

Staff Recommendation: Find the Special Exception consistent with the Comprehensive Plan, and the Special Exception review criteria, and recommend approval to the Hahira City Council, subject to the following conditions:

- (1) Combine all of the depicted subject property into one parcel of land.
- (2) All parking shall be off-street on private property and located to the sides of the duplex building. Driveways for each dwelling unit shall be paved and be of sufficient size to hold at least two automobiles entirely on private property. (No parking in the grassed front yard of the property).
- (3) Special Exception approval shall expire after one (1) year from the date of approval, if no replat has been recorded and building permits for the duplex issued by that date.

Commissioner Bailey had questions regarding the depth of the front yard setback and the location of parking.

Speaking in favor of the request:

- Marvin Brooks

Mr. Brooks stated he is the contractor representing the applicant and offered to answer any questions the Commissioners may have. He stated the intent of the development is for rental property.

No one spoke against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Graham to recommend approval of the request as presented, including the conditions. Commissioner Wildes second. All in favor, no one opposed. Motion carried.

Agenda Item #4

HA-2022-02 Marvin Brooks Construction LLC 506 & 510 West Lawson Street -Variance to minimum building setback requirements in R-10 zoning

On behalf of Lee Walker, Marvin Brooks Construction is requesting a variance to Section 6-1 of the Hahira Zoning Ordinance as it pertains to minimum building setback requirements in an R-10 zoning district. The subject property totals 0.28 acres located at 506 & 510 West Lawson Street, which is along the north side of the road immediately east of North Newsome Street. The property currently consists of two (2) small vacant lots with frontage along West Lawson Street (0.26 acres total), as well as the southerly 9' of an adjacent parcel to the north which contains an existing single-family residence (all of the parcels are currently under the same ownership.). The applicant is proposing to recombine all of this subject property (about 12,000-sf+) into a single parcel of land, in order to construct a proposed duplex residential building which totals 2,400 square feet heated space (see Special Exception request # HA-2022-01 in the previous agenda item). The applicant is proposing to place the duplex several feet forward toward the south property line (West Lawson Street) such that the minimum front yard building setback would be reduced to