

Zoning Docket from January 11, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2016-06	John Fort for Hillcrest Baptist Church, dba Berea Heights Baptist Church 6914 White Horse Road B013020100601 (portion) R-12, Single-Family Residential to C-3, Commercial	19	Denial	Denial 1/27/16	Denial 2/1/16	
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on January 11, 2016 were:</p> <p><u>Speakers For:</u></p> <ol style="list-style-type: none"> 1) Keith Gross – Executive Director for Neighborhood Focus <ul style="list-style-type: none"> • Here on behalf of board • 501(c)3 nonprofit • Service 1st through 12th grade • Willing to change rezoning request to make it more conducive to the residents in the area 2) 6 supporters recognized <p><u>Speakers Against:</u></p> <ol style="list-style-type: none"> 1) Resident <ul style="list-style-type: none"> • Believes that Berea is full of bad zoning • Opposed to rezoning • Have roughly 250 signatures against rezoning request 2) Resident <ul style="list-style-type: none"> • Feels there is no need to rezone this property • Opposed to the rezoning case 3) Resident <ul style="list-style-type: none"> • Opposed to rezoning • Feels there is poor planning and zoning in this area 4) Resident <ul style="list-style-type: none"> • Not completely opposed to project, but to requested rezoning of C-3 • Does not want to see any more C-3 in Berea 5) 30 in opposition recognized <p>List of meetings had previously before staff meeting.</p> <ul style="list-style-type: none"> • January 7, 2016 – meeting with applicant • January 29, 2016 – meet with land owner • February 1, 2016 – meet with applicant 	<p>Petition/Letter For: None</p> <p>Against: 344</p>				
Staff Report	<p>The subject parcel is 2 acres of property located on White Horse Road approximately 1.75 miles northwest of the intersection of West Blue Ridge Drive and White Horse Road. The parcel has approximately 80 feet of frontage along White Horse Road.</p> <p>The applicant states the proposed land use is for a daycare center.</p> <p>It is staff’s opinion that this requested rezoning would have significant impact on the surrounding area. The proposed C-3 zoning district is inconsistent with the stated use of a</p>					

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	<p>day care and surrounding residential uses. Further, the applicant may achieve the stated use of a daycare/afterschool care facility with a less intense zoning district thus preserving the remaining residential character of this stretch of White Horse Road.</p> <p>Based on these reasons, staff recommends denial of the requested C-3, Commercial.</p>
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