

## 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.

**Variance Review Criteria**

The following criteria shall be applied in evaluating and deciding any application for a Variance. The Planning Commission may recommend to Hahira City Council in specific cases such Variance from the dimensional standards and development requirements of the Hahira Zoning Ordinance, as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of provisions of the Ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Variances may be granted by the Hahira City Council in an individual case upon overall finding by the Planning Commission that the following hardships exist:

**Recommended findings by staff:**

<b>(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.</b>	
<b>Staff:</b>	No. There are no existing conditions of this property relating to its physical features or attributed which necessitate the need for a Variance.
<b>(2) The application of all dimensional standards and development requirements to this particular piece of property would render the particular property unusable.</b>	
<b>Staff:</b>	No, it would not.
<b>(3) Such conditions are peculiar to the particular piece of property involved, or, in the alternative, that such conditions are due to the location of existing utilities, etc...</b>	
<b>Staff:</b>	No. There are no peculiar conditions related to this property or its history.
<b>(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this ordinance; requests for rezoning, the authority for such rezoning of property being solely reserved for the Hahira City Council.</b>	
<b>Staff:</b>	No. The proposed relief would not cause any substantial detriments, but it is simply not based on any defensible hardships and it is simply not necessary to allow the proposed scope of development for this property.

**Relevant excerpts from the Hahira Subdivision Regulations, and Zoning Ordinance**

Hahira Subdivision Regulations

**Section 5-6.1 Access.** Every lot of every subdivision shall abut a public street a minimum of sixty feet which is or shall be maintained by the appropriate governing body. Where the subdivision does not immediately adjoin a public street, the subdivider shall provide a public street from the subdivision to a public street. In special situations, private roadways will be allowed per Section 5-6.15. Driveways connecting the public road with adjoining property is the responsibility of the property owner. Prior to installation, approval of any needed drainage pipe, under the driveway, must be received from the City Engineer.

**Section 5-6.15 Requirements for Private Streets.** Private streets may be approved for development only when they are eligible for categorization as a local street. Said street shall be designed so as to prohibit through traffic. To allow for installation of utilities, there will be a 60-foot easement indicated on the plat. Any private street shall be developed to present city standards.

Hahira Zoning Ordinance

**Section 2 Definitions.**

**Lot Width.** The width of a lot measured along the minimum required front yard building setback line as established by this ordinance, with said distance being measured parallel to the street right-of-way line. In the case of a curvilinear street, said distance is measured parallel to the chord of the arc between the intersection of the side lot lines and the street right-of-way line.

**Section 6-1 Development Standards.** Within the various zoning districts as indicated on the "Zoning Map of the City of Hahira, Georgia," no building or structure, excluding all signs other than separate use advertising signs, shall be constructed or erected except as indicated in the following schedule:

C-H zoning district: Minimum lot width = 60 feet (min. front yard building setback = 25')

**Section 12-3 Request for Variance.** The Planning Commission may recommend to City Council upon appeal in specific cases such variance from the dimensional standards and development requirements of this ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of provisions of this ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of this ordinance shall be observed, public safety and welfare secured, and substantial justice done. Variance may be granted by the City Council in an individual case upon finding by the Planning Commission that the following exists:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; and
- b. The application of all dimensional standards and development requirements to this particular piece of property would render the particular property unusable; and,
- c. Such conditions are peculiar to the particular piece of property involved, or, in the alternative, that such conditions are due to the location of existing utilities, etc.; and,
- d. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this ordinance; requests for rezoning, the authority for such rezoning of property being solely reserved for the Hahira City Council.
- e. Provided that 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.

**\*\* Gateway Corridor Overlay District (Section 4-5)**

**Section 4-5.3 Effect of Gateway Corridor Overlay District Provisions. T**

(b) Relationship to Underlying Zoning District Standards and Other Ordinances. In any case where the standards and requirements of the Gateway Corridor Overlay District conflict with those of the base zoning district or with the provisions of City of Hahira Zoning Ordinance or Subdivision Regulations, the standards and requirements of the Gateway Corridor Overlay District shall govern.

**Section 4-5.6 Streetscape Standards. T**

(a) Front Yard Setback: Front yard setbacks in Section 6-1 do not apply. Front yard setback minimum: 15 feet; maximum: 75 feet. Setbacks are measured from the right-of-way line.

**Development Review Comments**

**Building Plan Review:** Inspections has no comments

**Hahira Fire:** < No comments received >.

**Hahira Utilities:** < No comments received >

**Hahira Engineering:** < No comments received >

**Attachments:**

Zoning Location Map

Aerial Location Map

Variance application (5 pages)

Letter of Intent

Proposed Subdivision Plat

Current conceptual site plan (color)

Previous conceptual site plan (b/w)

# HA-2026-01 Zoning Location Map

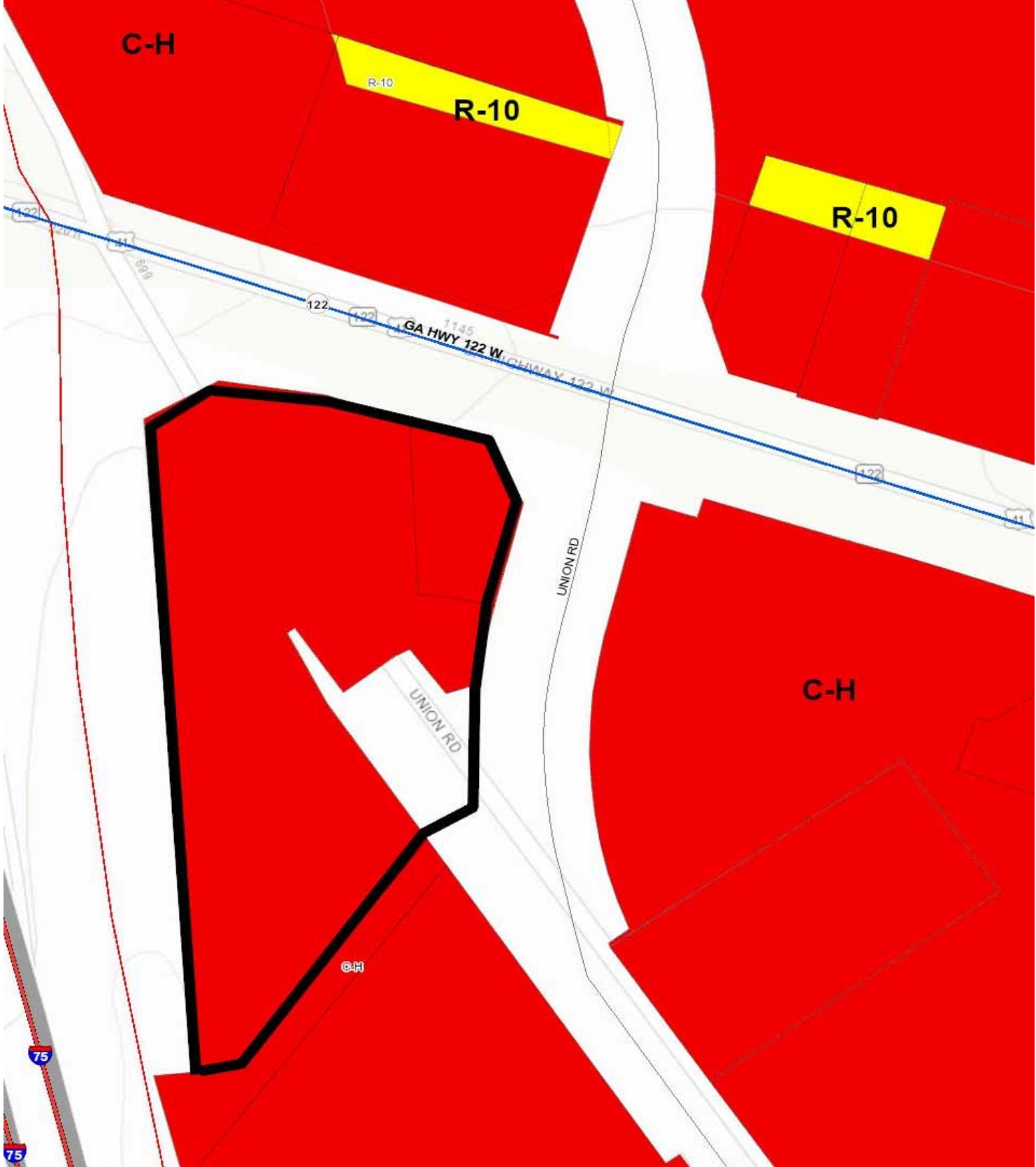


**Williams Investment Co.  
Variance Request**

(Address TBD) west side of Union Road  
Tax Map: # 0026 Parcel: 008

**Current Zoning = C-H**

\*\* Map NOT to scale Map Data Source: VALOR GIS April 2026



# HA-2026-01 Aerial Location Map



**Williams Investment Co.  
Variance Request**

(Address TBD) west side of Union Road ~ **Aerial Subdivision**  
Tax Map: # 0026 Parcel: 008

\*\* Map NOT to scale Map Data Source: VALOR GIS April 2026





**CITY OF HAHIRA  
VARIANCE APPLICATION**  
300 North Lee Street \* PO Box 1125 \* Valdosta, GA 31603-1125  
229.259.3563

**APPLICATION CHECKLIST**

Please use this checklist to ensure that all items required by your application have been included. **Incomplete applications will not be accepted.** Should you have any questions, please do not hesitate to call the City of Valdosta Zoning Office, at (229) 259-3563. Thank you.

Completed	Description
✓	Letter of Intent, as specified on page 3
✓	Map and Parcel Number of the Subject Property
✓	Current Zoning District of the Subject Property
N/A	If the Applicant is different from the Owner, a Notarized Letter of Authorization from the Property Owner designating the applicant to act on their behalf
✓	Date of <b>required</b> Pre-Application Meeting with City staff
Scheduled	Date of required "Preview" presentation to Hahira City Council
✓	Conceptual site plan (if applicable) as stated on page 3
✓	List of adjacent property owners obtained from Tax Assessor's Office. (Page 5)
✓	Signature of Applicant
✓	Date
✓	Application Fee

I certify that the above items have been completed.

  
\_\_\_\_\_  
Signature of Applicant

4/21/2026  
Date

**CITY OF HAHIRA VARIANCE APPLICATION**

OFFICIAL USE ONLY			
SUBMITTAL DEADLINE: <u>April 15, 2026</u>		APPLICATION FILING FEE: \$975.00	
<u>PUBLIC HEARING DATES</u>		CERTIFIED MAIL: \$ <u>60</u> (\$ 12.00 x Each Adjacent Property Owner)	
PLANNING COMMISSION: <u>June 29, 2026</u>		PUBLIC HEARING SIGNAGE: \$ <u>20</u> (\$20.00 X Sign Per Street Frontage)	
HAHIRA CITY COUNCIL: <u>7-2-2026</u>		TOTAL APPLICATION FEE: \$ <u>1,055</u>	
Date Received: <u>5-15-2026</u>	Received By: <u>AM</u>	Date Checked For Completeness: <u>May 29, 2026</u>	Reviewer's Initials: <u>AM</u>
Property Posted:	Letters Mailed:	Legals:	Decision:

This is an application for a Variance to the City of Hahira Zoning Ordinance. It is submitted and processed through the Planning Division staff of the City of Valdosta, pursuant to an interlocal agreement between the City of Hahira and the City of Valdosta. This completed application, together with all required attachments and fees (payable to the City of Valdosta) must be submitted to the Zoning Division office of the City of Valdosta by one of the established monthly deadlines in order to initiate review and consideration of the variance request. The applicant is responsible for the completeness, accuracy, and timely submittal of this application including all of its attachments and fees. Unless otherwise stated, please type or neatly print the responses to each of the following:

1) **Applicant Information:** (Contact person authorized to receive all communication regarding this application):

Name: Williams Investment Corp Phone: 229-296-4511  
 Mailing Address: 1221 W 4th St Adel GA Email: mason.williams@williamsinvestmentcorp.com  
 Has the applicant made any campaign contributions over \$250 to any local government official of the City of Hahira? YES NO (Circle One)

2) **Property Information:** Tax Map #: 0026008 All  Part (Circle One) of Parcel #: 008

General Location Description: Hwy 122 SE Quadrant  
 Existing Use of the Property: Vacant Proposed Use: Commercial Development  
 Acreage (use square footage if less than 1 acre) 5.5 Current Zoning District: C-H  
 Has this property been denied a variance during the past 12 months? NO  
 Has any public hearing been held regarding this property during the past 3 years? NO

(If yes, please describe.) \_\_\_\_\_

Is the property affected by or in close proximity to any jurisdictional wetlands, designated floodplain, or any other environmentally sensitive lands? YES  NO (Circle One)

(If yes, please describe.) \_\_\_\_\_

3) **Owner Information:** If the applicant listed above is **not** the current owner of the property, please list the name and address of all current owners of record of the subject property. (If necessary, attach these sheets) **If the applicant is not the current owner or is one of multiple owners, a notarized Letter of Authorization shall be signed and submitted by the owner(s) authorizing the Applicant to submit and be responsible for this application.**

<u>Map/Parcel Number</u>	<u>Owner of Record</u>	<u>Mailing Address</u>
<u>6026 008</u>	<u>Williams/Investment</u>	<u>1221 W 4th St Ada OK</u>
_____	_____	_____
_____	_____	_____

4) **Date of REQUIRED Pre-Application Meeting:** 1-29-26

5) **Please fully describe the requested Variance(s), as well as the demonstrated hardship(s) warranting the approval of such Variance(s) as it may pertain to the Subject Property:** (or attach a separate "Letter of Intent" as Attachment # (6)(B) below)

Attached  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Approximate Cost of Construction Work Involved:** \$ N/A

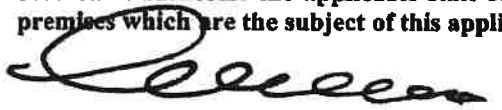
**(6) Attachments:** The following items must be submitted in full prior to acceptance of this application

- A) **Adjacent Property Owners** (See page 5) Completed listing, on provided form, of all current owners of record for properties located immediately adjacent to, or directly across the street or railroad right-of-way from the subject property. This information may be obtained from the Lowndes County Tax Assessor's Office 229.671.2540. (The accuracy and completeness of this information shall be the responsibility of the applicant.)
- B) **Letter of Intent;** stating the request, why the request is being made, and any other specific information pertaining to the request.
- C) **Proposed conceptual site plan.** Plan shall include:
  - 1) Applicant name, date of drawing and revision dates if applicable
  - 2) The size and location of the lot
  - 3) The dimensions and location of the existing building or structure(s) on the lot in question
  - 4) The dimensions and location of the proposed building, structure, or addition(s) on the lot
  - 5) If applicable, the location of any existing buildings on adjacent lots, and their distance from property lines.
  - 6) Any additional information discussed at the Pre-Application meeting or necessary to allow understanding of the proposed use and property development

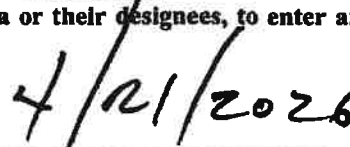
- 7) **Variance Review & Decision Process:** The Greater Lowndes Planning Commission shall review the application for a Variance at a public hearing and shall make a recommendation only to the Hahira City Council. At a second public hearing, the Hahira City Council shall hear and decide all requests for Variance. Pursuant to Section 12-3 of the City of Hahira Zoning Ordinance and in each individual case, the Hahira City Council may approve a Variance from the terms of the Zoning Ordinance upon a finding by the Council that the following considerations and criteria exist:
- (a) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; and
  - (b) The application of all dimensional standards and development requirements to this particular piece of property would render the particular property unusable; and,
  - (c) Such conditions are peculiar to the particular piece of property involved, or, in the alternative, that such conditions are due to the location of existing utilities, etc.; and,
  - (d) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this ordinance; requests for rezoning, the authority for such rezoning of property being solely reserved for the Hahira City Council.
  - (e) Provided that 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.

**\*\* IMPORTANT NOTE:** The approval of a Variance is for zoning compliance only. To avoid possible building code violation, please contact the Inspections Department at 229.259.3506 concerning building code requirements.

I do hereby certify that to the best of my knowledge, the above information and attachments are true and correct. I authorize the applicable staff of the City of Hahira or their designees, to enter and inspect the premises which are the subject of this application.



Signature of Applicant



Date

ADJACENT PROPERTY OWNERS

1) Map & Parcel Number: <u>0026 033</u>
Name: <u>Investment and development</u>
Mailing Address:

2) Map & Parcel Number: <u>0026 010</u>
Name: <u>Barbara Stalvey Mc Donald</u>
Mailing Address:

3) Map & Parcel Number: <u>0026 036</u>
Name: <u>Janmanglam</u>
Mailing Address: <u>5119 Tillman Crossing Rd. Valdosta, GA 31602</u>

4) Map & Parcel Number: <u>0026 008A</u>
Name: <u>Waffle House Inc.</u>
Mailing Address: <u>5986 Financial Drive NW Norcross, GA 30071</u>

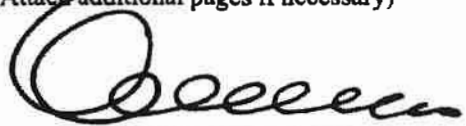
5) Map & Parcel Number: <u>0026 009</u>
Name: <u>City of Hahira</u>
Mailing Address: <u>102 S. Church Street Hahira, GA 31632</u>

6) Map & Parcel Number: <u>0026-004</u>
Name: <u>Diversified Family LLC</u>
Mailing Address: <u>2600 Peachtree Road #34F Atlanta, GA 30305</u>

<del>0026-033</del>
7) Map & Parcel Number: <u>AAHL 527 LLC</u> <u>0026-003</u>
Name: <u>5119 Tillman Crossing Dr. Valdosta, GA 31602</u>
Mailing Address:

8) Map & Parcel Number:
Name:
Mailing Address:

(Attach additional pages if necessary)

  
Signature of Applicant

4/21/2026  
Date

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

~~#~~ HA-2026-01

GA HIGHWAY 122 WEST (VARIABLE WIDTH R/W)



INTERSTATE 75 (VARIABLE WIDTH R/W)

UNION RD (VARIABLE WIDTH R/W)

TRACT 5  
0.758 ACRES

TRACT 6  
0.635 ACRES

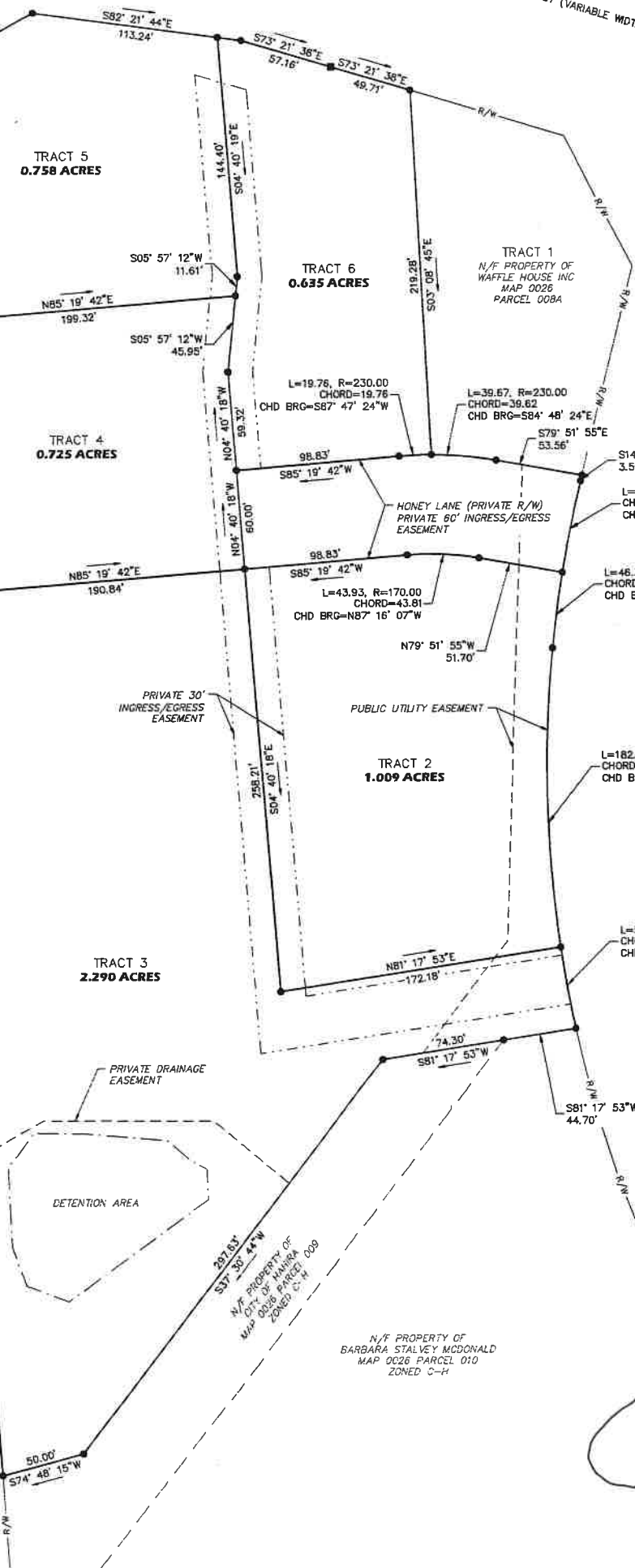
TRACT 1  
N/F PROPERTY OF  
WAFFLE HOUSE INC  
MAP 0026  
PARCEL 008A

TRACT 4  
0.725 ACRES

TRACT 2  
1.009 ACRES

TRACT 3  
2.290 ACRES

N/F PROPERTY OF  
BARBARA STALVEY McDONALD  
MAP 0026 PARCEL 010  
ZONED C-H



Proposed  
Subdivision Plat



CA-123

GA HIGHWAY 122 (VARIABLE WIDTH R/W)

TRACT 3  
0.76 AC

TRACT 2  
0.63 AC

WARRANTY

TRACT 4  
0.74 AC

TRACT 7  
0.28 AC

TRACT 5  
2.29 AC

TRACT 6  
1.01 AC

PRIVATE DRAINAGE  
EASEMENT

Union Road

UNION ROAD (VARIABLE WIDTH R/W)

05

60

22

20

15

10

5

GA HIGHWAY 122 WEST (VARIABLE WIDTH R/W)

INTERSTATE 75 (VARIABLE WIDTH R/W)

UNION RD (VARIABLE WIDTH R/W)

Private Road

60'

N/F PROPERTY OF  
CITY OF MARIETTA  
MAP 0026 PARCEL 008  
ZONED C-H

N/F PROPERTY OF  
BARBARA STALVEY MCDONALD  
MAP 0026 PARCEL 010  
ZONED C-H

