



## GLPC AGENDA ITEM # 4

NOVEMBER 27, 2023

### Special Exception Request by Mindy Herring File #: HA-2023-03

Mindy Herring is requesting Special Exception approval of a proposed Personal Service Shop (hair salon), within a conditional Residential-Professional (R-P)(c) zoning district. The overall subject property consists of about 5.40 acres and is located at 505 South Church Street. This is along the east side of the street between Jacquelyn Street and East Coleman Drive. The property contains an office building complex with 6 buildings (still under construction). The applicant is proposing to occupy one of the tenant spaces (1,200-sf) near the center of the complex for the hair salon which is planned to have a total of 4 stylists.

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

This property was rezoned in November 2021 from R-15 to R-P(c), with the following conditions of approval:

- (1) Development of this property shall be in the form of a multi-tenant office or commercial development consisting of than one building, with no individual building exceeding 5,600 square feet gross floor area (GFA), and no individual tenant occupying more than 5,600 square feet gross floor area (GFA).*
- (2) Multi-family residential development shall require a Special Exception approval by the Hahira City Council.*

Personal Service Shops are one of several uses that are allowed in R-P zoning with a Special Exception approval. In this particular case, the applicant's proposal is for a singular small tenant space near the center of a much larger complex, and it will likely be of no greater magnitude or intensity than the other uses that are already allowed within the complex. The existing "conditions of approval" are already designed to limit the overall intensity of development on this property, so that it will not have significant adverse impacts on surrounding properties. Therefore, other than what is minimally customary for a Special Exception request, no additional conditions of approval should be needed in this case.

#### **Staff Recommendation:**

Find the Special Exception consistent with the Comprehensive Plan, and the Special Exception review criteria, and recommend approval to the Hahira City Council, subject to the following conditions:

- (1) Special Exception shall be granted for a Personal Service Shop in the form of a hair salon which complies with the conditions of the existing R-P(c) zoning of the property.
- (2) Approval shall expire after one (1) year from the date of City Council approval, if no City business license has been obtained by that date.