



GLPC AGENDA ITEM # 8

OCTOBER 28, 2024

Rezoning Request by Marian Leonard File #: VA-2024-16

Marian Leonard is requesting to rezone 0.23 acres from Duplex Residential (DR-10) to Residential Professional (R-P). The subject property is located at 112 West Moore Street, which is along the north side of the street, about 100 feet east of the intersection with Jeanette Street. The property currently contains a 2-story single-family residence (1,820-sf) and a rear year yard detached accessory garage with a small upstairs apartment. The applicant is proposing the R-P zoning in order to make the property eligible (via future CUP request) for a proposed Art Studio in the main building. No physical changes are currently being proposed for the site.

The subject property is located within a **Transitional Neighborhood (TN)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-P zoning. The property is also located within the local Historic District, as well as the *Brookwood North National Register Historic District*.

The subject property is part of the historic neighborhood area directly to the north of the VSU main campus, whereby most buildings along this street are classified as a “contributing historic resource” to both the local and the Brookwood North NRHP historic districts. Over the past 20+ years, both VSU and the VSU Foundation have been acquiring properties along this street and converting most of them to office type uses. This in addition to the private sector conversion of other properties to offices, has transformed this character of this street from residential to that which is now dominated by offices. However, the zoning pattern along this street is still dominated by DR-10 zoning. This is deceiving in that it does not reflect the current land use pattern, due in part to acquisition by VSU (which is exempt from zoning requirements).

The applicant’s purpose in requesting the zoning change is to make it eligible for a possible “art studio” usage of the existing building, which is something that would be reviewed separately under a future CUP request. In the meantime while only considering just the request for R-P zoning, it should certainly be noted that there is already existing R-P and O-P for some properties along the street and that the surrounding land use pattern has already changed from its prior residential dominance. Choosing R-P instead of O-P will help recognize this transitional land use pattern, while still being consistent with the remaining residential zoning dominance along the street. It will also preserve the possibility of duplex usage, while also keeping out some of the little more intensive uses of O-P such as banks and medical clinics, etc...

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.