

Mr. Kain stated he is the property owner. His intent is to have goats, sheep and chickens as a "hobby farm", marketing it as a venue for birthday parties and other gatherings. It is his understanding that there is a county/city agreement with respect to providing utilities. The adjacent properties he owns lie one in unincorporated Lowndes County and the other within the Hahira city limits. Access to the Lowndes property is via the parcel that lies within the City of Hahira. Commissioner Bailey asked him how long he has owned the properties and if he knew the zoning districts they were in when he bought them. Mr. Kain stated the properties had been acquired this year and that yes, he understood the zoning when purchased.

Speaking in opposition to the request:

- Gretchen Quarterman – 6565 Quarterman Rd., Hahira, GA

Ms. Quarterman asked if Lowndes County had yet approved acceptance of the parcel if the deannexation is approved to which Mr. Dillard responded that Lowndes County had accepted the request at the last Board of Commissioners' meeting, after the request was added to the agenda by the chairman. Ms. Quarterman further stated that she is concerned that the adjacent property will be land locked so is therefore not the correct piece of property for Mr. Kain's proposal.

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

Agenda Item #8

CU-2022-10 Blue Wright Holdings, 1004 Slater St., Conditional Use Permit (CUP) for a Family Personal Care Home

Mr. Martin presented the case stating the applicant is requesting a CUP for a Personal Care Home in an R-P zoning district. The subject property consists of 0.16 acres located at 1004 Slater Street, which is along the west side of the street about half way between East Mary Street and East Force Street. The property is currently developed as an unoccupied professional office (converted from a former residence) with a paved parking lot of 7 spaces in the rear yard. The applicant is proposing to convert the building for use as a licensed Personal Care Home for up to 6 adults who are senior citizens and/or persons with disabilities. The applicant is not proposing any changes to the site or the exterior of the existing building. Mr. Martin reminded the commissioners that 15 months ago the applicant requested and received the same CUP approval for a Personal Care Home on the adjacent property to the north at 1006 Slater Street (file # CU-2021-04). While the LDR Section 218-13(BBB)(4) allows no more than one Personal Care Home to be located on the same City block, in order to make this second CUP request eligible, the