

**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		
<b>Public Comments</b>	<p><b>Some of the general comments made by Speakers at the Public Hearing on June 17, 2019 were:</b></p> <p><u>Speakers For:</u> 1) Applicant</p> <ul style="list-style-type: none"> <li>Wants to do pest control business.</li> </ul> <p><u>Speakers Against:</u> None</p> <p><b>List of meetings with staff:</b> None</p>					<p><b>Petition/Letter For:</b> None</p> <p><b>Against:</b> None</p>
<b>Staff Report</b>	<p><b>ANALYSIS:</b></p> <p>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 &amp; 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><b>SUMMARY:</b></p> <p>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><b>CONCLUSION:</b></p> <p>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>					

**DOCKET NUMBER:** CZ-2019-28

**APPLICANT:** Dale K. Gentile for Saad Holdings LLC and Carmic, LLC

**PROPERTY LOCATION:** Donaldson Road and Cedar Avenue

**PIN/TMS#(s):** 0399000104900 and 0399000104901 (portion)

**EXISTING ZONING:** R-MA, Multifamily Residential

**REQUESTED ZONING:** S-1, Services

**ACREAGE:** 0.9

**COUNCIL DISTRICT:** 25 – Fant

**ZONING HISTORY:** The parcel was originally zoned R-MA, Residential Multifamily in May 1971, as part of Area 2. There was a successful S-1, Services, zoning request in 1981, CZ-1981-24. Another zoning request in 2018 from S-1 and R-MA to FRD, CZ-2018-068 was withdrawn.

**EXISTING LAND USE:** vacant wooded land

**AREA CHARACTERISTICS:**

Direction	Zoning	Land Use
North	S-1 and R-MA	service garage and mobile home park
East	R-MA	mobile home park
South	S-1	vacant wooded land
West	R-MA	single-family residential and vacant wooded land

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Metro Sewer

**FUTURE LAND USE:** The subject property is part of the South Greenville Area Plan and a portion of it is designated as *Service/Industrial* and as *High Density Residential* which prescribes 4 units per acre as defined by the South Greenville Area Plan.

**ROADS:** Donaldson Road: two-lane State-maintained major collector  
Cedar Avenue: two-lane County-maintained local

**TRAFFIC:**

Location of Traffic Count	Distance to Site	2011	2014	2018
Donaldson Road	1,020' NE	4,400	4,300 -2.3%	6,900 +60.5%

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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.

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**SUMMARY:**

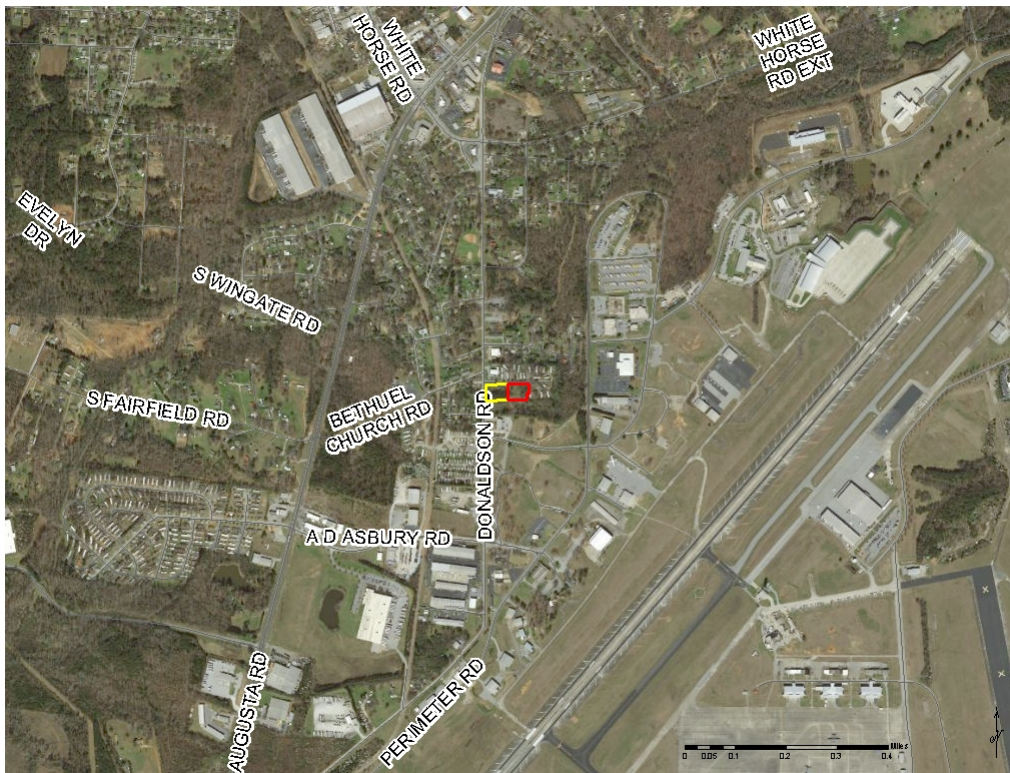
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**CONCLUSION:**

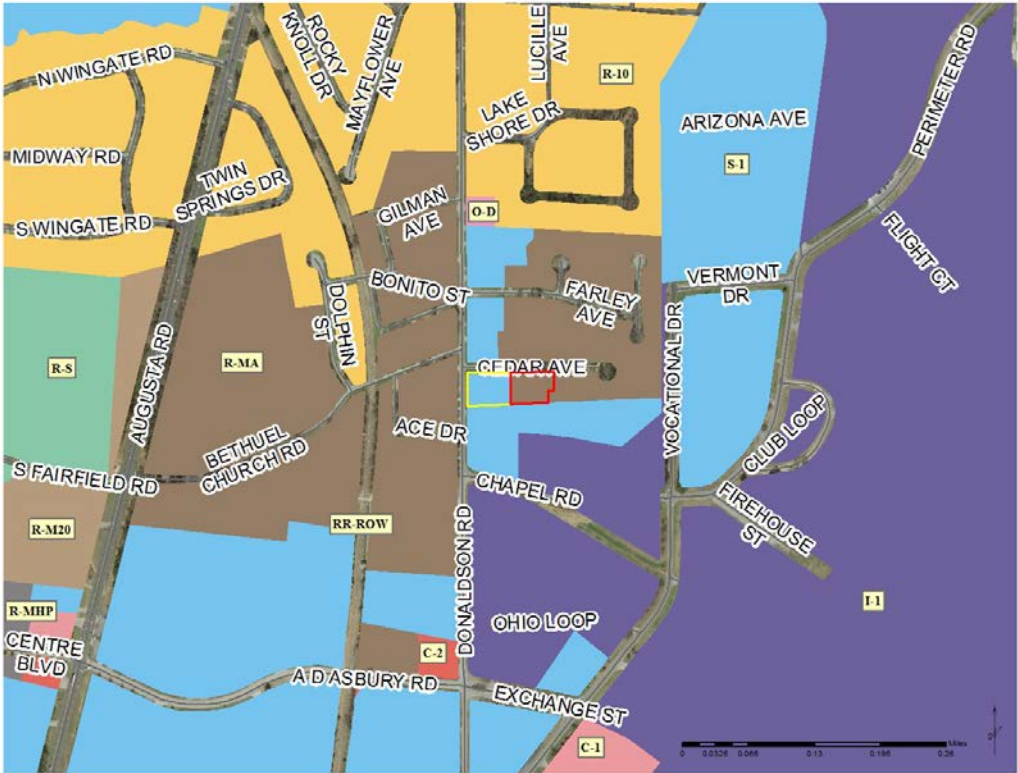
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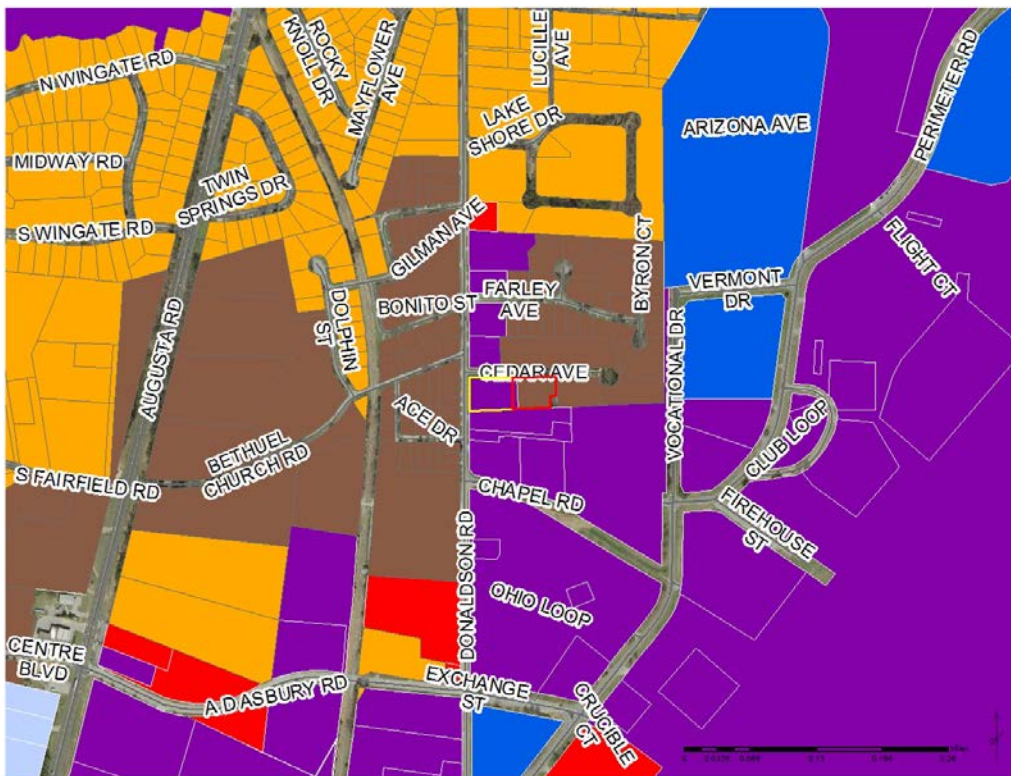
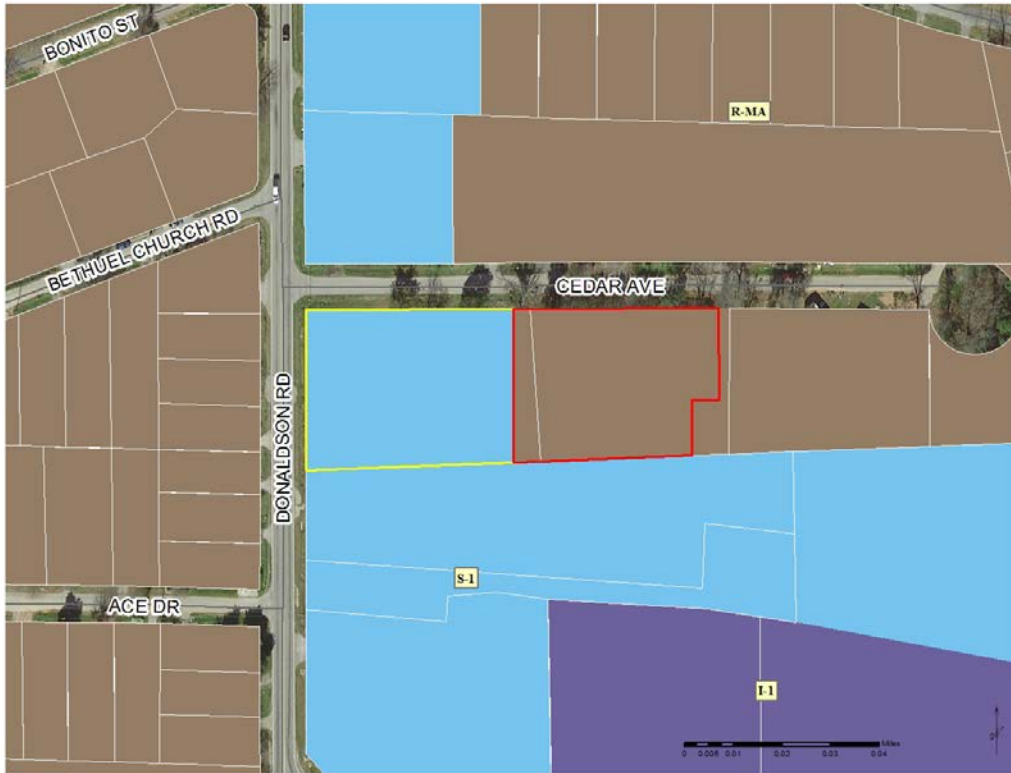


Aerial Photography, 2018





Zoning Map



South Greenville Area Plan, Future Land Use Map

## Legend



Study Area



County Boundary



Transition Commercial District

### Proposed Land Use Categories



Service / Industrial



Business & Light Manufacturing Park



Commercial



Medical Park



Public / Institutional



High Density Residential (4 units/acre)



Suburban Residential (3-4 unites/acre)



Transitional Residential (2-3 units/acre)



Rural Residential (1-2 units/acre)



Rural Preservation (0-0.3 units/acre)



Agricultural (10 acre minimum)