



GLPC AGENDA ITEM # 12

OCTOBER 28, 2024

Rezoning Request by FGF Properties LLC File #: HA-2024-05

FGF Properties LLC, represented by Mike Sumner, is requesting to rezone 0.96 acres from Single-Family Residential (R-10) to Highway Commercial (C-H). The subject property is currently vacant and located at 408 West Park Street, in Hahira GA. This is at the NE corner of West Park Street and South Newsome Street. The applicant is proposing to develop the property as a freestanding paved parking lot with about 70 parking spaces to be used as overflow parking for the Fancy Girl Farms restaurant across the street to the west.

The subject property is located within a **Neighborhood Activity Center (NAC)** Character Area on the Future Development Map of the Comprehensive Plan.

The property is located in between the existing commercial corridor that is oriented toward West Main Street and the existing residential neighborhood area in the blocks farther south. West Park Street serves as the transition line between these two areas, and the subject property is located on the northern (more commercial) side of this transition. The property is bounded on 2½ sides by commercial zoning, and the other 1½ sides by residential zoning. However, these abutting residential properties are mostly vacant with no residential redevelopment activity. Given the new commercial development to the west and the abutting commercial development to the north, this property is no longer very conducive for single-family residential development that is typical in R-10 zoning. The proposed C-H zoning and its use as an overflow parking lot are compatible with the abutting commercial or non-residential uses, and it is deemed acceptable in the NAC character area for Hahira.

Staff Recommendation:

Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommend approval of C-H zoning as requested.