

Planning Analysis & Property Information

Applicant / Owner:	WG Investment and Development Company LP (Justin Coleman)		
Request:	Rezone from Single-Family Residential (R-10) to a combination of Neighborhood Commercial (C-N) (15.34 acres) and “conditional” R-10(c) (1.20 acres).		
Property General Information			
Size & Location:	A portion of land totaling 16.54 acres (of a much larger parcel) located along the south side of West Stanfill Street, across from the intersection with Watercress Way.		
Street Address:	< no street address has yet been assigned >		
Tax Parcel ID:	Map # 0026 Parcel: 033 (portion)	City Council District:	1
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-10	Vacant / forest
	Proposed:	C-N, R-10(c)	Future commercial development (to be marketed)
Adjacent Property:	North:	R-6M, R-10	Single-family residential, Mobile Home Park
	South:	C-H	Vacant / undeveloped, commercial along GA-122
	East:	R-10	Vacant / undeveloped
	West:	C-H(c), R-10(c)	Vacant / undeveloped
Neighborhood Characteristics			
Historic Resources:	There are no historic resources in the immediate area.		
Natural Resources:	Vegetation:	Forest	
	Wetlands:	There is potential jurisdictional wetlands along the eastern edge of 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 in the immediate area.	
Public Facilities			
Water & Sewer:	Hahira water & sewer services along West Stanfill Street		
Transportation:	West Stanfill Street (local street)		
Fire Protection:	City of Hahira fire station = approximately 1 mile to the southeast		