

## Planning Analysis & Property Information

<b>Applicant</b>	Mindy Herring (tenant)		
<b>Owner:</b>	Kings Court Hahira LLC (David Deloach)		
<b>Request:</b>	Special Exception for a Personal Service Shop (hair salon) within a conditional Residential-Professional (R-P)(c) zoning district		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	A total of 5.40 acres of land located along the east side of South Church Street, between Jacquelyn Street and East Coleman Drive.		
<b>Street Address:</b>	505 South Church Street		
<b>Tax Parcel ID:</b>	Map 0046D Parcel 066	<b>City Council District:</b>	2 <i>Councilman Davis</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-P(c)	Office complex (under construction)
	Proposed:	R-P(c)	Office complex which includes a Hair Salon
<b>Adjacent Property:</b>	North:	R-15	Single-family homes
	South:	R-15	Single-family homes
	East:	R-15	Single-family homes
	West:	R-15, M-1	Single-family homes, self-storage
<b>Zoning &amp; Land Use History:</b>	<p>This property was rezoned in November 2021 from R-15 to R-P(c), with the following conditions of approval:</p> <p>(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).</p> <p>(2) Multi-family residential development shall require a Special Exception approval by the Hahira City Council.</p> <p>Until recently, the property has always remained undeveloped.</p>		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no known historic resources on or near the subject property.		
<b>Natural Resources:</b>	Vegetation:	Mostly clear.	
	Wetlands:	There are no wetlands on or near the property.	
	Flood Hazards:	The property is located well-outside the FEMA designated 100-year floodplain	
	Groundwater Recharge:	There are no significant groundwater recharge areas in the vicinity.	
	Endangered Species:	There are no known endangered species on or near the subject property.	