

Amanda Haney

From: Harold Eads <hweads@gmail.com>
Sent: Monday, February 7, 2022 11:59 PM
To: Amanda Haney
Subject: Great Commission Church

I, Harold Eads have permission from our board of directors to appeal the recent decision of the planning and zoning committee on changing the zoning of our property at 104 John St. We agreed to have Robert Bryant represent us before the city council.

Thanks,
Harold Eads
(Pastor) Great Commission Church

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

ZONE CHANGE REQUEST ZC-22-0001

CITY OF BERA
Codes Department
212 Chestnut Street
Berea, KY 40403
(859)-986-8528

Date Received: 1/7/2022 12:00:00 AM

Location: 104 John St

Subdivision:

Lot:

Zoned As:

Owner: Great Commission Church
Address: 246 RAINBOW RDG
City, ST, Zip: RICHMOND KY 404759659
Phone:

Customer: Robert Bryant
Address: 3643 Berea Rd
City, ST, Zip: Richmond KY 40475
Phone:

Contractor:

Address:

City, ST, Zip:

Phone:

Zone Change Request: Zone Change request from R-1 to B-2 (Robert Bryant acting on behalf of Great Commission Church)

Remarks: \$500.00 PAID by Check

Applicant: _____ Application Signed _____

Official:



Amanda Haney

From: Harold Eads <hweads@gmail.com>
Sent: Wednesday, December 29, 2021 12:49 PM
To: Amanda Haney
Subject: Great Commission Church

On behalf of Great Commission Church I give permission to Robert Bryant to pursue a zoning change for our property at 104 John St. I give him permission with the full approval of our church board of directors.

Thank you,

Harold Eads
Pastor of Great Commission Church

4:00 Deadline: 1/4/2022
6:00 Hearing: 1/25/2022

019294

**ZONE CHANGE APPLICATION
CITY OF BEREA**

Owner's Name Great Commission Church Inc. (Harold Eads)

Owner's Address 104 John St Berea KY 40403

E-Mail HWEADS@gmail.com

Telephone 859-582-0870 Date 12/29/21

*Zone Change Request Location

Present Zone R-1 Present Use Church

Proposed Zone B-2 Proposed Use Assembly Space / Offices

Attorney N/A

Address N/A

Adjacent Property Zone and Use:

North B-2 South R-1

East B-2 West R-1

City Services Status:

	<u>Exists</u>	<u>Will Provide</u>
Sewers	<u>✓</u>	<u>_____</u>
Refuse	<u>✓</u>	<u>_____</u>
Water	<u>✓</u>	<u>_____</u>
Electric	<u>✓</u>	<u>_____</u>
Gas	<u>✓</u>	<u>_____</u>
Fire, Police	<u>✓</u>	<u>_____</u>
Storm Sewers	<u>✓</u>	<u>_____</u>

RECEIVED
DEC 29 2021
CITY OF BEREA

I do hereby certify, to the best of my knowledge and belief, all application materials are herewith submitted, and the information they contain is true and correct. I further certify I am the owner or holder of an agreement to purchase this property.

Signature Robert M. Byrd Date 12/29/21
Fee - \$500.00 Date Paid 12/29/2021 Received By [Signature]

Attachment A-1

My justification for requesting this zone change is two-fold. Firstly, the property has never been a single family residence, nor is it suited to ever be a single family residence. For the 60+ year history of the building and lot, it has been used as a church and/or assembly space. The design of the building and large multi-car paved parking lot, as well as the fact that the building is surrounded on multiple sides by other commercial properties, is evidence that a B-2 designation is much more appropriate than an R-1 classification.

Secondly, in the wake of the pandemic, there has been both an influx of new and/or expanding business on this side of town and new community members looking to start their own businesses. Zoning this building b-2 commercial would allow me the ability to use one floor of the space as a small business incubator of sorts, where up and coming business owners could rent individual office spaces for much less than they could rent a storefront or office building for. I could also use the upper floor as a short term event rental space-- which Berea is also in need of. I believe that while the building is not specifically designated as a proposed commercial space in the comprehensive plan, it is surrounded by business spaces that are, and these types of proposed offerings are strongly congruent with Berea's current goals and the overall character of this area of town.

104 John St. Berea KY 40403

A certain tract of land located in Berea, Madison County, Kentucky, on the West side of John Street and being a part of Lot 20 as shown on the plat of S.G. Hanson Addition to the City of Berea, Madison County, Kentucky, made by Horace B. Jones civil engineer, in March, 1907 and being recorded in Plat Cabinet 1, Slide 53 (formerly Plat Book 1, page 9A), said tract more particularly described as follows:

Beginning at a point an intersection of the 10 foot alley and John Street,

being the Northeast corner of said tract; thence with John Street S 3° 24' W, a distance of 60 feet, the Southeast corner of said tract; thence N 87° 25' W, a distance of 100 feet, the Southwest corner of said tract; thence N 3° 24' E a distance of 60 feet to the alley, the Northwest corner of said tract; thence S 87° 25' E 100 feet to the point of Beginning.

AND

A certain tract of land located in Berea, Madison County, Kentucky, on the West side of John Street and the North side of Holly Street, having a frontage of 96.4 feet and being a part of Lots 21 and 22 as shown on Plat of the S.G. Hanson Addition to the City of Berea, Kentucky, made by Horace B. Jones, Civil Engineer, in March, 1907 and being recorded in Plat Cabinet 1, Slide 53 (formerly Plat Book 1, page 9A), said tract being more particularly described as follows:

BEGINNING at a point on John Street, being a corner of tract heretofore conveyed to the second parties (Prior owner), thence with John Street S 3° 24' W, a distance of 96.4 feet to the North side of Holly Street; thence with Holly Street N 87° 25' W, a distance of 100 feet; thence N 3° 24' E, a distance of 96.4 feet, to the Southwest corner of the tract heretofore conveyed to the second parties (Prior owner); thence S 87° 25' E, a distance of 100 feet to the point of BEGINNING.

Being the same property conveyed to International Church of the Foursquare Gospel, a California religious corporation, by Deed dated August 10, 2000 and recorded in Deed Book 519, page 536 in the Madison County Clerk's office.

A2



BRUCE FRALEY
MAYOR

CITY OF BERE A
DEPARTMENT OF CODES AND PLANNING
212 CHESTNUT STREET • BERE A, KENTUCKY 40403
(859) 986-8528 • FAX (859) 986-7657

AMANDA HANEY
CODES ADMINISTRATOR

January 10, 2022

Dear Property Owner:

The Berea Planning Commission will hold a public hearing on **Tuesday, January 25, 2022 at 6:00 PM at Berea City Annex, 304 Chestnut Street** to consider the following request:

ROBERT MICHAEL BRYANT ON BEHALF OF GREAT COMMISSION CHURCH – 104 JOHN STREET – PROPOSING A ZONE CHANGE FROM R-1 (Single Family Residential) to B-2 (MAJOR BUSINESS DISTRICT).

As an adjacent property owner you are hereby invited to attend this meeting and make any comments concerning this development. The public may also see and hear the meeting by the City of Berea Facebook page **@bereakygov** or <https://www.facebook.com/bereakygov/>. Anyone wishing to address the Planning Commission should attend the meeting **IN-PERSON** as **Facebook or email comments will not be monitored during the session**. If you have any question please feel free to contact this office at 859-986-8528.

Sincerely,

A handwritten signature in black ink that reads "Melissa R. Isaacs".

Melissa R. Isaacs
City of Berea
Codes and Planning

cc: Great Commission Church
File

**Great Commission Church
104 John Street
Berea, KY 40403**

**Gregory & Patricia Coyle
591 Chestnut Street
Berea, KY 40403**

**Ernie & Leslie Campbell
595 Chestnut Street
Berea, KY 40403**

**Robert Bryant
3643 Berea Road
Berea, KY 40403**

**Matthew Barnhill
101 Holly Hill Drive
Berea, KY 40403**

**Cleveland Frost American Legion
PO Box 577
Berea, KY 40403**

**Dorothy Caldwell
104 S. Broadway Street
Berea, KY 40403**

**Bob Ballard
849 Osmand Avenue
Dayton, OH 45402**

New 1 Bedroom Apartments
Water and Sewer Included
\$565/month + deposit
859-200-3974

CARHARTT Jeans
 \$26.99
 Ariat Jeans in stock
 \$59.99
Napier Brothers
 35 Public Square
 Lancaster, KY

1 BR \$525
2 BR \$525
 1 year lease and deposit required
859-986-5644

FOR RENT

For Rent
 camper/mobile home lot
 Pinnacle View
 Mobile Home Park
 103 Bowman Road
859-582-6033

FOR SALE

Storage Unit Contents For Sale
 If the outstanding balances are not paid on or before February 1, 2022, contents will be sold.
 Advance Storage Units 36 and 52

PUBLIC NOTICE



PUBLIC HEARING NOTICE

The Berea Planning Commission will conduct a public hearing on Tuesday, January 25, 2022 at 6:00 P.M., in the Council Chambers of the Berea City Annex for the purpose of considering a proposal to amend the zoning classification of property located at 104 John Street from R-1 (Single Family Residential) to B-1 (Major Business District).

The public is invited to attend and make comments.

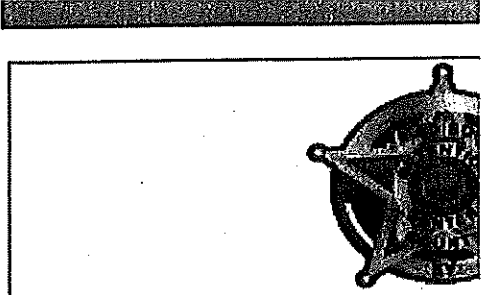
Amanda Haney
 Codes Administrator

Robin Adams
 City Clerk

PUBLIC NOTICE

LEGAL NOTICE

Notice is hereby given that Southern Madison Water District ("District") plans to file with the Public Service Commission on or before January 14, 2022, to adjust certain non-recurring charges. The proposed effective date is February 14, 2022. The proposed changes are as follows:
 When a customer makes a payment by credit/debit card, the utility will assess a fee equal to that charged to the utility by the credit or debit card processing company to process the transaction. This fee is generally calculated using a formula applied to the balance of the amount charged to the credit/debit account but may be a flat fee per transaction. Prior to processing the transaction, the customer will be informed of the fee amount and, upon request by the customer, the formula employed to arrive at this fee amount.
 Any person may examine this tariff filing at the District's office located at 207 N Dogwood Dr, Berea, KY 4040; telephone (859) 986-0942.
 Any person may examine this tariff filing at the PSC located at 211 Sower Boulevard, Frankfort, Kentucky, Monday - Friday, 8:00 am - 4:30 pm or on the PSC website at <http://psc.ky.gov>; telephone (502) 564-3940.
 Any person may submit comments regarding this tariff filing by mail to the



ARE YOU LOOKING TO GAIN EXPERIENCE IN LAW ENFORCEMENT?

**MADISON COUNTY DEPT OF CORRECTIONS
 HIRING DEPUTY JAILER**

- Competitive Compensation:**
- DEPUTY 1 (0-12 MONTHS OF EXPERIENCE)
 - 12 MONTH PROBATION PERIOD
 - DEPUTY 2 (1-5 YEARS OF EXPERIENCE)
 - 6-10 YEARS OF EXPERIENCE
 - 11+ YEARS OF EXPERIENCE

- Full-Time Benefits Package:**
- HEALTH INSURANCE (individual or family)
 - DENTAL INSURANCE (individual or family)
 - VISION INSURANCE (individual or family)
 - RETIREMENT PACKAGE
 - LIFE INSURANCE
 - SHORT TERM DISABILITY
 - 8 HOURS OF SICK AND VACATION PER YEAR
 - HOLIDAY COMPENSATION
 - ROUTINE OVERTIME WITH 12 HOUR SHIFT

- Hiring Requirements:**
- High-school diploma or GED
 - 21 years of age
 - U.S citizen and valid KY driver's license
 - Background Check
 - Drug Screening
 - Ability to work 12hr shifts (7AM-7PM)

Position Summary: This position is in a safe and secure environment for all inmates at the Madison County Jail Center. This position requires the candidate to be independent and make immediate decisions. The position shall be physically capable of supervising employees, inmates and the community.

- Essential Duties - including but not limited to:**
- Enforces all rules and regulations
 - Assists other law enforcement as directed in a professional manner
 - Ability to prioritize, multitask and communicate effectively and professionally with other agencies;
 - Maintains a safe and secure facility

If interested in joining our team, please visit madisoncountytexas.com/jobs under



ZONING
CHANGE
R-1 to B-2

Across the street.
Across the ocean.
Take the World to the World.