



## 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.

## Planning Analysis & Property Information

<b>Applicant / Owner:</b>	FGF Properties LLC (Mike Sumner)		
<b>Request:</b>	Rezone from R-10 to C-H.		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One (1) parcel consisting of 0.96 acres located at the NE corner of West Park Street and South Newsome Street.		
<b>Street Address:</b>	408 West Park Street		
<b>Tax Parcel ID:</b>	Map # 0046C Parcel: 140	<b>City Council District:</b>	3 Lindsey
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-10	Vacant / cleared
	Proposed:	C-H	Paved parking lot
<b>Adjacent Property:</b>	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
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no designated historic resources in the immediate area.		
<b>Natural Resources:</b>	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.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Hahira water & sewer services nearby along S Newsome Street & W Park Street		
<b>Transportation:</b>	S Newsome Street (local street), W Park Street (local street)		
<b>Fire Protection:</b>	City of Hahira fire station = about 0.40 miles to the east		

**Comprehensive Plan Issues**

**Character Area:** Neighborhood Activity Center

**Description:** A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open spaces uses easily accessible by pedestrians and bicycles.

**Development Strategy:** Each neighborhood center should include a mix of retail, services, and offices to serve neighborhood residents' day-to day needs. Residential development should reinforce the center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments, and condominiums. Design for each Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools..

**Goals and Policies:**

**GOAL 7: LAND USE** – To ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development

**POLICY 7.5** – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

**Standards for the Exercise of Zoning Power (Review Criteria)**

*In reviewing and making a decision on a rezoning request, the City staff, Planning Commission and City Council shall consider the following standards. The proposed responses to these standards by the applicant and staff are listed below.*

<b>(1) Is the proposed zoning change consistent with the surrounding land use pattern ?</b>
Applicant: Yes.
Staff: Yes. The surrounding land use pattern is mostly dominated by non-residential uses.
<b>(2) Will the proposed zoning change create an isolated Zoning district unrelated to adjacent and nearby districts ?</b>
Applicant: No.
Staff: No. There is existing C-H zoning to the north and C-N zoning to the west.
<b>(3) Will the proposed change cause an increase in population density or otherwise an increased load on existing public services ?.</b>
Applicant: No.
Staff: No..
<b>(4) Are there existing or changing conditions affecting the use and development of the property that make approval of the Rezoning reasonable ?</b>
Applicant: Yes.
Staff: Yes, the only new developments in the immediate area include the applicant’s commercial development immediately to the west.
<b>(5) Will the proposed Rezoning be considered out of scale or result in significant adverse impacts on existing conditions in the neighborhood or community at large ?</b>

<p><i>Applicant:</i> No.</p> <p><i>Staff:</i> No significant adverse impacts.</p>
<p><b>(6) Will the proposed Rezoning have potential impacts on the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplains, air quality, and water quality and quantity ?</b></p>
<p><i>Applicant:</i> No.</p> <p><i>Staff:</i> No adverse impact.</p>
<p><b>(7) Will the proposed Rezoning be considered reasonable in terms of the public costs to provide, improve, increase or maintain public facilities; such as schools, streets, and public safety necessities ?</b></p>
<p><i>Applicant:</i> Yes.</p> <p><i>Staff:</i> The proposed Rezoning is reasonable, and there will be no significant costs related to any public facilities</p>
<p><b>(8) Will the proposed Rezoning be detrimental to the value or improvement or development of adjacent or nearby property ?</b></p>
<p><i>Applicant:</i> No.</p> <p><i>Staff:</i> No adverse impact.</p>
<p><b>(9) Will the proposed Rezoning be out of scale with the needs of the neighborhood, or the City overall ?</b></p>
<p><i>Applicant:</i> No.</p> <p><i>Staff:</i> It will not be out scale with the overall needs..</p>
<p><b>(10) Will the proposed Rezoning constitute a grant of special privilege to the individual owner as contrasted with the adjacent or nearby neighborhood or with the general public ?</b></p>
<p><i>Applicant:</i> No.</p> <p><i>Staff:</i> The proposed Rezoning would not be considered a granting of special privilege.</p>
<p><b>(11) Is the proposed Rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan ?</b></p>
<p><i>Applicant:</i> The requested zoning does conform to the Comprehensive Plan.</p> <p><i>Staff:</i> Yes.</p>

**Development Review Comments**

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all inclusive as additional items may appear during the plan review process.

- Building Plan Review:** No comments
- Health Department:** < No comments received >.
- Hahira Fire:** < No comments received >
- Hahira Utilities:** < No comments received >
- Hahira Engineering:** Stormwater management will be required for the new proposed parking lot.
- Landscape:** Must comply with Landscape Ordinance, as applicable, upon development.

**Attachments:**

- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Boundary Survey
- Site Plan

# HA-2024-05 Zoning Location Map

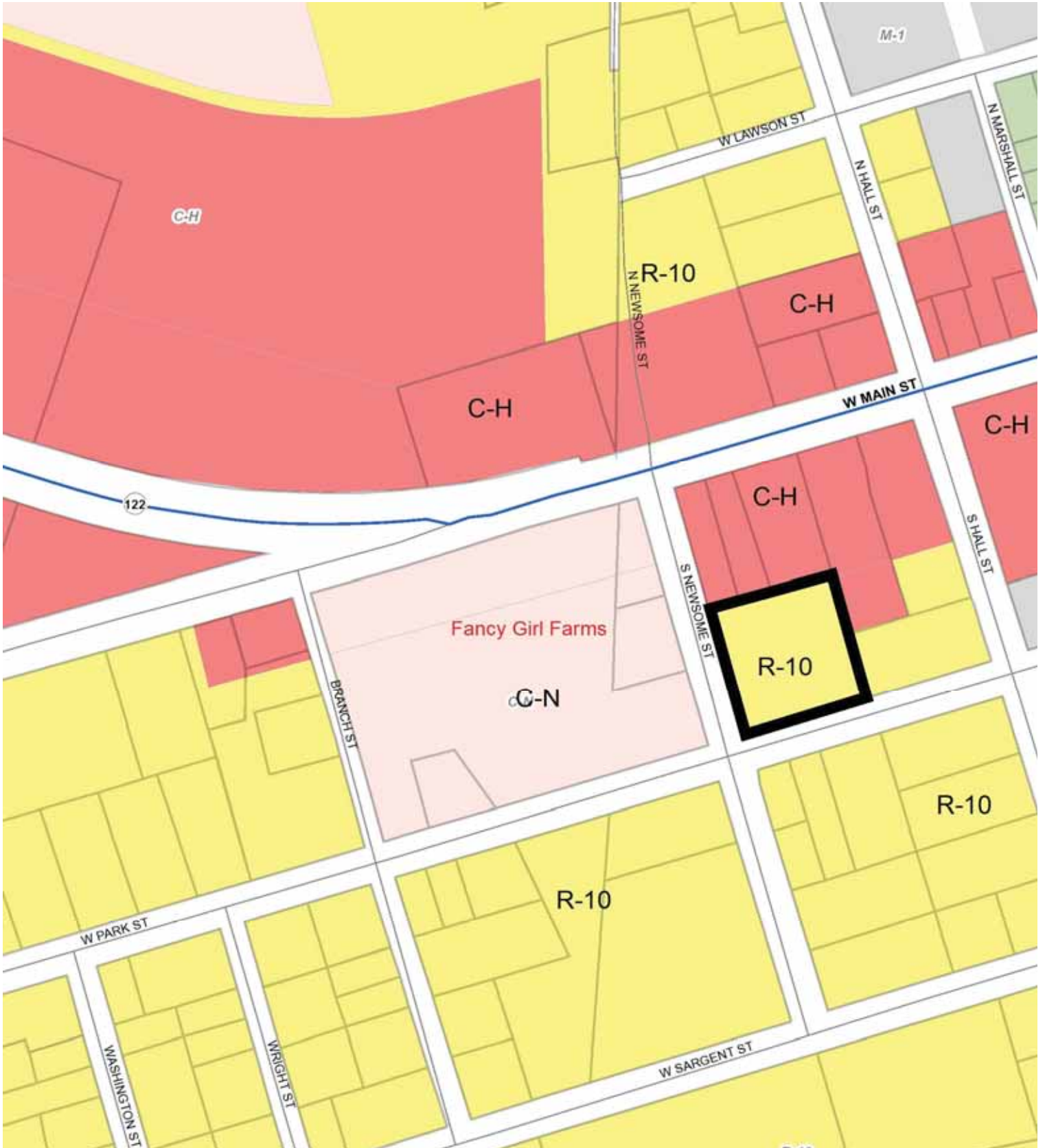


FGF Properties LLC  
Rezoning Request

408 West Park Street  
Tax Map # 0046C Parcel 140

Current Zoning = R-10

\*\* Map NOT to scale    Map Data Source: VALOR GIS    October 2024



# HA-2024-05 Future Development Map

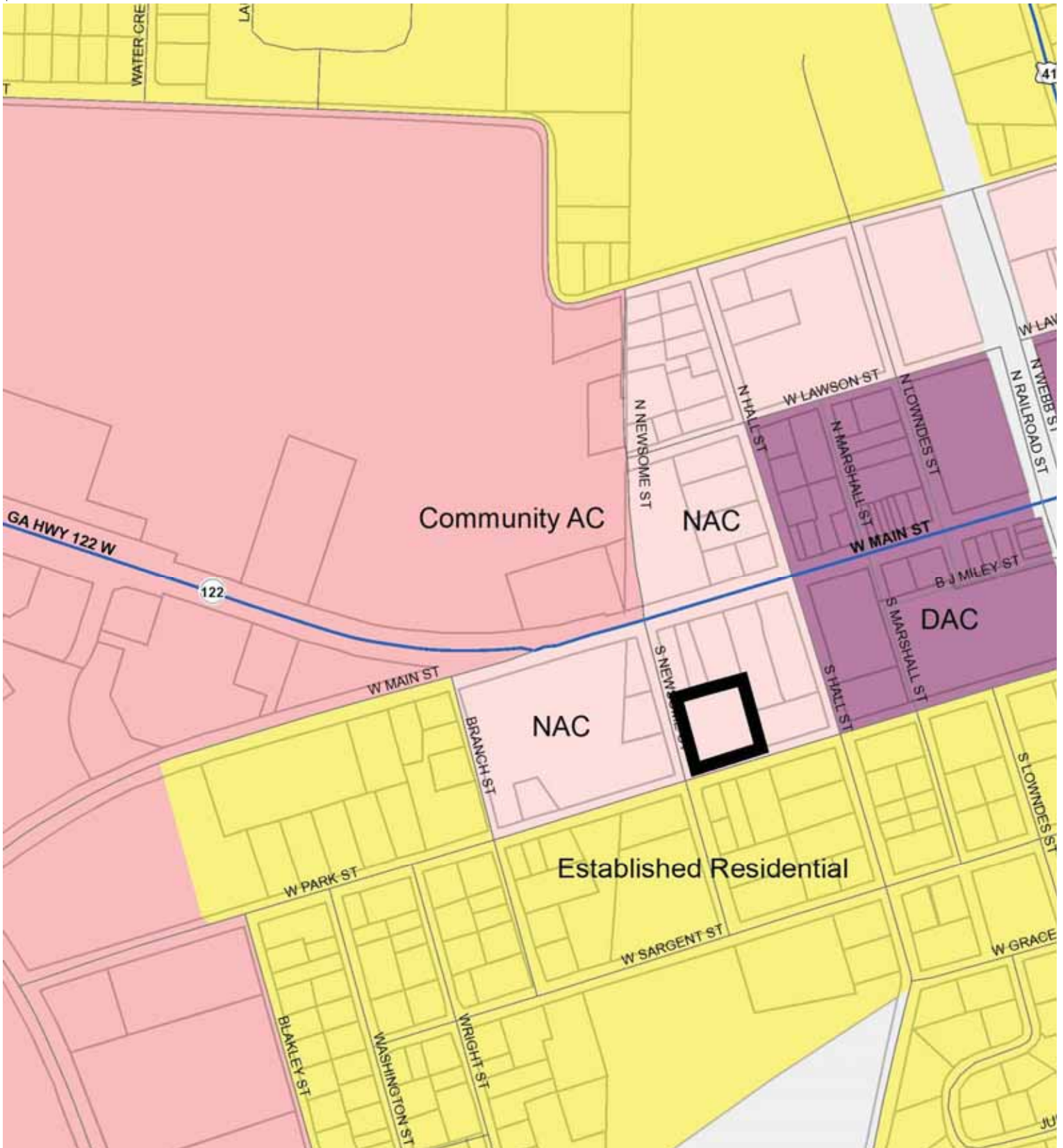


FGF Properties LLC  
Rezoning Request

408 West Park Street  
Tax Map # 0046C Parcel 140

Character Area = NAC

\*\* Map NOT to scale Map Data Source: VALOR GIS October 2024



# HA-2024-05 Aerial Location Map



FGF Properties LLC  
Rezoning Request

408 West Park Street  
Tax Map # 0046C Parcel 140

~ 2022 Aerial Imagery

\*\* Map NOT to scale    Map Data Source: VALOR GIS    October 2024



Survey

NOW OR FORMERLY  
MAGNOLIA BAPTIST CHURCH  
DS 265 PG 40  
PARCEL 0046C 143

NOW OR FORMERLY  
FREDDIE & KAY SMITH  
DB 4252 PG 210  
PARCEL 0046C 144



SOUTH NEWSOME ST (60' R/W)

WEST PARK ST (60' R/W)

TRACT 1  
0.96 Acres  
41672 Sq Ft

REMOVE 16 L.F.  
OF 15" RCP

REMOVE 16"  
OAK TREE

REMOVE EXISTING UTILITY POLE &  
ASSOCIATED UTILITY LINES. CONTACT  
UTILITY COMPANY PRIOR TO DEMOLITION.

SAW CUT & REMOVE  
±57 S.F. OF CONCRETE

SAW CUT & REMOVE  
±572 S.F. OF CONCRETE

SSMH  
RIM: 203.81  
INV IN: 193.99  
INV OUT: 193.88

SSMH  
RIM: 203.05  
INVERT: 193.33

DROP INLET  
RIM: 203.25  
INV: 198.00

SSMH  
RIM: 203.09  
N INV IN: 192.59  
E INV IN: 192.49  
NW OUT: 192.29

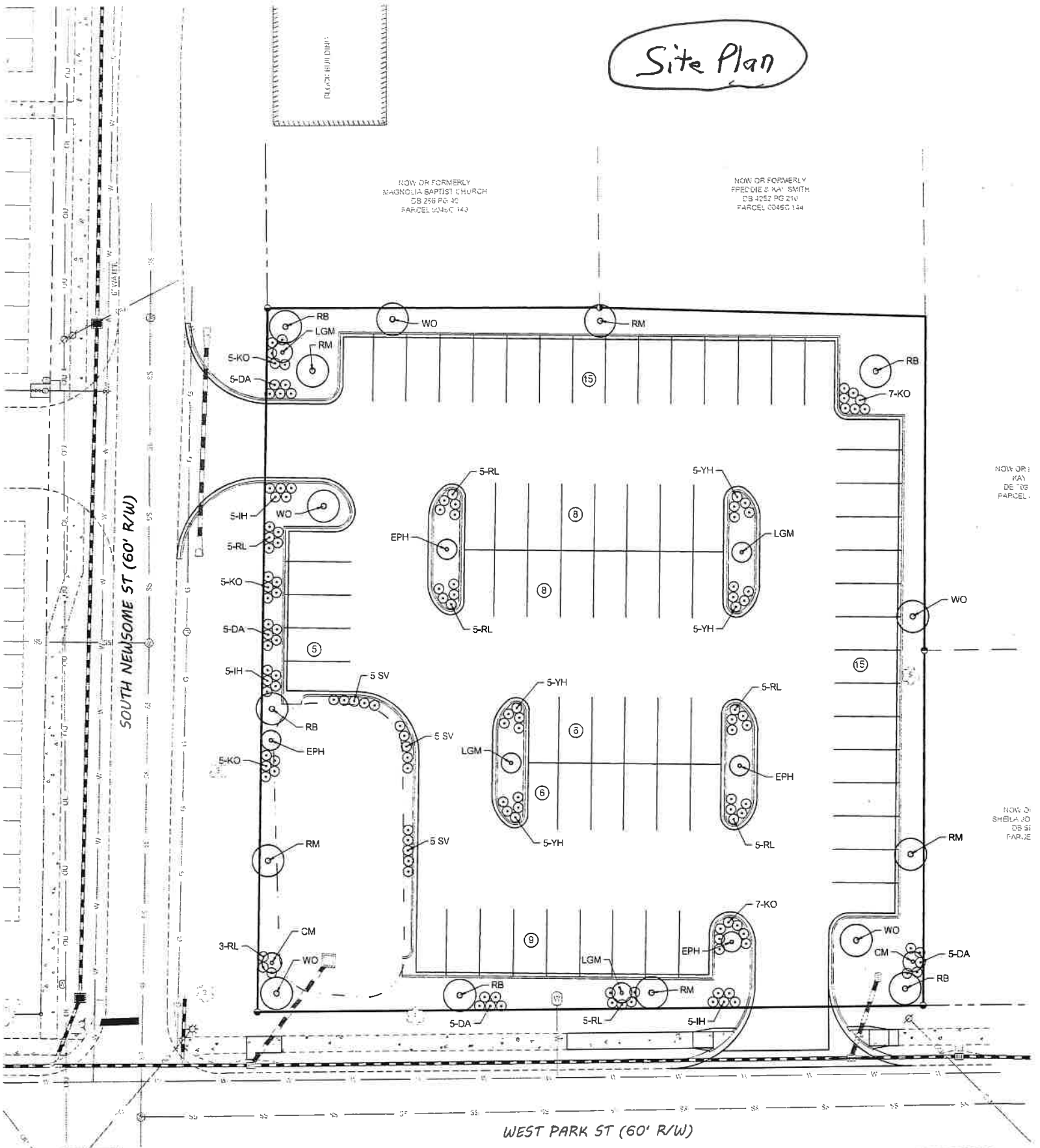
NOW OR  
KAY  
DB 70;  
PARCEL

NOW OR  
SHEILA J  
DB 1  
PARC

# HA-2024-05



# Site Plan



**NOTE:**  
 MULCH ALL PLANT BEDS AND TREE RINGS WITH FRESH, CLEAN FINE BROWN NATURAL HARDWOOD MULCH TO A MINIMUM DEPTH OF THREE (3) INCHES. DO NOT PILE MULCH AROUND THE BASE OF THE PLANTS OR TREE TRUNKS. ALL MULCH EDGES SHALL BE NEATLY TUCKED. ALL STRING AND/OR BAILING WIRE SHALL BE REMOVED. DUST SHRUBS AND GROUND COVER AFTER MULCHING TO REMOVE LOOSE DEBRIS FROM THE PLANTS.

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