



GLPC AGENDA ITEM # 6

NOVEMBER 28, 2022

Special Exception Request by Chuck Smith File #: HA-2022-01

Chuck Smith, on behalf of North Crossing Properties LLC, is requesting Special Exception (SE) approval of a proposed commercial building within the Gateway Corridor Overlay District that is less than 1,000 square feet of gross floor area (GFA). The subject property is currently zoned Highway Commercial (C-H) and consists of 0.64 acres located at 601 GA Highway 122 West in Hahira. This is the remaining vacant front outparcel of the Food Lion shopping center. The applicant is proposing to develop this property as a “Red Owl” drive-thru coffee shop that has about 710-sf of GFA (indoor heated space), plus an additional 200-sf of outdoor seating area.

The subject property is located within a **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan.

The intent of this “small building” provision of the Gateway Corridor Overlay District requiring SE approval, is to prevent piecemealed small building (& small lot) development along its corridor without some level of purview by the City Council --- on a case-by-case basis. As for the subject property, it is an existing outparcel of a small commercial shopping center. Its design and configuration were already contemplated and approved by City Council in 2009 under a separate SE approval for the grocery store (as a large building) and also through separate Variances which pertain to the grocery store and the shopping center overall layout. (see details on page 4). These approvals did not contemplate the possibility of “small buildings” being on the planned outparcels. However, the current proposal does NOT change the overall shopping center design nor its concept. Because the parcel remains part of the already-approved shopping center, it meets the intent of this particular provision of the Overlay District and it is consistent with the overall aesthetic character of the District.

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) Special Exception shall be granted for a food/beverage establishment with drive-thru facilities which is less than 1,000-sf GFA.
- (2) Approval shall expire after one (1) year from the date of approval, if no building permits for the property have been issued by that date.