



GLPC AGENDA ITEM # 7

JANUARY 27, 2025

Conditional Use Request by Marian Leonard File #: CU-2025-01

Marian Leonard is requesting a Conditional Use Permit (CUP) for an Art Studio in a Residential Professional (R-P) zoning district. The subject property consists of 0.23 acres 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. (This is the same applicant and property which received rezoning approval late last year from DR-10 to R-P) The property currently contains a 2-story single-family historic house (2,039-sf) and a rear yard detached accessory garage with a small upstairs apartment (260-sf). The applicant is proposing to convert the existing downstairs (1,129-sf) of the house to an Art Studio, while retaining the upstairs primarily as a residence for a family member and/or tenant, and utilize the rear yard accessory building primarily as storage. (refer to Letter of Intent for more details). The applicant is proposing no physical changes to the site. The existing paved driveways in the front yard are proposed for art studio usage, while the unpaved parking in the rear yard is proposed for residential usage by the owner and/or tenant.

The subject property is located within a **Transitional Neighborhood (TN)** Character Area on the Future Development Map of the Comprehensive Plan. 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. These are some of the rationale that supported the recent rezoning of this property to Residential Professional (R-P), to allow the possibility of either residential or professional office type uses. Interestingly, the applicant’s proposal combines both on the same parcel; a professional art studio in combination with a single-family residence. The existing land use pattern along West Moore Street has already transitioned to this same mixed pattern, and the applicant’s proposal fits in very well.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend approval to the City Council, subject to the following conditions:

- (1) Conditional Use approval shall be granted in the name of the applicant only, as owner or proprietor, for an Art Studio in R-P zoning in conjunction with a single-family residence on the same premises
- (2) There shall be no on-street parking, and all parking in the front yard shall only be on paved surfaces as approved by the City Engineer and the Historic Preservation Commission (HPC).
- (3) Conditional Use approval shall expire two (2) years from the date of approval if no City business license has been issued to the art studio by that that date.