

Zoning Docket from February 18, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-15	Clayton V. Kerr, Pickens Federal Credit Union for C. Louise Kerr 115 Farris Bridge Road B015000201700 C-1, Commercial to R-12, Single-Family Residential	19	Approval	Approval 02/27/19	Approval 3/4/19	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on February 18, 2019 were:</p> <p><u>Speakers For:</u> None</p> <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: In 1996, the subject property was rezoned from R-12, Single-Family Residential to C-1, Commercial; with rezoning case CZ-1996-97. The applicant is requesting to rezone the property back to R-12, Single-Family Residential for the existing use of residential. The property has R-12, Single-Family Residential zoning abutting 3 sides of the property.</p> <p>Currently, bus/transit Route 9 inbound runs along Farris Bridge Road. When the routes change per the Comprehensive Operations Analysis (COA), Route 9 will be rerouted to Sulphur Springs Road where it will meet with Route 2 on Eunice Dr.</p> <p>SUMMARY: The subject parcel zoned C-1, Commercial, is 1 acre of property located on Farris Bridge Road approximately 0.6 miles southeast of the intersection of Farris Bridge Road and White Horse Road. The parcel has approximately 165 feet of frontage along Farris Bridge Road. The applicant is requesting to rezone the property to R-12, Single-Family Residential.</p> <p>The applicant states the proposed land use is for single-family residential.</p> <p>CONCLUSION: The subject site along Farris Bridge Road and is surrounded by single-family residential and vacant land uses. Single-Family Residential zoning is present to the north, south and west of the subject site; with O-D Office District across the street. This parcel was rezoned originally in 1996 from R-12, Single-Family Residential to C-1, Commercial, but has remained a single-family residence since then. Staff believes the requested rezoning to R-12 is appropriate based on the surrounding zoning and land use. The requested rezone is also consistent with the Berea Community Plan, which recommends Low Density Residential.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to R-12, Single-Family Residential.</p>					