

	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 ?	
<i>Applicant:</i>	No. .
<i>Staff:</i>	No. The proposed uses are collectively a small part of a much larger “office complex” development currently under construction, which meets the terms of its R-P(c) zoning
(2) Will the proposed use be detrimental to the use or development of the adjacent properties or the general neighborhood, or could it affect the health and safety of residents and workers ?	
<i>Applicant:</i>	No..
<i>Staff:</i>	No. The proposed uses are 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 hazard because of the number of persons who will attend such use or facility , or because of excessive traffic, noise, or fumes being generated ?.	
<i>Applicant:</i>	No.