

GLPC AGENDA ITEM # 8

MARCH 31, 2025

Special Exception Request by Marvin Brooks Construction LLC File #: HA-2022-01

On behalf of Lee and Marilyn Walker, Marvin Brooks Construction is requesting a Special Exception (SE) for a residential duplex in a Residential (R-10) zoning district. The subject property is located at 113 North Hall Street in Hahira, which is at the SW corner of North Hall Street and West Lawson Street. The property is currently vacant, and the applicant is proposing to construct a new 2 story residential duplex on the property. Each dwelling unit will consist of about 1,350 square feet GFA and the overall design will be very similar to the applicant's previous request 3 years ago for a duplex at 406 West Lawson Street (diagonally across the street).

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

In comparison to the same request 3 years ago, this subject property is a bit larger. It consists of about 19,900 square feet of area, which is just slightly less than the minimum 20,000 square feet that would be needed to create two (2) single-family lots in R-10 zoning (to allow 2 houses). The applicant and owner are simply proposing a duplex instead, but this time no Variances are required to allow the proposed building footprint to fit on the subject property.

In spite of the R-10 zoning on all sides of the property, much of the surrounding area is still sparsely developed and many of the existing residences are in dilapidated condition. The only recent development in the immediate area is the now-existing Duplex which was approved 3 years ago – diagonally across the street. The NAC Character Area prescribes higher density residential development, and quality infill redevelopment such as that being proposed (again), should certainly be encouraged. Conditions of approval for this Special Exception should be similar to the conditions from the request 3 years ago.

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) All parking shall be off-street on private property and located to the sides of the duplex building. Driveways for each dwelling unit shall be paved and be of sufficient size to hold at least two automobiles entirely on private property. (No parking in the grassed front yard of the property).
- (2) Special Exception approval shall expire after one (1) year from the date of approval, if no building permit for the duplex has been issued by that date.

Planning Analysis & Property Information

Applicant:	Marvin Brooks Construction LLC		
Owner:	Lee & Marilyn Walker		
Request:	Special Exception for a residential duplex in R-10 zoning		
Property General Information			
Size & Location:	One parcel consisting of 0.457 acres (about 19,900-sf) located at the SW corner of North Hall Street and West Lawson Street.		
Street Address:	113 North Hall Street		
Tax Parcel ID:	Map 0046C Parcel 005	City Council District:	1 <i>Councilwoman White</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-10	Vacant lot (mostly cleared)
	Proposed:	R-10	Duplex residential
Adjacent Property:	North:	R-10	Single-family residence
	South:	R-10	Single-family residence
	East:	R-10	Single-family residence
	West:	R-10	Vacant land
Zoning & Land Use History:	This property and the surrounding area has been zoned R-10 for more than 30 years.		
Neighborhood Characteristics			
Historic Resources:	There are no known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Light urban forest	
	Wetlands:	There are no NWI wetlands on or near the subject property.	
	Flood Hazards:	The property is located well-outside the FEMA designated 100-year floodplain	
	Groundwater Recharge:	There are no significant groundwater recharge areas on or near the subject property.	
	Endangered Species:	There are no known endangered species on or near the subject property.	
Public Facilities			
Water & Sewer:	Existing Hahira water & sewer services West Lawson Street		
Transportation:	West Lawson Street (local street) North Hall Street (local street)		
Fire Protection:	Fire Station -- downtown (0.50 miles to the east) The nearest fire hydrant is along W Lawson Street, across from the subject property		

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. There is nothing particularly unusual or contrary about the proposed residential development.
(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. This is a proposed residential use that is compatible with the surrounding patterns
(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. The proposed use will not constitute a nuisance or hazard.
(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.
Yes. The proposed use will not be adversely affected by surrounding uses and the proposed lots more than satisfy the space requirements for such development.
(5) Will the proposed use meet the applicable parking and City development standards set forth for such use ?
Yes. The proposed use will have more than sufficient room for parking.

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.

Hahira Fire: No comments	Landscape: No comments or concerns
Building Plan Review: No comments or concerns	Engineering: < No comments received >
Hahira Public Works / Utilities: No comments or concerns	Hahira Police: < No comments received >

Attachments

Letter of Authorization
 Zoning Location Map
 Future Development Map
 Aerial Location Map
 Boundary Survey & Site Plan
 Building Elevations (4 pages)
 Floor Plan (2 pages)

LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission
Hahira City Council

Regarding property located at 113 N. HALL ST. HAHIRA GA. 31632 0046C
(street address) (Tax Map/Parcel #)

I / We the owner(s) of the above described real property in the City of Hahira, Georgia, do hereby authorize Marvin Brooks to act as agent on my/our behalf, in submitting an application requesting a Special Exception for a Duplex on my/our property, and to represent me/us in all public hearings and other matters with the City of Hahira relating to this application.

[Signature]
Signature(s)

Lee M Walker
PRINT name(s)

1/24/2025
Date

NOTARY PUBLIC

State of Virginia, County of Suffolk

Sworn to and subscribed to me on this 24th day of January 2025.

My commission expires 31 August 2027

[Signature]
Notary Public



HA-2025-03

HA-2025-03

Zoning Location Map

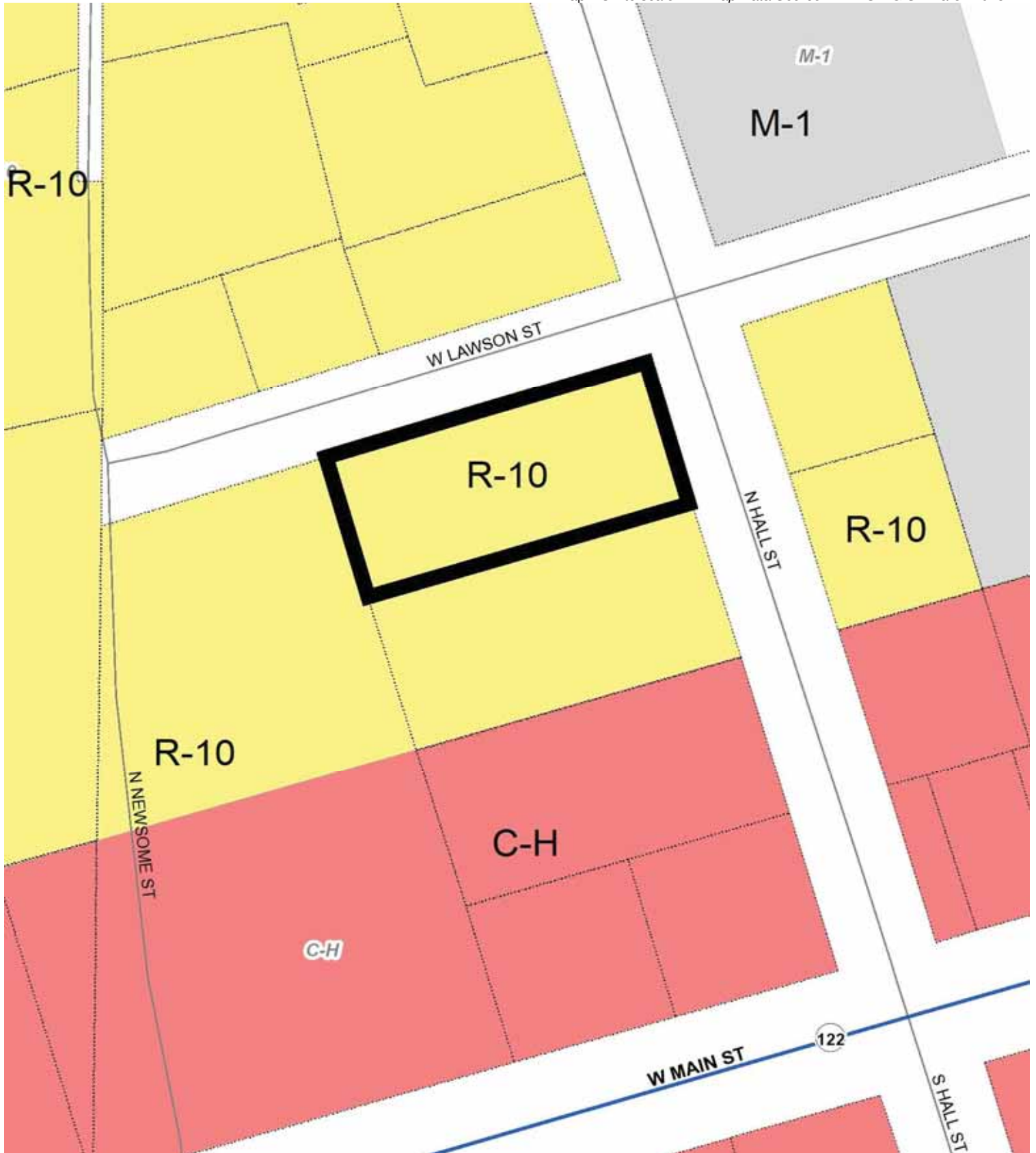


Marvin Brooks
Special Exception Request

113 North Hall Street
Tax Map # 0046C Parcel # 005

Current Zoning = R-10

** Map NOT to scale Map Data Source: VALOR GIS March 2025



HA-2025-03

Future Development Map

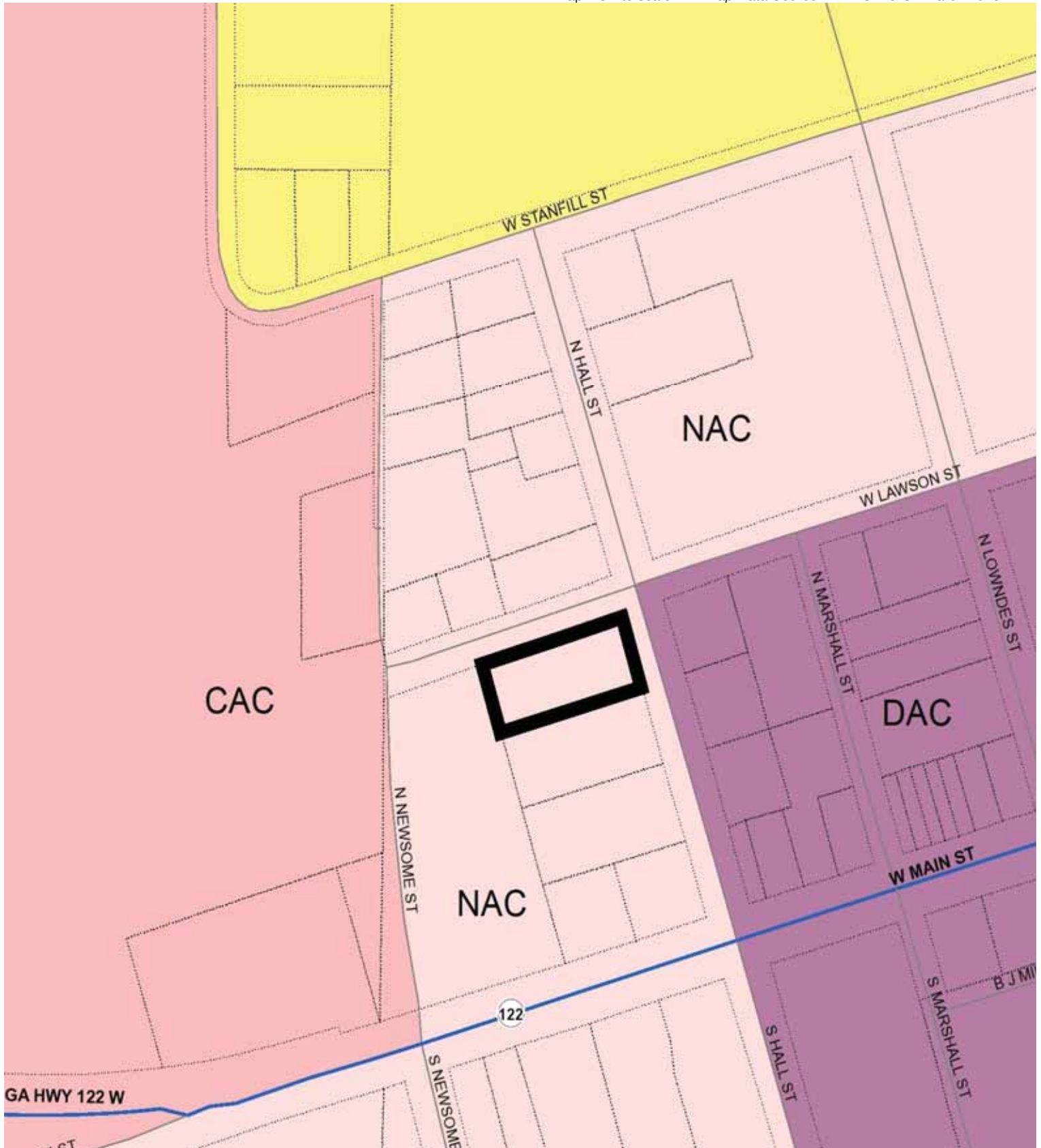


Marvin Brooks
Special Exception Request

113 North Hall Street
Tax Map # 0046C Parcel # 005

Character Area = NAC

** Map NOT to scale Map Data Source: VALOR GIS March 2025



HA-2025-03

Aerial Location Map



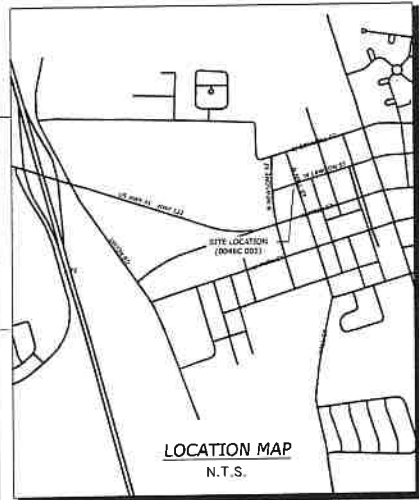
Marvin Brooks
Special Exception Request

113 North Hall Street
Tax Map # 0046C Parcel # 005

~ 2022 Aerial Imagery

** Map NOT to scale Map Data Source: VALOR GIS March 2025





W LAWSON ST.
(50' R/W)

GENERAL NOTES:
PROJECT NAME: 113 N HALL STREET
LOCATION: HAHIRA, GA
SURVEYOR: JOHN T. BUSH, GA RPLS 3469
12 STONES ENGINEERING
COMPANY INC.
2944 DASHER JOHNSON RD
VALDOSTA, GA 31606
TAX PARCEL: 0046C 005
CURRENT ZONING: R-10

ZONING AND SETBACK INFORMATION:
ZONING= R-10
FRONT BUILDING SETBACK: 25 FEET
SIDE BUILDING SETBACK: 10 FEET
REAR BUILDING SETBACK: 20 FEET

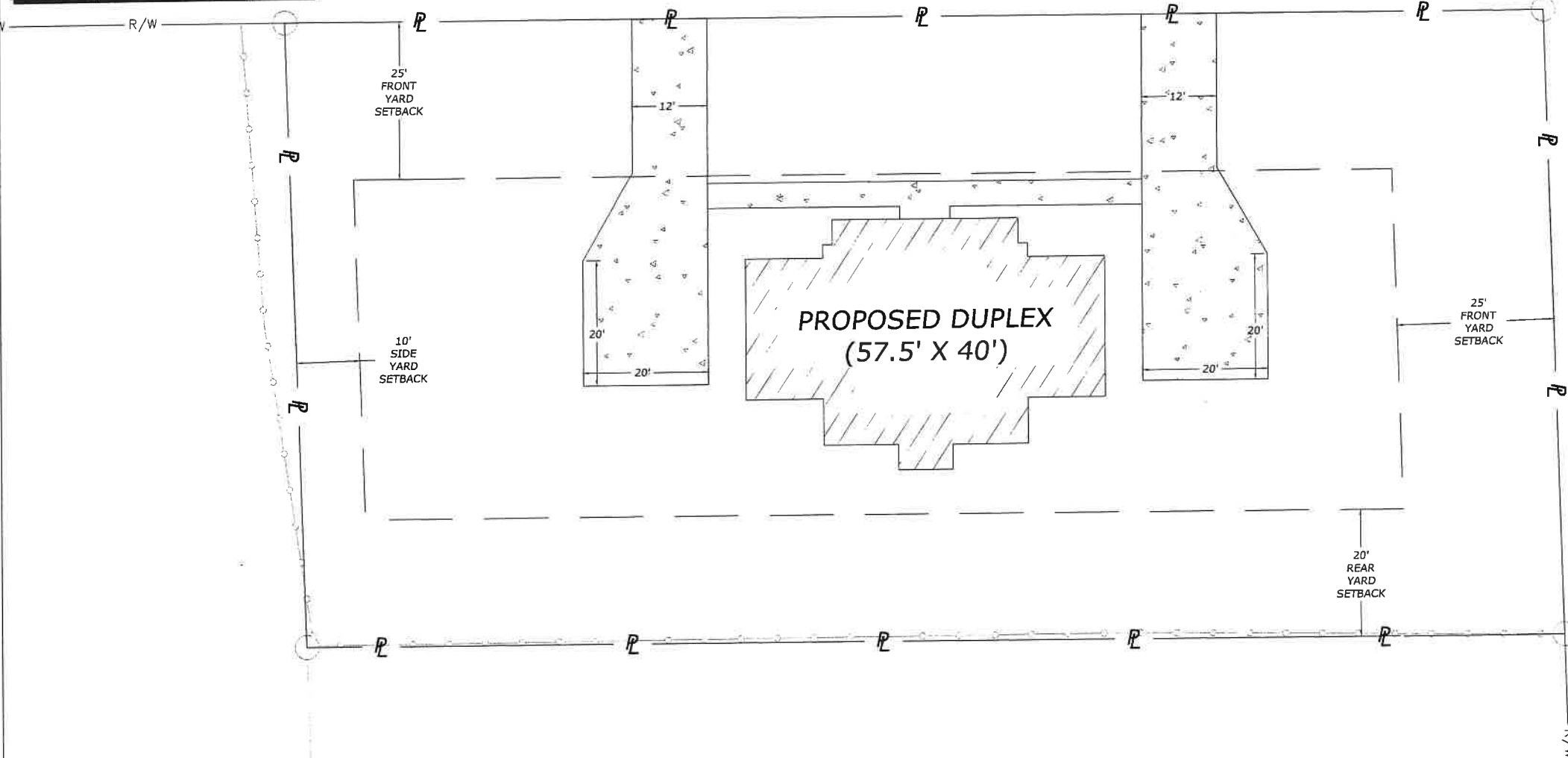
LAYOUT PLAN FOR:
113 N. HALL STREET
LOCATED IN L.L. 89 OF THE 11TH L.D.
OF LOWNDES COUNTY, GEORGIA



2944 DASH ER JOHNSON ROAD
VALDOSTA, GA 31606
229-474-4060
INFO@12STONES.BIZ

PROJECT: 24105

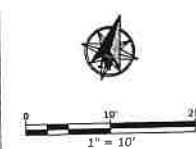
SHEET
C1.0



SYMBOL LEGEND	
	PROPERTY LINE
	R.O.W. CENTERLINE
	SETBACK
	EASEMENT
	RIGHT OF WAY



NOTE:
LOCATION OF UTILITIES SHOWN ARE APPROXIMATE.
PLEASE CONTACT GEORGIA 811 BEFORE DIGGING.
12 STONES ENGINEERING DOES NOT GUARANTEE
THAT ALL EASEMENTS WHICH MAY AFFECT THE
PROPERTY ARE SHOWN HEREON AND ASSUMES NO
LIABILITY FOR FAILURE TO CONFIRM UTILITY
LOCATIONS PRIOR TO ANY DIGGING OR
CONSTRUCTION.



FRONT ELEVATION

NEW DUPLEX FOR:

LEE & MARYLIN WALKER

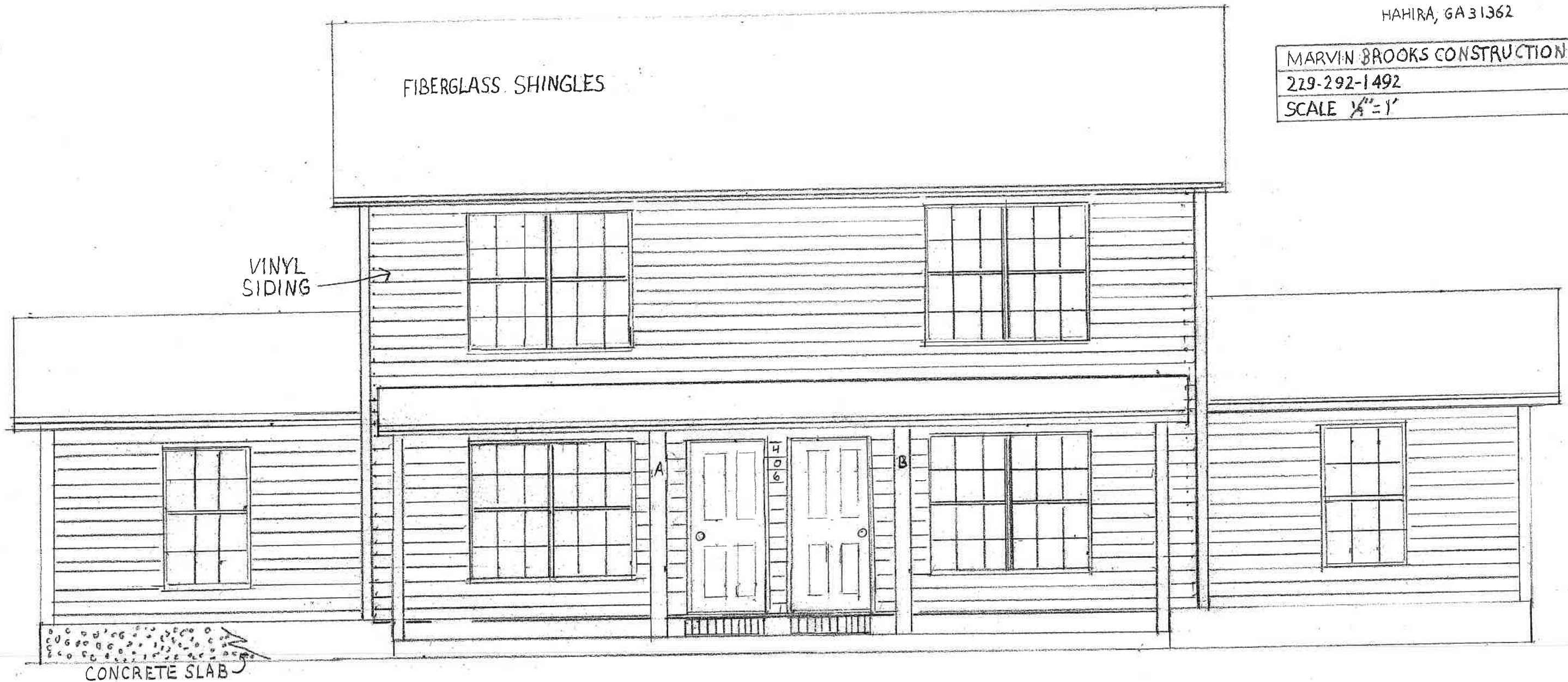
113 N HALL ST.

HAHIRA, GA 31362

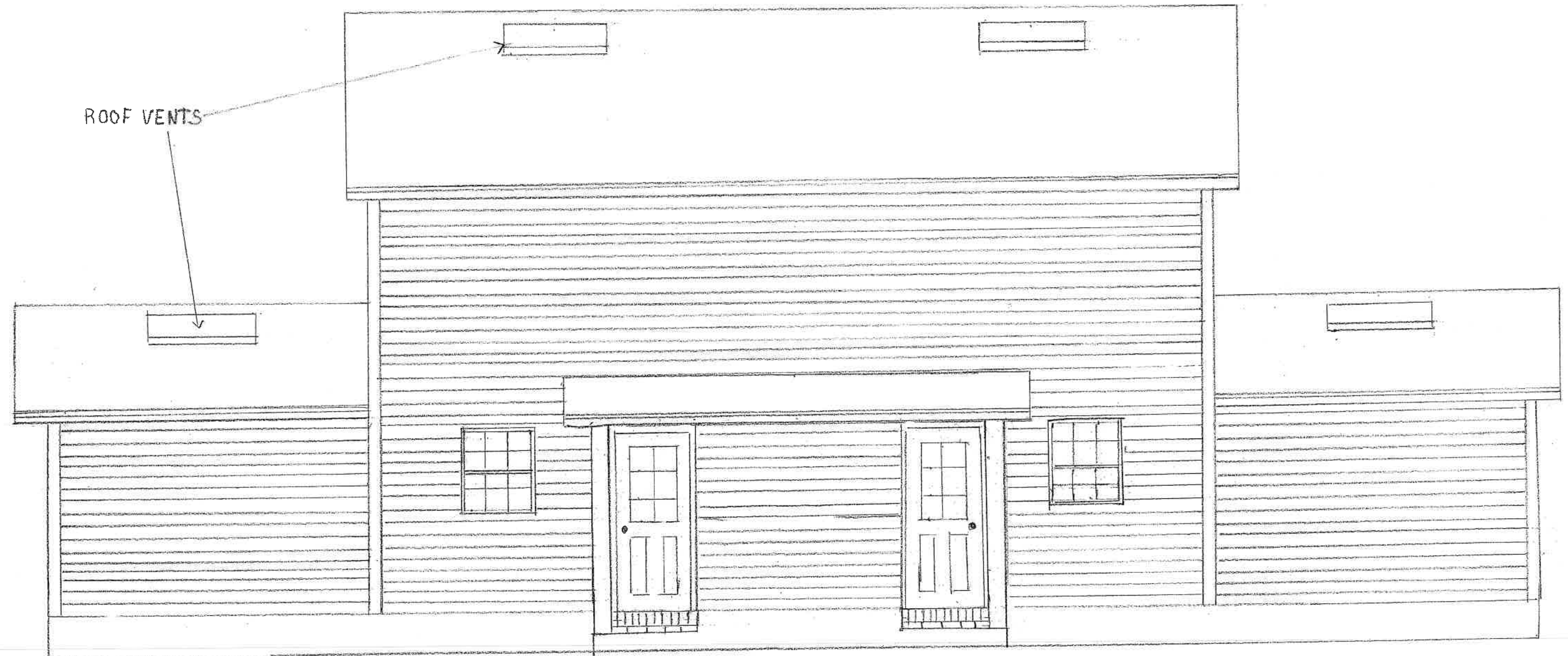
MARVIN BROOKS CONSTRUCTION LLC.
229-292-1492
SCALE 1/4"=1'

FIBERGLASS SHINGLES

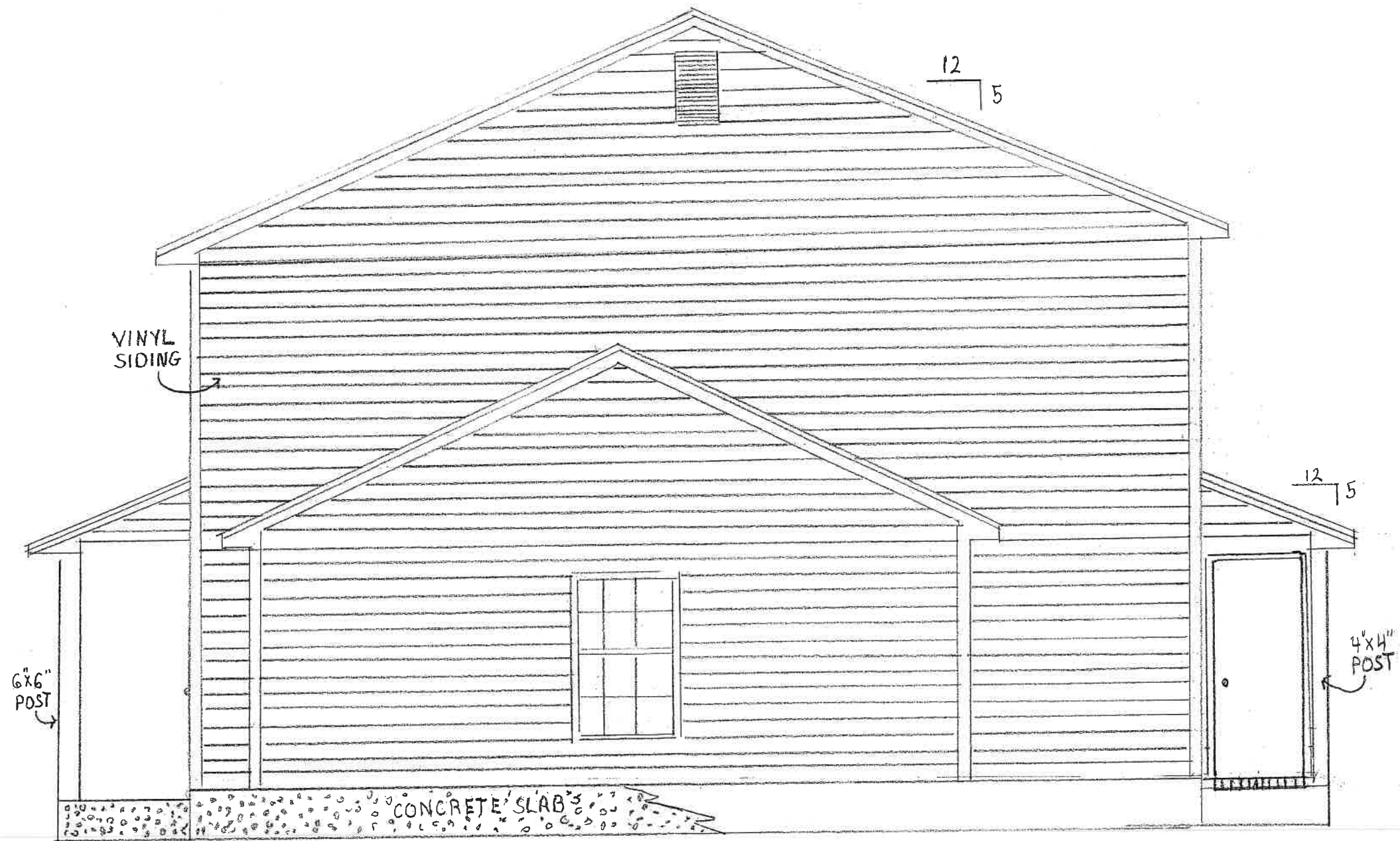
VINYL SIDING



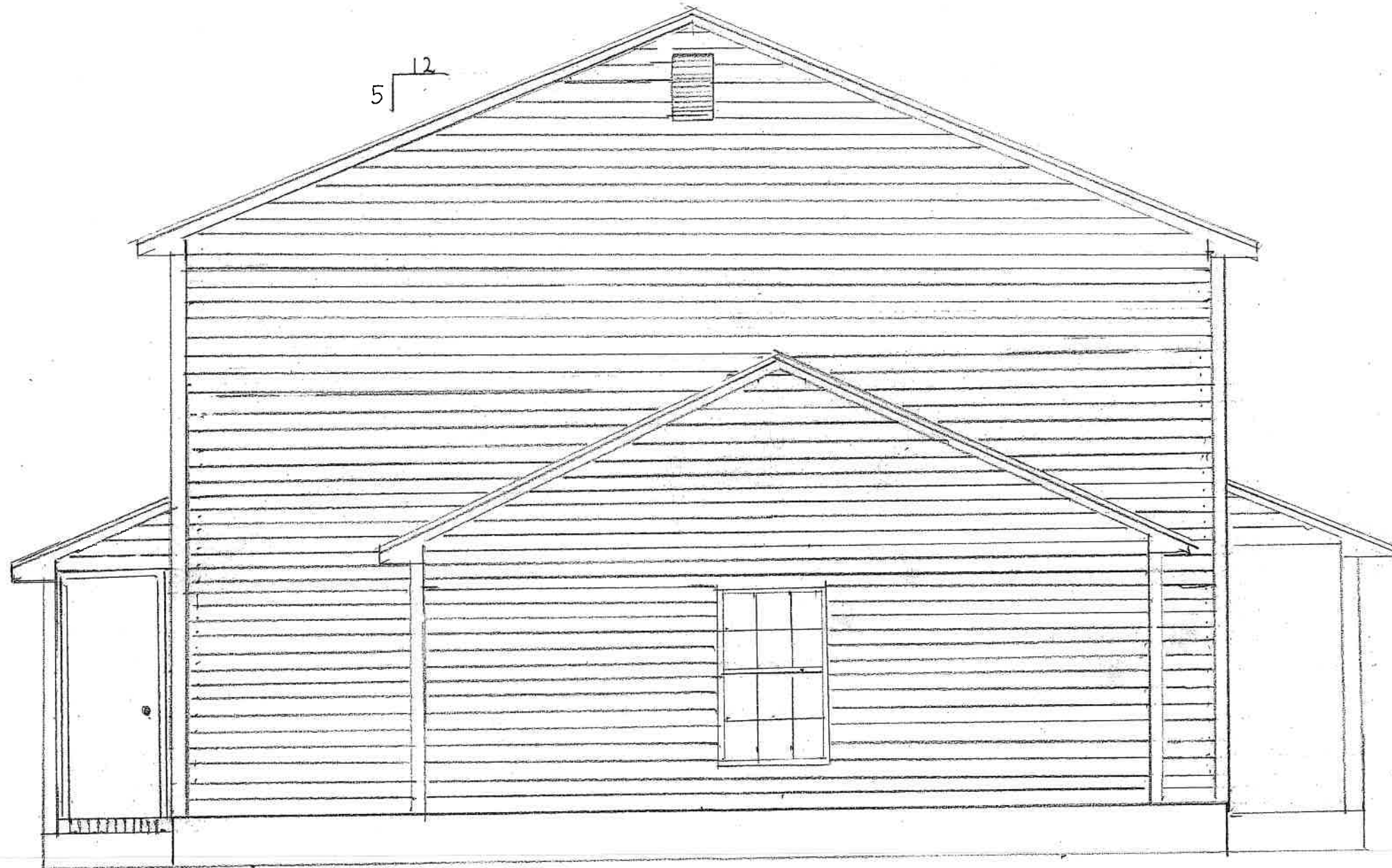
REAR ELEVATION



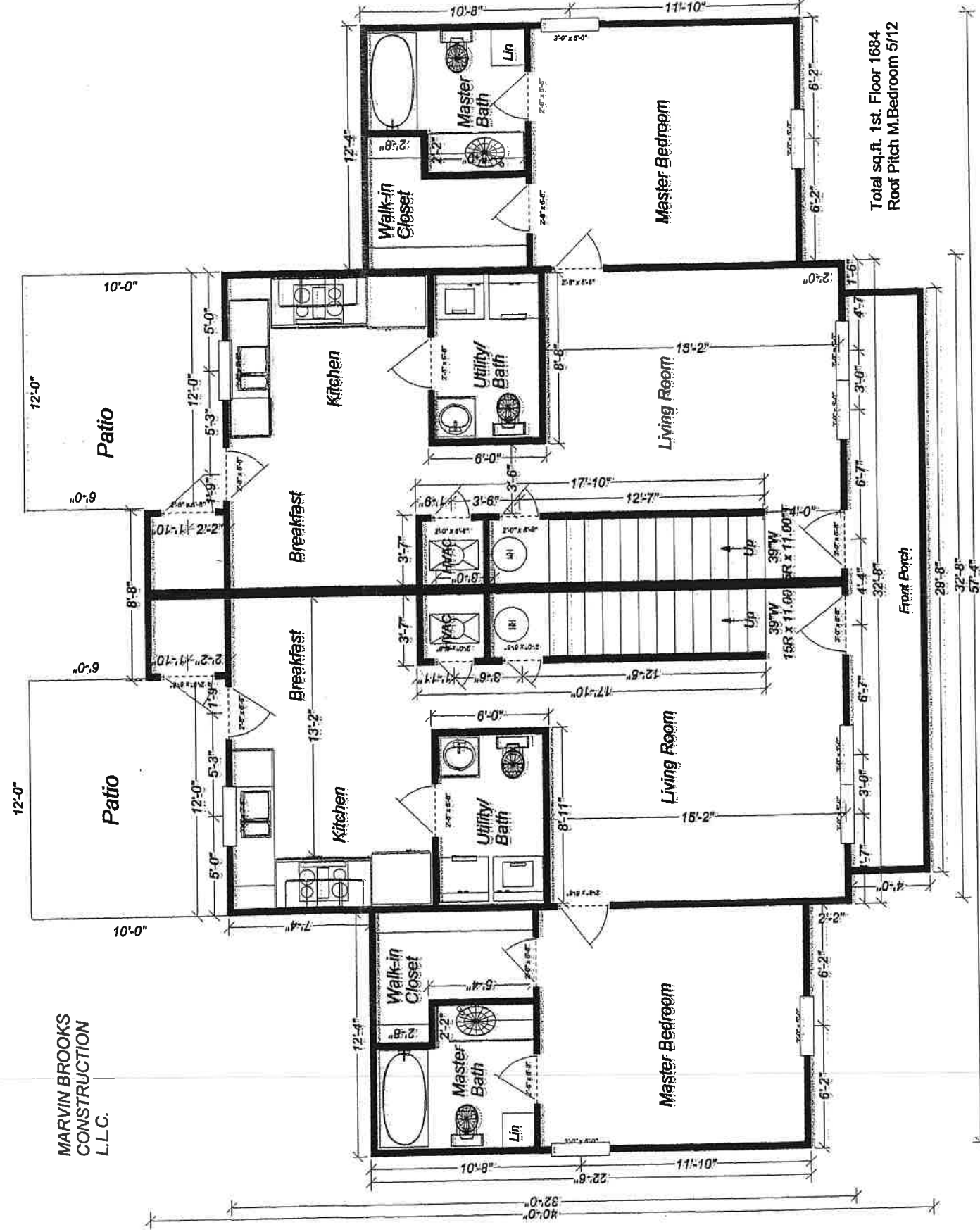
RIGHT ELEVATION



LEFT ELEVATION

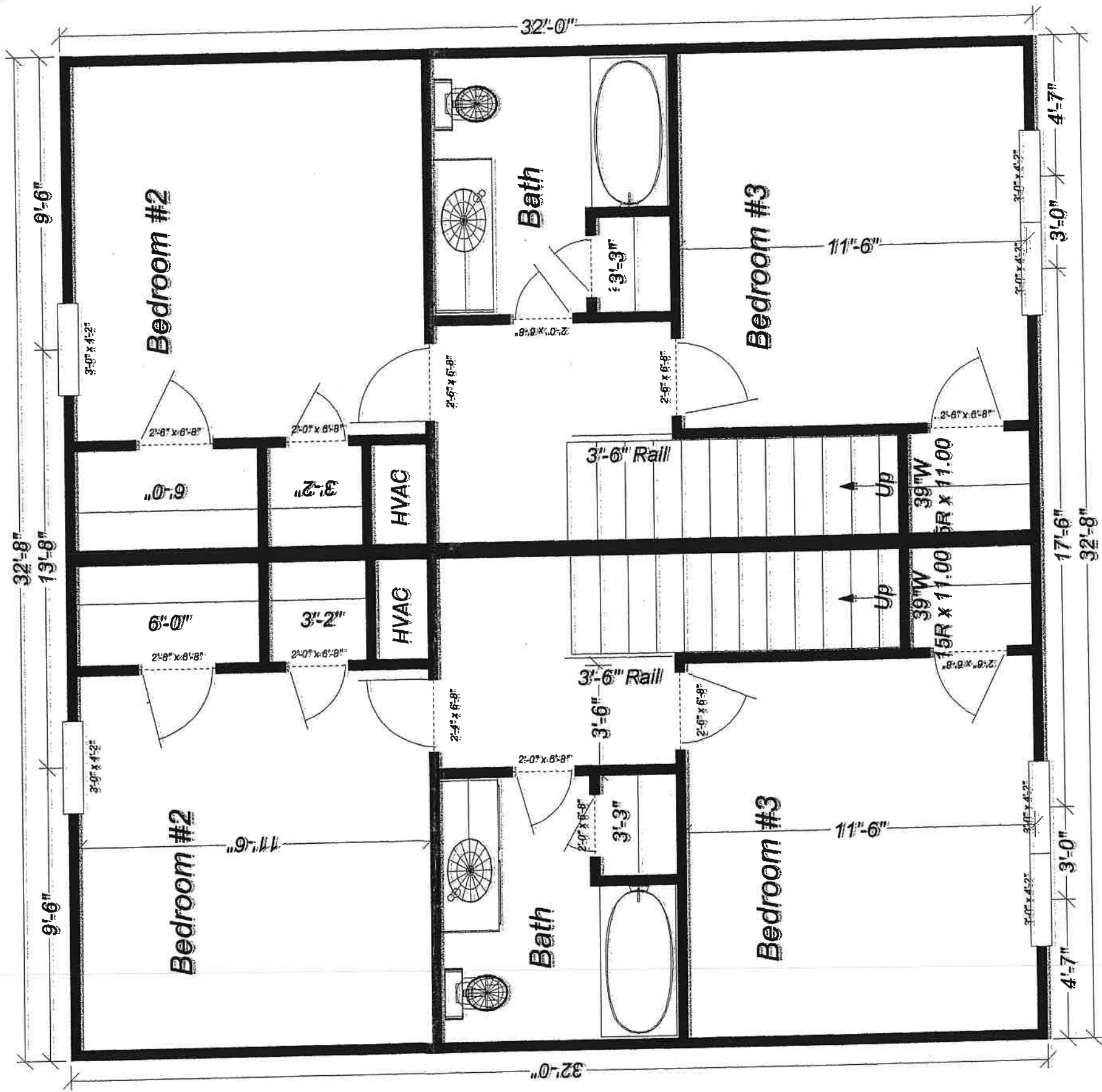


MARVIN BROOKS
CONSTRUCTION
LLC.



FIRST FLOOR

MARVIN BROOKS
CONSTRUCTION
L.L.C.



SECOND FLOOR

Total sq ft Second Floor 1018
Roof Pitch 5/12