



## GLPC AGENDA ITEM # 7

AUGUST 25, 2025

### Rezoning Request by SharpeCo Developments LLC File #: VA-2025-07

SharpeCo Developments LLC, represented by Alex Sharpe, is requesting to rezone 0.49 acres from Single-Family Residential (R-10) to Community Commercial (C-C). The subject property is located at 1515 Hickory Road, which is an existing single-family home positioned on the south side of the roadway approximately 230 feet east of North St. Augustine Road. Formerly vacant, the home is now owned by SharpeCo Developments is proposing to convert the residence for use as a building contractor's office.

The subject property is located within a **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of C-C zoning.

The subject property is situated within a community characterized by a variety of land uses. Along North St. Augustine Road, properties are predominantly zoned Highway Commercial (C-H) to accommodate the numerous businesses that line this busy corridor. Directly across from the subject property are two larger parcels zoned Community Commercial (C-C), reflecting the area's ongoing commercial development. Approximately 180 feet to the east, several parcels are zoned Multi-Family Residential (R-M), further contributing to the diversity of land uses in the immediate vicinity. There is only one other property immediately nearby – to the east - that remains zoned Single-Family Residential (R-10). The proposed redevelopment of the subject property as a business office is not expected to create any nuisance for the surrounding properties. The intended office use is associated with a construction-related business. As such, the office will primarily function as a space for administrative tasks and client meetings scheduled by appointment, rather than as a high-traffic or noisy commercial operation.

Given the property's proximity to North St Augustine Road and the community commercial uses located directly across the street, as well as the broader pattern of mixed-use development in the area, this rezoning request is consistent with the established Community Activity Center (CAC) development pattern. The proposal represents a compatible land use transition that supports the development character of the surrounding neighborhood.

**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.

## Planning Analysis & Property Information

<b>Applicant / Owner:</b>	SharpeCo Developments, LLC		
<b>Request:</b>	Rezone from Single-Family Residential (R-10) to Community Commercial (C-C)		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One parcel consisting of 0.49 acres located along the south side of Hickory Road, about 230 feet east of North St Augustine Road.		
<b>Street Address:</b>	1515 Hickory Road		
<b>Tax Parcel ID:</b>	Map # 0084A Parcel: 036	<b>City Council District:</b>	3 <i>Councilman McIntyre</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-10	Single-Family residence
	Proposed:	C-C	Commercial (Business office)
<b>Adjacent Property:</b>	North:	C-C	Commercial
	South:	R-10	Residential
	East:	R-10	Residential
	West:	C-H	Commercial
<b>Zoning &amp; Land Use History</b>	The subject property was part of the "Islands Annexation" (island #70) in 2006. It was previously zoned R-10 in the county, and was given R-10 zoning in the City upon annexation.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no designated historic resources in the area		
<b>Natural Resources:</b>	Vegetation:	Cleared land	
	Wetlands:	There are no NWI wetlands within or near the subject property	
	Flood Hazards	Located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species on or near the property	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water and sewer services along Hickory Road		
<b>Transportation:</b>	Hickory Road (Local street)		
<b>Fire Protection:</b>	Fire Station # 6 (Enterprise Drive) = approximately 1.4 miles to the south. The nearest fire hydrants are located along Hickory Road, both northeast and south west from the subject property.		

## **Comprehensive Plan Issues**

**Character Area:**      Community Activity Center

**Description:** A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, office professional, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

**Development Strategy:** Each Community Activity Center should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the town center through locating higher density housing options adjacent to the town center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. Design for each Community Activity Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools.

### **Goals and Policies:**

Objective 3.1.3 – Promote the appropriate use of infill and redevelopment in established residential neighborhoods

POLICY 3.2 – The existing housing stock shall be proactively protected and maintained, utilizing public-private partnerships when necessary.

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

**GOAL 7: LAND USE** – To ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

POLICY 7.5 – Available land shall be utilized in most efficient manner while focusing on redevelopment where feasible.

### **Standards for the Exercise of Zoning Power      (Review Criteria)**

*In reviewing and making a decision on a rezoning request, the City staff, Planning Commission and City Council shall consider the following standards. The proposed responses to these standards by the applicant and staff are listed below.*

<b>(1) Whether a proposed rezoning will permit a range of uses that are suitable, in view of the use and development of adjacent and nearby property.</b>	
<b>Applicant:</b>	The proposed rezoning is consistent with the surrounding land use patterns and will permit a range of uses that are suitable with regard to the use and development of adjacent and nearby
<b>Staff:</b>	Yes. The proposed use is compatible with the nearby and adjacent development patterns
<b>(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.</b>	
<b>Applicant:</b>	There will be no adverse effect on the existing uses or usability of the adjacent or nearby
<b>Staff:</b>	No adverse impacts.
<b>(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.</b>	
<b>Applicant:</b>	Yes, The subject property of the proposed rezoning currently has a reasonable economic use as it is currently rezoned but it is not the highest and best use of the property. This assertion is especially true when the existing uses of the adjacent properties are considered.

Staff:	Yes, the current zoning for the property has a reasonable economic use; however, the highest economic use, due to the current development patterns of the area, would be commercial.
<b>(4) Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.</b>	
Applicant:	No, the proposed rezoning is not of the scale that could cause an excessive or burdensome use of existing streets or transportation facilities or any other public facilities.
Staff:	No adverse impacts.
<b>(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.</b>	
Applicant:	Yes, the proposed rezoning is in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan.
Staff:	Yes, The proposed C-C zoning is compliant in the CAC Character Area and supported by the Goals & Policies of the Comprehensive Plan.
<b>(6) Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.</b>	
Applicant:	Yes, the transition of the neighborhood around the subject property from a residential neighborhood to a commercial use neighborhood and as such give grounds for the approval of the proposed rezoning.
Staff:	Yes, the development pattern over the past few years, especially specific to this area, give supporting grounds for approval.
<b>(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.</b>	
Applicant:	There will be no significant adverse impacts on the natural environment by the proposed rezoning
Staff:	No adverse impact.
<b>(8) Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public.</b>	
Applicant:	No, there will be no grant of special privilege to the individual owner of the property as the neighborhood around this property is consistently commercial.
Staff:	No. The proposed rezoning would not constitute a grant of special privilege.

### **Supplemental Standards of the LDR Applicable to the Proposed Use**

< none >

### **Development Review Comments**

*The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.*

**Building Inspections:** No comments for this CUP

**Fire:** Fire Dept has no comments.

**Engineering:** No comments

**Landscape:** < No comments received >

**Police:** < No comments received >

**Utilities:** < No comments received >

**Public Works:** No comments

### **Attachments:**

Zoning Location Map  
Character Area Map  
Aerial Location Map

Boundary Survey  
Conceptual Site Plan

# VA-2025-07 Zoning Location Map



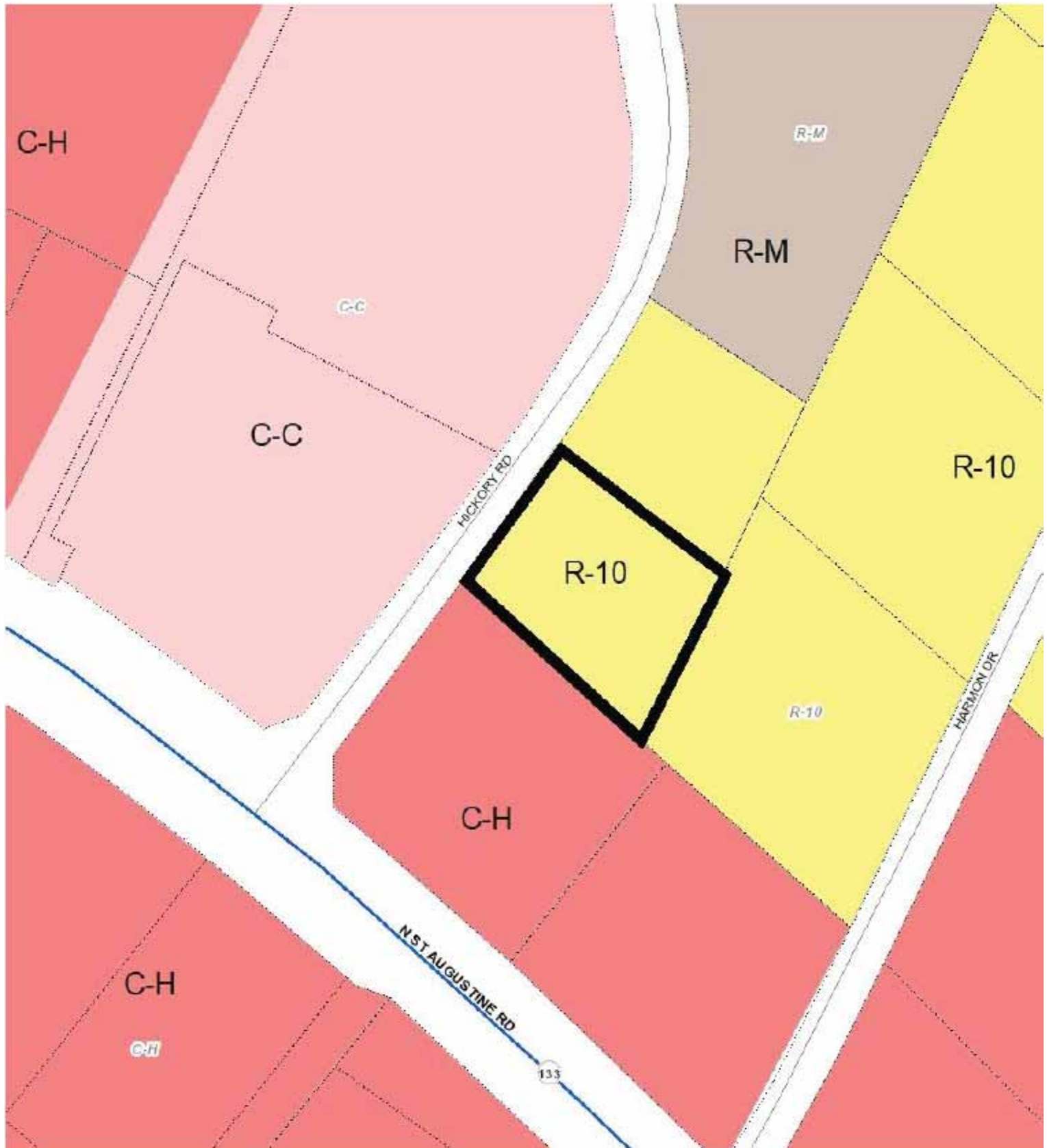
SharpeCo Developments LLC  
Rezoning Request

1515 Hickory Road  
Tax Map # 0084A Parcel # 036

Current Zoning = R-10

\*\* Map NOT to scale

Map Data Source: VALOR GIS July 2025



# VA-2025-07 Future Development Map



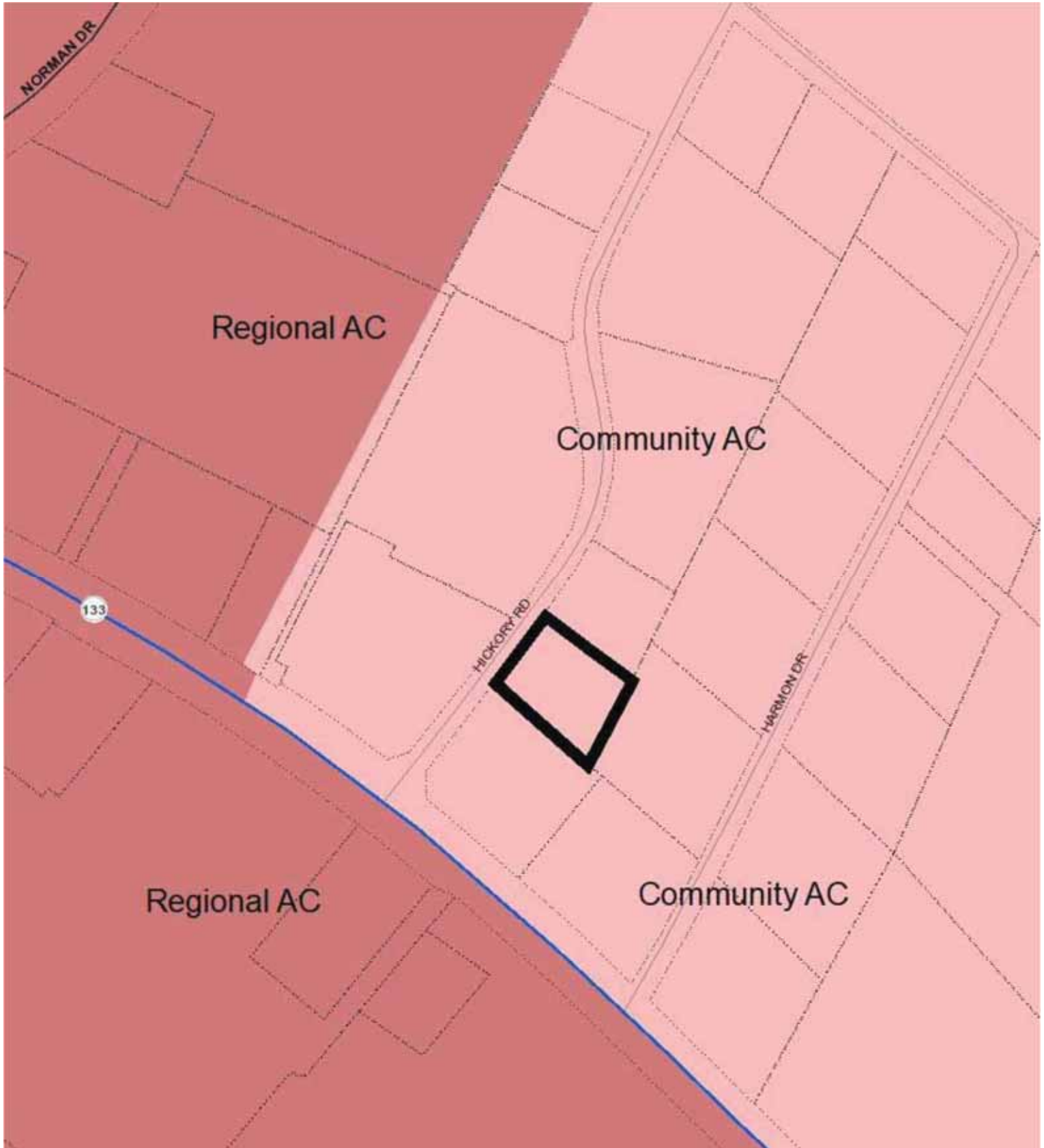
SharpeCo Developments LLC  
Rezoning Request

1515 Hickory Road  
Tax Map # 0084A Parcel # 036

Character Area = CAC

\*\* Map NOT to scale

Map Data Source: VALOR GIS July 2025





# VA-2025-07 Aerial Location Map



SharpeCo Developments LLC  
Rezoning Request

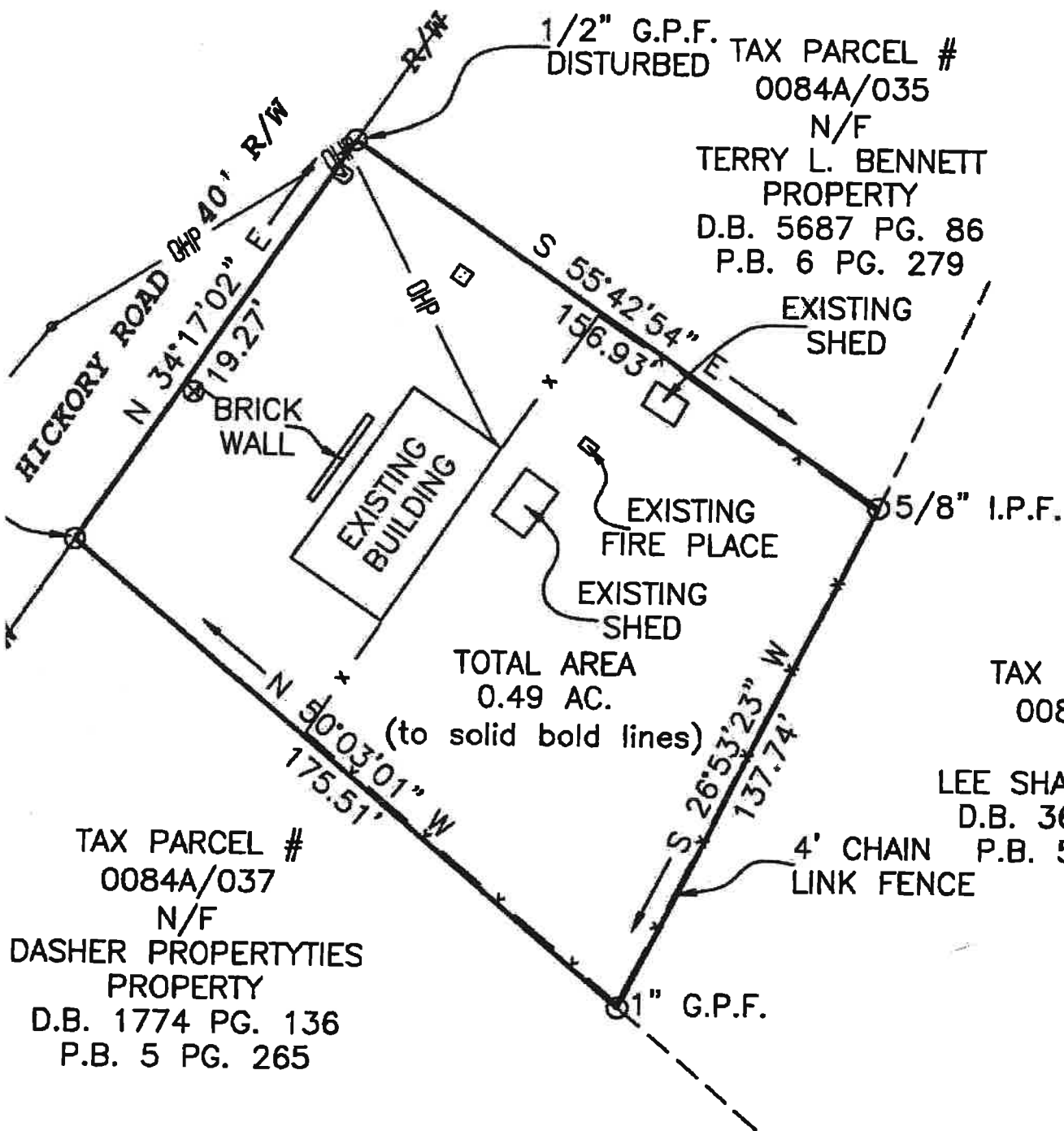
1515 Hickory Road  
Tax Map # 0084A Parcel # 036

~ 2022 Aerial Imagery

\*\* Map NOT to scale

Map Data Source: VALOR GIS July 2025





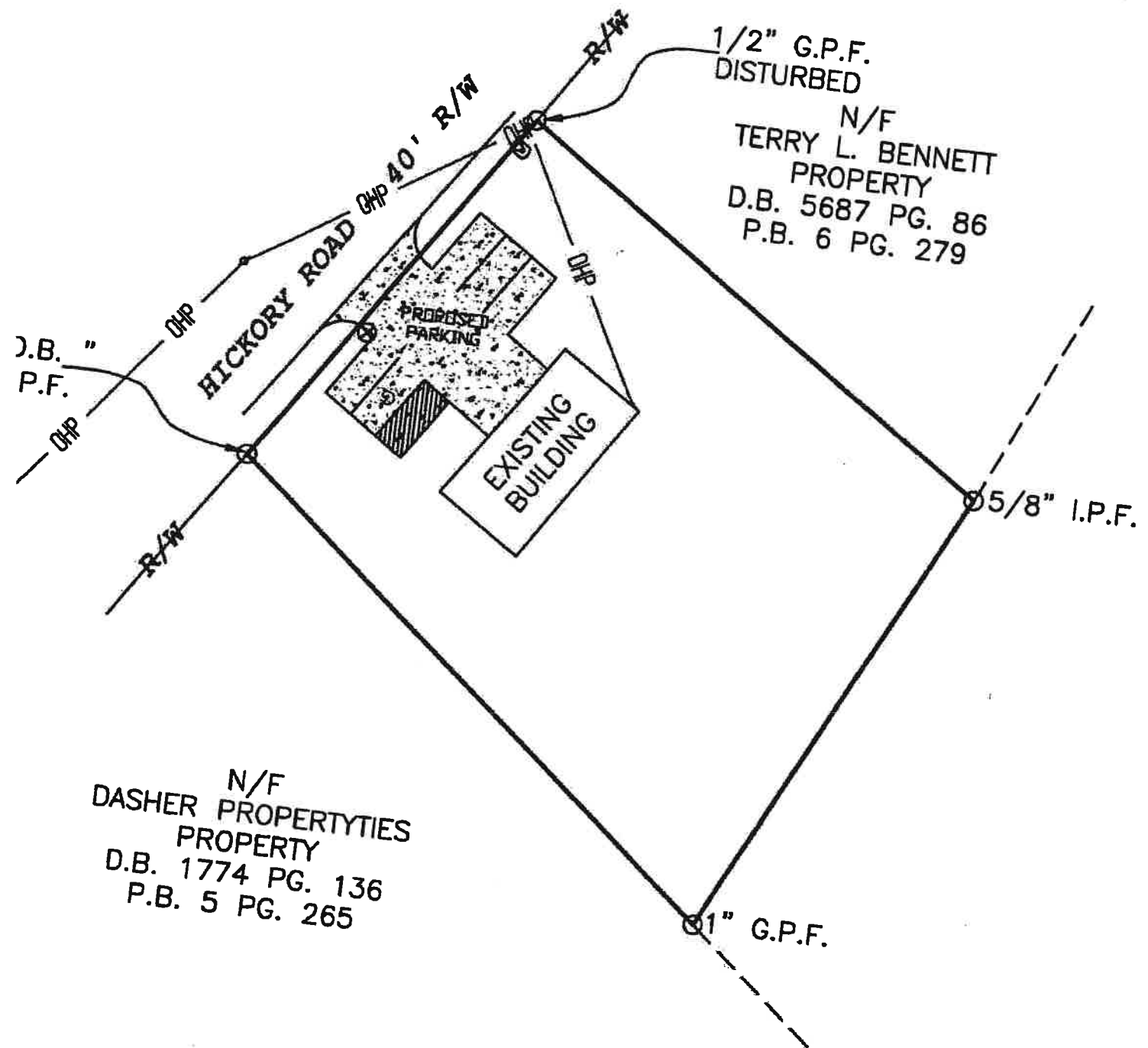
TAX PARCEL # 0084A/025  
N/F  
LEE SHANNON TATUM  
D.B. 362 PG. 308  
P.B. 5 PG. 265

TAX PARCEL # 0084A/037  
N/F  
DASHER PROPERTYTIES  
PROPERTY  
D.B. 1774 PG. 136  
P.B. 5 PG. 265

Survey

# VA-2025-07





Site Sketch

# VA-2025-07