

CITY OF BEREA, KENTUCKY
PLANNING COMMISSION

In Re: Application for Zone Change for
Great Commission Church, Inc.
104 John Street

FINDINGS OF FACT AND RECOMMENDATION

This matter having been heard on January 25, 2022, at a public hearing before the Berea Planning Commission, and the Planning Commission having considered the proposal for zoning map amendment made by Great Commission Church, Inc., and the records of the City of Berea, including the Comprehensive Plan, and the statements and testimony offered by members of the general public, and having further considered the application filed herein, and the records of the City Clerk; the Planning Commission makes the following FINDINGS OF FACT:

1. That proper notification of the hearing was given pursuant to KRS 100.212, § 401.2 of the Land Management and Development Ordinance of the City of Berea, by notices published in the Berea Citizen, and by posting signs on the property.
2. That the subject property is a town lot located at 104 John Street, approximately 0.33 acre, and the applicants seek to amend the zoning classification of their property from R-1 (Single Family residential) to B-2 (Major Business District).
3. That the current comprehensive plan was adopted on October 27, 2020, and the future land use element of the comprehensive plan designates the property for residential use.
4. A summary of the evidence and testimony presented by proponent of the proposed amendment is as follows:
 - a) That the existing zoning classification of R-1 (Single Family Residential) is

inappropriate and that the proposed zoning classification of B-2 (Major Business District) is appropriate because the property has been used as a church and/or assembly space for 60+ years and has never been used as a single family residence; that the design of the building with a multi-car parking lot evidences a business classification; and the property is adjacent to B-2 property on the north side.

b) That there have been “major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of the area,” and these changes include that in the wake of the pandemic, there has been an influx of new and expanding businesses in west Berea and citizens starting small businesses; an increase in working remotely; and the need for co-working spaces. There is also a need for event space in town other than Acton Folk Center or Berea College space.

5. There were no public comments in opposition to the proposed amendment.

6. That commission finds (a) that the proposed map amendment is not in agreement with the adopted comprehensive plan; (b) there is insufficient evidence to find that the existing zoning classification is inappropriate and the proposed classification is appropriate because (i) the property is not located on a major road, (ii) the B-2 (Major Business District) classification is too broad for the neighborhood and a subsequent owner could use the property for uses not consistent with the neighborhood; and (c) there is insufficient evidence to find since the most recent comprehensive plan was adopted, there have been “major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of the area.”

RECOMMENDATION

Based on the foregoing, the Planning Commission recommends to the City Council that the classification of the property involved herein not be changed to B-2 (Major Business) and remain R-1 (Single Family Residential).

Dated: 2/14, 2022.

By: 
Chairman, City Planning
Commission