

Zoning Docket from June 17, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-28	Dale K. Gentile for Saad Holdings LLC and Carmic, LLC Donaldson Road and Cedar Avenue 0399000104900 and 0399000104901 (portion) R-MA, Multifamily Residential to S-1, Services	25	Approval	Approval 6-26-19	Approval 7-15-19	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 17, 2019 were:</p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> Wants to do pest control business. <p><u>Speakers Against:</u> None</p> <p>List of meetings with staff: None</p>					<p>Petition/Letter For: None</p> <p>Against: None</p>
Staff Report	<p>ANALYSIS: The subject site is located in the <u>South Greenville Area Plan</u> with a portion of it designated as Service/Industrial, which allows for heavier commercial uses which may require storage in warehouse, wholesale and warehousing, light industrial uses, as well as manufacturing and assembly plants. The additional portion of the subject site is designated as High Density Residential in the <u>South Greenville Area Plan</u>, which allows for multiple-family dwellings, such as duplexes or apartments that can range in density from two to twenty dwelling units per acre. Floodplain is not present on this parcel.</p> <p>Additionally, while this parcel is not along a bus route, Route 10 is 0.7 miles away at the intersection of White Horse Road & Augusta Road. These conditions are expected to remain the same, per Greenlink's Comprehensive Operations Analysis. There are also no sidewalks in this area.</p> <p>SUMMARY: The subject parcel zoned R-MA, Multifamily Residential, is 0.9 acres of property located on Donaldson Road approximately 0.7 miles southeast of the intersection of Augusta Road and White Horse Road. The parcel has approximately 195 feet of frontage along Donaldson Road and 440 feet of frontage along Cedar Avenue. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for a pest control business.</p> <p>CONCLUSION: The subject site is located in an area where there is mainly service and industrial land uses and zoning. It is also located along Donaldson Road, a major collector. The <u>South Greenville Area Plan</u> recommends Industrial/Service, along with High Density Residential. A portion of one parcel is already zoned S-1 Services. Staff is of the opinion the requested zoning to S-1, Services is appropriate based on the existing zoning along with the S-1, Services zoning to the north and south of the subject site and the surrounding zoning in the area.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to S-1, Services.</p>					