

## Planning Analysis & Property Information

<b>Applicant:</b>	Chuck Smith (Chuck Smith & Son Construction)		
<b>Owner:</b>	North Crossing Properties LLC (Josh Hagan) * new owner		
<b>Request:</b>	Special Exception for a small commercial building in the Gateway Corridor Overlay District		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	A total of 0.64 acres of land located along the south side of GA Highway 122 West, in front of the Food Lion grocery store.		
<b>Street Address:</b>	601 GA Highway 122 West		
<b>Tax Parcel ID:</b>	Map 0046C Parcels 002 & 003 Map 0026 Parcel 033F	<b>City Council District:</b>	1 <i>Councilwoman White</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	C-H	Vacant outparcel
	Proposed:	C-H	Drive-thru Coffee Shop
<b>Adjacent Property:</b>	North:	C-H	Hahira Veterinary Clinic
	South:	C-H	Food Lion grocery store
	East:	C-H	Vacant land – stormwater detention area
	West:	C-H	Huddle House restaurant
<b>Zoning &amp; Land Use History:</b>	This property and the surrounding area has been zoned C-H for more than 30 years. It has been developed as a small shopping center since 2010. It was part of the “Hahira Pick In” site before that.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no known historic resources on or near the subject property.		
<b>Natural Resources:</b>	Vegetation:	Urban forest nearby	
	Wetlands:	There are no wetlands on or near the subject property.	
	Flood Hazards:	The property is located well-outside the FEMA designated 100-year floodplain	
	Groundwater Recharge:	There are no significant groundwater recharge areas on or near the subject property.	
	Endangered Species:	There are no known endangered species on or near the subject property.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Hahira water & sewer services along GA Highway 122 West and along West Main Street		
<b>Transportation:</b>	GA Highway 122 West (State route)		
<b>Fire Protection:</b>	Fire Station -- downtown (0.50 miles to the east The nearest fire hydrant is along GA Highway 122 West		