



GLPC AGENDA ITEM # 4
JANUARY 30, 2023

Variance request by BoValdosta LLC
File #: HA-2023-02

BoValdosta LLC is requesting three (3) Variances to certain provisions of Section 4-5 of Hahira Zoning Ordinance, as they pertain to the Hahira Gateway Corridor Overlay District. The subject property consists of 2.64 acres 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). These requested Variances (with Staff discussion of each) are as follows:

(A) The Overlay District requires a minimum front yard building setback distance of 15 feet from the right-of-way line, but with a maximum setback of 75 feet. The applicant is instead proposing a front yard setback distance of 165 feet to the front wall of the restaurant & convenience store. If the proposed fuel station "canopy" were attached to the building, this minimum setback distance (of the overall building) would be at 55' instead, and no variance would be required. ** This variance should be approved, subject to having the fuel station canopy as shown on the submitted site plan.

(B) The Overlay District requires no more than 50% of the front yard area can be parking & driveways. The applicant is proposing approximately 64%. The applicant's front yard frontage along GA 122 is nearly twice as wide as what would otherwise be needed for the interior developed portion of the site, and it causing an unusual high % calculation of paving in the front yard area. This is being necessitated by GDOT's requirement upon the applicant -- through no fault of the applicant -- to have their sole access driveway line-up with the existing driveway across the street. ** This variance should be approved, subject to the conceptual layout design and driveway configuration being imposed by GDOT.

(C) The Overlay District requires a 5' wide sidewalk along GA Highway 122 West. The applicant is instead proposing to stub-out their internal walkway system to the right-of-way line so that it may connect to the future "GDOT" sidewalk system that is planned for this roadway. ** Due to the impending streetscape improvements by both the City and GDOT for this portion of the roadway (which includes a sidewalk system within the RoW), other similar variances have already been granted from this requirement of the District. This property should receive the same variance approval.

Staff Recommendation:

Find consistent with Variance review criteria, and recommend approval to the City Council for each of these requested variances as stipulated above, and subject to the submitted site plan.