



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.

Planning Analysis & Property Information

Applicant:	Chuck Smith (Chuck Smith & Son Construction)		
Owner:	North Crossing Properties LLC (Josh Hagan) * new owner		
Request:	Special Exception for a small commercial building in the Gateway Corridor Overlay District		
Property General Information			
Size & Location:	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.		
Street Address:	601 GA Highway 122 West		
Tax Parcel ID:	Map 0046C Parcels 002 & 003 Map 0026 Parcel 033F	City Council District:	1 <i>Councilwoman White</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-H	Vacant outparcel
	Proposed:	C-H	Drive-thru Coffee Shop
Adjacent Property:	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
Zoning & Land Use History:	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.		
Neighborhood Characteristics			
Historic Resources:	There are no known historic resources on or near the subject property.		
Natural Resources:	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.	
Public Facilities			
Water & Sewer:	Existing Hahira water & sewer services along GA Highway 122 West and along West Main Street		
Transportation:	GA Highway 122 West (State route)		
Fire Protection:	Fire Station -- downtown (0.50 miles to the east The nearest fire hydrant is along GA Highway 122 West		

Comprehensive Plan Issues

Character Area: Community Activity Center

Description: A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, office professional, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

Development Strategy: Each Community Activity Center should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the town center through locating higher density housing options adjacent to the town center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. Design for each Community Activity Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools.

Special Exception Review Criteria

Pursuant to Section 12 of the Hahira Zoning Ordinance, the Greater Lowndes Planning Commission (GLPC) shall review a request for Special Exception at a public hearing and shall make recommendation to the Hahira City Council. At a second public hearing, the Hahira City Council shall hear and decide all requests for a Special Exception. In making their recommendation and/or decision, but the GLPC and the Hahira City Council shall consider the following review criteria listed below:

(1) Is the proposed use contrary to the purpose of the Zoning Ordinance of the City of Hahira ?
No. As an existing outparcel of a planned and developed small shopping center, the proposal meets the purposes and intent of the Gateway Corridor Overlay District as contained in the Hahira Zoning Ordinance.
(2) Is the proposed use detrimental to the use or development of the adjacent properties or the general neighborhood, or does it adversely affect the health and safety of residents and workers ?
No. This is part of a planned shopping center.
(3) Will the proposed use constitute a nuisance or a hazard because of the number of persons who will attend or use such facility, vehicular movement, noise or fume generation, or type of physical activity ?
No. The proposed use will not constitute a nuisance or hazard.
(4) Will the proposed use be affected adversely by the existing uses of adjacent properties; and will the proposed use be placed on a lot of sufficient size to satisfy the space requirements of said use.
Yes. The proposed use will not be adversely affected by surrounding uses and the proposed lot is sufficient to satisfy the space requirements for such development.
(5) Will the proposed use meet the applicable parking and City development standards set forth for such use ?
Yes. The proposed use will have more than sufficient room for parking.

The Planning Commission may recommend to the City Council such additional restrictions and standards (i.e., increased setbacks, buffer strips, screening, etc.) as may be necessary to protect the health and safety of residents and workers in the community, and to protect the value and use of property in the general neighborhood. Provided, that whenever the Planning Commission shall find, in the case of any permit granted pursuant to the provisions of this ordinance that any of the terms, conditions or restrictions upon which such permit was granted are not being complied with, the City Council shall rescind and revoke such permit after giving due notice to all parties concerned and granting full opportunity.

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 >

Attachments

Zoning Ordinance – Gateway Corridor provisions
Zoning Location Map
Future Development Map
Aerial Location Map
Letter of Authorization
Letter of Intent
Conceptual Site Plan & Survey
Floor Plan
Building Elevations (2 pages)

- b. Developments with more than 75,000 gross square feet of non-residential space or more than 200 dwelling units shall submit a traffic study meeting standards provided by the City Engineer.

4-5.5 Property Use Standards.

- a. Authorized Uses. In addition to the uses authorized in the underlying zoning district, the following additional uses shall be authorized for any property zoned for commercial uses within the Overlay District:
 - 1. Live-work dwelling units.
 - 2. Loft dwelling units.
 - 3. Mixed-use development.
 - 4. Parking garages, when accessory to a commercial, institutional, mixed-use, or multi-family residential development.
- b. Prohibited Uses.
 - 1. Adult entertainment establishments.
 - 2. Car washes.
 - 3. Major automotive repair and maintenance.
 - 4. Manufactured home dealers and sales lots.
 - 5. Automobile or outdoor equipment sales lots.
 - 6. Salvage operation, junkyard, or recyclable material wholesalers.
 - 7. Outdoor recreation facility producing odor or noise.
- c. Special Exceptions. The following uses shall require approval of a Special Exception subject to the standards in Section 5-1.2:
 - 1. Non-residential buildings with less than 1,000 square feet of gross ground floor area.
 - 2. Commercial buildings in excess of 15,000 square feet of gross ground floor area.
 - 3. Minor automobile repair and maintenance.
 - 4. Rooming and boarding houses.
 - 5. Gasoline stations with more than 8 pumps.
 - 6. Pawnshops.
 - 7. Self-service storage or mini-warehouses.

4-5.6 Streetscape Standards.

- a. Front Yard Setback: Front yard setbacks in Section 6-1 do not apply. Front yard setback minimum: 15 feet; maximum: 75 feet. Setbacks are measured from the right-of-way line.
- b. Standards for yards between the building and a public street.
 - 1. No more than 50% of the front yard may consist of parking and driveways. The remainder of the parking shall be located behind the building or in the side yard.
 - 2. The front yard shall be landscaped using sod, shrubbery, ground cover, trees and pedestrian walkways
 - 3. A continuous landscape strip, at least 5 feet in width, shall be provided along all street frontages between the property line and the sidewalk. The landscape strip shall consist of trees, shrubbery, sod, groundcover and streetlights for vehicles and pedestrians. Exposed earth shall not be permitted.
 - i. The preferred specimen of tree for use in planting within the landscape strips is the Little Gem Magnolia (Magnolia Grandiflora Dwarf Hybrid).
 - ii. Trees shall be a minimum of 2.5 inches (DBH) at time of planting and shall be spaced a maximum distance of 25 feet apart.

HA-2022-09 Zoning Location Map



Chuck Smith
Special Exception Request

601 GA Highway 122 West
Tax Parcel #: 0026 – 033F

Current Zoning: C-H

** Map NOT to scale

Map Data Source: VALOR GIS November 2022



HA-2022-09 Future Development Map



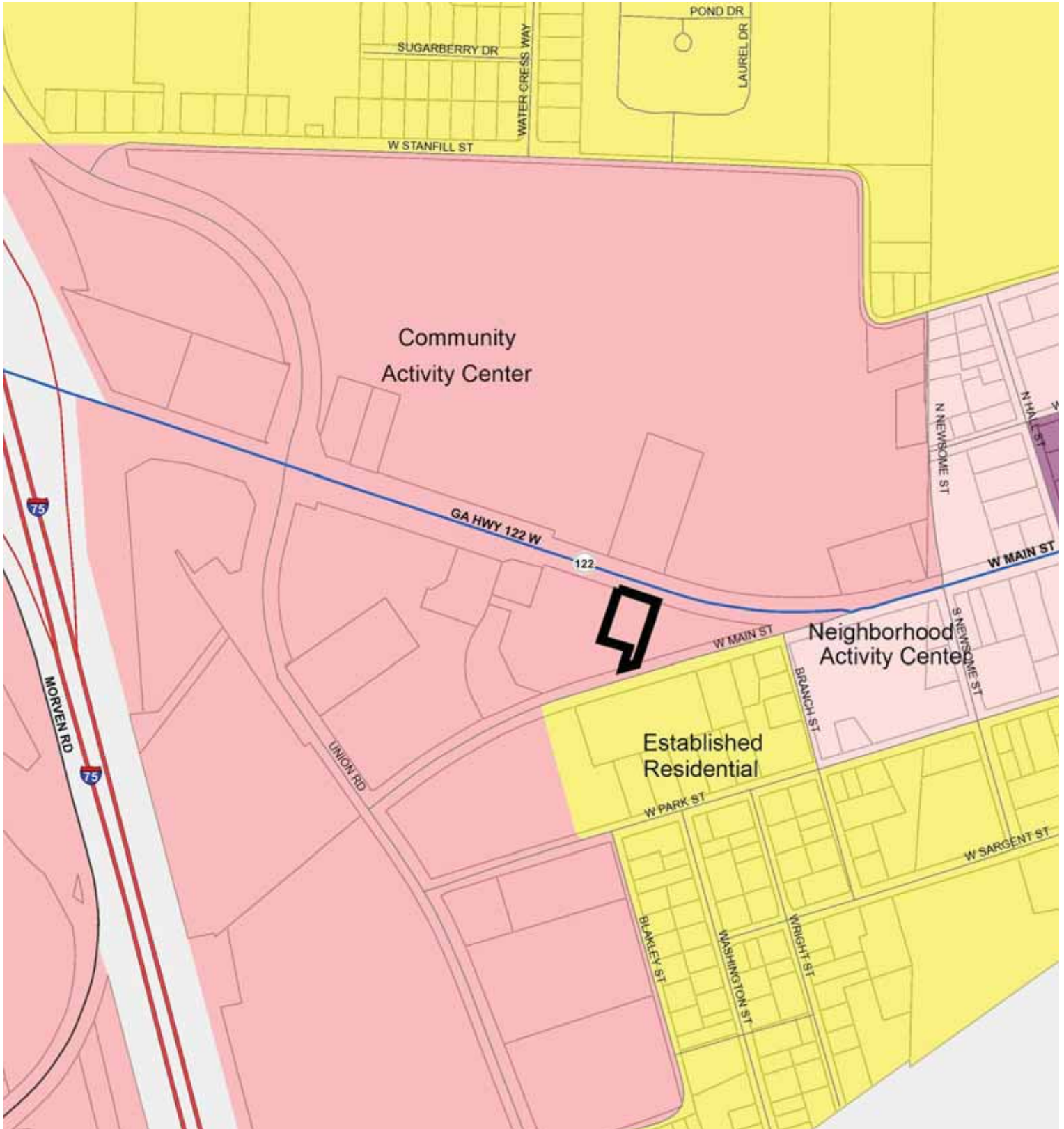
Chuck Smith
Special Exception Request

601 GA Highway 122 West
Tax Parcel #: 0026 – 033F

Character Area
"Community Activity Center"

** Map NOT to scale

Map Data Source: VALOR GIS November 2022



HA-2022-09 Aerial Location Map



Chuck Smith
Special Exception Request

601 GA Highway 122 West
Tax Parcel #: 0026 – 033F

~ 2020 Aerial Imagery

** Map NOT to scale

Map Data Source: VALOR GIS November 2022



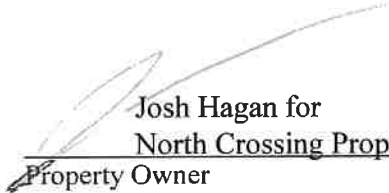
October 12, 2022

Project: A New Store for Red Owl Coffee Company
601 GA Hwy 122 W
Hahira, GA 31632
Map/Parcel #: 0026 033F

RE: Letter of Authorization

To Whom It May Concern:

Chuck Smith & Son Construction, Inc. (i.e., Chuck E. Smith) is authorized to act on our behalf regarding the special exception application request for the above referenced project.


Josh Hagan for
North Crossing Properties, LLC
Property Owner

Partner
Title

10/12/22
Date

Subscribed and sworn before me on this 12th day of October, 2022


Notary

My Commission Expires:

August 11, 2025



#HA-2022-09



October 12, 2022

Project: A New Store for Red Owl Coffee Company
601 GA Hwy 122 W
Hahira, GA 31632
Map/Parcel #: 0026 033F

RE: Letter of Intent

To Whom It May Concern:

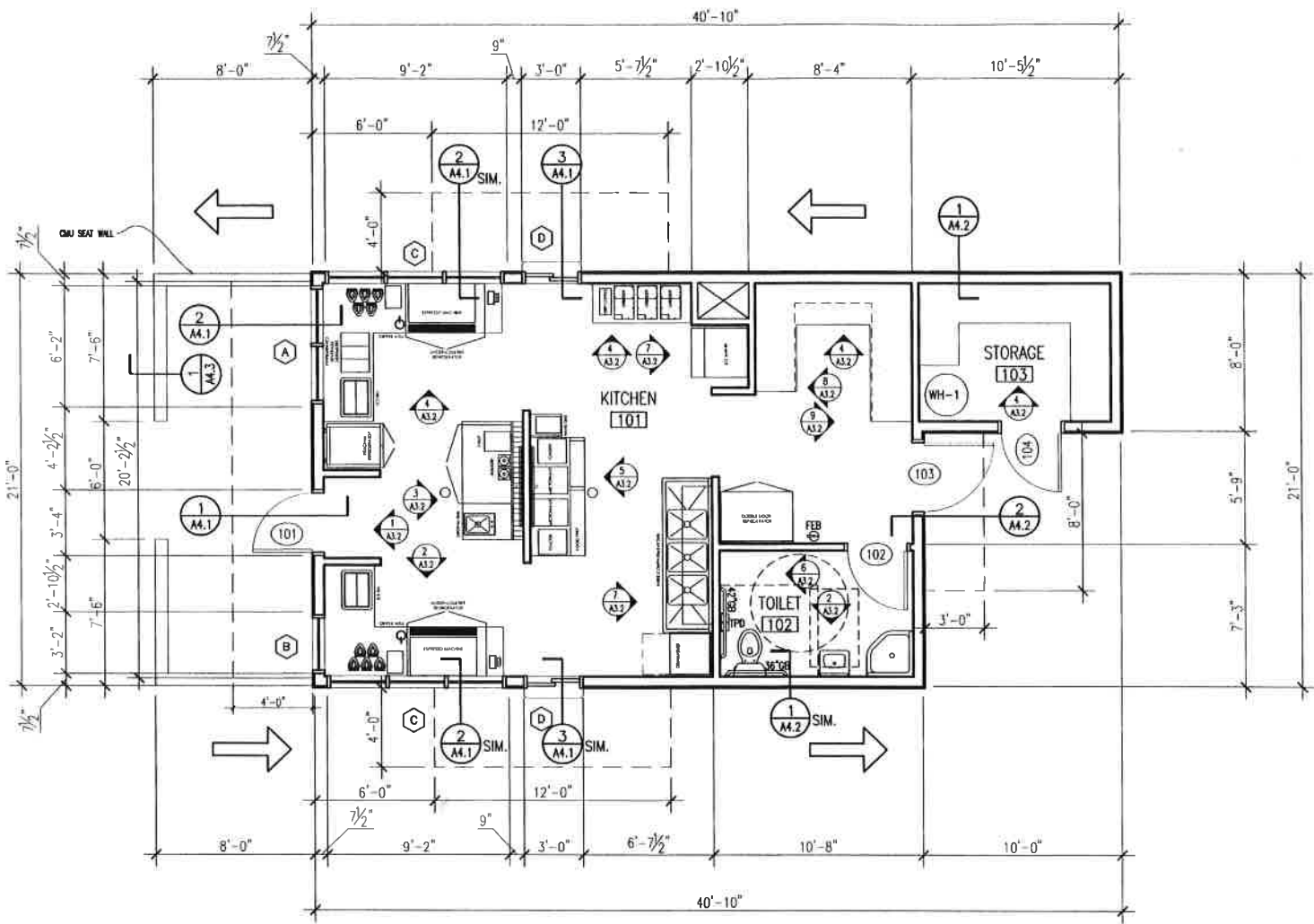
This special exception request is being made due to the City of Hahira's Gateway Overlay Corridor located adjacent to the above subject project. This overlay corridor requires any non-residential, with less than 1000 sq. ft. gross ground floor area, to make application for a special exception. This new store will only be 908 sq. ft. gross floor area to accommodate the drive-thru coffee store with a small walk-up patio area.

Please feel free to contact me if you have any questions.

Sincerely,

Charles "Chuck" Smith
President

HA-2022-09



NOTE: DIMENSIONS ARE TO FACE OF STUD OR FACE OF FRAMING

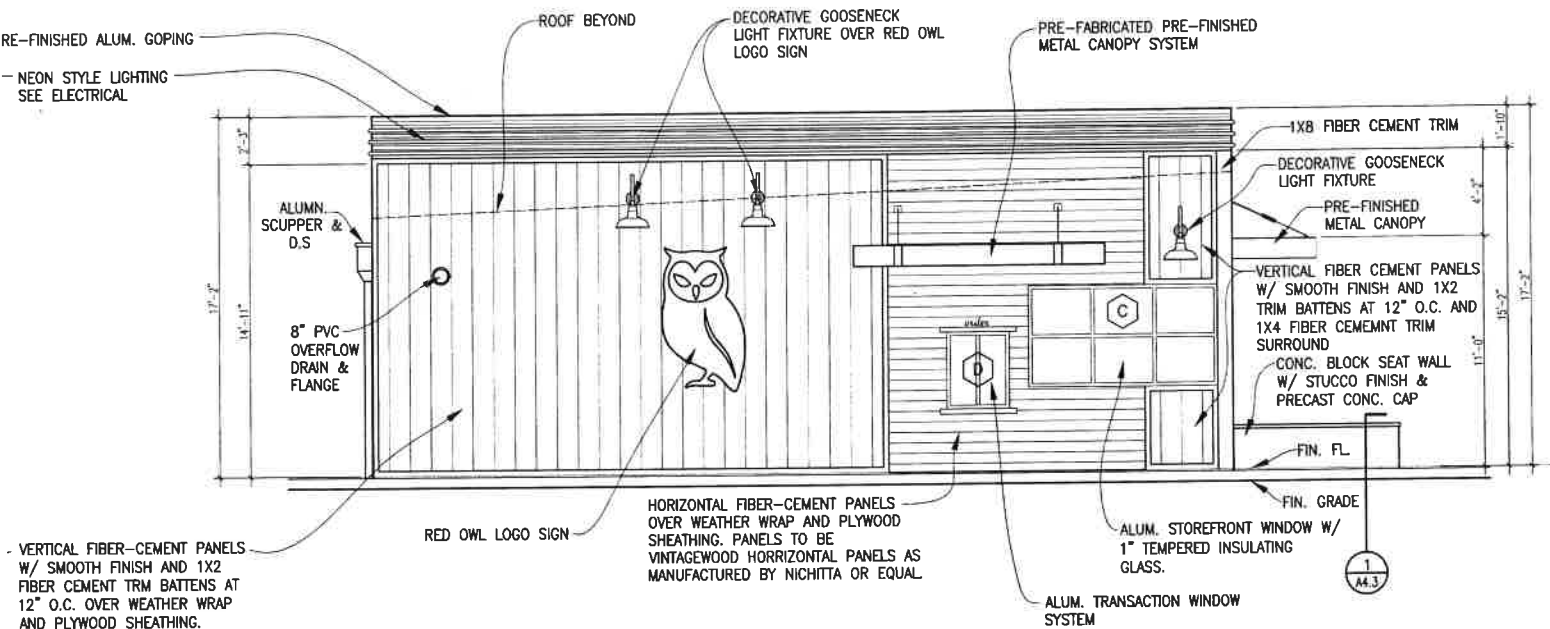
WINDOWS

WT	REMARKS
1"	FIXED ALUMINUM WINDOW W/ TEMPERED LOW "E" INSULATING GLASS
1"	FIXED ALUMINUM WINDOW W/ TEMPERED LOW "E" INSULATING GLASS
1"	FIXED ALUMINUM WINDOW W/ TEMPERED LOW "E" INSULATING GLASS
*	ALUMINUM TRANSACTION WINDOW W/ TEMPERED INSULATING GLASS

FLOOR PLAN

SCALE: 1/4" = 1'-0"





LEFT ELEVATION

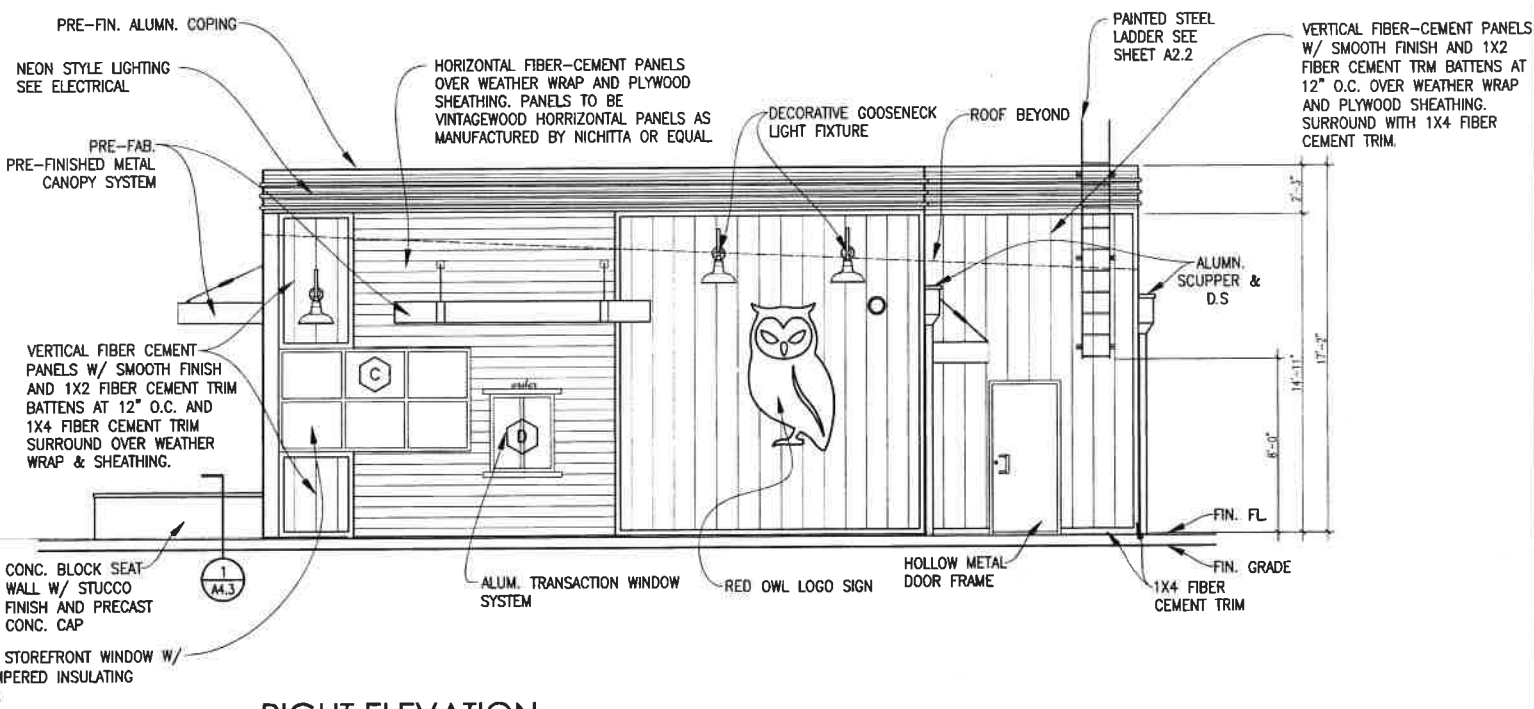
SCALE: 1/4"=1'-0"

VERTICAL FIBER-CEMENT PANELS W/ SMOOTH FINISH AND 1X2 FIBER CEMENT TRM BATTENS AT 12" O.C. OVER WEATHER WRAP AND PLYWOOD SHEATHING. SURROUND WITH 1X4 FIBER CEMENT TRIM. INSTALL OVER WEATHER WRAP AND SHEATHING.

HORIZONTAL FIBER-CEMENT PANELS OVER WEATHER WRAP AND PLYWOOD SHEATHING. PANELS TO BE VINTAGEWOOD HORIZONTAL PANELS AS MANUFACTURED BY NICHITTA OR EQUAL.

ALUM. TRANSACTION WINDOW SYSTEM

VERTICAL FIBER CEMENT PANELS W/ SMOOTH FINISH AND 1X2 TRIM BATTENS AT 12" O.C. AND 1X4 FIBER CEMENT TRIM SURROUND
 CONC. BLOCK SEAT WALL W/ STUCCO FINISH & PRECAST CONC. CAP



RIGHT ELEVATION

SCALE: 1/4"=1'-0"

VERTICAL FIBER CEMENT PANELS W/ SMOOTH FINISH AND 1X2 FIBER CEMENT TRIM BATTENS AT 12" O.C. AND 1X4 FIBER CEMENT TRIM SURROUND OVER WEATHER WRAP & SHEATHING.

HORIZONTAL FIBER-CEMENT PANELS OVER WEATHER WRAP AND PLYWOOD SHEATHING. PANELS TO BE VINTAGEWOOD HORIZONTAL PANELS AS MANUFACTURED BY NICHITTA OR EQUAL.

CONC. BLOCK SEAT WALL W/ STUCCO FINISH AND PRECAST CONC. CAP

ALUM. TRANSACTION WINDOW SYSTEM

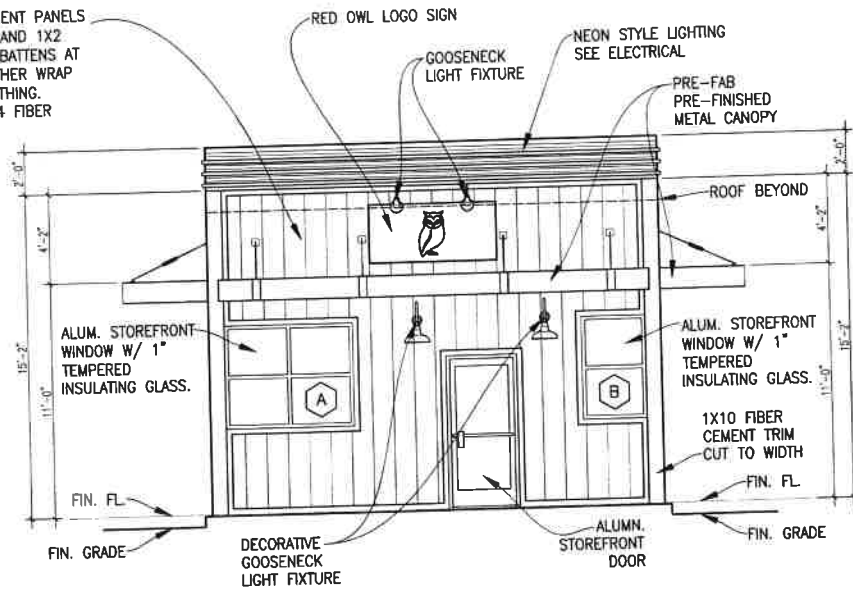
RED OWL LOGO SIGN

HOLLOW METAL DOOR FRAME

ALUMN. SCUPPER & D.S.
 1X4 FIBER CEMENT TRIM

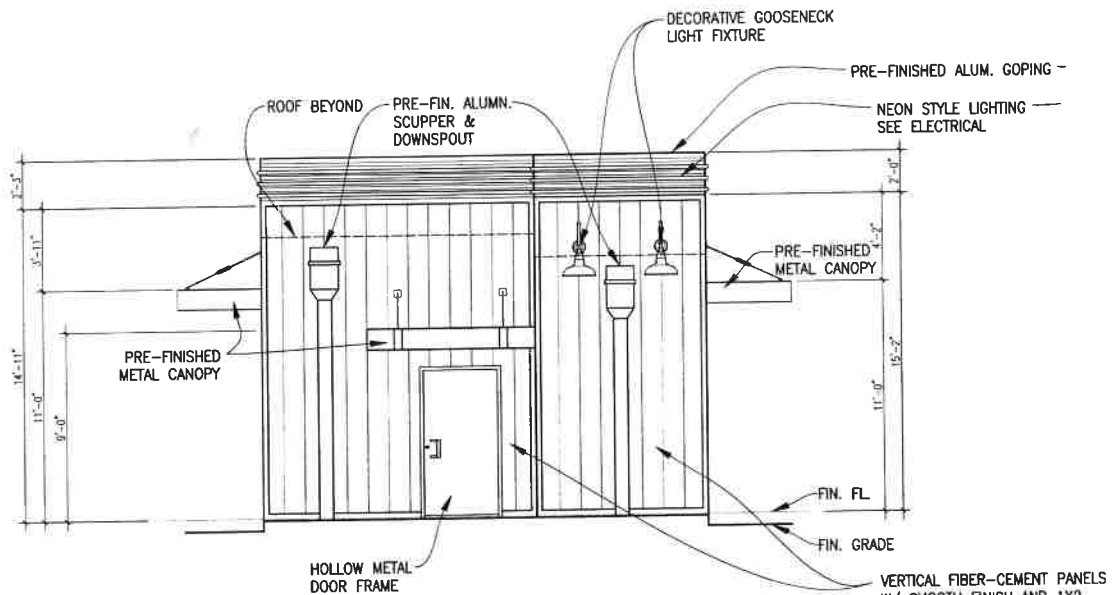
ALUM. STOREFRONT WINDOW W/ 1" TEMPERED INSULATING GLASS.

VERTICAL FIBER-CEMENT PANELS W/ SMOOTH FINISH AND 1X2 FIBER CEMENT TRM BATTENS AT 12" O.C. OVER WEATHER WRAP AND PLYWOOD SHEATHING. SURROUND WITH 1X4 FIBER CEMENT TRIM.



FRONT ELEVATION

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"

VERTICAL FIBER-CEMENT PANELS W/ SMOOTH FINISH AND 1X2 FIBER CEMENT TRM BATTENS AT 12" O.C. OVER WEATHER WRAP AND PLYWOOD SHEATHING. SURROUND WITH 1X4 FIBER CEMENT TRIM. INSTALL OVER WEATHER WRAP AND SHEATHING.