



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.

Planning Analysis & Property Information

Applicant:	Parker Investment Properties		
Owner:	Parker Investment Properties		
Request:	Rezone from Duplex-Residential (DR-10) to Office Professional (O-P)		
Property General Information			
Size & Location:	One parcel consisting of 0.23 acres located along the north side of West Moore Street, approximately 600 feet west of North Patterson Street		
Street Address:	114 West Moore Street		
Tax Parcel ID:	Map # 0115B Parcel: 112	City Council District:	6 Councilman Gibbs
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	DR-10	Professional office (vacant)
	Proposed:	O-P	Hair Salon
Adjacent Property:	North:	DR-10	Single-family Residential
	South:	DR-10	Institutional (VSU offices)
	East:	R-P	Art studio
	West:	R-P	Offices
Zoning & Land Use History	The subject property has been zoned DR-10 for more than 40 years		
Neighborhood Characteristics			
Historic Resources:	The property is located within both the Local Historic District, as well as the Brookwood North NRHP historic districts. There are several contributing historic resources on the surrounding properties.		
Natural Resources:	Vegetation:	Urban landscaping	
	Wetlands:	No depicted NWI wetlands on or near the property	
	Flood Hazards	Not located on or near the currently-depicted FEMA designated 100-year floodplain	
	Other resources	Staff is not aware of any endangered species or any archaeological resources in the immediate area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water and sewer services along West Moore Street and Jeanette Street.		
Transportation:	West Moore Street (substandard local street – 30' right-of-way)		
Fire Protection:	Fire Station # 1 (S Oak Street) = approximately 1.5 miles south		

Comprehensive Plan Issues

Character Area: Transitional Neighborhood

Description: An area that has most of its original housing stock in place but housing conditions may be worsening due to low rates of homeownership and/or decline of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different type and intensity of uses that may be incompatible with the neighborhood residential use. These areas may be transitioning into a mix of single-family residential, multi-family, light office professional and light commercial uses. These areas are typically located in the older, core areas of the community.

Development Strategy: Focus should be on strategic public investments to improve conditions, allow appropriate infill development on scattered vacant sites, and encourage more homeownership and maintenance or upgrade of existing properties. Public assistance and investment should be focused where needed to ensure that the neighborhood becomes a more stable, mixed-income community with a larger percentage of owner-occupied housing. Vacant properties offer an opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area.

Goals and Policies:

GOAL 5: LAND USE ---- Protect community resources through efficient and compatible uses of land that promote opportunities for investment and growth.

POLICY 5.2 ---- Available land should be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

POLICY 5.4 ---- Efforts should be made to ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community character and resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development and a diverse population.

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.

(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.
Applicant: Yes
Staff: Yes
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.
Applicant: None
Staff: No, this rezoning should not have any adverse effects on use of adjacent properties
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.
Applicant: No
Staff: No
(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.
Applicant: No
Staff: No, the proposed rezoning will not result in excessive or burdensome use of existing facilities.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.

<i>Applicant:</i> Yes
<i>Staff:</i> Yes
(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.
<i>Applicant:</i> Neighborhood in transition other lots beside and down street have already been rezoned.
<i>Staff:</i> Yes, other properties have been rezoned to either R-P or O-P
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.
<i>Applicant:</i> No
<i>Staff:</i> No adverse impact.
(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.
<i>Applicant:</i> No
<i>Staff:</i> No. The proposed rezoning would not constitute a grant of special privilege.

Supplemental Regulations in the LDR Applicable to the Proposal

< 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.

** Staff review comments for this CUP request are still currently being compiled....

Building Inspections:

Fire:

Engineering:

Landscape:

Police:

Public Works:

Utilities:

Attachments:

- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Boundary Survey

VA-2026-06 Zoning Location Map



Parker Investment Properties
Rezoning Request

114 West Moore Street
Tax Map: # 0115B Parcel: 112

Current Zoning = DR-10

** Map NOT to scale Map Data Source: VALOR GIS June 2026



VA-2026-06 Future Development Map

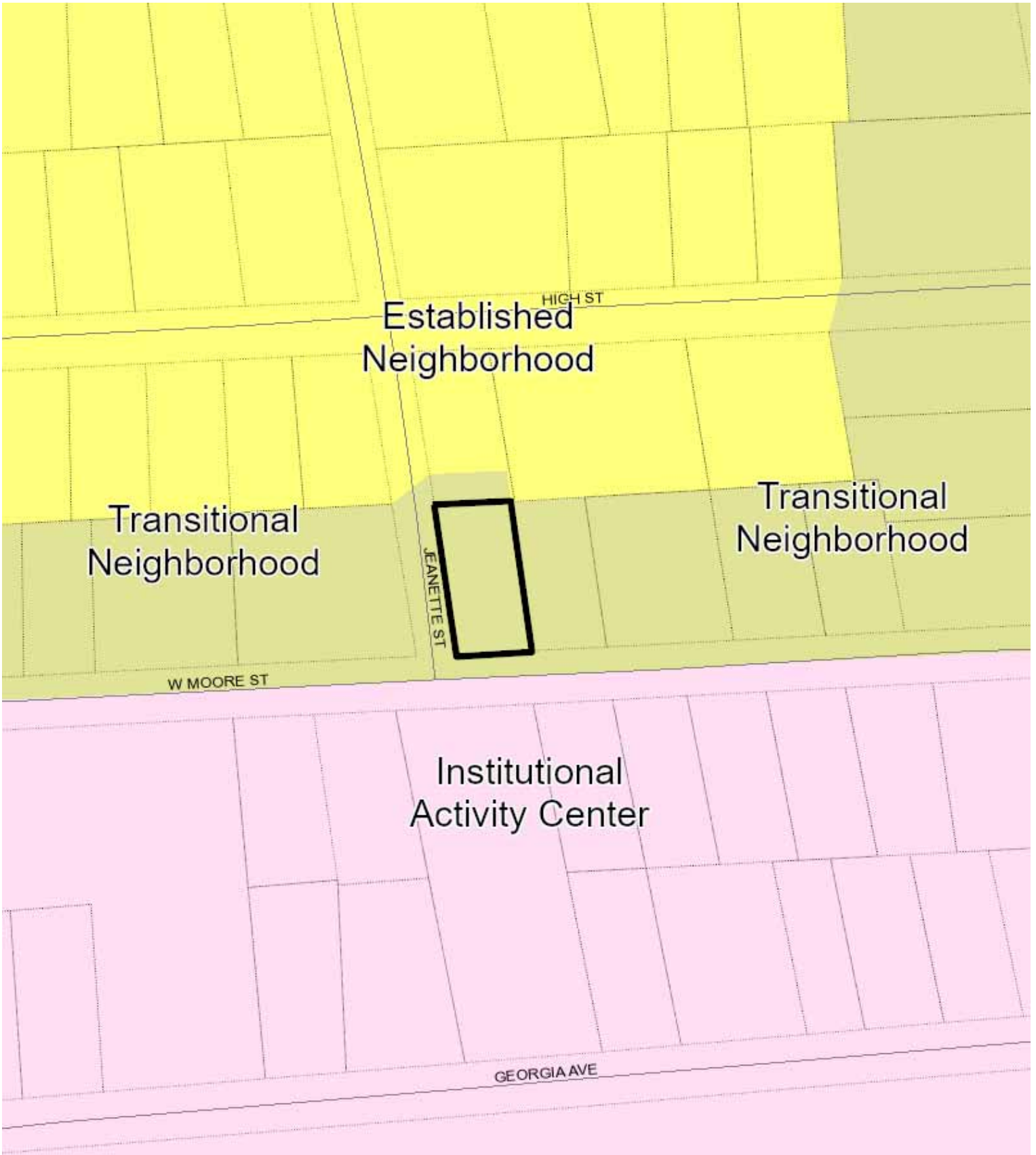


Parker Investment Properties
Rezoning Request

114 West Moore Street
Tax Map: # 0115B Parcel: 112

Character Area = TN

** Map NOT to scale Map Data Source: VALOR GIS June 2026



VA-2026-06 Aerial Location Map

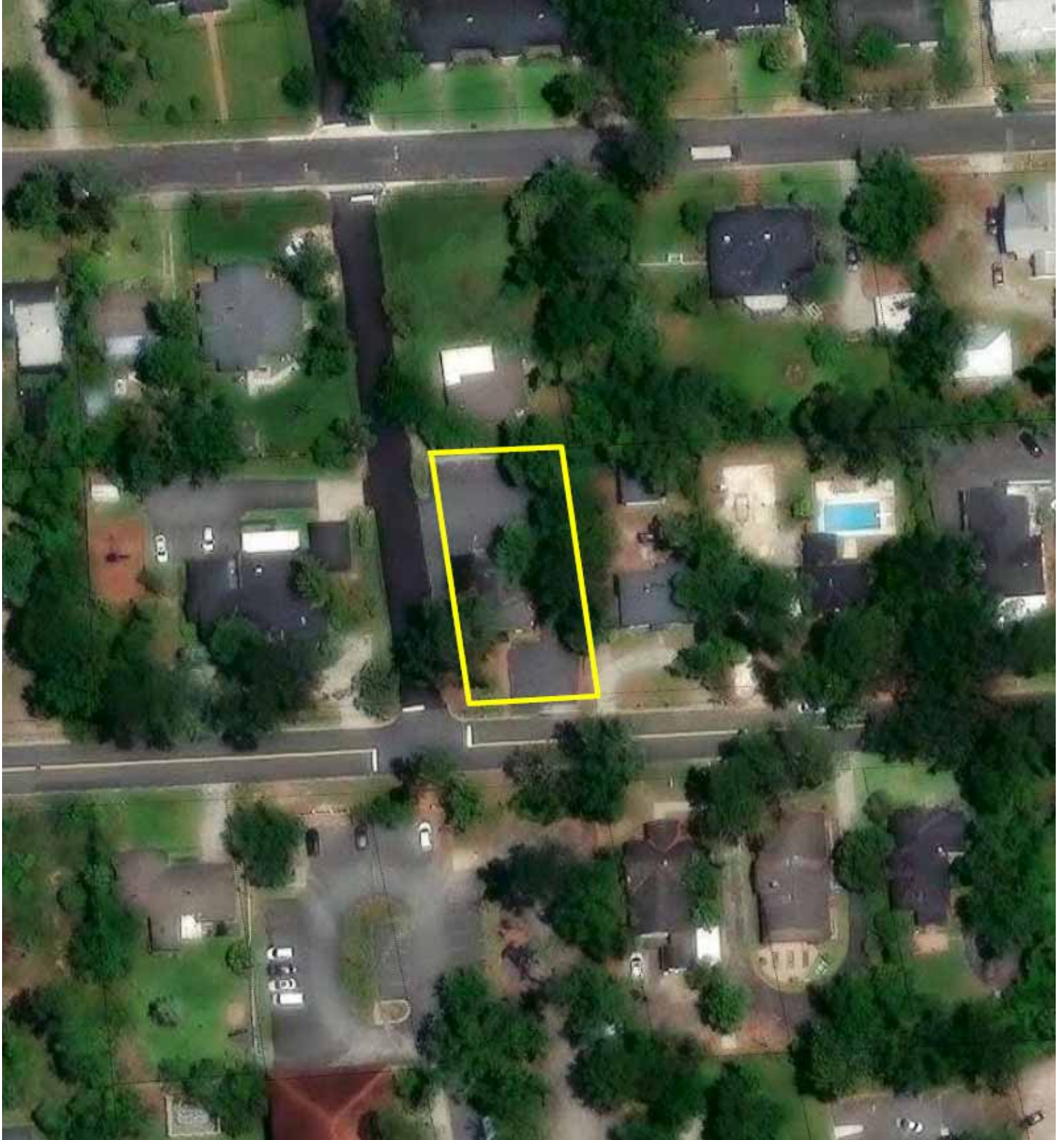


**Parker Investment Properties
Rezoning Request**

114 West Moore Street
Tax Map: # 0115B Parcel: 112

~ 2007 Aerial Location

** Map NOT to scale Map Data Source: VALOR GIS June 2026



114 West Moore Street

Parcel #0115B 112

All that tract or parcel of land situate, lying and being in Land Lot 60 of the 11th Land District, Lowndes County Georgia, and being more particularly described as follows:

Beginning at a the intersection of the North Right of Way of West Moore Street and the West Right of Way of Jeanette Street run thence N 07°30'48" W along the West Right of Way of Jeanette Street a distance of 141.48' to a point; thence N 85°40'44" E leaving said Right of Way a distance of 70.11' to a point; thence S 07°30'48" E a distance of 143.13' to a point; thence S 87°01'14" W along the North Right of Way of West Moore Street a distance of 70.22' to a point and being the Point of Beginning. Said tract having an area of 9961 Square Feet, 0.23 Acres



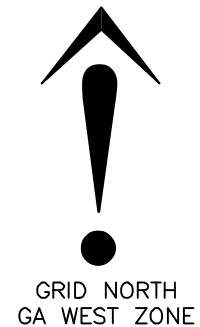
VICINITY MAP

P:\AAAA JOBS\2026 (2551-)\SURV 2651 PARKER INVESTMENT\2651 SITE PLAN.DWG 5/13/2026 2:58 PM

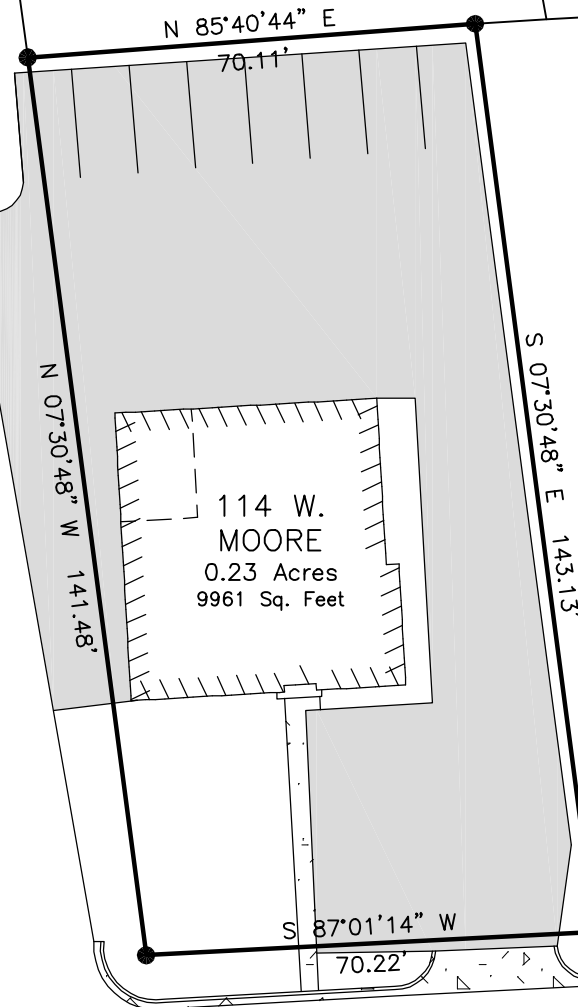
- THE PURPOSE OF THIS MAP IS TO SHOW EXISTING CONDITIONS OF DEED BOOK 7118 PAGE 197, 114 WEST MOORE STREET
- ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA. MAP #13185C0210E EFFECTIVE DATE SEPTEMBER 26, 2008. THIS PROPERTY IS IN FLOOD ZONE " X ". AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

NOW OR FORMERLY
ARMECS PROPERTIES LLC
DB 7039 PG 702
PARCEL 115B 102

NOW OR FORMERLY
KAY HENRY LIFE ESTATE
DB 4405 PG 218
PARCEL 115B 103



JEANETTE ST (60' R/W)



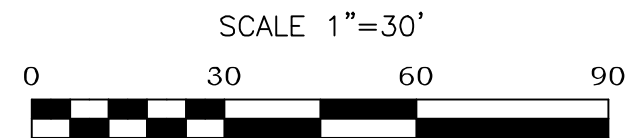
NOW OR FORMERLY
MARIAN E LEONARD
DB 6959 PG 898
PARCEL 115B 111
ZONED R-P

W MOORE ST (50' R/W)

INNOVATE !
Engineering & Surveying

PHONE: 229-249-9113 www.innovatees.com
2214 N. Patterson Street, Valdosta, GA 31602

EXISTING CONDITIONS OF:
114 WEST MOORE ST



LOCATED IN
LAND LOT 60
11th LAND DISTRICT
CITY OF VALDOSTA,
LOWNDES COUNTY, GA
DRAWN BY: LCB
MAP DATE: 05/08/2026

P:\AAAA JOBS\2026 (2551-)\SURV 2651 PARKER INVESTMENT\2651 REZONE.DWG 5/13/2026 2:55 PM

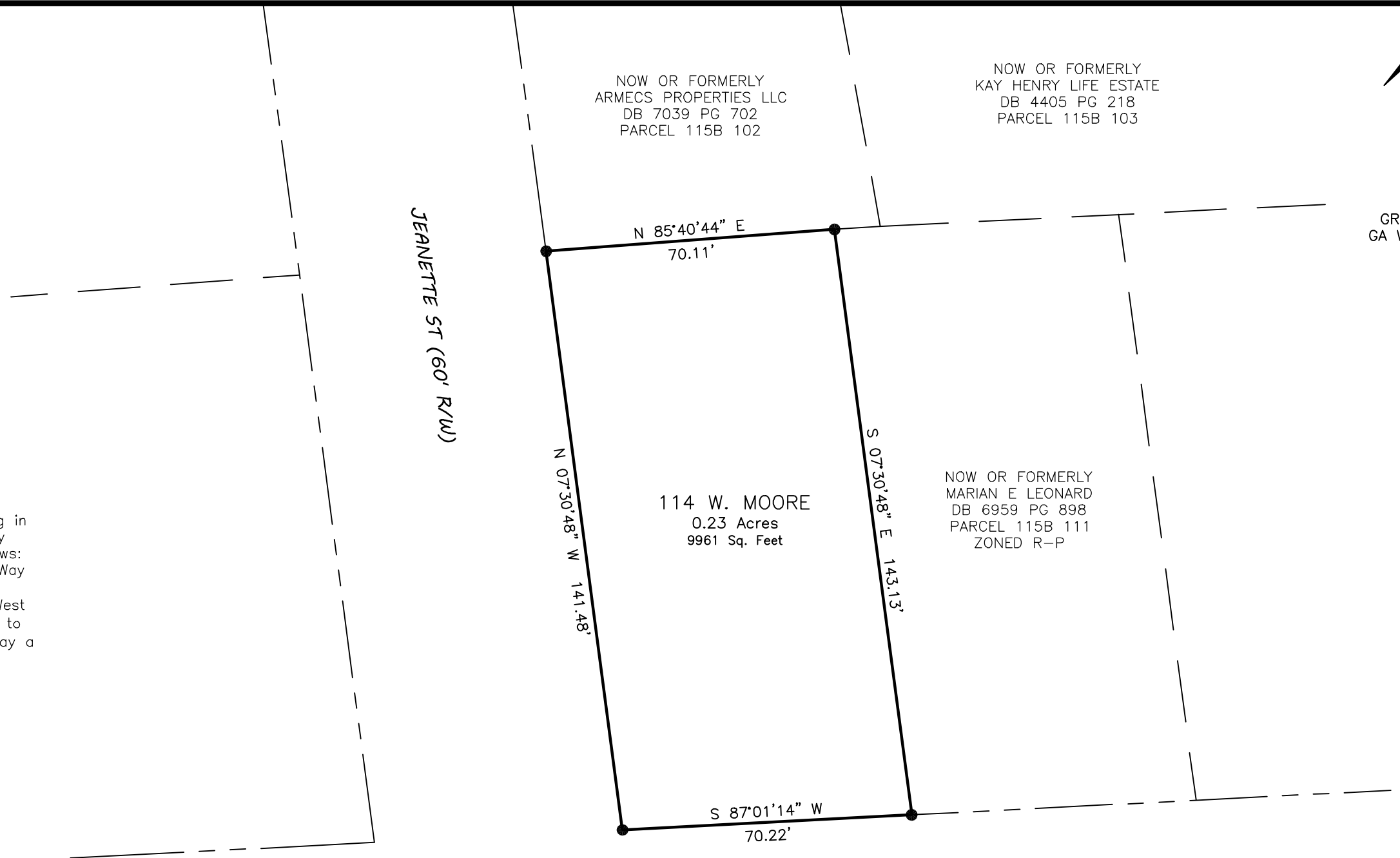


VICINITY MAP

Rezoning Legal

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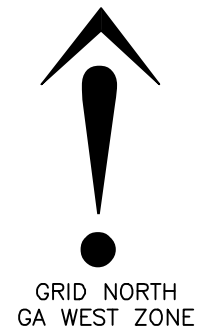


NOW OR FORMERLY
ARMECS PROPERTIES LLC
DB 7039 PG 702
PARCEL 115B 102

NOW OR FORMERLY
KAY HENRY LIFE ESTATE
DB 4405 PG 218
PARCEL 115B 103

114 W. MOORE
0.23 Acres
9961 Sq. Feet

NOW OR FORMERLY
MARIAN E LEONARD
DB 6959 PG 898
PARCEL 115B 111
ZONED R-P



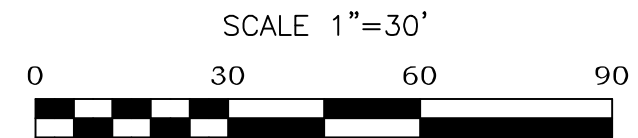
W MOORE ST (50' R/W)

JEANETTE ST (60' R/W)

INNOVATE !
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PHONE: 229-249-9113 www.innovatees.com
2214 N. Patterson Street, Valdosta, GA 31602

REZONING MAP FOR:
**PARKER INVESTMENTS
PROPERTIES LLC**



LOCATED IN
LAND LOT 60
11th LAND DISTRICT
CITY OF VALDOSTA,
LOWNDES COUNTY, GA
DRAWN BY: LCB
MAP DATE: 05/08/2026