

**RZ11-2, Request of Mr. Brian Hines (Lennox Land, LLC)
To Rezone 0.63 acres
From R3 (High-Density Residential)
To B1 (General Business)**

Proposed Use and Location

The applicant, Mr. Brian Hines, has requested to rezone approximately 0.63 acres from R3 (High Density Residential) to B1 (General Business). In total, the subject parcel is roughly 1.24 acres in area, and is “split” zoned. The front portion of the property is zoned B1, and rear portion of the property is zoned R3. A survey is attached detailing the approximate location of the zoning line.

As noted, a recent survey of the property indicates that the parcel has two zoning districts. The applicant would like to rezone the R3 portion of the property to B1, so that it (the parcel) will have a uniform zoning classification. Rezoning this portion of the parcel (to B1) would mean the parcel’s zoning would be consistent with its historic and future uses.

The subject parcel is located on East Main Street, and is the former location of the “IGA” grocery store. A neglected structure is located on the site, and the applicant intends to rehabilitate the structure and lease it to a commercial client.

Comprehensive Plan

The Comprehensive Plan states “consider rezoning land so that the zoning will reflect the actual use.” Though the subject site’s existing land use has historically been commercial/business, its zoning has been split. Rezoning this portion of the parcel from R3, to B1, would ensure the site’s zoning is consistent with its use.

Additional Considerations

Prior to any commercial use locating in the existing structure/building, the applicant will need to obtain zoning and building permits. Additionally, a Site Plan will be required to be submitted to the Town which adheres to all code requirements detailed in Section 515 of the Town Code.

Map



Staff Recommendation: Approval

October 4, 2012

Rezoning this portion of the parcel from R3 to B1 means the parcel's zoning would be consistent with past and future uses.

