

Rozzell – Potential for Development

The original designated property is approximately 4.8 acres. The current conditional zoning allows the historic house to be used for residential, or general office, including medical and dental. Only one business would be allowed on the property. Retail or service businesses would not be allowed. In addition to the historic house, an additional five residences would be allowed.

The newly designated 1.4 acres is zoned R-3. Zoning would allow four single-family homes. A church, school, or government building could be allowed, but the property is in the Lake Wylie watershed and the allowed impervious area might not be adequate if a large paved parking lot was required. The property has approximately 650' of road frontage.

The combined properties could be developed with nine new single family homes. The historic house could be part of a redevelopment, or a lot for the historic house could be carved out, and the HLC could sell that property separately.

A developer could apply to rezone the property.

Staff recommends that the HLC produce a report on the property, using a RFP format, highlighting the development potential for the property, the potential tax credits, how development would be reviewed by the HLC, and any restrictions the HLC wishes to impose. Staff does not recommend that a formal RFP process take place, but that the report be used in marketing the property.



Above: Existing



Above: Option 1



Above: Option 2