

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Graham to recommend approval of the request with 2 conditions, as presented by staff. Commissioner Bythwood second. All voted in favor, no one opposed (7-0). Motion carried.

Agenda Item #7

VA-2025-07

SharpeCo Developments, LLC (1515 Hickory Rd.)
Rezone 0.49 acres from R-10 to C-C

Mr. Martin presented the case in which the applicant 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 finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommends approval to the City Council.