



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:

- (1) This Special Exception approval shall supersede and replace the previous approval granted on 12-7-2023 for casefile # HA-2023-03 (Mindy Herring).
- (2) This new Special Exception approval shall be granted for up to four (4) distinct and separate Personal Service Shops within the complex, including the one previously approved in 2023 (see above). Such Personal Service Shops shall be limited to barbershops, hair salons, manicurist, or electrolysis clinics in accordance with the prescribed Use Table line item of the Hahira Zoning Ordinance for allowable uses in R-P zoning.
- (3) Such Personal Service Shop tenant spaces shall comply with the conditions of the existing R-P(c) zoning of the property
- (4) 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 for any Personal Service Shop..

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.	

	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.

Staff:	No. These will be relatively small in comparison to the overall size of the complex.
(4) Will the proposed use be adversely affected by the existing uses on adjacent properties, and will the proposed use be placed on a lot of sufficient size to satisfy the actual space requirements of said use ?	
Applicant:	The lot is of sufficient size and exceeds the minimum number of required parking spaces..
Staff:	No, the proposed uses will not be adversely affected by existing uses on adjacent properties, nor other allowable uses within the complex under R-P(c) zoning. The overall complex is of sufficient size to more than adequately support the proposed uses..
(5) Will the proposed use be consistent with the overall requirements of the zoning district in which it is located, including the City’s parking requirements and other applicable development standards ?	
Applicant:	Yes.
Staff:	Yes. The proposed uses and the surrounding complex will meet all applicable development standards of the City.

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

Attachments

- Zoning Location Map
- Future Development Map
- Aerial Location Map
- Boundary Survey & Site Plan
- Use Table page – Hahira Zoning Ord
- LU Certificate & site plan from 2023 (2 pages)

HA-2024-04 Zoning Location Map

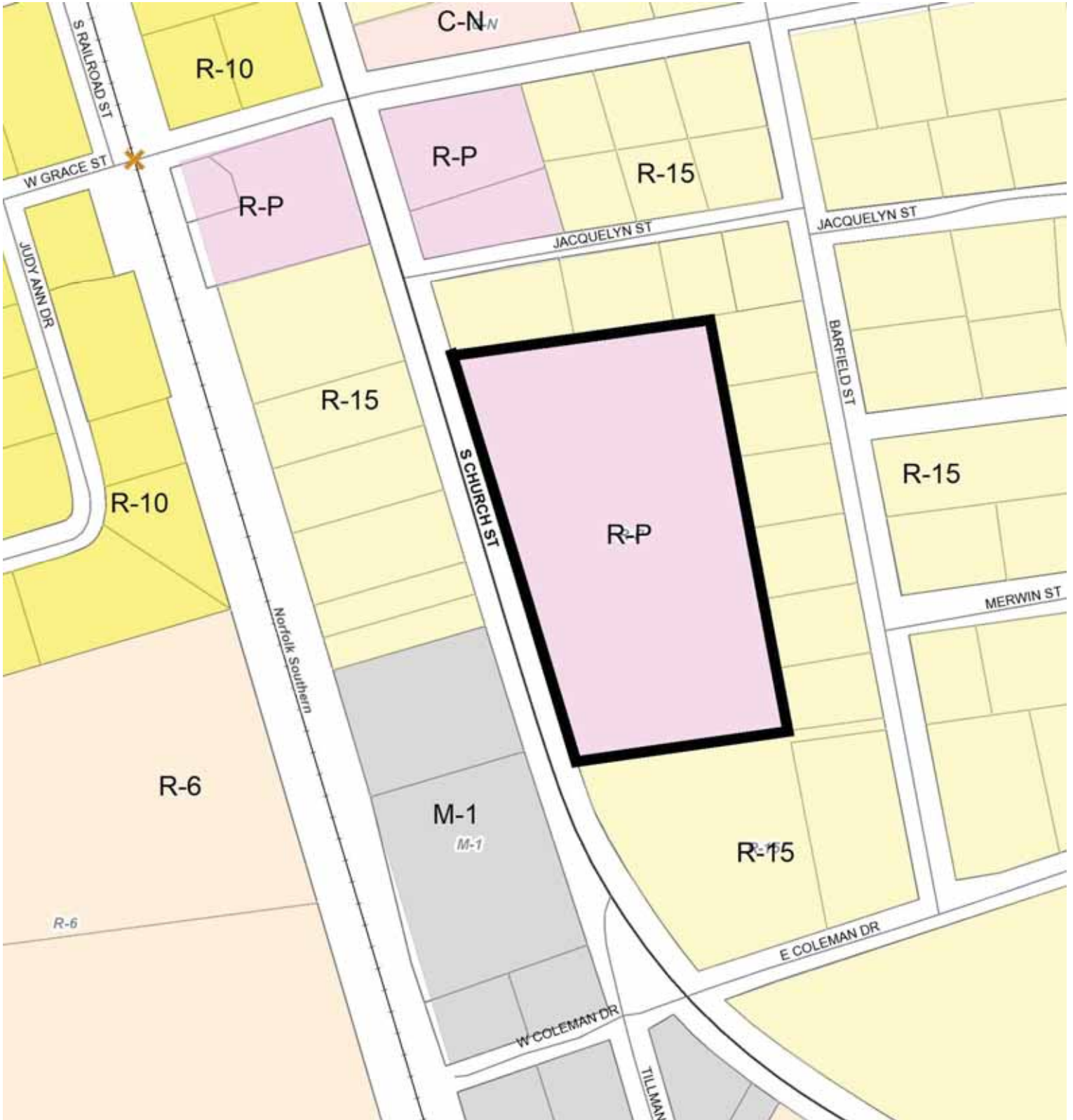


David Deloach
Special Exception Request

505 South Church Street
Tax Map # 0046D Parcel 066

Current Zoning = R-P(c)

** Map NOT to scale Map Data Source: VALOR GIS March 2024



HA-2024-04 Future Development Map

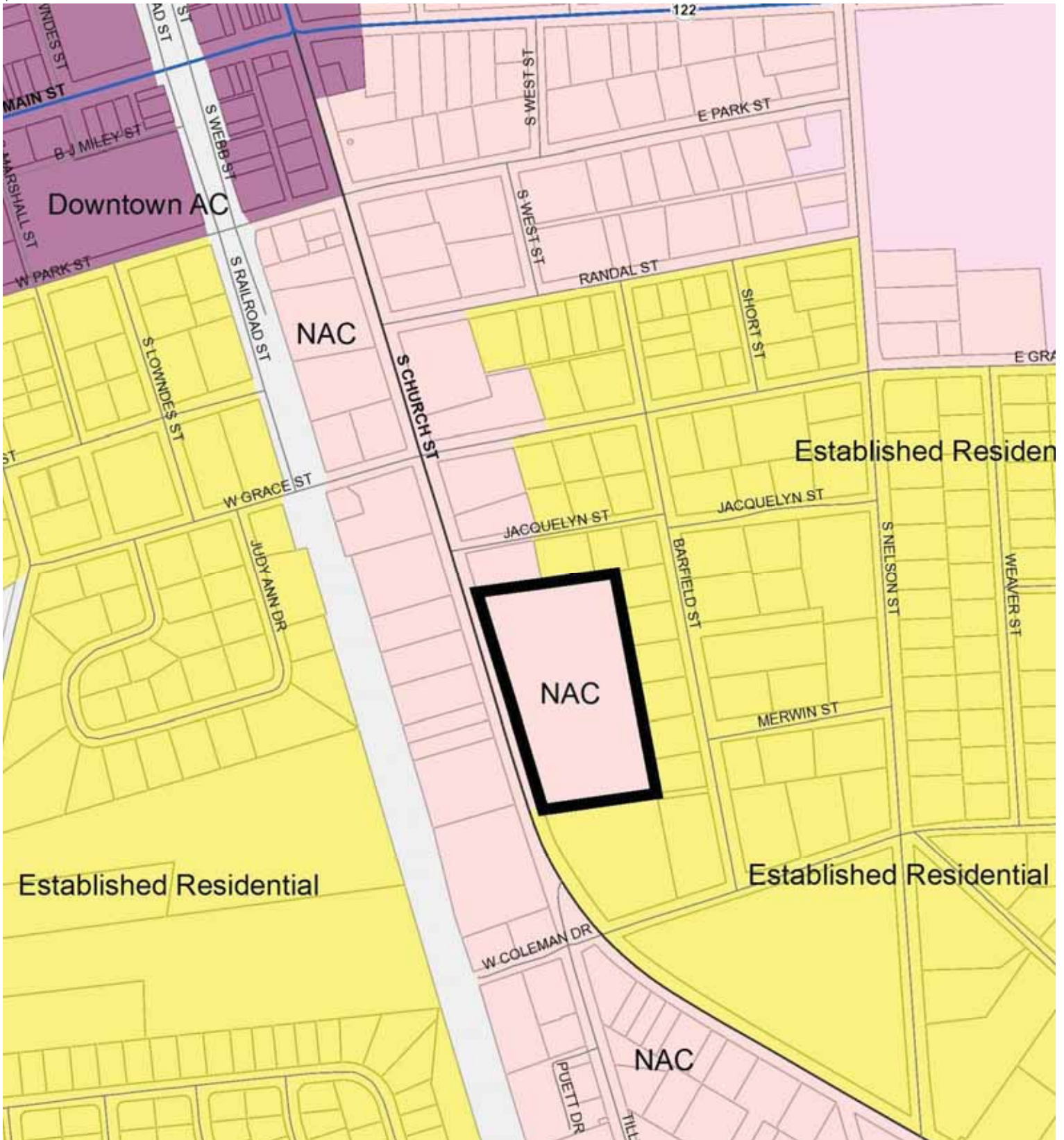


David Deloach
Special Exception Request

505 South Church Street
Tax Map # 0046D Parcel 066

Character Area = NAC

** Map NOT to scale Map Data Source: VALOR GIS March 2024



HA-2024-04 Aerial Location Map



David DeLoach
Special Exception Request

505 South Church Street
Tax Map # 0046D Parcel 066

~ 2022 Aerial Imagery

** Map NOT to scale

Map Data Source: VALOR GIS March 2024



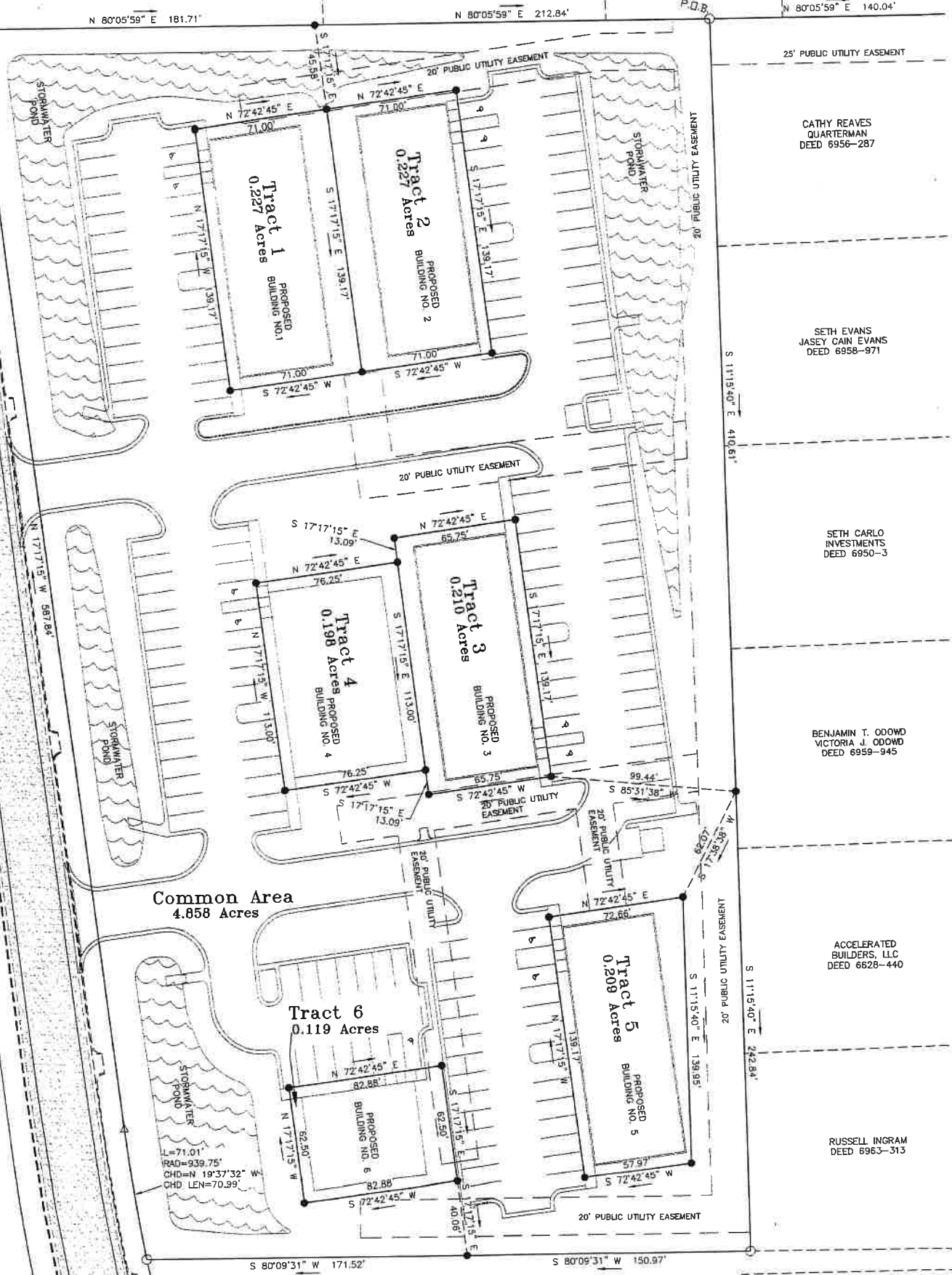
LARRY EUGENE
RAINES, SR
PATRICIA ANN M.
RAINES
DEED 6591-251

AMANDA M.
RICHARDSON
DEED 6325-46

WILLIAM C. JONES
FELICIA S. JONES
DEED 721-304

JOHNNY EDWARD
CAIN, JR
DEED 4326-265

South Church Street (A.K.A. Old U.S. Highway #41) - 60' R/W



CATHY REAVES
QUARTERMAN
DEED 6956-287

SETH EVANS
JASEY CAIN EVANS
DEED 6958-971

SETH CARLO
INVESTMENTS
DEED 6950-3

BENJAMIN T. ODOWD
VICTORIA J. ODOWD
DEED 6959-945

ACCELERATED
BUILDERS, LLC
DEED 6628-440

RUSSELL INGRAM
DEED 6963-313

LANG SMITH
SMOTHERMAN
DEED 1157-318

CITY OF HAHIRA

"USE TABLE" -- Zoning Ordinance, City of Hahira, Georgia

LAND USE	X — denotes use allowed by right SE — denotes use allowed only by Special Exception											
	R-15	R-10	R-6	R-6M	MHC	R-P	C-N	C-H	CBD	C-A	M-1	M-2
Growing of Crops (farming)												X
Growing of Gardens	X	X	X	X	X	X	X	X	X		X	X
Home Furnishings and Hardware; such as appliance sales, hardware stores, paint stores, sporting goods stores, furniture stores, and stores of a similar nature.								X	X			
Hospital, Nursing Home (Refer to Section 9-16)						SE	X	X				
Hotel								X	SE			
Laboratory; research, commercial								X			X	X
Laboratory Serving Professional Requirements; Medical, Dental						SE	X	X	X			
Laundromat (Self-service laundries, and pick-up stations)							X	X	X			
Locksmith, Gunsmith sales and repairs only							SE	X	X			
Medical, Dental or Similar Clinic						SE	X	X	X			
Motel								X				
Music Teaching Studio						SE	X	X	X			
Newspaper or Magazine Publishing and Distribution								X	X		X	
Nightclub or Lounge provided lot must front arterial street								X	X			
Office Equipment Sales and Service								X	X			
Package Store provided lot must front arterial street.								X	X			
Pawn Shop and small personal loan offices other than commercial banks								X	X			
Personal Service Shop; barbershop, hair salon, manicure, electrolysis						SE	X	X	X			
Personal Service Shop; sauna/spa, massage parlor, tattoo parlor							SE	SE	SE			
Pest Control; providing no outside storage other than within an M-1 or M-2 district.								X	X		X	X
Photography Studio						SE	X	X	X			
Radio or Television Studio						SE	X	X	X			
Radio or Television Tower, Utility Substation provided all buildings, masts, and other facilities are located at least 200 feet from adjacent property lines on any lot which adjoins any residential district.								X			X	X
Railroad or Bus Passenger Station								X	X		X	





CERTIFICATE OF LAND USE DECISION

CITY OF HAHIRA, GEORGIA

The following described property is subject to the following site-specific land use approvals, conditions, and regulations as of the date set forth below:

Tax Map Number: 0046D Parcel Number: 066

Property Size & Location: 5.40 acres along the east side of South Church Street, between Jacqueline Street and East Coleman Drive.

Address: 505 South Church Street

SPECIAL EXCEPTION REQUEST	
Applicant: Mindy Herring	File #: HA-2023-03
Requested Special Exception: Personal Service Shop (hair salon) in an R-P(c) zoning district	
Date of Final Public Hearing: December 7, 2023	
<p>Hahira Mayor/ Council approved the Special Exception (SE) request, subject to the following two (2) conditions (3-0 vote):</p> <ol style="list-style-type: none"> (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. 	

The summaries of conditions on this certificate are for general information only, and may not be relied upon exclusively. Except for any other approved variances, this property is still subject to applicable zoning, subdivision, building, and other codes and regulations of the City of Hahira, Georgia.

This certificate reflects the status of the property as of December 7, 2023.

Matt Martin

PLANNING DIRECTOR

12-08-2023

DATE

