

- 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.

Terry J. Belanger Jr
Signature of Applicant

07-06-2026
Date