

(1) Is the proposed use contrary to the purpose of the Zoning Ordinance of the City of Hahira ?	
Applicant:	No, the proposed use aligns with the intent of the R-P zoning district, which allows for low-impact, office-type uses compatible with residential areas..
Staff:	No. The proposed use will be 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 ?	
Applicant:	No, the office will have minimal impact and operate during normal business hours, posing no threat to surrounding properties or residents.
Staff:	No. The proposed use is 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 ?	
Applicant:	No, our office typically sees 1-2 clients at a time by appointment only, with no excessive traffic, noise or fumes.
Staff:	No. Such impacts will be negligible.
(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:	No, the adjacent uses are compatible, and the lots provides ample space for parking and the daily operation of a small office.
Staff:	No, the proposed use 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 use..
(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, the use will comply with all applicable zoning and parking requirements for the R-P district.
Staff:	Yes. The proposed use 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 >

Landscape: Must comply with the Hahira Landscape Ordinance