



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.

Planning Analysis & Property Information

Applicant	Mindy Herring (tenant)		
Owner:	Kings Court Hahira LLC (David DeLoach)		
Request:	Special Exception for a Personal Service Shop (hair salon) within a conditional Residential-Professional (R-P)(c) zoning district		
Property General Information			
Size & Location:	A total of 5.40 acres of land located along the east side of South Church Street, between Jacquelyn Street and East Coleman Drive.		
Street Address:	505 South Church Street		
Tax Parcel ID:	Map 0046D Parcel 066	City Council District:	2 <i>Councilman Davis</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-P(c)	Office complex (under construction)
	Proposed:	R-P(c)	Office complex which includes a Hair Salon
Adjacent Property:	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
Zoning & Land Use History:	<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>		
Neighborhood Characteristics			
Historic Resources:	There are no known historic resources on or near the subject property.		
Natural Resources:	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.	

Public Facilities	
Water & Sewer:	Existing Hahira water & sewer services along South Church Street
Transportation:	South Church Street (Minor Arterial)
Fire Protection:	City of Hahira fire station – approximately 0.40 miles to the north.

Comprehensive Plan Issues

Character Area: Neighborhood Activity Center

Description: A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open spaces uses easily accessible by pedestrians and bicycles...

Development Strategy: Each neighborhood center should include a mix of retail, services, and offices to serve neighborhood residents’ day-to day needs. Residential development should reinforce the center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments, and condominiums. Design for each 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 proposed use is a small part of a much larger “office complex” development currently under construction, which meets the terms of its R-P(c) zoning
(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 proposed use is small and less intensive than other possible uses that require a Special Exception in this zoning district.
(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 ?
No. This will be relatively small use for the overall complex.
(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.
No. The proposed use will likely not be adversely affected by other uses within the es. 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 be consistent with the overall requirements of its zoning district?
Yes.

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

< None >

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

Attachments

- Zoning Location Map
- Future Development Map
- Aerial Location Map
- Letter of Authorization
- Letter of Intent
- Boundary Survey & Site Plan
- Floor Plan

HA-2023-03 Zoning Location Map

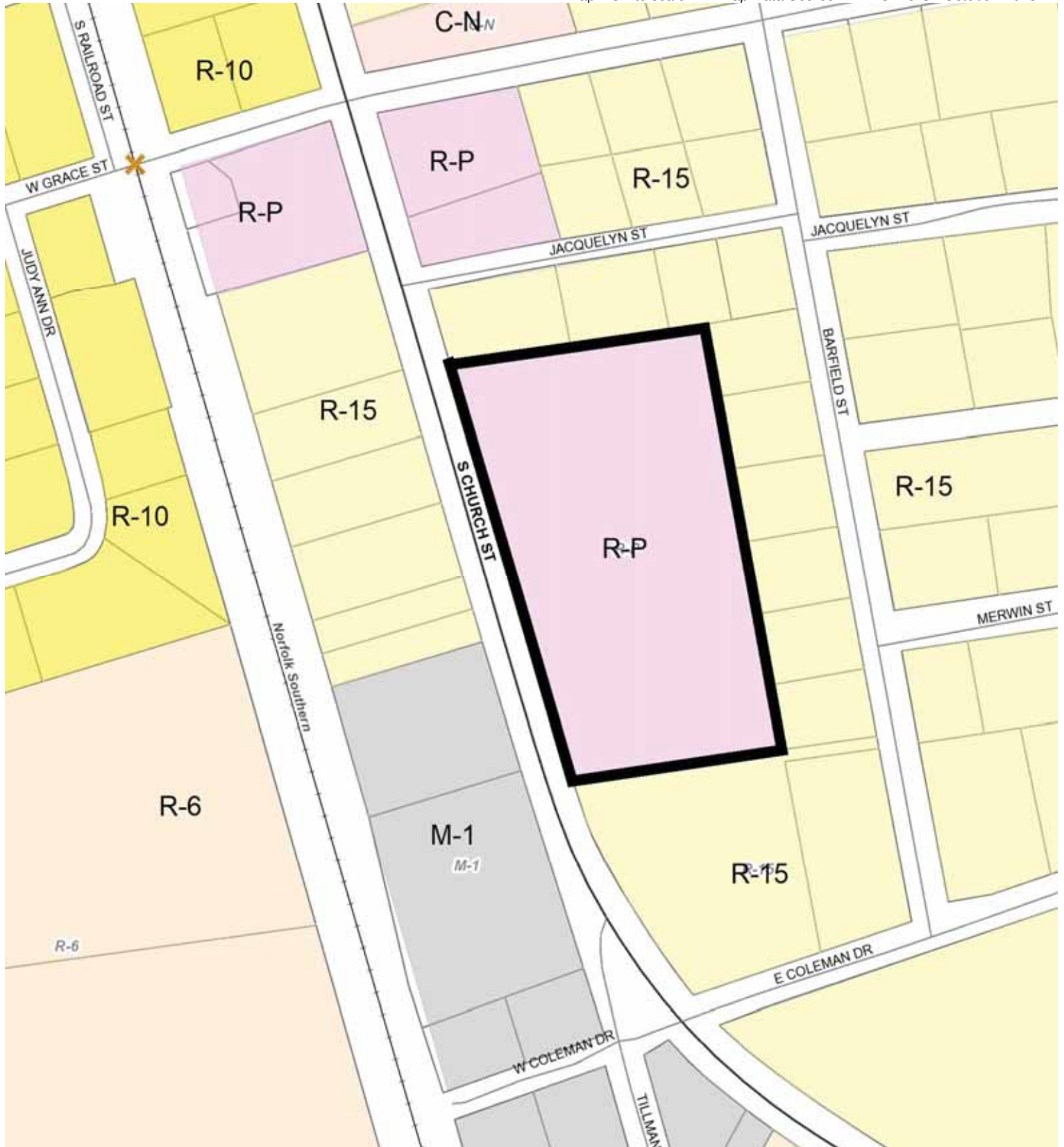


Mindy Herring
Special Exception Request

505 South Church Street
Tax Map # 0046D Parcel # 066

Current Zoning = R-P(c)

** Map NOT to scale Map Data Source: VALOR GIS October 2023



HA-2023-03 Future Development Map

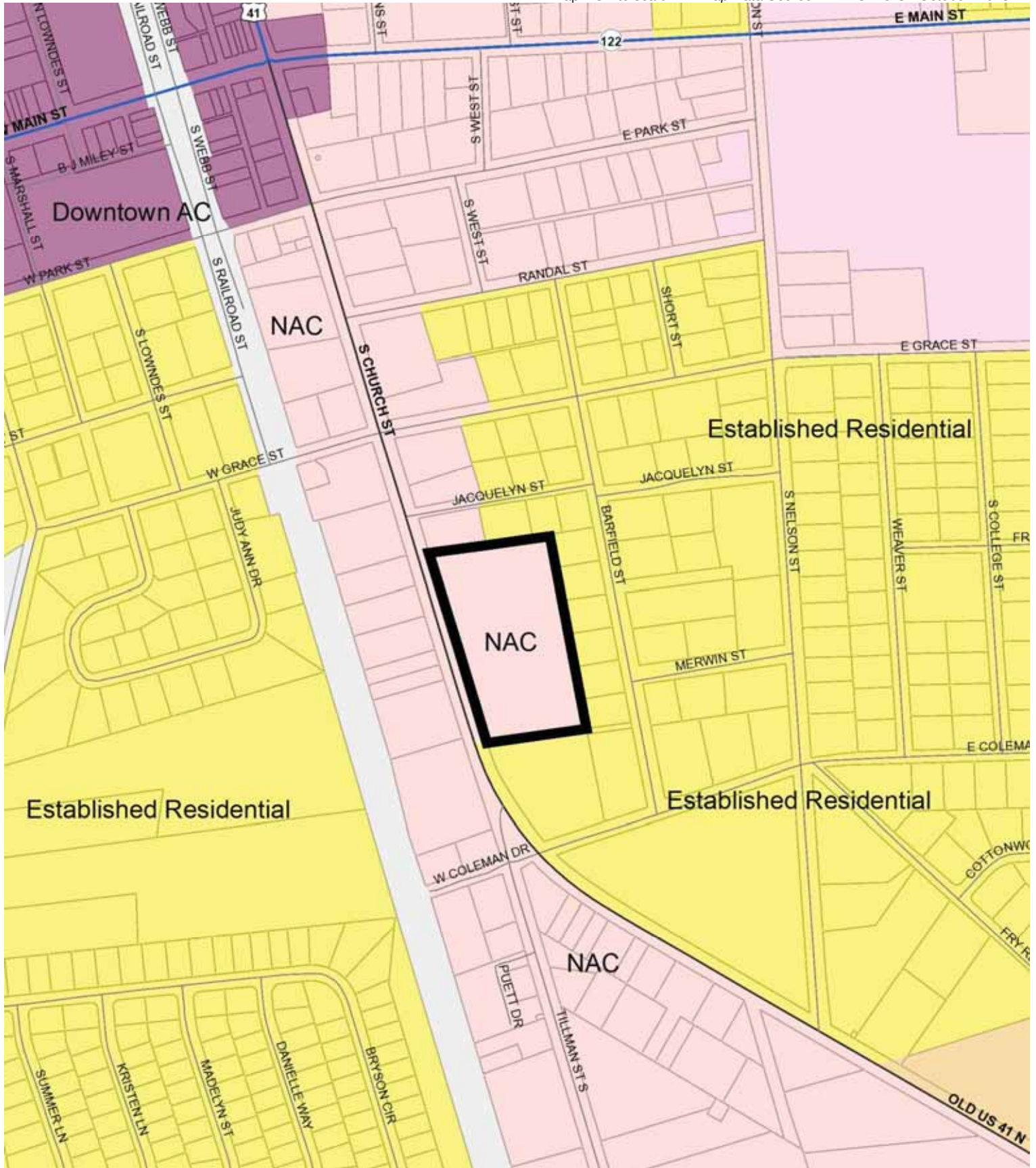


Mindy Herring
Special Exception Request

505 South Church Street
Tax Map # 0046D Parcel # 066

Character Area = NAC

** Map NOT to scale Map Data Source: VALOR GIS October 2023



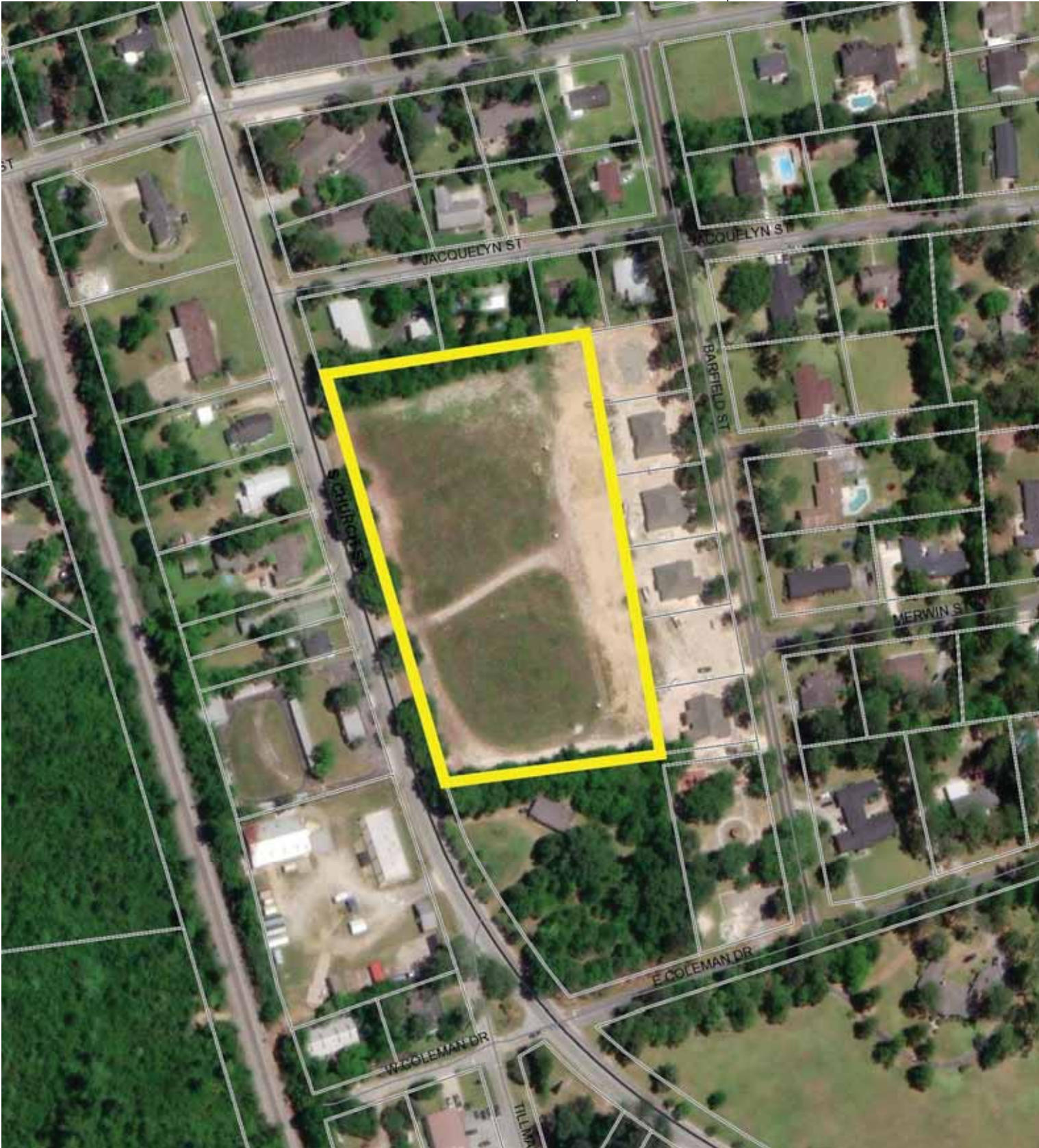
HA-2023-03 Aerial Location Map



Mindy Herring
Special Exception Request

505 South Church Street ~ 2021 Aerial Imagery
Tax Map # 0046D Parcel # 066

** Map NOT to scale Map Data Source: VALOR GIS October 2023



To Greater Lowndes Planning Commission / Hahira City Council

Regarding property located at 505 S. Church St.
Building 4 Suite A (street address)

0046P 066
(Tax Map/Parcel #)

I / We the owner(s) of the above described real property in the City of Hahira, Georgia, do hereby authorize Mindy HERRING to act as agent on my/our behalf, in submitting a

Special Exception application for my/our property to allow

Mindy Herring - Harri Salun and to represent me/us in all discussions and

other matters with this application
[Signature]
Signature(s)

David DeLoach
PRINT name(s)

10-1-23
Date

NOTARY PUBLIC

State of Georgia, County of Lowndes

Sworn to and subscribed to me on this 1st day of Oct. 2023

My commission expires 4/19/2025

[Signature]
Notary Public

(seal)



#HA-2023-03

Letter of Intent

Mindy Herring

Letter of Intent

High Cotton Vintage Salon

My vision is to open a new salon in Hahira with a "High End" aesthetic. I am planning on three other stylists besides myself. I will offer all hair services for all ages. Haircuts, color, perms, highlights etc. I will also offer facial waxing, eyebrow tinting and laminating. I am very excited to have a separate room also for permanent makeup procedures.

HA-2023-03

eFiled & eRecorded
 DATE: 5/9/2023
 TIME: 3:52 PM
 PLAT BOOK: 000PCC
 PAGE: 01522
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 2216784465
 CLERK: Beth Greene
 Lowndes County, GA

GENERAL NOTES:

- TOTAL AREA OF SUBDIVISION IS 5.395 ACRES, TOTAL NUMBER OF LOTS IS 7.
 FRONT 15' FROM R/W (U.S. HWY #41)
 REAR 30'
 SIDE 10'
 CORNER N/A
- LOTS TO BE SERVED BY CITY OF HAHIRA WATER AND SEWER SERVICES.
- THE PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP, MAP NUMBER 13185C0101E, EFFECTIVE DATE OF SEPTEMBER 26, 2008.
- OWNER/DEVELOPER:
 KINGS COURT HAHIRA, LLC
 PO BOX 5041
 NASHVILLE, GEORGIA 31639
 228-316-3998
 dde65329@col.com
- ELEVATIONS SHOWN HEREON ARE BASED UPON NAVD 88 DATUM. ON-SITE FIELD TOPOGRAPHIC SURVEY PROVIDED BY CARTER SURVEYING, LLC.
- THERE ARE NO WATERCOURSES, FLOOD PLAINS, WETLANDS OR OTHER VISIBLE OR KNOWN ENVIRONMENTALLY SENSITIVE AREAS.
- All minimum building setback distances noted herein are for general information purposes only, and only depict those setback distances in effect as of the date of this plat recording. These distances are subject to change based on future amendments to local ordinance, and actual setback requirements will be determined at the time of permitting and development.



OWNERS CERTIFICATION:
 KINGS COURT HAHIRA, LLC
 STATE OF GEORGIA, CITY OF HAHIRA:
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN THE PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID:

AGENT: _____
 DATE: _____
 OWNER: _____
 DATE: _____

DEDICATION CERTIFICATION:
 IT IS HEREBY CERTIFIED THAT THE LANDS AND IMPROVEMENTS SHOWN ON THIS PLAT AND DESIGNED AS BEING DEDICATED TO THE PUBLIC USE, ARE HEREBY DEDICATED TO THE CITY OF HAHIRA, GEORGIA, FOR PUBLIC USE.

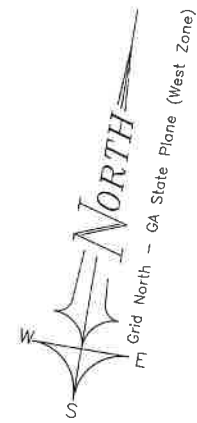
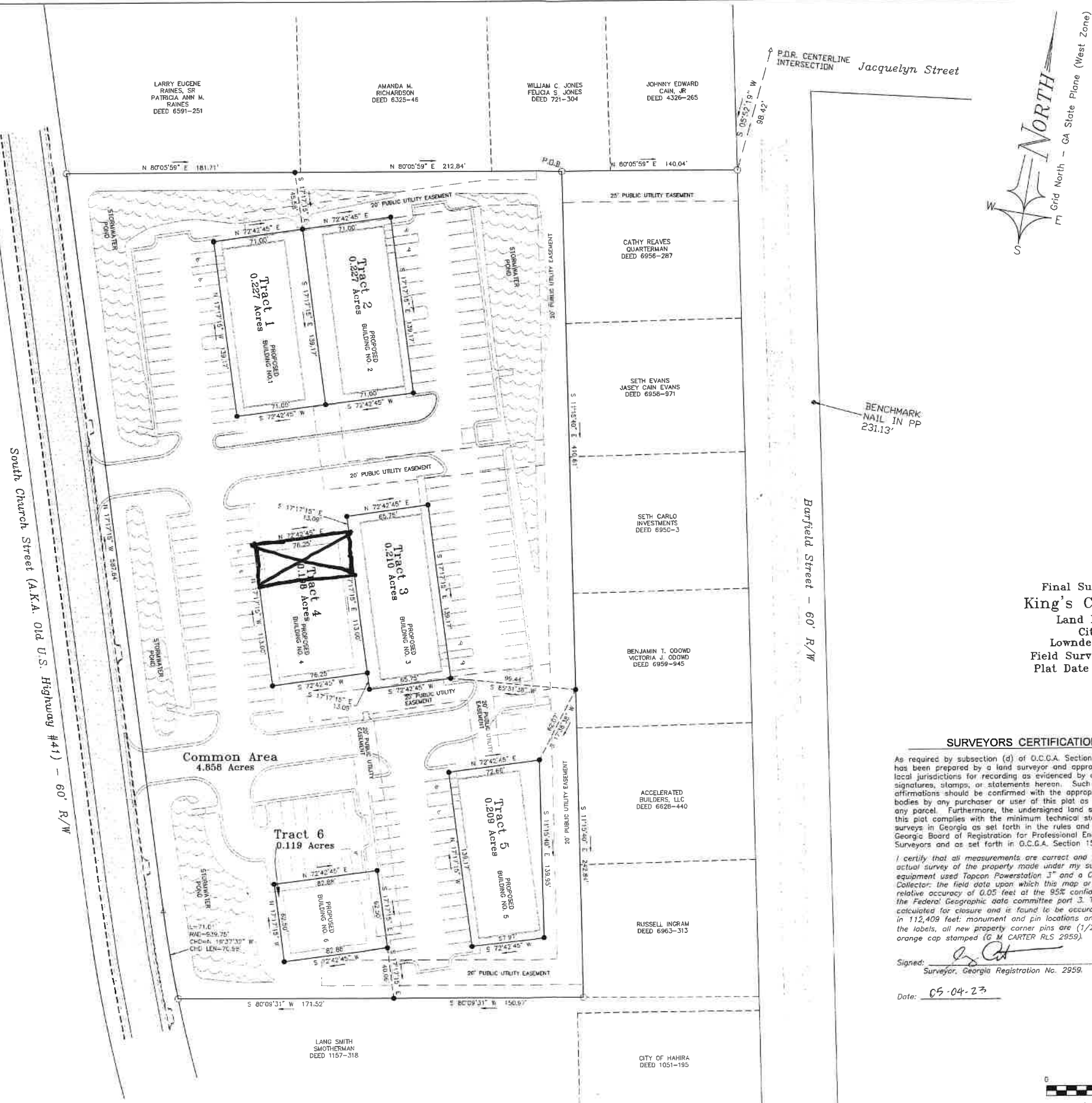
OWNER: Carter Surveying
 DATE: 5-8-23

PURSUANT TO THE CITY OF HAHIRA SUBDIVISION REGULATIONS AND ZONING ORDINANCE, ALL THE REQUIREMENTS FOR APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN FINAL APPROVAL BY:

DEPARTMENT OF PUBLIC HEALTH, LOWNDES COUNTY, GA

DATE: _____
 CITY ENGINEER, HAHIRA, GA. James G. Dal...
 DATE: 5/3/2023

PLANNING AND ZONING ADMINISTRATOR, VALDOSTA, GA.
James G. Dal...
 DATE: 05/09/2023



LEGEND

- IPS - IRON PIN SET - 1/2" REBAR
- IPF - IRON PIN FOUND
- GPV - GALVANIZED PIPE FOUND
- CMF - CONCRETE MONUMENT FOUND
- R/W - RIGHT OF WAY
- C/L - CENTERLINE
- X-X- - FENCE
- ⊕ - POWER POLE
- OHU - OVERHEAD UTILITY
- UE - UNDERGROUND ELECTRIC
- SS - SANITARY SEWER
- CB - CATCH BASIN
- DI - DROP INLET
- IPW - IPS WITH CAP #2958
- IPF - IRON PIN FOUND
- N/A - NOW OR FORMERLY

SURVEY DATA

Error of closure (plot): 1 in 50,000+
 Error of closure (field): Relative Positional Precision 0.05
 Field work started on: 03-04-2021
 Field work completed on: 03-10-2021

Final Subdivision Plat For:
Kings Court Hahira, LLC
 Land Lot 89 12th L.D.,
 City of Hahira
 Lowndes County, Georgia.
 Field Survey - March 11, 2019
 Plat Date - May 2, 2023

SURVEYORS 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 herein. 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.

I certify that all measurements are correct and were prepared from an actual survey of the property made under my supervision; the equipment used Topcon Powerstation 3" and a Carlson Surveyor 2 Data Collector; the field date upon which this map or plat has an average relative accuracy of 0.05 feet at the 95% confidence level according to the Federal Geographic Data Committee part 3. This plat has been calculated for closure and is found to be accurate within one (1) foot in 112,409 feet; monument and pin locations are correctly shown by the labels, all new property corner pins are (1/2"x24" rebar) with an orange cap stamped (G M CARTER RLS 2959).

Signed: [Signature]
 Surveyor, Georgia Registration No. 2959.

Date: 05-04-23



Carter Surveying, L.L.C.
 246 McCrea Road
 Willacoochee, Georgia 31850
 Established 2004

Job # 0129-05 Plot # 0129-05
 Tax Map / parcel(s) 00460-066
 Ph. 912.534.5085 email gmcsurveying@gmail.com



