



GLPC AGENDA ITEM # 11

JUNE 29, 2026

Variance request by Williams Investment Company File #: HA-2026-01

Williams Investment Company is requesting certain Variances from Section 5-6.1 of the Hahira Subdivision Regulations as it pertains to Access Standards, as well as to Section 6-1 of the Hahira Zoning Ordinance as it pertains to Lot Width requirements in a Highway Commercial (C-H) zoning district. The subject property is a proposed commercial subdivision (approximately 6 acres total) located in the SE quadrant of Exit 29 of I-75. It is more specifically located along the west side of Union Road, south of GA Highway 122 West. The entire subdivision and its surroundings are located within the Gateway Corridor Overlay District, and subject its prescribed requirements of the Zoning Ordinance.

Tract 1 of the subdivision has already been sold and is developed with a Waffle House restaurant. It is the larger proposed Tract # 5 of the subdivision (2.29 acres, planned for a multi-story hotel) that is triggering these Variance requests. The Hahira Subdivision Regulations require every new lot to have at least 60' of street frontage, and the Hahira Zoning Ordinance requires a minimum lot width of 60' as measured along the minimum-required front yard building setback line. This setback distance (as the official point of measurement) is prescribed to be 25' for the C-H zoning district and 15' for the special Overlay District. The applicant is proposing Tract # 5 to have a lot width of only 50' as measured at these prescribed distances from its frontage along Union Road.

Attached herein are several site drawings which include the proposed subdivision plat, the latest conceptual site plan (color drawing) which shows these proposed Tract boundaries (numbered in a different order) along with the proposed site features, as well as a previous conceptual site plan (b/w drawing) which was prepared for the applicant several months ago. Please note that the proposed hotel parcel's connection to Union Road is currently depicted through property (50' wide) that is owned by the City of Hahira. The applicant is seeking to acquire a portion of this property from the City, to enable the hotel's direct connection to Union Road, and this real estate transaction is currently pending approval from the Hahira City Council. It should also be noted that the previous conceptual subdivision layout depicts the proposed private street ("Honey Lane", 60' wide) next to Waffle House as being T-shaped in the form of a hammerhead design. This is a better street design and it also gives the required minimum street frontage of at least 60' to all the interior lots --- including the proposed hotel parcel. Both of these proposed subdivision layouts utilize the SAME site plan designs in terms of parking, driveway, and building locations. However, use of the previous lot layout completely negates the need for a Variance. It should also be noted that the proposed hotel's 50' wide connection area to Union Road, could be increased to 60' wide, without adversely affecting the site plan design for the adjacent Tract # 2 (future restaurant with a drive-thru). The shifting of 10 more feet would simply place the property line inside a portion of the landscaping area instead of along the hotel driveway pavement edge. This option would also negate the need for a Variance.

The Hahira ordinances prescribe 4 different Variance criteria items (see page 2), for use when reviewing and evaluating proposed Variances to the development code. These are often referred to as the "Variance hardship criteria". In this particular case, it is very clear that the applicant's request for Variances is simply a matter of convenience and that the conditions triggering the need for Variance are self-imposed. They can be easily avoided, and they do not extend from any legitimate hardship that is peculiar to the current conditions of the land nor the development thereon (it is all vacant property and this is all new development). Therefore, these Variance requests should be denied.

Staff Recommendation:

Find inconsistent with Variance review criteria, and recommend **denial** to the City Council.