

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. The use as a “gas station” (& also a restaurant / convenience store) is a Permitted Use within C-H zoning and also the Overlay District. However, it is the <u>SIZE</u> of the proposed use (more than 8 gas pumps) that triggers the Special Exception review.
(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. The use as a “gas station” is not detrimental to the surrounding development patterns, but its relatively large size could have negative impacts..
(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 ?
Yes, possibly. Together with a well-known fast food restaurant (with drive-thru) AND an attached convenience store, the addition of the proposed gas station with 16 fuel pumps (accommodating 16 cars at one time) would make this a fairly intensive commercial development for this area – in terms of overall traffic and concentration of activity.
(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 ?
No. The magnitude of the proposed use will likely require a Variance to the minimum parking requirements.

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