

- (2) Multi-family residential development shall require a Special Exception approval by the Hahira City Council.

The City of Hahira Zoning Ordinance defines Personal Service Shops as: “A business establishment primarily engaged in providing physical services involving the non-medical care of a person. Personal service shops include, but are not limited to, beauty shop, barbershop, manicure, electrolysis, tanning salons, tattoo parlor, massage parlor, and health spas, but specifically excluding adult entertainment.” However, the Zoning Ordinance divides Personal Service Shops into two (2) sub-categories, and only the following kinds of Shops in this definition are allowed in R-P zoning with Special Exception approval:

- Barbershop, beauty shop, hair salon, manicure, or electrolysis. Other forms of salons/spas, massage parlor, and tattoo parlor, are NOT eligible to be located in R-P zoning.

In this particular case, the applicant is simply proposing to expand on the previous Special Exception approval described above, to include the possibility of a few additional such tenants as well --- without each of them having to obtain their own Special Exception approval each time. With potentially 30+ different tenant spaces within this overall complex, having 4 of them being non-specific but eligible Personal Service Shops under R P zoning, is certainly reasonable, as long as each of their sizes remain compliant with the R-P(c) conditions of approval. As mentioned with the previous approval, these uses will likely be of no greater magnitude or intensity than the other uses that are already allowed within the complex. Other than absorbing the previous Special Exception approval into this one (for simplicity sake), no additional conditions of approval should be needed in this case.

Staff finds the Special Exception consistent with the Comprehensive Plan, and the Special Exception review criteria, and recommends approval to the Hahira City Council, subject to the following conditions:

- (1) This Special Exception approval shall supersede and replace the previous approval granted on 12 7 2023 for casefile # HA-2023-03 (Mindy Herring).
- (2) This new Special Exception approval shall be granted for up to four (4) distinct and separate Personal Service Shops within the complex, including the one previously approved in 2023 (see above). Such Personal Service Shops shall be limited to barbershops, hair salons, manicurist, or electrolysis clinics in accordance with the prescribed Use Table line item of the Hahira Zoning Ordinance for allowable uses in R P zoning.
- (3) Such Personal Service Shop tenant spaces shall comply with the conditions of the existing R-P(c) zoning of the property
- (4) Approval shall expire after one (1) year from the date of City Council approval, if no City business license has been obtained by that date for any Personal Service Shop.