

Planning Analysis & Property Information

Applicant	David Deloach		
Owner:	Kings Court Hahira LLC (David Deloach)		
Request:	Special Exception for multiple Personal Service Shops (hair salon, barber shop, manicure, electrolysis, etc...) 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 Luke</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>[A] This property was <u>REZONED</u> 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>[B] This property received <u>SPECIAL EXCPETION</u> approval on 12-7-2023, with the following conditions of approval (file # HA-2023-03, Mindy Herring)</p> <p>(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.</p> <p>(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.</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.	