

#### **Agenda Item #5**

HA-2025-06 Bank South Mortgage Company (505 South Church Street)  
Special Exception for a financial institution in R-P zoning

Mr. Martin presented the case in which the applicant is requesting Special Exception approval to allow a “financial institution” in a conditional Residential Professional (R-P)(c) zoning district. The subject property is located within the developing office complex located at 505 South Church Street, which is along the east side of the road between Jacquelyn Street and East Coleman Drive. The applicant is proposing to occupy one of the tenant spaces (about 1,000-sf) located in the eastern portion of Building 6 within the southern part of the office complex.

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

The applicant’s letter of intent states the office will operate during normal business hours and serve clients primarily by appointment. Staffing of the office will consist of less than 5 persons. This proposed use is significantly smaller in size than other financial institutions such as a commercial bank, which is why there is a Special Exception requirement in R-P zoning. Therefore, the proposed use will fit in very easily with other office type uses of the developing complex and it should be readily approved. The existing “conditions” on the R-P zoning already limit the maximum size of each tenant space, and therefore there will be no adverse impacts from this proposed use. As reference, these conditions of R-P zoning (from file # HA-2021-07):are as follows:

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.

Other than the customary 1-year expiration date, no additional conditions of approval should be needed in this case.

Staff finds the Special Exception consistent with the Comprehensive Plan, and the Special Exception review criteria, and recommends approval to the Hahira City Council, subject to the following condition:

1. Approval shall expire after one (1) year from the date of City Council approval, if no City business license has been obtained for the use by that date.

Discussion amongst commissioners and staff centered around the Kings Court development and how many units are still available.