



GLPC AGENDA ITEM # 3

JANUARY 30, 2023

Special Exception Request by BoValdosta LLC File #: HA-2023-01

BoValdosta LLC is requesting Special Exception (SE) approval of a proposed gasoline station with more than 8 pumps, to be located within the Hahira Gateway Corridor Overlay District. The subject property consists of 2.64 acres is located at 940 GA Highway 122 West. This is along the north side of the road about 400 feet east of the Union Road intersection. This is next door to the existing Robinson Family Dental clinic and diagonally across the street from the new Wendy's restaurant. The subject property is currently vacant, but has been partially cleared recently. The applicant is proposing to develop it as a combination gasoline station, and a convenience store with internal Bojangles restaurant (total building area about 6,700-sf) The Hahira Zoning Ordinance has provisions for the Gateway Corridor Overlay District which requires that any gas station with more than 8 pumps must receive a SE approval from the City Council. The applicant is proposing a gasoline station component with 16 pumps (8 service islands with 2 pumps each). The applicant is also requesting certain Variances from general development requirements of the Overlay District as well, and these are being processed separately under file # HA-2023-02. (all or part of Tax Parcel 0026-033).

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

Gasoline stations in C-H zoning with 8 pumps or less are a Permitted Use throughout the Overlay District, and there is no Special Exception (SE) requirement. Larger facilities with more pumps (and hence a larger fuel canopy, more maneuvering areas, more traffic, etc...) require the special review process on a case-by-case basis. The intent of this "more than 8 pumps" threshold of the Overlay is to protect the less-intensive developed areas of the District from uses that may be too great in magnitude, and may be deemed incompatible (or less compatible) with the overall development patterns of the immediate area as well as the Overlay's stated purpose and goals. [refer to Purpose statements of Section 4-5.1 in the Overlay District provisions --- on Page 4 herein).

The Overlay District boundaries stretch along the entire GA Highway 122 West corridor, from the railroad crossing near downtown westward past the Exit 29 interchange. The intensity level and scale of development along this corridor, ranges from the least intensive (small lot, small building, pedestrian scale) patterns at the eastern end, to the more intensive (large parcels/sites, I-75 commerce scale) patterns at the western end which are not pedestrian focused. The subject property is within the middle area of (or transition between) these two extremes. The applicant's proposal is for a gas station that is literally TWICE the size of the special review threshold. It is staff's opinion that such a use is clearly on the more intensive side of the Corridor spectrum, and it should instead be located in closer proximity to Exit 29 (i.e. west of the Union Road intersection). Staff's concern is only that of size and magnitude --- in this location. If the proposed use were reduced to 8 pumps, it would not require a SE approval and would instead be a Permitted Use.

It should also be noted that there is a difference in "definitions" being used by the staff and the applicant. When the applicant was designing their proposed site, they believed that having 8 refueling "islands" (each accommodating 2 vehicles at the same time, utilizing separate "dispensers") was the same as "8 pumps" and therefore did not trigger the SE review process. However, it is staff opinion and interpretation of the Ordinance (& agreed to by the City Manager and City Attorney) that having 8 refueling islands with 2 sets of dispensers each – accommodating up to 16 vehicles at one time --- is equal to "16 pumps" under the terms and intent of the Ordinance. (Staff will be discussing the official interpretation of this, when this SE request goes before Hahira City Council.)

Staff Recommendation:

Find the Special Exception "inconsistent" with the Comprehensive Plan, and the Special Exception review criteria, and recommend **DENIAL** to the Hahira City Council.

Planning Analysis & Property Information

Applicant / Owner:	BoValdosta LLC (Mr. Hetal Patel)		
Request:	Special Exception for a gasoline station with more than 8 pumps, to be located within the Gateway Corridor Overlay District		
Property General Information			
Size & Location:	A total of 2.64 acres of land located along the north side of GA Highway 122 West, about 400 feet east of the Union Road intersection.		
Street Address:	940 GA Highway 122 West		
Tax Parcel ID:	Map 0026 Parcel 033	City Council District:	1 <i>Councilwoman White</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	C-H	Vacant, partially cleared (recently)
	Proposed:	C-H	Bojangles restaurant & convenience store & gas station combination
Adjacent Property:	North:	C-H	Vacant, uncleared
	South:	C-H	Wendy's, Huddle House, Food Lion
	East:	C-H	Vacant land, veterinary clinic
	West:	C-H	Robinson Family Dental clinic
Zoning & Land Use History:	This property and the surrounding area has been zoned C-H for more than 30 years.		
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 existing jurisdictional wetlands immediately east of 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, although there might be such species within the wetlands areas.	
Public Facilities			
Water & Sewer:	Existing Hahira water & sewer services along GA Highway 122 West		
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. 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

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 Landscaping Ordinance
- Building Plan Review:** No comments
- Utilities:** < No comments received >.
- Engineering:** < No comments received >
- Police:** < No comments received >

Attachments

Zoning Location Map
Aerial Location Map
Gateway Corridor Overlay Map
Letter of Intent
Boundary Survey
Conceptual Site Plan
Floor Plan
Building Elevations

HA-2023-01 & HA-2023-02

Zoning Location Map

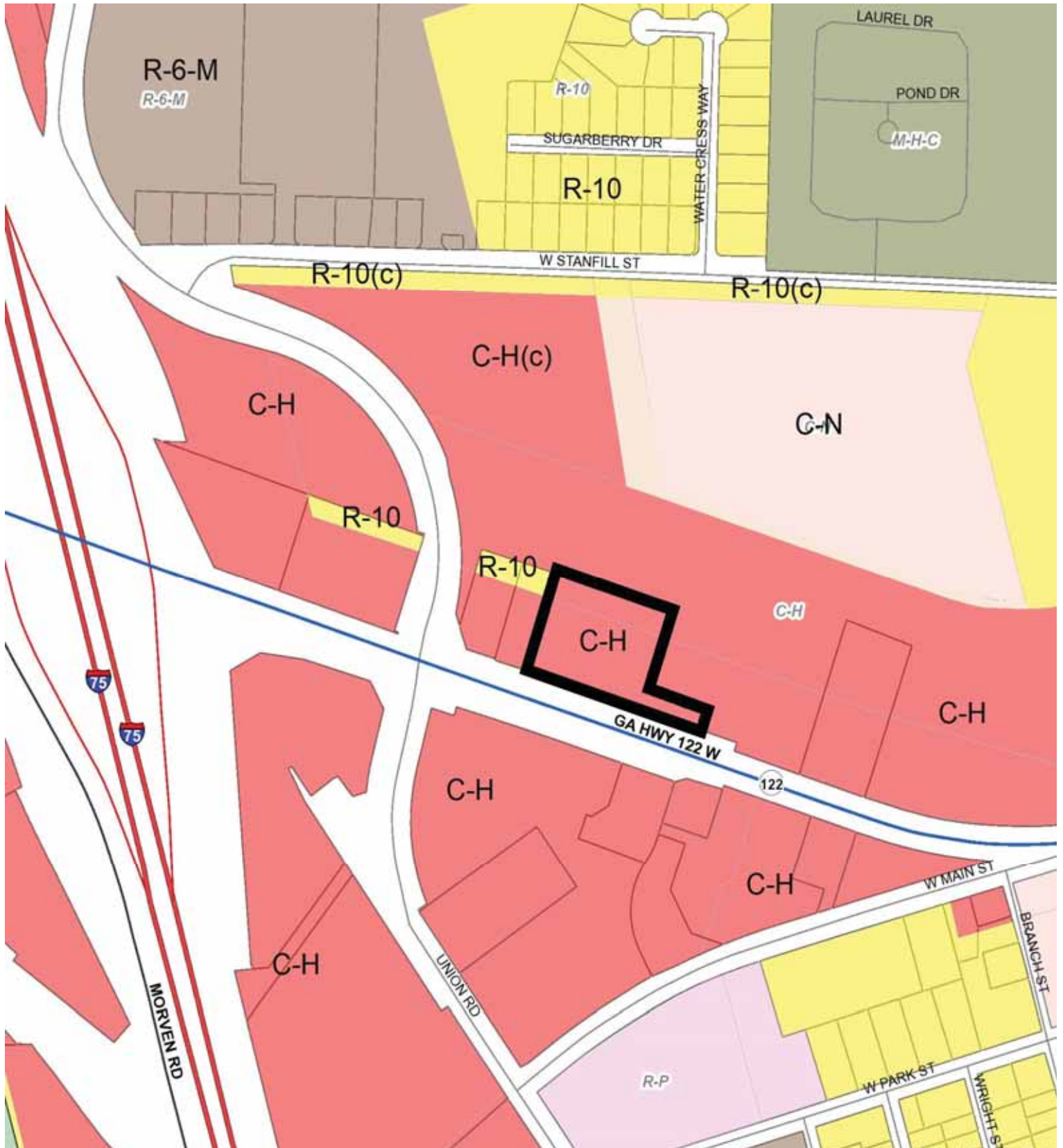


BoValdosta LLC
Special Exception & Variance Requests

940 GA Highway 122 West Current Zoning: C-H
Tax Parcel #: 0026 – 033

** Map NOT to scale

Map Data Source: VALOR GIS January 2023



HA-2023-01 & HA-2023-02

Aerial Location Map



BoValdosta LLC
Special Exception & Variance Requests

940 GA Highway 122 West Aerial Imagery: ~2021
Tax Parcel #: 0026 – 033

** Map NOT to scale

Map Data Source: VALOR GIS January 2023



James H. Moore, III
Luann Clarke *
Willis A. DuVall, Jr.
W. Ralph Rodgers, Jr.
David A. Garland ^{†(TN)}
C. Jason Willcox
Kevin C. Gauke **
D. Bradley Folsom
Wallace D. Bonner, Jr.
Matthew E. Eutzler ^{†(FL)}
R. Lee Brown, Jr.
M. Drew DeMott ^{†(SC)}
Michael Eric Hooper
James H. Edge
Stephan A. Ray ^{†(AL)}
Wheeler H. Bryont ^{†(FL, SC)}
Elizabeth W. Brice
Jessica Cramis
Christopher C. Hazelip, Jr.
Jamie L. Bratcher
Lindsay Hudgins

+ Additional Licenses
* Certified Mediator/Arbitrator
** Certified Mediator

**MOORE CLARKE
DUVALL & RODGERS**
ATTORNEYS AT LAW

2611 North Patterson Street (31602)
Post Office Box 4540
Valdosta, Georgia 31604-4540
Tel (229) 245-7823
Fax (229) 245-7825
bfolsom@mcdcr-law.com

Reply to:
Valdosta Office

December 16, 2022

VIA ELECTRONIC MAIL ONLY

mlmartin@valdostacity.com
Matt Martin

**Re: Hahira Development
MCDR File No. 16314.003**

Dear Matt:

Please let this letter serve as a Letter of Intent related to certain Variance and/or Special Exceptions Applications related to property in the City of Hahira owned by BoValdosta, L.L.C.

BoValdosta has purchased the property with the intent of developing a Bojangles franchise location as well as a convenience store and gas station facility on the property.

As you may know, BoValdosta and its owner Mr. Hetal Patel, are the owners of several Bojangles franchises around South Georgia and North Florida. All of these franchise locations are Class A quality and are maintained to the highest standards by Mr. Patel. In addition, Mr. Patel is involved in our community and supports various community projects throughout the year.

It is his intent to bring in a similar quality tenant in the convenience store and gas station location and to become an active member of the community in Hahira.

Should you have any questions or comments, please let us know. With best regards, I am

Sincerely,

MOORE, CLARKE, DuVALL & RODGERS, P.C.



D. Bradley Folsom

DBF:pjc

Albany Office
2829 Old Dawson Road (31707)
Post Office Drawer 71727
Albany, Georgia 31708-1727
(229) 888-3338

Atlanta Office
900 Circle 75 Parkway, Suite 1175
Atlanta, Georgia 30339
(770) 563-9339

Savannah Office
SunTrust Building
33 Bull Street, Suite 203 (31401)
Post Office Box 8427
Savannah, Georgia 31412
(912) 234-0995

Tifton Office
T. Mark Sandifer, Partner
3300 Fulwood Road (31794)
Post Office Box 7170
Tifton, Georgia 31793
(229) 382-0037

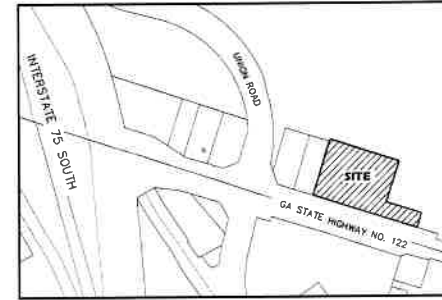
RESERVED FOR CLERK OF SUPERIOR COURT

CERTIFICATION:

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

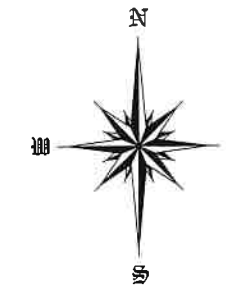
CITY OF HAHIRA PLANNING AND ZONING ADMINISTRATOR _____ DATE _____

ADAM J. GUESS _____ DATE _____
GEORGIA RLS #2940



LOCATION MAP

N.T.S.



LEGEND

- IPS ○ - IRON PIN SET - 5/8" REBAR WITH CAP #2940
- IPF ● - IRON PIN FOUND
- GPF ● - GALVANIZED PIPE FOUND
- CMF ■ - 5"x5" CONCRETE R/W MARKER
- R/W— - RIGHT OF WAY
- - - - CENTERLINE
- X-X- - FENCE

EQUIPMENT USED: TOPCON POWER STATION 103
ROBOTIC "TOTAL STATION"
THE FIELD DATA MEASUREMENTS UPON WHICH THIS PLAT IS BASED WAS MADE USING AN ELECTRONIC TOTAL STATION. REDUNDANT MEASUREMENTS MADE TO THE CONTROL POINTS AND PROPERTY POINTS CORNER MARKERS BASED UPON THE REDUNDANT MEASUREMENTS THE POSITIONAL TOLERANCE OF THE PROPERTY CORNERS WITH RESPECT TO EACH OTHER WITHIN THE SURVEY IS NOT GREATER THAN 0.25' FOR SUBURBAN SUBDIVISIONS INTERIOR BLOCKS (BOARD RULE 180-7-.03)
METHOD OF ADJUSTMENT: NONE
PLAT CLOSURE: 1/129,219'
BEARINGS SHOWN WERE CALCULATED FROM GRID NORTH, GA WEST ZONE.

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS COMMUNITY-PANEL NUMBERS 13185C0082E
EFFECTIVE DATE 09-26-2008

PROPERTY INFORMATION

MUNICIPALITY: CITY OF HAHIRA, GA
A PORTION OF MAP 0026 - PARCEL 033
LAND DISTRICT 12 - LAND LOT 96
TOTAL ACREAGE: 2.636 ACRES
TOTAL NUMBER OF LOTS: 1 TRACT
CURRENT ZONING: C-H
PROPERTY IS PART OF THE GATEWAY CORRIDOR OVERLAY DISTRICT
SETBACKS:
FRONT: MIN 15' - MAX 75'
REAR: 12'
SIDE: 0'
UTILITIES: WATER AND SEWER SERVED BY CITY OF HAHIRA UTILITIES DEPARTMENT
SUBJECT PROPERTY DEED REFERENCE: DB 4771 PG 249
UPC DIG TICKET #220720-001185

WE, THE UNDERSIGNED OWNER(S) OF THE 2.635 ACRE TRACT DEPICTED HEREON HEREBY OFFER TO DEDICATE AND OR RESERVE FOR PUBLIC USE THE EASEMENTS AND OTHER GROUND SO SHOWN ON THIS PLAT.

OWNERS _____ DATE _____
OWNERS _____ DATE _____
OWNERS _____ DATE _____

APPROVED BY THE DEPT. OF PUBLIC HEALTH, LOWNDEN COUNTY, GEORGIA

SIGNED _____ DATE _____
HEALTH DEPARTMENT REPRESENTATIVE

APPROVED BY THE CITY ENGINEER, HAHIRA, GEORGIA

SIGNED _____ DATE _____
HAHIRA CITY ENGINEER

APPROVED BY THE GREATER LOWNDEN COUNTY PLANNING COMMISSION

SIGNED _____ DATE _____
PLANNING DIRECTOR

SURVEYOR'S NOTES:

1. G&L MAKES NO GUARANTEE THAT ALL EXISTING UTILITIES HAVE BEEN IDENTIFIED HEREON, OR THAT UNKNOWN UTILITIES AND/OR EASEMENTS DO NOT EXIST ON SUBJECT PROPERTY.
2. FURTHER, G&L ASSUMES NO LIABILITY RESULTING FROM FAILURE TO CONTACT THE UTILITIES PROTECTION CENTER PRIOR TO ANY ON-SITE DIGGING.
3. HORIZONTAL AND VERTICAL DATA SHOWN ON THIS PLAT WAS OBTAINED IN WHOLE OR PART UTILIZING GPS, INCLUDING CONTROL POINTS AND FOUND AND COMPUTED POINTS. EQUIPMENT USED: SPECTRA SP-85 GNSS RECEIVER WITH CARLSON SURVEYOR II DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA CELL PHONE FROM THE EGPS SOLUTIONS REAL TIME NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POINTS UTILIZED IN THIS SURVEY WERE (± 0.04 FT. HORIZONTAL AND 0.05 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL).
4. THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-67, 43-15-4, 43-15-6, 43-15-19, 13-15-22.
5. A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AND/OR ITEMS AFFECTING THE SUBJECT PROPERTY HAS NOT BEEN PROVIDED TO THE SURVEYOR ENCUMBRANCES AND/OR LEGAL DOCUMENTS/MATTERS INCLUDING BUT NOT LIMITED TO EASEMENTS, DEEDS, RESTRICTIVE COVENANTS, OR AGREEMENTS WITH OR BETWEEN OTHER PARTIES MAY EXIST BUT ARE NOT SHOWN HEREON.



Know what's below.
Call before you dig.

IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
IT'S THE LAW

www.gaupc.com

PLAT OF SUBDIVISION FOR:
WG INVESTMENT AND DEVELOPMENT CO LP
(REVISION 1)

LAND LOT 96 OF THE 12TH LAND DISTRICT CITY OF HAHIRA - LOWNDEN COUNTY

DATE OF SURVEY:	08-10-22
DATE OF PLAT:	12-06-22
DRAWN BY:	HMW
PROJECT NUMBER:	0547-06

SCALE 1 INCH = 40 FEET

3996 Inner Perimeter Road
P.O. Box 2860
Valdosta, GA 31604
Telephone: 229-247-1552
Fax: 229-247-1553
E-mail: jguess@g-l-sm.com
GA COA: LSF000960

G&L SURVEYING & MAPPING

GEORGIA REGISTERED LAND SURVEYOR
ADAM J. GUESS
No. 2940

THIS DRAWING IS THE PROPERTY OF THE SURVEYOR AND NOT TO BE REPRODUCED OR COPIED WITHOUT PERMISSION AND CREDIT.
- GA 202

N/F PROPERTY OF
WG INVESTMENT AND
DEVELOPMENT CO LP
MAP 0026 PARCEL 033
ZONED C-H

N/F PROPERTY OF
KIT HAROLD ROBINSON AND
LEANN VIRGINIA ROBINSON
MAP 0026 PARCEL 034
ZONED C-H

N/F PROPERTY OF
NORTHSIDE PROPERTY
HOLDINGS LLC
MAP 0026 PARCEL 033A
ZONED C-H

PROPERTY DATA SUMMARY

OWNER/APPLICANT:
BOVALDOSTA, LLC
C/O BRAD FOLSOM
3320 BELLEMEADE DRIVE
VALDOSTA, GA 31602
PH: (229) 245-7823

PROJECT INFO:
ADDRESS: 940 GA HWY 122 W
ZONING: C-H
PIN: PART OF MAP 0026 PARCEL 033
ACREAGE: 2.64 AC

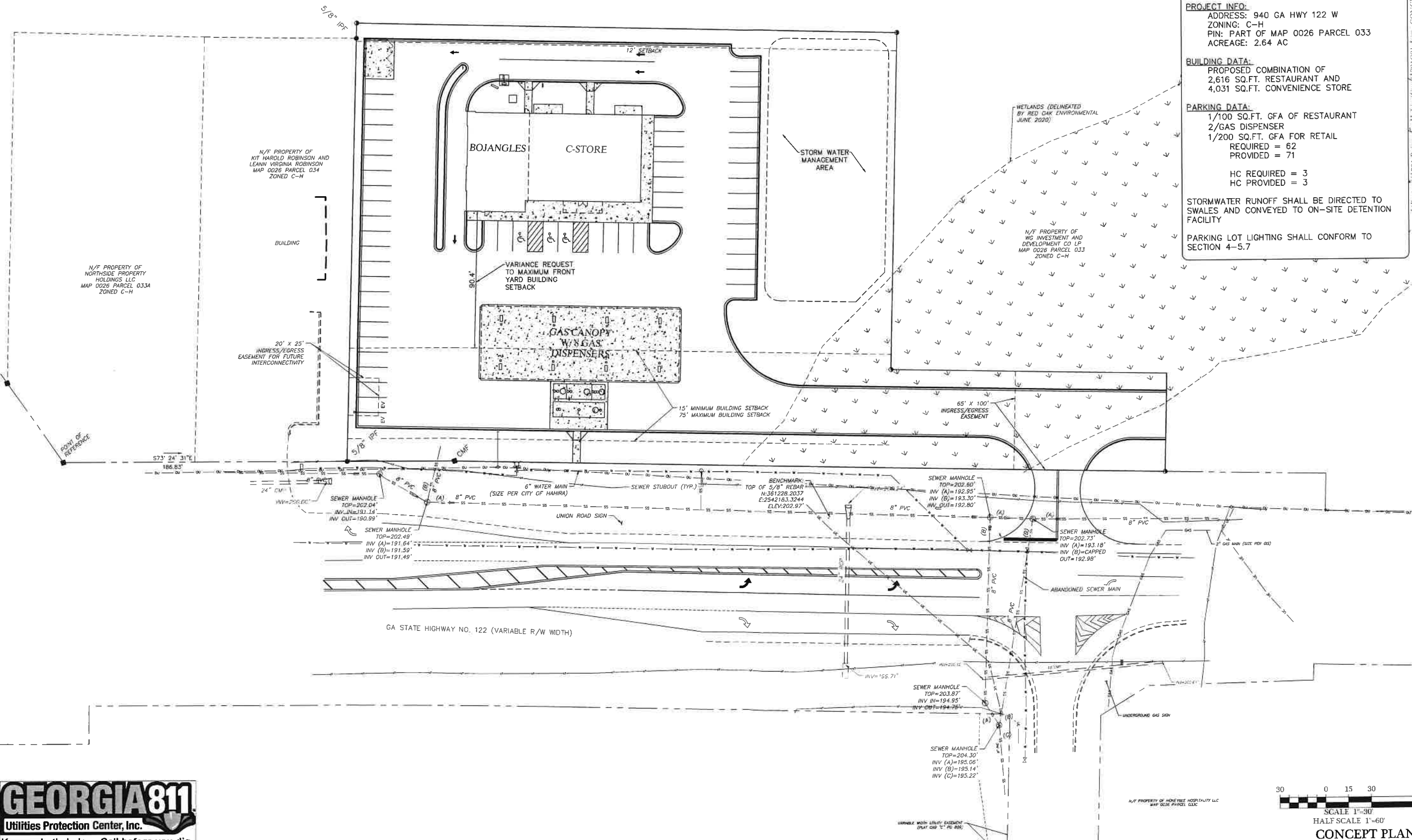
BUILDING DATA:
PROPOSED COMBINATION OF
2,616 SQ.FT. RESTAURANT AND
4,031 SQ.FT. CONVENIENCE STORE

PARKING DATA:
1/100 SQ.FT. GFA OF RESTAURANT
2/GAS DISPENSER
1/200 SQ.FT. GFA FOR RETAIL
REQUIRED = 62
PROVIDED = 71

HC REQUIRED = 3
HC PROVIDED = 3

STORMWATER RUNOFF SHALL BE DIRECTED TO
SWALES AND CONVEYED TO ON-SITE DETENTION
FACILITY

PARKING LOT LIGHTING SHALL CONFORM TO
SECTION 4-5.7



DATE	DESCRIPTION

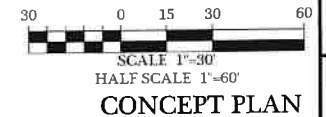
BOJANGLES HAHIRA
HAHIRA, LOWNDES COUNTY, GEORGIA
LAND LOT 96 LAND DISTRICT 12TH

INNOVATE!
Engineering & Surveying
PHONE: 229-249-9113 - www.innovatees.com
2214 N. Patterson Street, Valdosta, GA 31602

NOT FOR
CONSTRUCTION

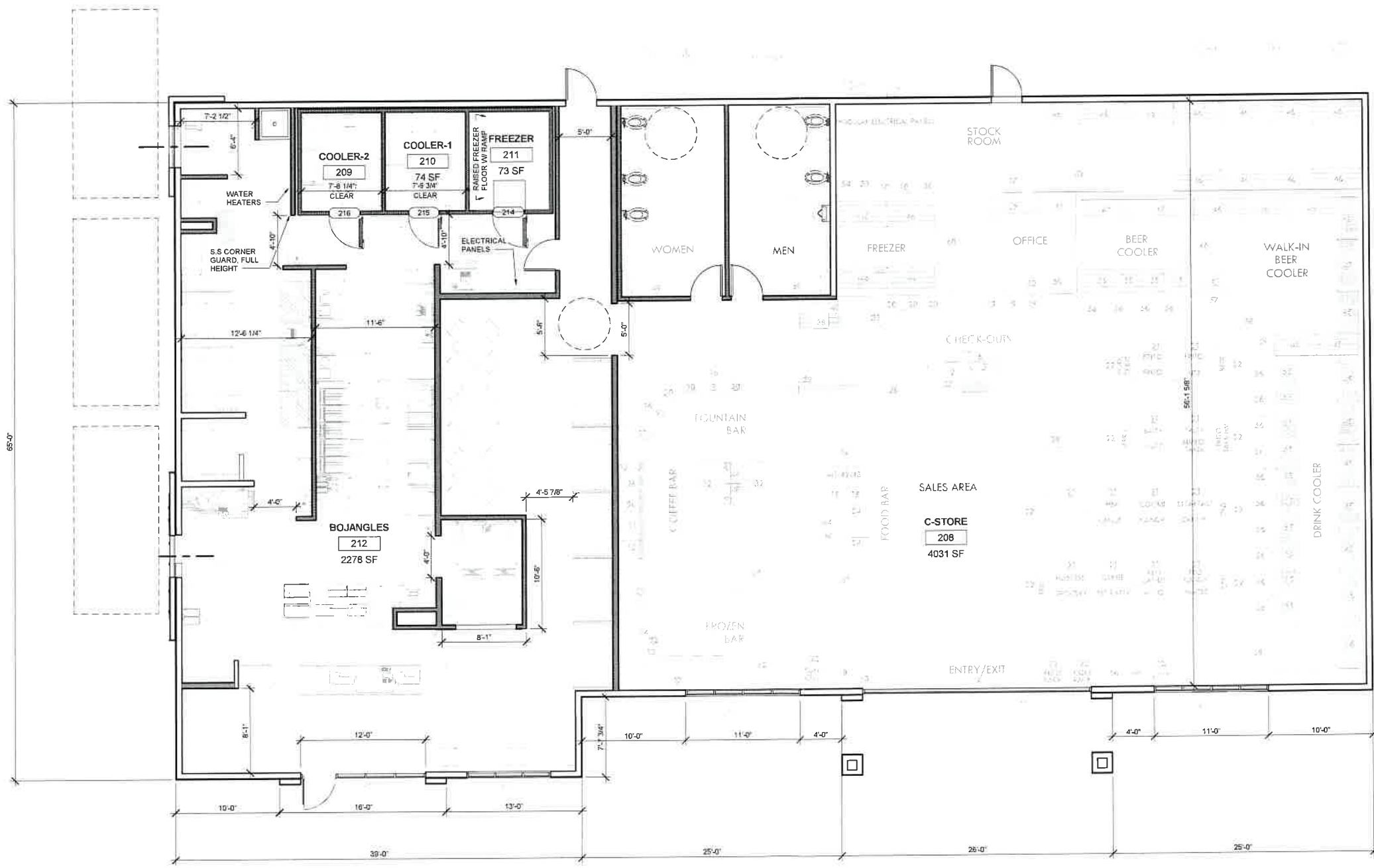
DATE:
12/20/2022
DRAWN BY:
M. WILSON
CHECKED BY:
B. KENT

SHEET
1 of 1
PROJECT NUMBER
1791



I:\Projects\1791 Bojangles_Hahira\Civil\1791CD.dwg - CONCL:PT PLANK - 12/20/2022 4:00 PM

11/23/2023 10:02 AM
 C:\Users\jwheeler\OneDrive\Documents\Projects\1411\1411_Bojangles\1411_Bojangles.dwg
 1411_Bojangles.dwg




1 FLOOR PLAN
 3/16" = 1'-0"

DINING SEATS	36
BOJANGLES	2,616 SF
C-STORE	4,031 SF
TOTAL	6,678 SF

STIPULATION FOR REUSE

THIS DRAWING WAS PREPARED FOR THE PROJECT AND SITE SPECIFIC TO THE LOCATION AND SITE. IT IS NOT TO BE REUSED FOR ANY OTHER PROJECT OR LOCATION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. ANY REUSE OF THIS DRAWING FOR ANY OTHER PROJECT OR LOCATION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE ARCHITECT.

Bojangles

STORE NUMBER: 1411
 NEG GA HWY 122 W & UNION RD
 HA-HIRA, GA 31632

JOB NUMBER: 28-22-01434

ISSUE BLOCK

1	SD

CHECKED BY: DB

DRAWN BY: AS

DOCUMENT DATE: 11.25.22

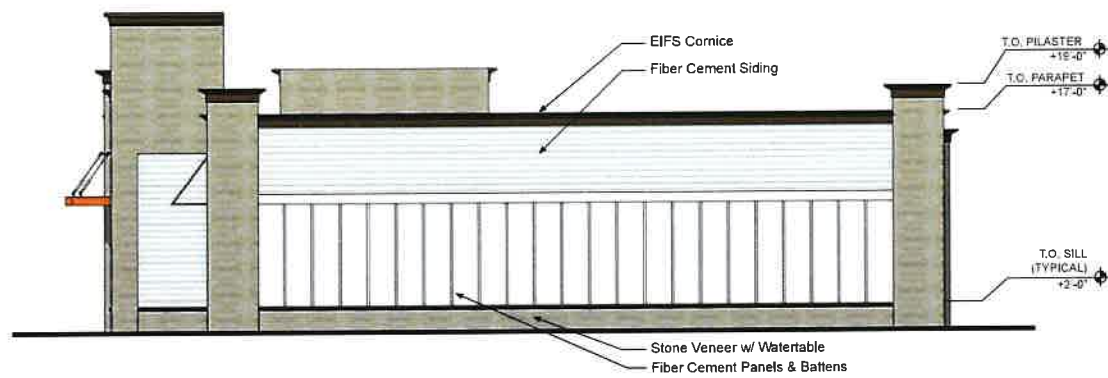
PROTO: TI

PROTO CYCLE: 22.10

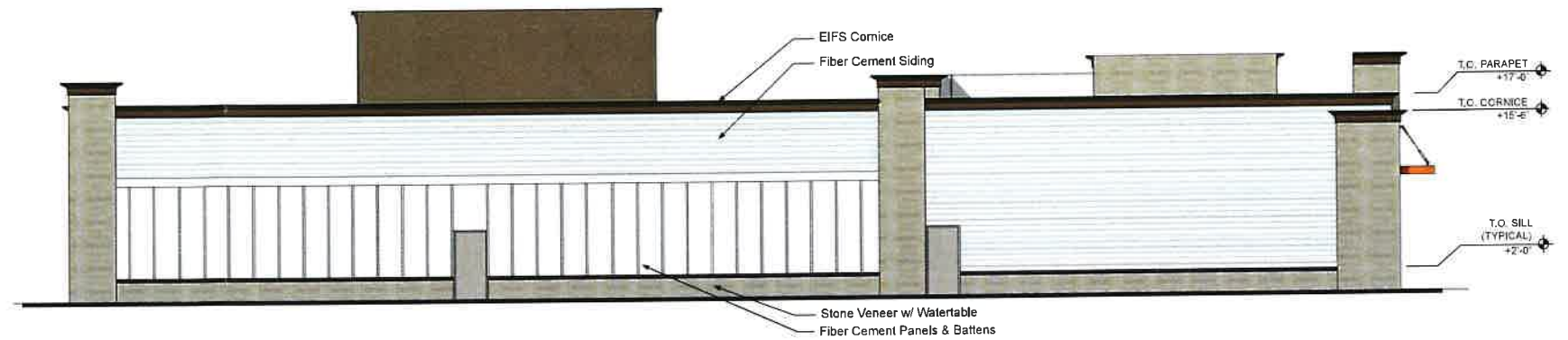
NOT FOR CONSTRUCTION

FLOOR PLAN

SHEET
A101



EAST ELEVATION
SCALE: NTS



NORTH ELEVATION
SCALE: NTS



WEST ELEVATION
SCALE: NTS



SOUTH ELEVATION
SCALE: NTS