



GLPC AGENDA ITEM # 4

MARCH 25, 2024

Special Exception Request by David Deloach File #: HA-2024-04

David Deloach is requesting Special Exception approval for “multiple” (up to 4, total) Personal Service Shops, within a conditional Residential-Professional (R-P)(c) zoning district. The subject property is located at 505 South Church, which is along the east side of the street between Jacquelyn Street and East Coleman Drive. The property contains a mixed office complex with 6 buildings (still under construction). This property already received similar Special Exception approval on 12-7-2023 for Mindy Herring (applicant’s tenant) to operate a Personal Service shop in the form of a hair salon in one of the tenant spaces (1,200-sf). (file # HA-2023-03) The applicant now has a couple more prospective tenants who are also Personal Service Shops. Rather than continually seek individual Special Exception approvals for each one of these, or as such tenants move in/out of the complex, the applicant as owner of the property is instead seeking blanket approval for up to 4 of these tenants – including the one that was approved last December.

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

Before the property received Special Exception approval last December, this property was rezoned in November 2021 from R-15 to R-P(c), with the following conditions of approval (file # HA-2021-07):

- (1) *Development of this property shall be in the form of a multi-tenant office or commercial development consisting of more 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.*

The City of Hahira Zoning Ordinance defines Personal Service Shops as: “A business establishment primarily engaged in providing physical services involving the non-medical care of a person. Personal service shops include, but are not limited to, beauty shop, barbershop, manicure, electrolysis, tanning salons, tattoo parlor, massage parlor, and health spas, but specifically excluding adult entertainment.” However, the Zoning Ordinance divides Personal Service Shops into two (2) sub-categories, and only the following kinds of Shops in this definition are allowed in R-P zoning with Special Exception approval:

Barbershop, beauty shop, hair salon, manicure, or electrolysis. Other forms of salons/spas, massage parlor, and tattoo parlor, are NOT eligible to be located in R-P zoning.

In this particular case, the applicant is simply proposing to expand on the previous Special Exception approval described above, to include the possibility of a few additional such tenants as well --- without each of them having to obtain their own Special Exception approval each time. With potentially 30+ different tenant spaces within this overall complex, having 4 of them being non-specific but eligible Personal Service Shops under R-P zoning, is certainly reasonable, as long as each of their sizes remain compliant with the R-P(c) conditions of approval. As mentioned with the previous approval, these uses will likely be of no greater magnitude or intensity than the other uses that are already allowed within the complex. Other than absorbing the previous Special Exception approval into this one (for simplicity sake), 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: