

The request is to secure a variance to Hahira Subdivision Regulations Section 5-6.1 and Hahira Zoning Ordinance Section 6-1. Section 5-6.1 of the Subdivision Regulations requires a minimum of 60 feet of road frontage. Section 6-1 of the Zoning Ordinance requires a minimum lot width of 60 feet measured at the front setback line, which in this case would be 15' from the right-of-way line. The variance request is to reduce the minimum road frontage and lot width to 50' for the proposed lot. The main portion of the lot where the proposed hotel will be located is xx feet wide, but it will be connected to the public right-of-way by a 50' wide access corridor to provide public road frontage and it will have additional access through cross access easements as shown on the exhibit. Increasing the width to 60 feet will encroach on the adjacent proposed Zaxby's development and parking layout. The proposed 50' access corridor will allow for full traffic circulation and will not encumber or have a negative impact on any adjacent properties. IT will provide the same width access road that a 60' access strip would provide.

The hardship for this property is that it borders I-75, which is public right-of-way, but no access is allowed along this boundary and it is not counted as public road frontage. The property has been master planned as shown on the attached exhibit and the layout provides good traffic circulation with reasonable lot configurations. If I-75 was considered public road frontage, this variance would not be needed.

Letter of Intent

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