

Planning Analysis & Property Information

Applicant / Owner:	FGF Properties LLC (Mike Sumner)		
Request:	Rezone from R-10 to C-H.		
Property General Information			
Size & Location:	One (1) parcel consisting of 0.96 acres located at the NE corner of West Park Street and South Newsome Street.		
Street Address:	408 West Park Street		
Tax Parcel ID:	Map # 0046C Parcel: 140	City Council District:	3 Lindsey
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-10	Vacant / cleared
	Proposed:	C-H	Paved parking lot
Adjacent Property:	North:	C-H	Magnolia Missionary Baptist Church, Hahira Automotive
	South:	R-10	Folsom Chapel CME Church, residential
	East:	R-10	Vacant land
	West:	C-N	Fancy Girl Farms restaurant complex
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the immediate area.		
Natural Resources:	Vegetation:	None	
	Wetlands:	There are no NWI wetlands located on or near the subject property	
	Flood Hazards	Located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species in the immediate area.	
Public Facilities			
Water & Sewer:	Hahira water & sewer services nearby along S Newsome Street & W Park Street		
Transportation:	S Newsome Street (local street), W Park Street (local street)		
Fire Protection:	City of Hahira fire station = about 0.40 miles to the east		