

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if the Special Exception is discontinued for a period in excess of twelve (12) consecutive months, the request shall be rescinded and subject to re-submission in the same manner as an amendment as described in Section 12 of this Ordinance.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.

**Zoning Ordinance Section 4-5 Gateway Corridor Overlay District**

**4-5.1 Purpose.** The purposes of the Gateway Corridor Overlay District are to:

- a. Promote the general health, safety, and welfare of the community.
- b. Implement the Greater Lowndes 2030 Comprehensive Plan.
- c. Establish an appropriate architectural scale with harmonious design standards that distinguish between types of character areas along the corridor.
- d. Promote development patterns that encourage walking, biking, and use of public transportation.
- e. Create an attractive streetscape that is aesthetically appealing, and environmentally responsible.
- f. Provide for appropriate infill development and land use transitions between commercial corridors and adjacent residential neighborhoods.
- g. Encourage revitalization of Georgia Highway 122 and W. Main Street as well as promote quality development within the Corridor area.

**4-5.5 Property Use Standards.**

- 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.

**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 >
- Landscaping:** Must comply with the Hahira Landscape Ordinance
- Building Plan Review:** No comments
- Utilities:** < No comments received >.
- Engineering:** < No comments received >
- Police:** < No comments received >