

Zoning Docket from October 16, 2017 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2017-60	James D. McCutchen, Jr. or Timothy L. Buchanan, Engineering, LLC, for V Go Holdings, LLC 1335 Cedar Lane Road B012000101900 C-3, Commercial and R-10, Single-Family Residential to S-1, Services	19	Denial	No Recommendation 10/23/17 Denial 11/15/17	Returned to GCPC 11/6/17 Denial 11/20/17	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 16, 2017 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Keeping gas station on property • Wants to build 2, 20,000sqft storage buildings • 1 story buildings • Potential boat and RV storage and parking in the back • Plans on landscaping and buffering property <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>				<p>Petition/Letter For:</p> <p>None</p> <p>Against:</p> <p>None</p>	
Staff Report	<p>The subject parcel zoned C-3, Commercial and R-10, Single-Family Residential, is 7.8 acres of property located on Cedar Lane Road approximately 0.8 miles west of the intersection of Cedar Lane Road and West Blue Ridge Drive. The parcel has approximately 315 feet of frontage along Cedar Lane Road. The applicant is requesting to rezone the property to S-1, Services.</p> <p>The applicant states the proposed land use is for a climate controlled warehouse/self-storage.</p> <p>Cedar Lane Road is a four lane state-maintained road. Currently there is a gas station with a convenience store on the subject site. The Berea Community Plan recommends commercial and office uses along the front half of the parcel. The back half of the parcel has a recommendation of Low Density Residential. Staff is of the opinion rezoning the subject site to S-1, Services could have negative impacts on the adjacent residential neighborhood. Staff has concerns about the allowable uses in an S-1, Services zoning district while abutting an established single-family residential neighborhood. The requested rezoning is also not consistent with the Berea Community Plan.</p> <p>Based on these reasons staff recommends denial of the requested rezoning to S-1, Services.</p>					
GCPC	At the October 23, 2017 Planning Commission meeting, the Planning Commission had a failed approval recommendation and a failed denial recommendation for Docket CZ-2017-60. Planning Commission approved the recommendation of no recommendation for Docket CZ-2017-60.					
P&D Committee	At the November 6, 2017 the Planning and Development Committee returned CZ-2017-60 back to Planning Commission, requesting that Planning Commission make a recommendation on CZ-2017-60.					