

Zoning Docket from January 11, 2016 Public Hearing

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPD 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		
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, 2015 – meeting 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 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</p>					

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	<p>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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Planning Report

DOCKET NUMBER: CZ-2016-06

APPLICANT: John Fort for Hillcrest Baptist Church, dba Berea Heights Baptist Church

PROPERTY LOCATION: 6914 White Horse Road

PIN/TMS#(s): B013020100601 (portion)

EXISTING ZONING: R-12, Single-Family Residential

REQUESTED ZONING: C-3, Commercial

ACREAGE: 2

COUNCIL DISTRICT: 19 - Meadows

ZONING HISTORY: The parcel was originally zoned RM, Mixed Residential in April 1972 as part of Area 3.

EXISTING LAND USE: parking lot, vacant

AREA CHARACTERISTICS:

Direction	Zoning	Land Use
North	C-3, R-M20	restaurant, single-family residence
East	R-12	school (Berea High School)
South	R-12	church (Berea Heights Baptist Church)
West	R-M20, R-10	single-family residences (Parkdale SD)

WATER AVAILABILITY: Greenville Water

SEWER AVAILABILITY: Berea Sewer

FUTURE LAND USE: The subject property is part of the Imagine Greenville comprehensive plan and designated as *Residential Land Use 3* which prescribes 6 or more units per acre.

The subject property is also designate as a *Community Corridor* which has a near-balance of residential and nonresidential uses. These corridor roads are typically three lanes in width and have signals at most intersections. Given the higher volume and speed of traffic, access is managed with design principles that limit curb cut access.

ROADS: White Horse Road: six-lane State-maintained major arterial freeway/expressway

TRAFFIC: No traffic counts in proximity of White Horse Road.

SUMMARY: 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.

The subject parcel is zoned R-12, Single-Family Residential. This district is established as areas in which the principal use of land is for single-family dwellings and for related recreational, religious, and educational facilities normally required to provide an orderly and attractive residential area. The regulations for this district is intended to discourage any use which, because of its characteristics, would interfere with the development of or be detrimental to the quiet residential nature of the area included in the district.

The application is requesting to rezone the property to C-3, Commercial. This district is established to provide for the development of commercial and light service land uses that are oriented to customers travelling by automobile. The land uses in this district are intended to be located in non-residentially zoned areas and along major thoroughfares. Establishments in this district provide goods and services for the traveling public.

The applicant states the proposed land use is for a daycare center.

CONCLUSION:

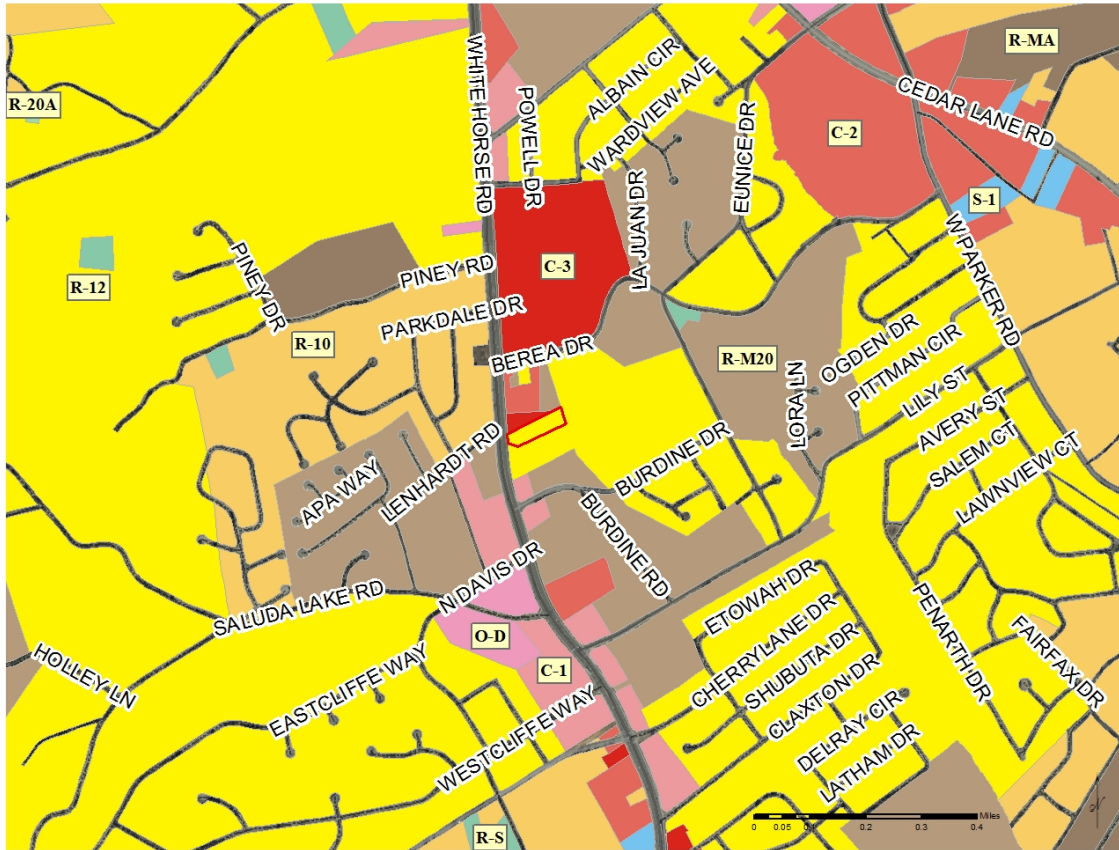
It is staff's opinion that this requested rezoning would have significant impact on the surrounding area. The proposed C-3 zoning district is inconsistent with the stated use of a day care and surrounding residential uses. Further, the applicant may achieve the stated use of a daycare/afterschool care facility with a less intense zoning district thus preserving the remaining residential character of this stretch of White Horse Road.

Based on these reasons, staff recommends denial of the requested C-3, Commercial.

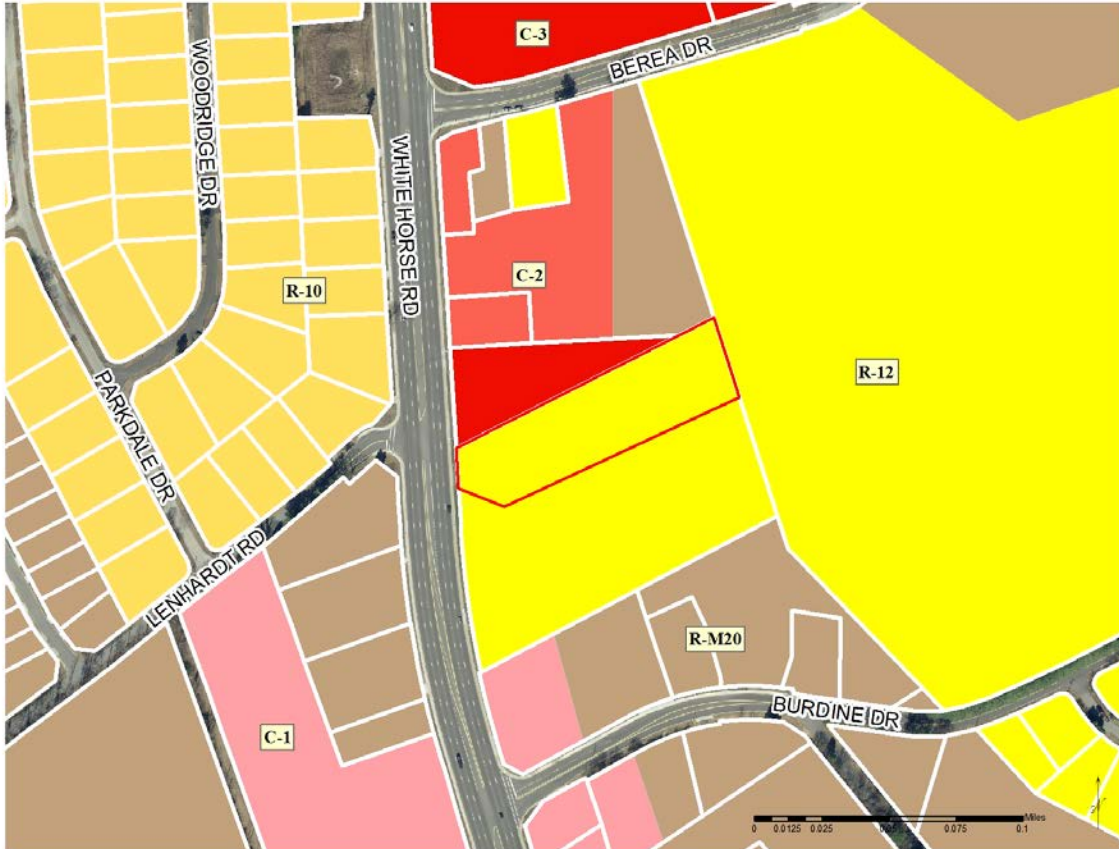


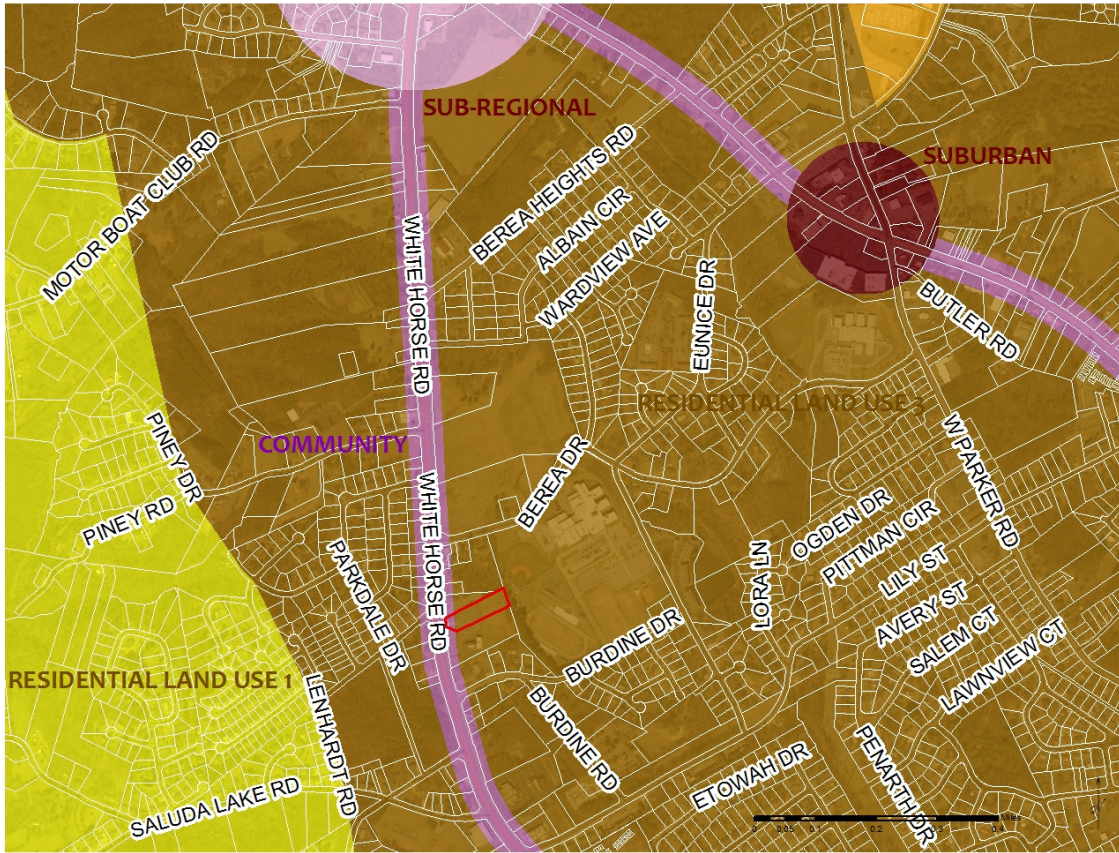
Aerial Photography, 2014





Zoning Map





Imagine Greenville, Future Land Use Map