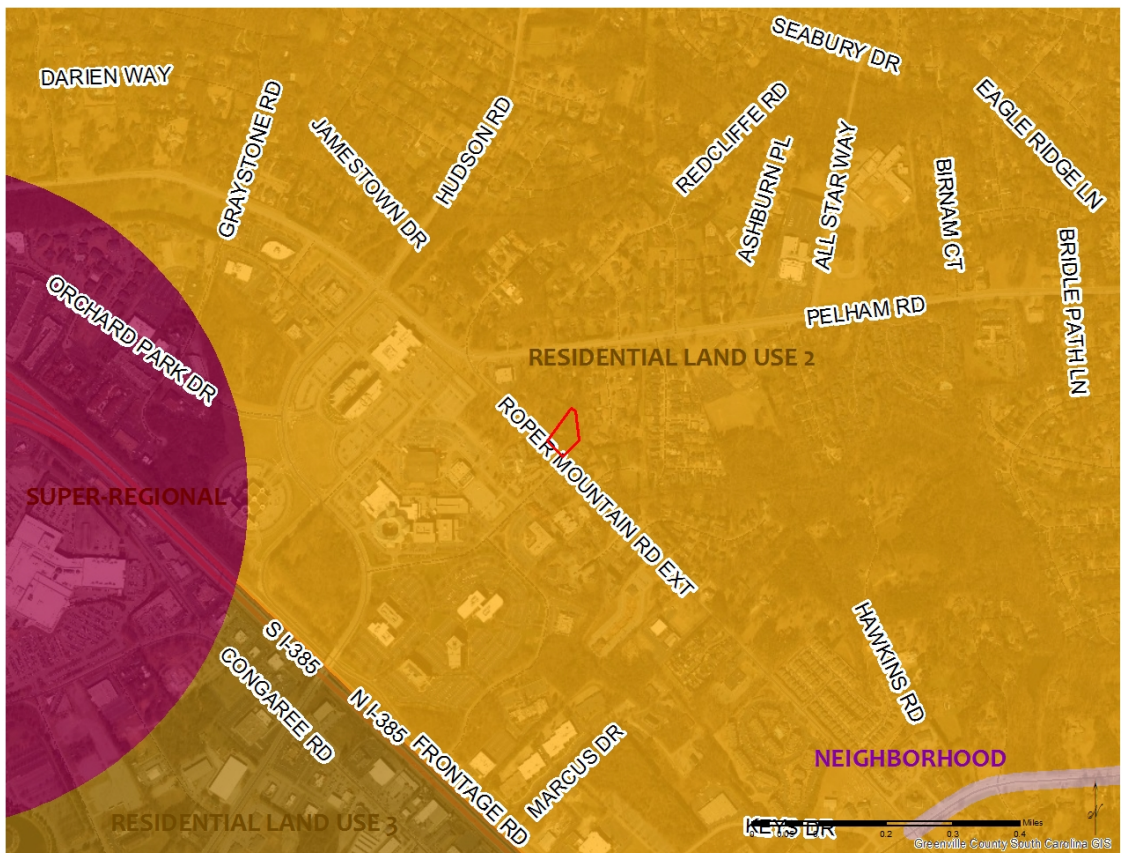
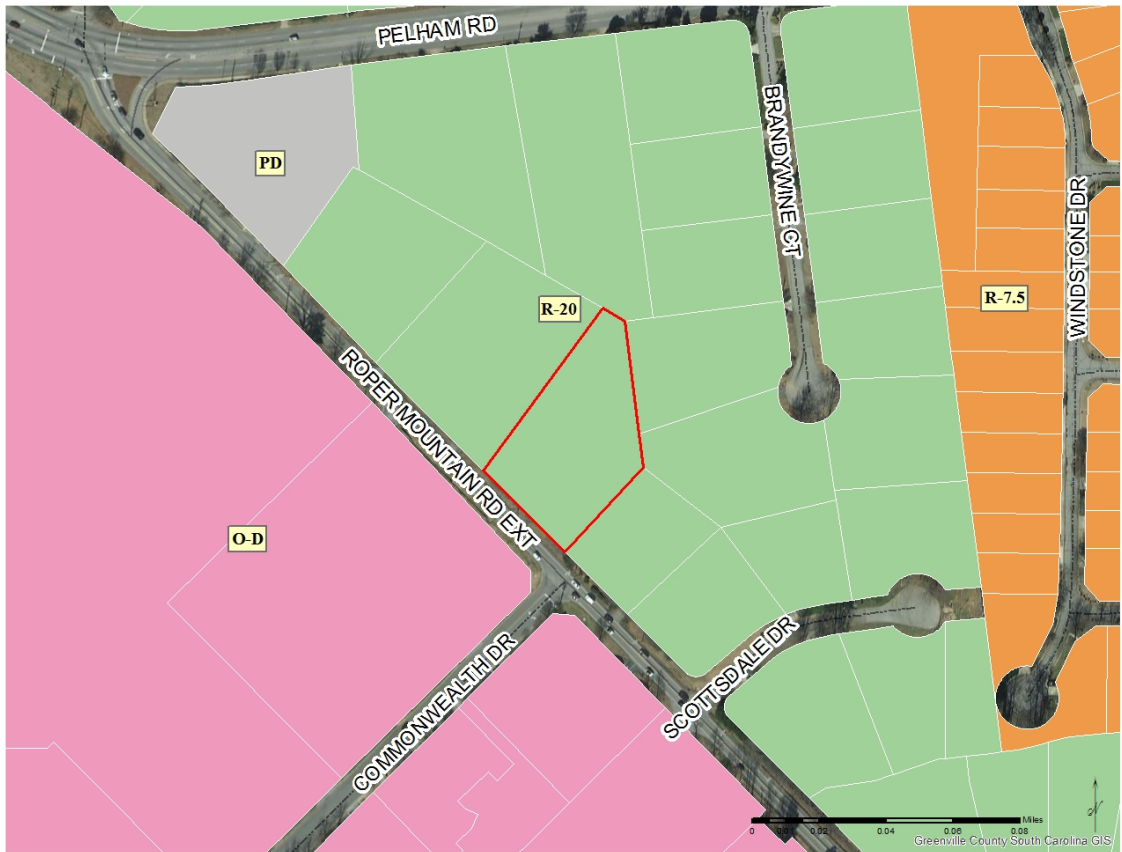
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Aerial Photography, 2016



Zoning Map



Future Land Use Map