

this property with a "Red Owl" drive-thru coffee shop that has about 710-sf of indoor heated space, plus an additional 200-sf of outdoor seating area. (all or part of Tax Parcel 0026-033F).

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

Staff finds the Special Exception consistent with the Comprehensive Plan, and the Special Exception review criteria, and recommends 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.

Chairperson Rountree opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Chuck Smith – 2314 Bemiss Rd., Valdosta, GA

Mr. Smith stated he is present with the applicant to answer any questions the Commissioners may have. Commissioner Bailey asked if there was any way to abandon the first driveway. Mr. Smith explained that the elevation difference would create issues. Chairperson Rountree stressed that mornings will be particularly busy and cause traffic congestion. Mr. Smith stated that the property has 5 access/exit points that will hopefully alleviate some congestion.

No one spoke against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Miller to recommend approval of the request with the conditions presented. Commissioner Bailey second. All in favor, no one opposed. Motion carried.

### **Agenda Item #7**

HA-2022-10 Chris Kain, 501 S. Hagan Bridge Road, Deannexation of 1.576 acres from the City of Hahira

Mr. Martin presented the case in which the applicant is requesting to Deannex 1.576 acres from the City of Hahira. The subject property is located at 501 South Hagan Bridge Road in Hahira, which is at the SE corner of the intersection with the entrance drive to