



GLPC AGENDA ITEM # 10

JUNE 29, 2026

Rezoning Request by Parker Investment Properties File #: VA-2026-06

Parker Investment Properties is requesting to rezone 0.23 acres from Duplex-Residential (DR-10) to Office Professional (O-P). The subject property is located at 114 West Moore Street, which is along the north side of the street, approximately 600 feet west of North Patterson Street. The property is developed with an existing professional office building (1,286-sf), which was previously occupied by the Brett Hester dental office. The applicant is proposing to convert the existing building to a Hair Salon.

The subject property is located within a **Transitional Neighborhood (TN)** Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of O-P zoning. The property is also located within the **Local Historic District** as well as the Brookwood North National Register historic district. Any proposed exterior alterations and/or signage improvements will require review and approval in accordance with the City's Historic Preservation Design Guidelines.

The subject property is located in an area between residential and commercial zoning districts with a mixture of land uses. Properties immediately east and south of the subject property are zoned Residential Professional (R-P) and Office Professional (O-P), and contain professional offices and other non-residential uses, such as a law office, and various institutional uses. Properties located west of the subject property are zoned Duplex-Residential (DR-10) with the exception of one parcel adjacent to the subject property that is zoned R-P.

Rezoning the property to O-P would be consistent with the Transitional Neighborhood Character Area and the existing zoning pattern along West Moore Street. Further, a hair salon is a relatively low-intensity use that can often operate compatibly near residential and professional properties. The property has vehicular access from both West Moore Street and Jeanette Street, creating effective ingress and egress by allowing customers and employees to enter and exit the site from either roadway.

Based on the property's location, existing non-residential building, the surrounding zoning pattern, availability of parking and access, Planning Staff finds the proposed rezoning to be compatible with the surrounding land use and zoning patterns, and it is not expected to create any adverse impacts on nearby properties.

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.