

Supplemental Development Regulations that are Applicable to the Proposed Use

< See attached excerpt of the Gateway Corridor Overlay District provisions >

Zoning Ordinance Section 5-1.2(g)

If activities towards the Special Exception have not commenced within twelve (12) months after approval by the City Council, or, if the Special Exception is discontinued for a period in excess of twelve (12) consecutive months, the request shall be rescinded and subject to re-submission in the same manner as an amendment as described in Section 12 of this Ordinance. Special Exceptions shall be granted to the property, regardless of whom the occupant may be thereof.

Previous approvals:

[file # HA-2009-06, by Primax Properties] SPECIAL EXCEPTION approved by City Council on 12-10-2009 for a 30,000-sf building within the Hahira Gateway Corridor Overlay District with the following 4 conditions:

- (1) The building shall be one-story and used as a commercial grocery store and shall not exceed 30,000 square feet.
- (2) Approval is based on the submitted conceptual site plan dated 11-18-2009 in as much as the grocery store is a single freestanding building that is part of a larger commercial village with individual buildings and shared parking areas.
- (3) There shall be no direct access from the grocery store parcel onto GA Hwy 122.
- (4) A natural vegetative buffer no less than 8' shall be maintained by the developer along the rear of the property and West Main Street Extension. This buffer should include the existing vegetation. Any supplemental vegetation planted within the buffer shall be of the evergreen variety. A decorative fence or a decorative wall shall be constructed along the service areas.

[file # HA-2009-07 by Primax Properties] VARIANCES approved by City Council on 12-10-2009 to the following items from the Gateway Corridor Overlay District:

- (a) Front yard setback between 15' and 75' from the front property line.
- (b) No more than 50% of the front yard to consist of parking and driveways.
- (c) Building materials limited to 33% split-face block/concrete masonry units and 50% high grade stucco.
- (d) Building facades longer than 100' must be modulated with offsets in the horizontal plane that are at least 4' in depth and at least 20' in length.
- (e) No blank wall (no windows or doors) along a facade exceeding 50'.
- (f) A minimum of 30% of the ground floor exterior wall facing the right-of-way consists of windows.

* Approved SUBJECT to the following 4 conditions:

- (1) DOT approval of sidewalk and accompanying aesthetics within the right-of-way along Highway 122; otherwise, such improvements shall be constructed on the private property and deeded to the City.
- (2) Approval conditioned upon the Facade concept/elevations submitted by the applicant dated 11-18-2009.
- (3) An acceptable artwork concept shall be placed within the designated "mural area" on the side elevations submitted within the Facade Concept submitted by Hahira Gateway LLC on 11-18-2009. Such area shall be used for art and not commercial signage.
- (4) No more than six 35' lights will be installed in the front portion of the parking area.

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.

Fire: < No comments received >

Landscape: Must comply with the Hahira Landscape Ordinance

Building Plan Review: No comments

Utilities: < No comments received >.

Engineering: < No comments received >

Police: < No comments received >