

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.

Talk amongst Commissioners inquired if tract three meets frontage but has no access. There was also inquiry about tract five and if it counted as frontage. Mr. Martin answered no that it was not recognized as such for tract five but yes for tract three. Talk amongst Commissioners and Mr. Martin in regards to frontage and the conceptual site plan.

There being no further questions for staff, Chairman Miller opened the public hearing.

Speaking in favor of the request:

- Mike Williams – 4611 Ridgeview Circle

Mr. Williams stated that all parcels have a means of egress and ingress. Commissioner Graham inquired if there was a specific reason why the plan couldn’t acquire an extra ten feet. Mr. Williams explained that that could possibly be going into someone else’s property. Commissioner Rountree asked if the applicants were prepared to purchase a specific piece of property if needed. Mr. Williams explained that he was. Talk amongst Commissioners included parking, the shape within the current conceptual plan (Hammerhead), tract six acquirement, hotel frontage, and moving property lines to the north in landscape,

Speaking in favor of the request:

- Clayton Milligan – 3998 Inner Perimeter Road

Mr. Milligan explained that Zaxby’s would need to shift lines because of placement within the development. He is concerned that they would affect greenspace requirements. He also stated that tract three, four, and five are still available if the hammerhead image and plan is avoided. The goal is to leave the development as open as possible.

Vice-Chairman Miller made an assessment in regards to the conceptual plan suggesting that if someone was to buy tract two, three, and four, the reduction of lot would equate to approximately forty feet. Mr. Milligan will consider this point made by Vice-Chairman Miller.

No further questions for Mr. Milligan.

Commissioner Bailey accompanied by discussion amongst commissioners stated that they have fifty-foot access but front lot has no access which is okay regardless of frontage because the layout is the same.