

Planning Analysis & Property Information

| | | | |
|---------------------------------------|--|--|---|
| Applicant / Owner: | Lemaka Holdings LLC (Mason Barfield) | | |
| Request: | Rezone from R-10 to R-P. | | |
| 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 # 0046A Parcel: 034 | City Council District: | 3 Lindsey |
| Zoning & Land Use Patterns | | | |
| | | Zoning | Land Use |
| Subject Property: | Existing: | R-10 & R-P | Apartment complex (7 units) |
| | Proposed: | All R-P | Apartment complex (6 units) + one house |
| Adjacent Property: | North: | R-P & R-10 | Hahira Post Office |
| | South: | R-P & R-10 | Mixed-Use |
| | East: | R-10 | Single-family residential neighborhood |
| | West: | C-N | Commercial, offices |
| Neighborhood Characteristics | | | |
| Historic Resources: | The recently-designated “Hahira Commercial Historic District” is located nearby to the west. | | |
| 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 N Church Newsome Street | | |
| Transportation: | N Church Street -- US 41 (minor arterial) | | |
| Fire Protection: | City of Hahira fire station = about 0.10 miles to the east | | |