

**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<br>115 Farris Bridge Road<br>B015000201700<br>C-1, Commercial<br>to R-12, Single-Family Residential  | 19       | Approval   | Approval<br>02/27/19 |          |   |
| Public Comments | <p><b>Some of the general comments made by Speakers at the Public Hearing on February 18, 2019 were:</b></p> <p><u>Speakers For:</u><br/>None</p> <p><u>Speakers Against:</u><br/>None</p> <p><b>List of meetings with staff:</b> None</p>  |          |            |                      |          | <p><b>Petition/Letter For:</b><br/>None</p> <p><b>Against:</b><br/>None</p> |
| Staff Report    | <p><b>ANALYSIS:</b><br/>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><b>SUMMARY:</b><br/>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><b>CONCLUSION:</b><br/>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> |          |            |                      |          |   |

**DOCKET NUMBER:** CZ-2019-15

**APPLICANT:** Clayton V. Kerr, Pickens Federal Credit Union for C. Louise Kerr

**PROPERTY LOCATION:** 115 Farris Bridge Road

**PIN/TMS#(s):** B015000201700

**EXISTING ZONING:** C-1, Commercial

**REQUESTED ZONING:** R-12, Single-Family Residential

**ACREAGE:** 1

**COUNCIL DISTRICT:** 19 – Meadows

**ZONING HISTORY:** The parcel was originally zoned R-12, Single-Family Residential in April 1972, as part of Area 3. There was a successful C-1, Commercial zoning request in 1996, CZ-1996-97.

**EXISTING LAND USE:** single-family residential

**AREA CHARACTERISTICS:**

| Direction | Zoning | Land Use                  |
|-----------|--------|---------------------------|
| North     | R-12   | vacant wooded land        |
| East      | O-D    | vacant pasture land       |
| South     | R-12   | single-family residential |
| West      | R-12   | vacant wooded land        |

**WATER AVAILABILITY:** Greenville Water

**SEWER AVAILABILITY:** Berea Sewer

**FUTURE LAND USE:** The subject property is part of the Berea Community Plan and is designated as *Low Density Residential* which prescribes 0 to 4 units per acre.

**DENSITY WORKSHEET:** The following scenario provides the potential capacity of residential units based upon County records for acreage.

|                | Zoning     | Zoning Density       | Acres | Total Units     |
|----------------|------------|----------------------|-------|-----------------|
| <i>Current</i> | <i>C-1</i> | <i>12 units/acre</i> | 1     | <i>12 units</i> |
| Requested      | R-12       | 3.6 units/acre       |       | 3 units         |

A successful rezoning will reduce up to 9 dwelling units.

**ROADS:** Farris Bridge Road: five-lane state-maintained minor arterial

**TRAFFIC:**

| Location of Traffic Count | Distance to Site | 2011   | 2014            | 2017           |
|---------------------------|------------------|--------|-----------------|----------------|
| Farris Bridge Road        | 1150' NW         | 11,600 | 13,300<br>14.7% | 14,300<br>7.5% |

**ANALYSIS:**

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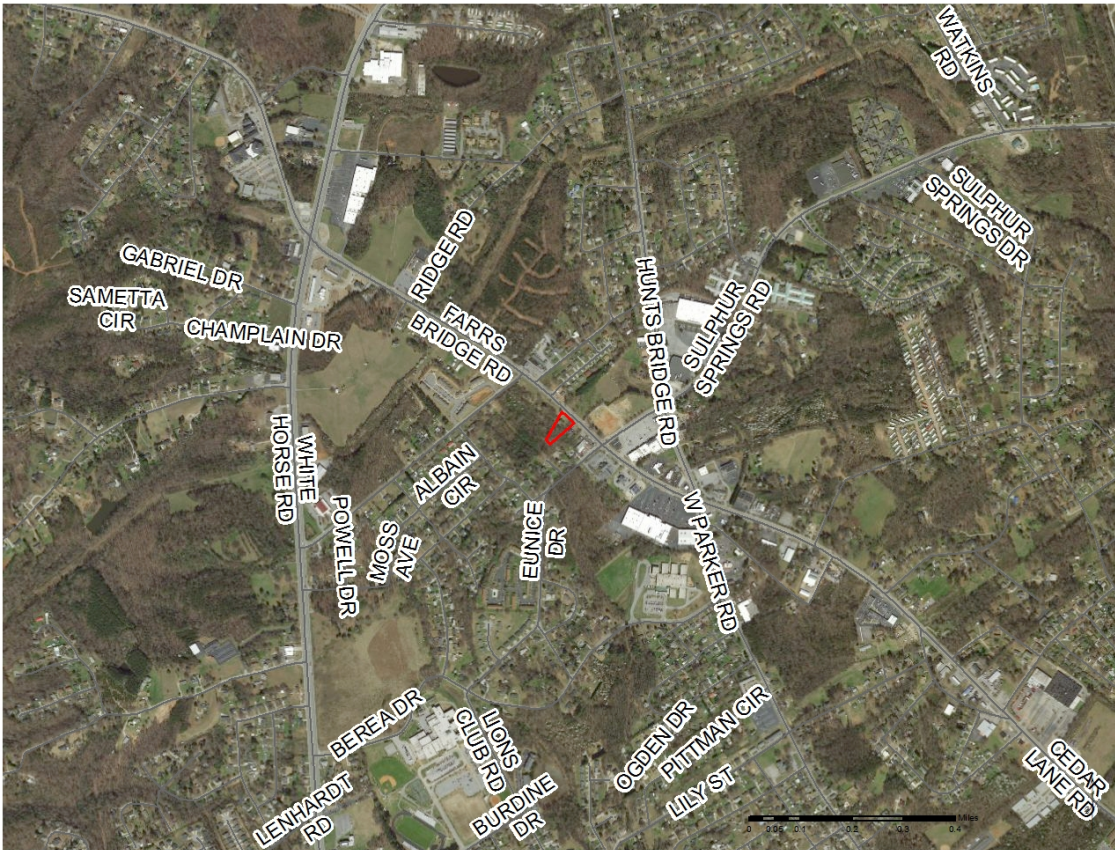
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**CONCLUSION:**

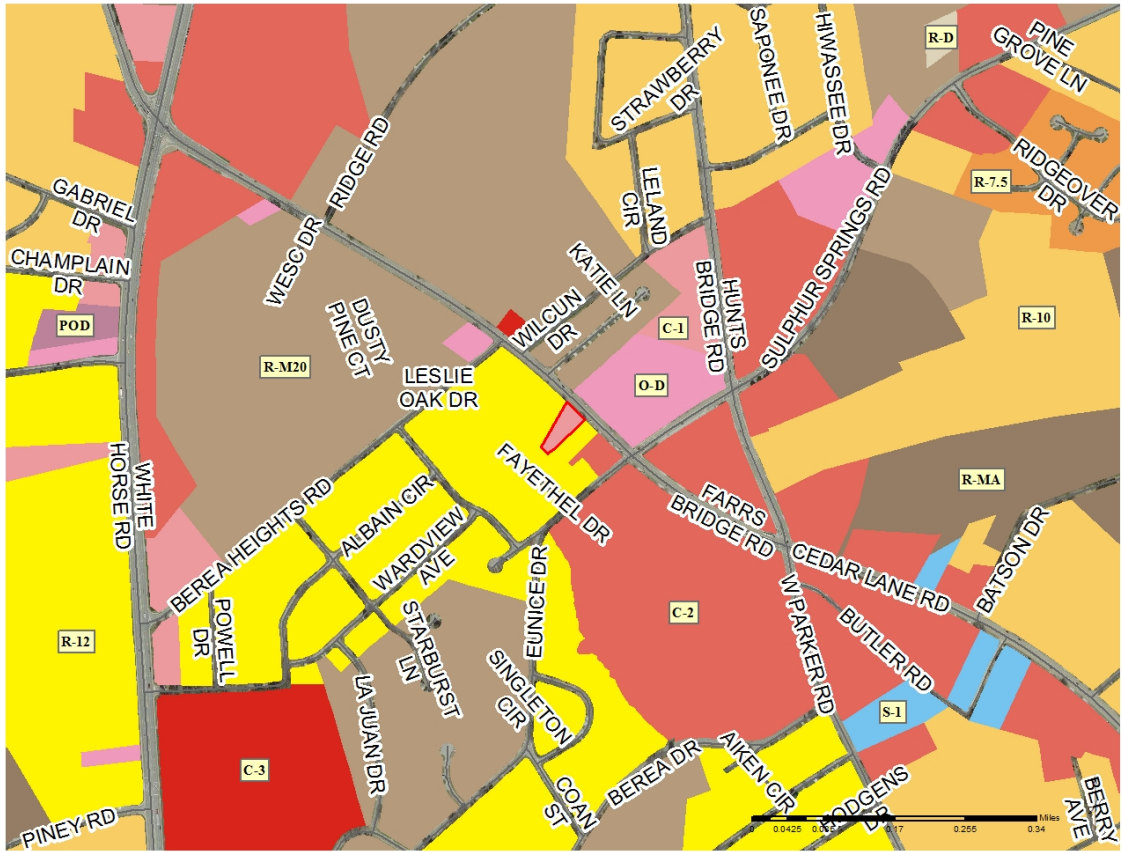
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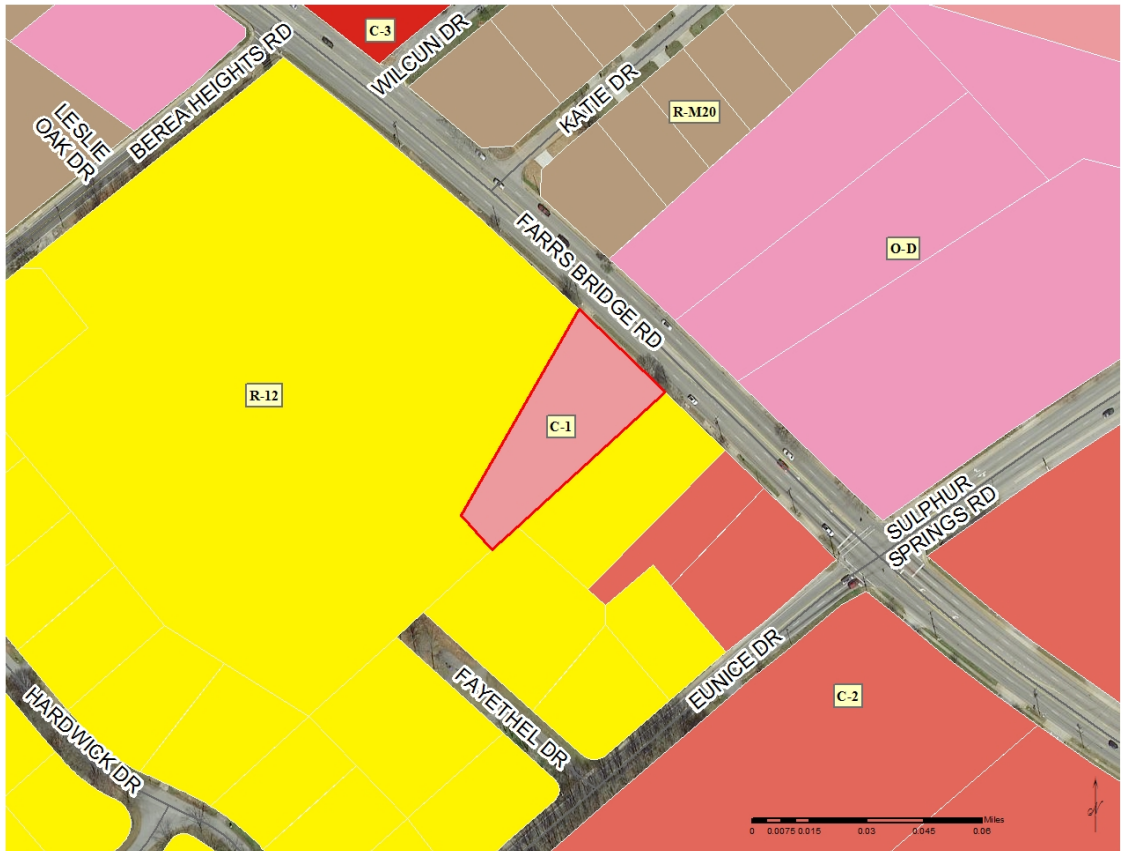


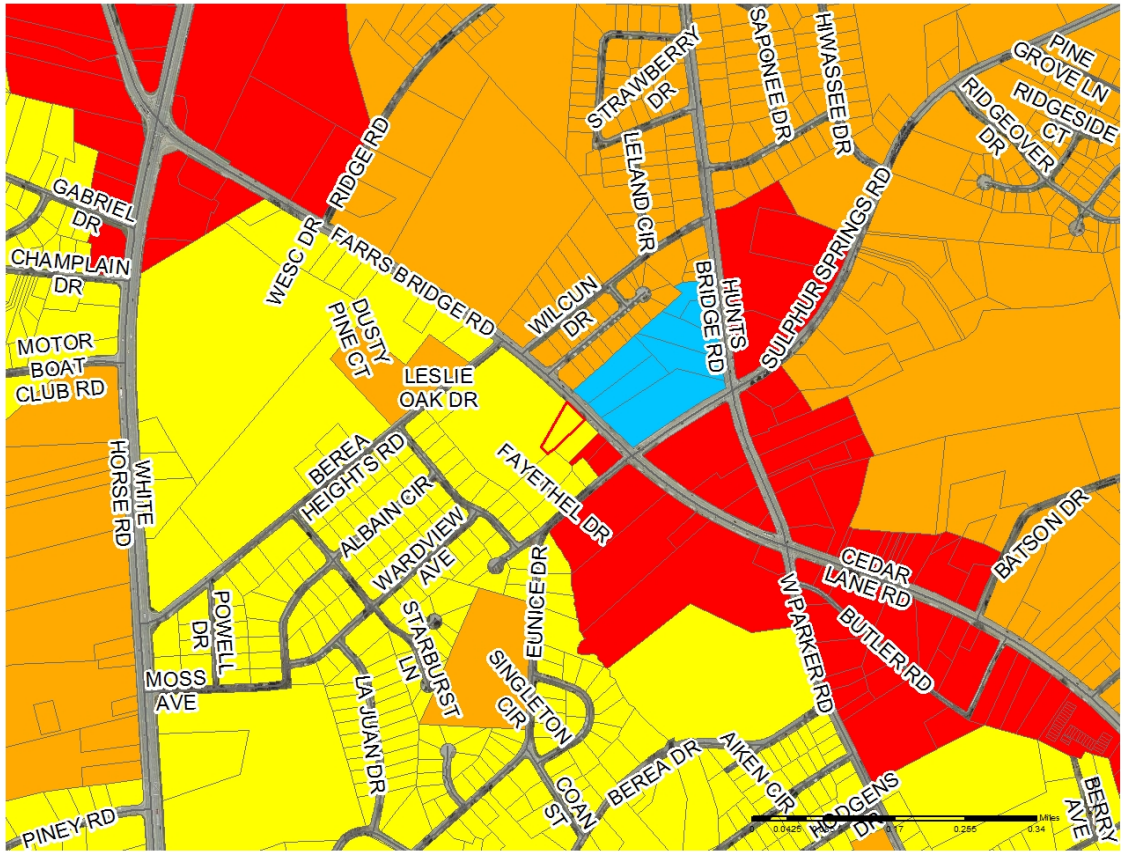
Aerial Photography, 2018





Zoning Map





Future Land Use Map, Berea Community Plan