

Zoning Docket from October 14, 2019 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2019-70	Roy L. Fogleman, Jr. of Fant, Reichert & Fogleman Woodside Church of God, Inc. Cedar Lane Road B012000100101 (portion) S-1, Services to C-3, Commercial	19	Approval	Approval 10-23-19	Hold 10-28-19; Approval 12-2-19 Next 2-3-20	Returned back to P&D 1-7-20
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on October 14, 2019 were:</p> <p><u>Speakers For:</u></p> <p>1) Applicant</p> <ul style="list-style-type: none"> • Church owns property but doesn't use it • Wanted to sell but did not realize parcel was split-zoned • Would be for 1,500 to 1,800 sq. ft. townhomes • The price range would be \$150K to \$180K • No set builder yet, so style is not known • 67 units total at 8.1 units per acre <p><u>Speakers Against:</u></p> <p>None</p> <p>List of meetings with staff: None</p>					<p><u>Petition/Letter For:</u></p> <p>None</p> <p><u>Against:</u></p> <p>None</p>
Staff Report	<p>ANALYSIS:</p> <p>The subject property is part of the <u>Berea Community Plan</u> where it is designated as <i>Commercial/Office</i>. The intent of the <i>Commercial/Office</i> designation is for commercial and office developments of an appropriate size to the serve the area. This may include shopping centers, grocery stores, convenience stores, general retail stores, and restaurants, as well and medical and professional offices, along major thoroughfares with heavy traffic. This property is also located along a <i>Regional Corridor</i> in the <u>Berea Community Plan</u>. <i>Regional Corridors</i> are typically a minimum of four lanes and most intersections are signalized. Given the high volume and speed of traffic, access is managed to limit curb cuts. Floodplain is not present on the parcel. Additionally this property is along a bus route, Route 506. Sidewalks are also present in this area.</p> <p>SUMMARY:</p> <p>The subject portion of the parcel zoned S-1, Services is 4 acres of property located on Cedar Lane Road approximately 0.6 miles west of the intersection of West Blue Ridge Drive and Cedar Lane Road. This portion of the parcel has approximately 500 feet of frontage along Cedar Lane Road. The applicant is requesting to rezone the portion of the property to C-3, Commercial.</p> <p>The applicant states the proposed land use is for multifamily townhomes.</p> <p>CONCLUSION:</p> <p>The subject site is located along Cedar Lane Road, a five lane arterial road. Staff believes the requested zoning of C-3, Commercial for the remainder of the parcel is appropriate. Staff is of the opinion the rezoning request would be appropriate based on its location along a Regional Corridor and its close proximity to public transportation. The requested zoning is also appropriate because it consistent with the Berea Community Plan recommending <i>Commercial</i>.</p> <p>Based on these reasons staff recommends approval of the requested rezoning to C-3, Commercial.</p>					

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P&D Committee	At the October 28, 2019 Planning and Development meeting the Committee members voted to hold docket CZ-2019-70 to allow for the opportunity to meet with the applicant.
P&D Committee	At the December 2, 2019 Planning and Development meeting the Committee members voted to approve the applicant's request to rezone to C-3.
County Council	At the January 7, 2020 Council meeting, Council voted to return the docket back to the Planning and Development Committee for further research.

Planning Report

DOCKET NUMBER: CZ-2019-70

APPLICANT: Roy L. Fogleman, Jr. of Fant, Reichert & Fogleman, Woodside Church of God, Inc.

PROPERTY LOCATION: Cedar Lane Road

PIN/TMS#(s): B012000100101 (portion)

EXISTING ZONING: S-1, Services

REQUESTED ZONING: C-3, Commercial

ACREAGE: 4.0

COUNCIL DISTRICT: 19 – Meadows

ZONING HISTORY: The parcel was originally zoned R-M, Multifamily Residential in April 1972, as part of Area 3. This parcel has had three successful rezoning cases. There was a successful S-1, Service rezoning request in 1988, CZ-1988-88. There was a successful C-3, Commercial rezoning request in 2000, CZ-2000-54 for a portion of the parcel. There was a successful C-3, Commercial rezoning request in 2001, CZ-2001-25 for a portion of the parcel.

EXISTING LAND USE: vacant wooded land

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-2 & S-1	single-family residential and vacant land
East	R-M20	apartments
South	S-1	church
West	S-1	business park

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea Sewer

FUTURE LAND USE: The subject property is part of the Berea Community Plan where it is designated as *Commercial/Office* and located along a *Regional Corridor*.

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

	Zoning	Zoning Density	Acres	Total Units
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<i>Current</i>	<i>S-1</i>	<i>0 units/acre</i>	4	<i>0 units</i>
Requested	C-3	16 units/acre		64 units

A successful rezoning may add up to 64 dwelling units.

ROADS:

Cedar Lane Road: five-lane State-maintained arterial.

TRAFFIC:

Location of Traffic Count	Distance to Site	2011	2014	2018
Cedar Lane Road	6,000' SE	18,100	17,600 -2.8%	15,700 -10.8%

ANALYSIS:

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SUMMARY:

The subject portion of the parcel zoned S-1, Services is 4 acres of property located on Cedar Lane Road approximately 0.6 miles west of the intersection of West Blue Ridge Drive and Cedar Lane Road. This portion of the parcel has approximately 500 feet of frontage along Cedar Lane Road. The applicant is requesting to rezone the portion of the property to C-3, Commercial.

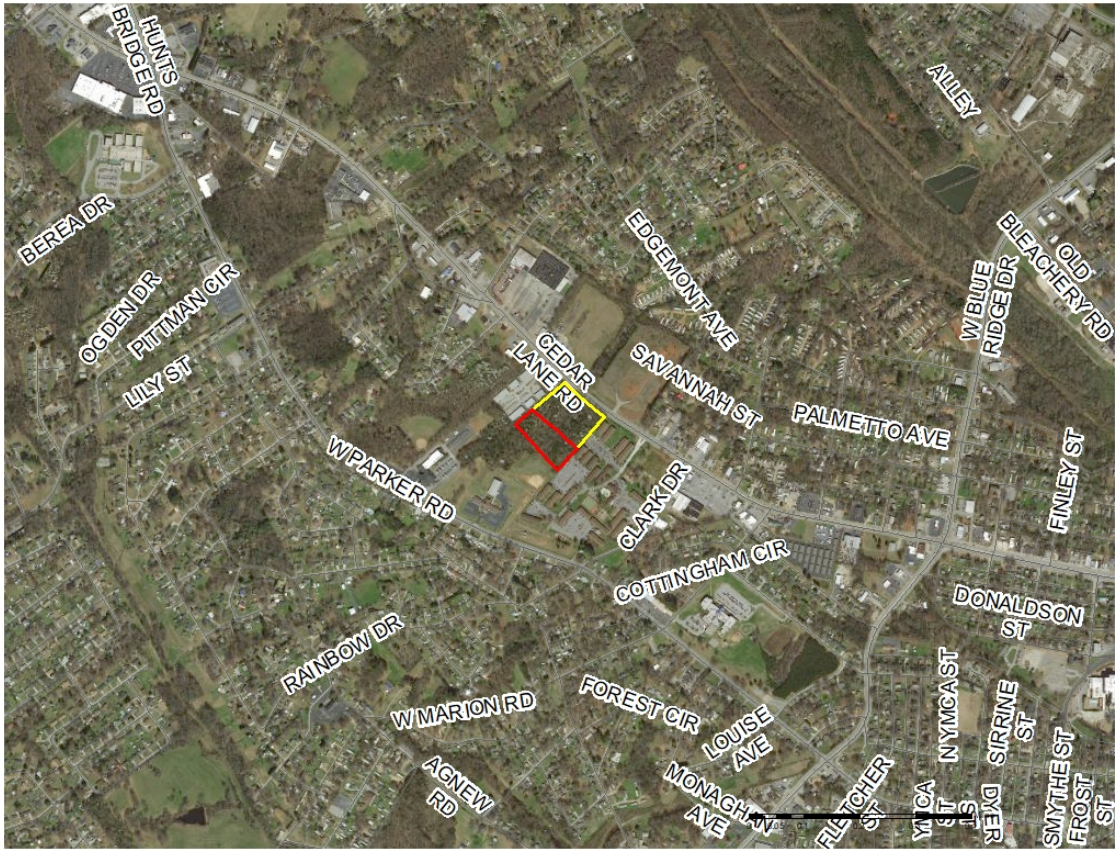
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CONCLUSION:

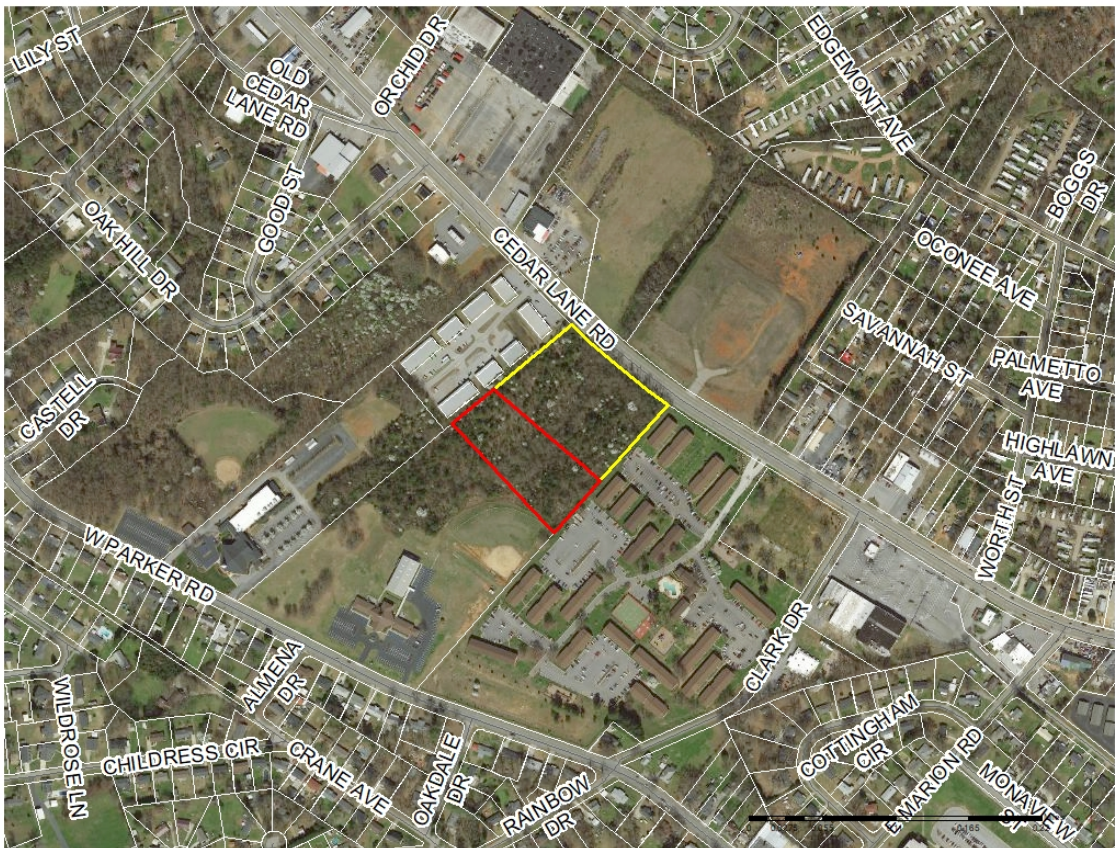
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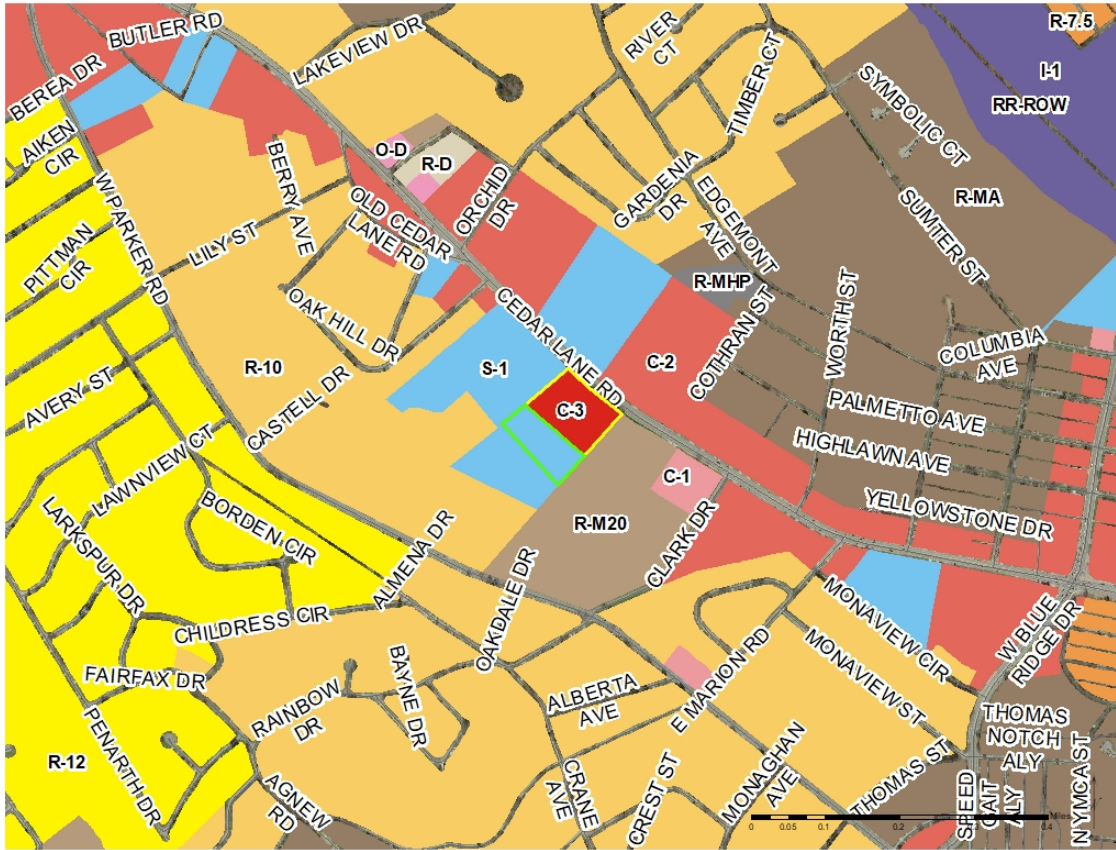
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STAFF RECOMMENDATION: Approval

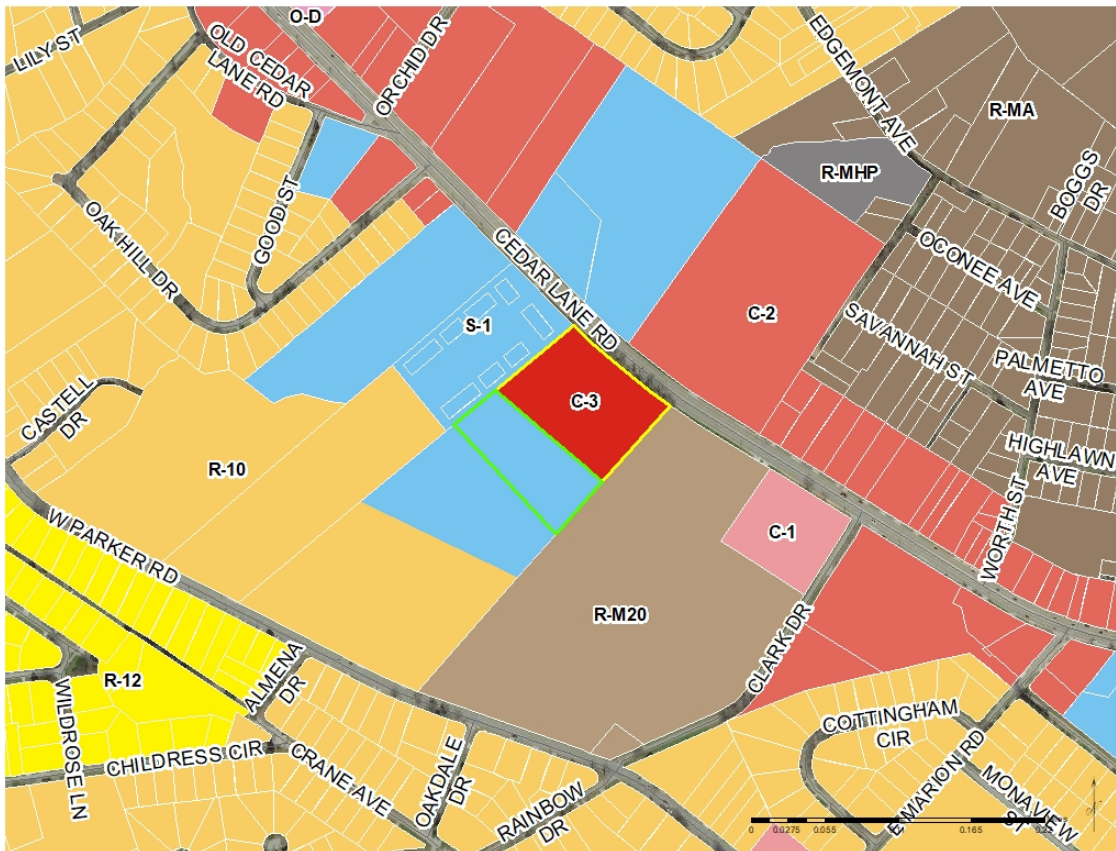


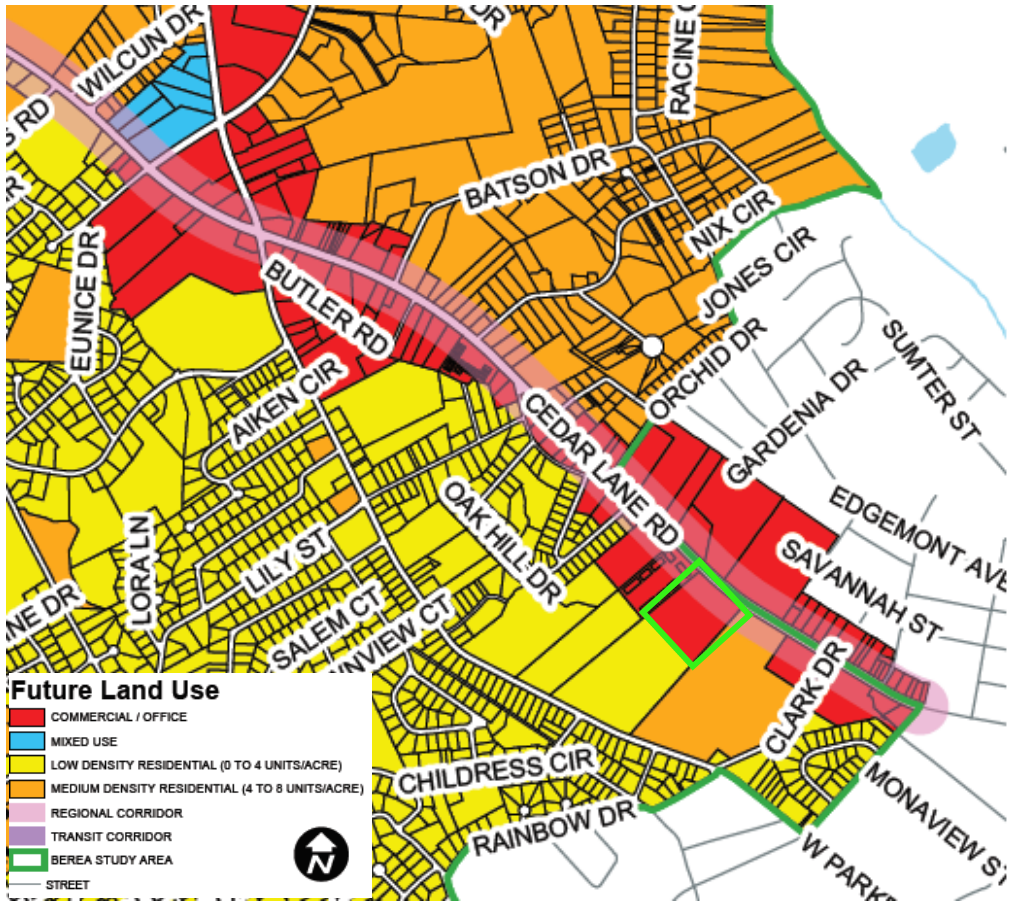
Aerial Photography, 2019





Zoning Map





Berea Community Plan, Future Land Use Map