



GLPC AGENDA ITEM # 12

JANUARY 27, 2025

Rezoning Request by Lemaka Holdings LLC File #: HA-2025-01

Lemaka Holdings LLC, represented by Mr. Mason Barfield, is requesting to rezone 0.28 acres from Single-Family Residential (R-10) to residential Professional (R-P). The subject property is the rear portion of property located at 106 & 108 North Church Street, in Hahira GA. This is along the east side of the street about 250 feet north of the intersection with East Main Street, and immediately south of the Hahira post office. The property is currently split-zoned R-P in the front and R-10 in the rear. The purpose of the rezoning is to make the entire property zoned R-P so that it can be more easily subdivided into two (2) parcels. The applicant is also requesting certain Variances from the Hahira Zoning Ordinance, which is being processed concurrently with this Rezoning request (*see agenda item # HA-2025-02 for further details*) No exterior changes are proposed for the existing buildings on the property.

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

The subject property currently contains a grandfathered nonconforming small apartment building (6 dwelling units) along with a detached single-family residence on the same parcel --- which together are regarded as one multi-family residential complex with 7 dwelling units. The applicant is proposing to replat the property into two (2) parcels; one for the apartments, and the other for the single-family residence so that they can be sold separately. The proposed Rezoning is necessary in order to help alleviate the nonconforming situation and better facilitate subdivision of the property.

The current split-zoning of the property has existed ever since the City first adopted Zoning more than 40 years ago. The current development on the property (6-unit apt building + detached residence) has existed even longer, and there has never before been any changes to the property which triggered the need for any kind of relief or remedy. The proposed subdivision of the property, with each proposed parcel being split-zoned, highlights the nonconforming use issues on the overall property as well as an overall increase in the “dwelling unit density” calculation of the proposed apartment parcel. Rezoning is recommended (by staff) to help alleviate this density calculation increase, as well as cleanup the Zoning map and rectify this split-zoning situation.

Staff Recommendation:

Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommend approval of R-P zoning for the rear portion of the property as requested.

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		

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.

(1) Is the proposed zoning change consistent with the surrounding land use pattern ?	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes. The surrounding land use pattern is dominated by high-density residential and office type uses.
(2) Will the proposed zoning change create an isolated Zoning district unrelated to adjacent and nearby districts ?	
<i>Applicant:</i>	No.
<i>Staff:</i>	No. The proposed Rezoning consolidates the existing split-zoning pattern on the property into one zoning district.
(3) Will the proposed change cause an increase in population density or otherwise an increased load on existing public services ?.	
<i>Applicant:</i>	No change
<i>Staff:</i>	No change
(4) Are there existing or changing conditions affecting the use and development of the property that make approval of the Rezoning reasonable ?	
<i>Applicant:</i>	No.
<i>Staff:</i>	No, however the rectifying of the split-zoning situation is considered to be beneficial.
(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 ?	

<p><i>Applicant:</i> No.</p> <p><i>Staff:</i> No adverse impacts.</p>
<p>(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 ?</p>
<p><i>Applicant:</i> No impact.</p> <p><i>Staff:</i> No impact.</p>
<p>(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 ?</p>
<p><i>Applicant:</i> Yes.</p> <p><i>Staff:</i> Yes. The proposed Rezoning is reasonable, and there will be no change to costs related to any public facilities</p>
<p>(8) Will the proposed Rezoning be detrimental to the value or improvement or development of adjacent or nearby property ?</p>
<p><i>Applicant:</i> No.</p> <p><i>Staff:</i> No impact.</p>
<p>(9) Will the proposed Rezoning be out of scale with the needs of the neighborhood, or the City overall ?</p>
<p><i>Applicant:</i> No.</p> <p><i>Staff:</i> No, it will not be out scale with the overall needs..</p>
<p>(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 ?</p>
<p><i>Applicant:</i> No.</p> <p><i>Staff:</i> No. The proposed Rezoning would not be considered a granting of special privilege.</p>
<p>(11) Is the proposed Rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan ?</p>
<p><i>Applicant:</i> Yes.</p> <p><i>Staff:</i> Yes. The requested zoning does conform to the Comprehensive Plan.</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: < No comments received >.

Landscape: Any redevelopment must comply with Landscape Ordinance, as applicable, upon development.

Attachments:

Zoning Location Map
 Character Area Map
 Aerial Location Map

Boundary Survey
 Site Plan

HA-2025-01

Zoning Location Map

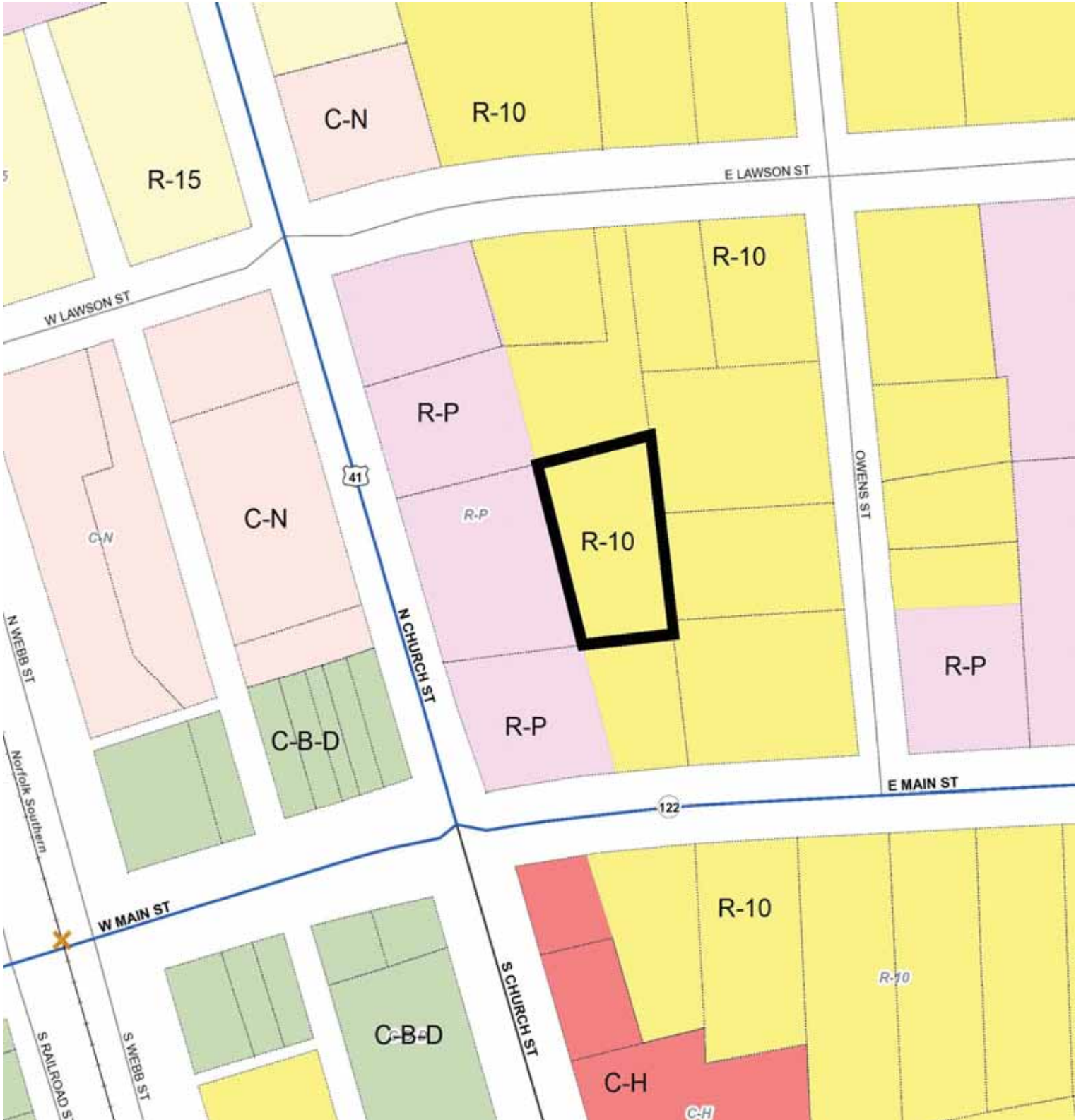


Lemaka Holdings LLC
Rezoning Request

106 – 108 North Church Street
Tax Map # 0046A Parcel # 034

Current Zoning = R-10

** Map NOT to scale Map Data Source: VALOR GIS January 2025



HA-2025-01

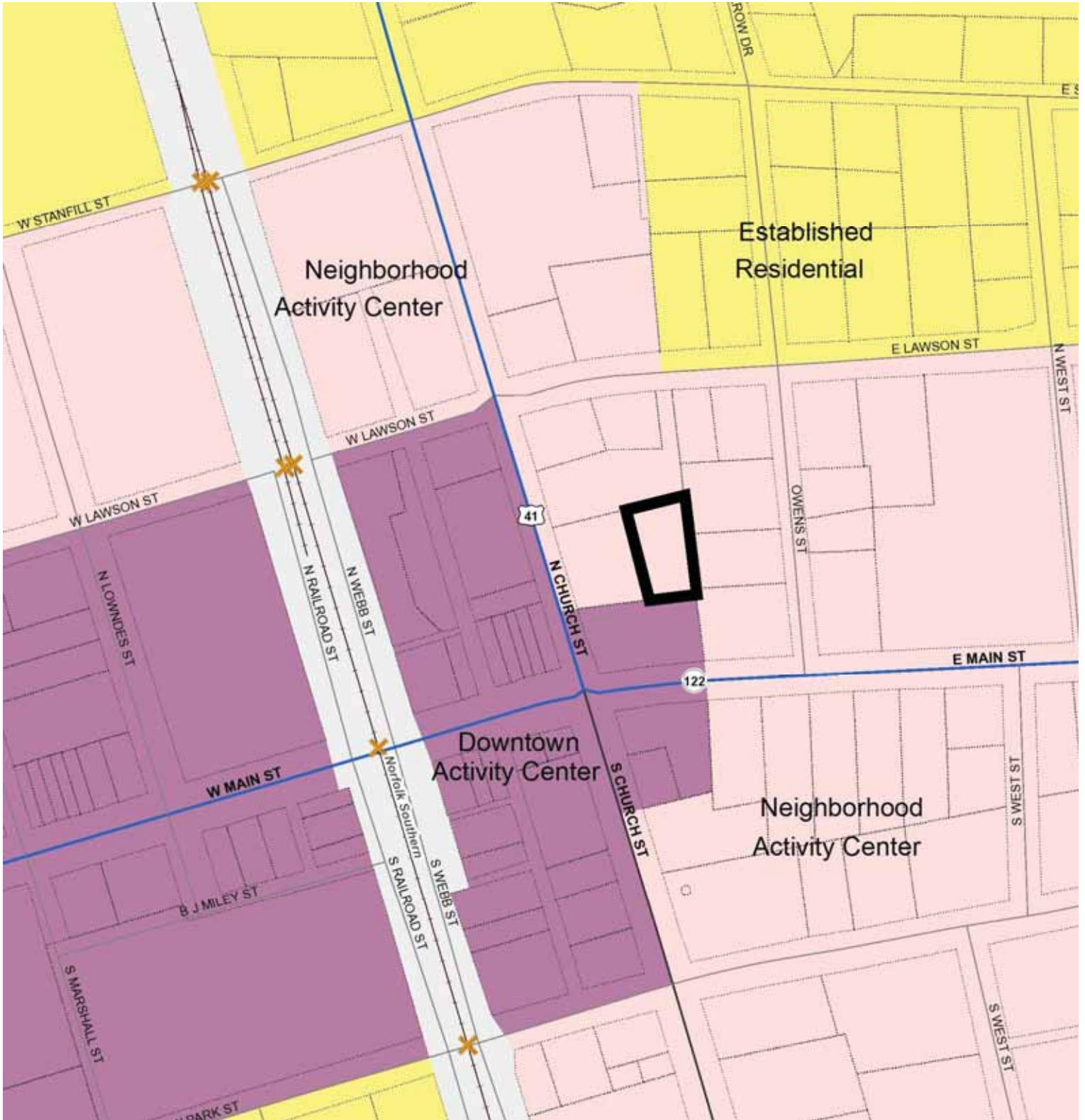
Future Development Map



Lemaka Holdings LLC
Rezoning Request

106 – 108 North Church Street Character Area = Neighborhood AC
Tax Map # 0046A Parcel # 034

** Map NOT to scale Map Data Source: VALOR GIS January 2025



HA-2025-01

Aerial Location Map

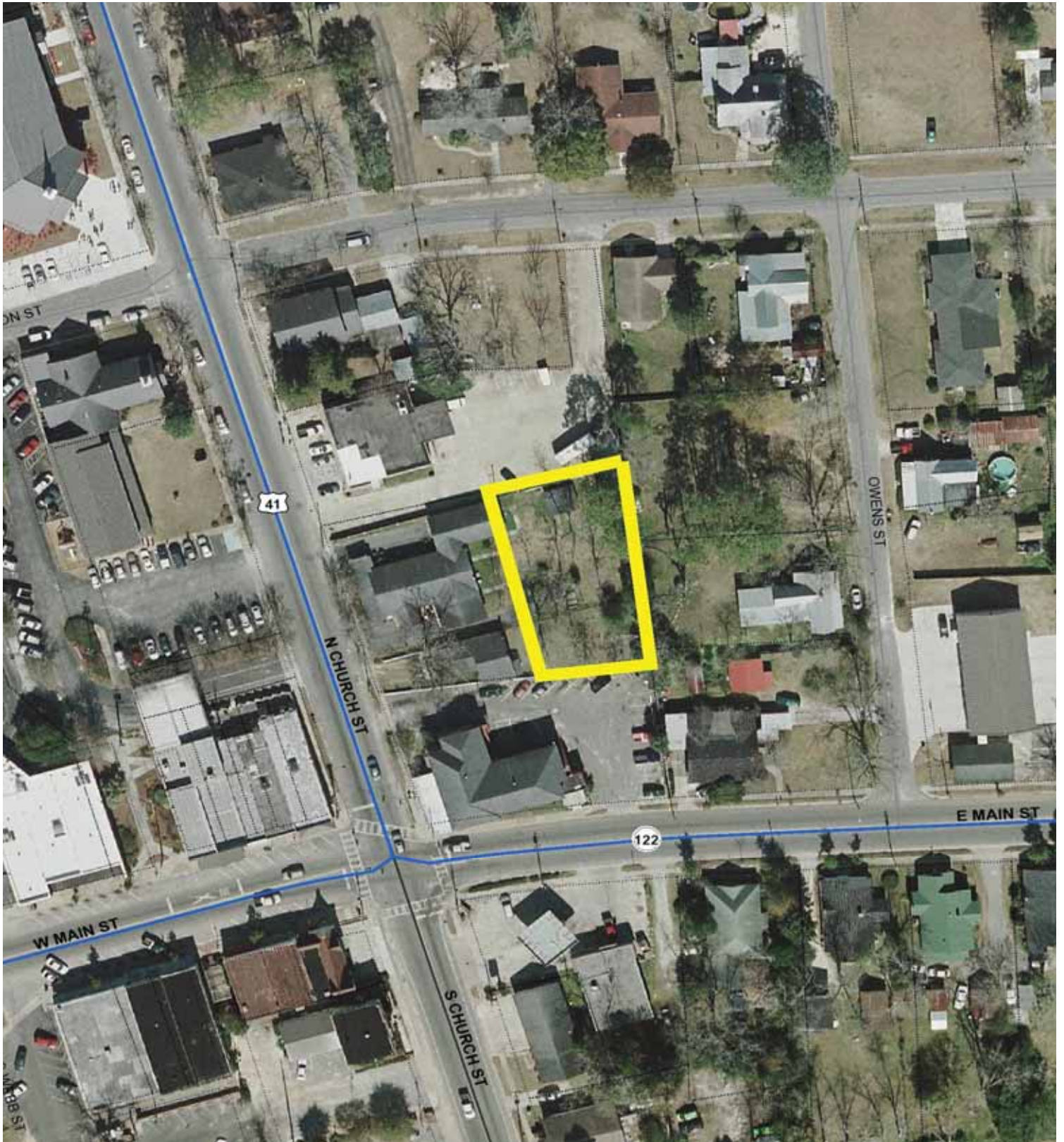


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2007 Aerial Imagery

** Map NOT to scale Map Data Source: VALOR GIS January 2025

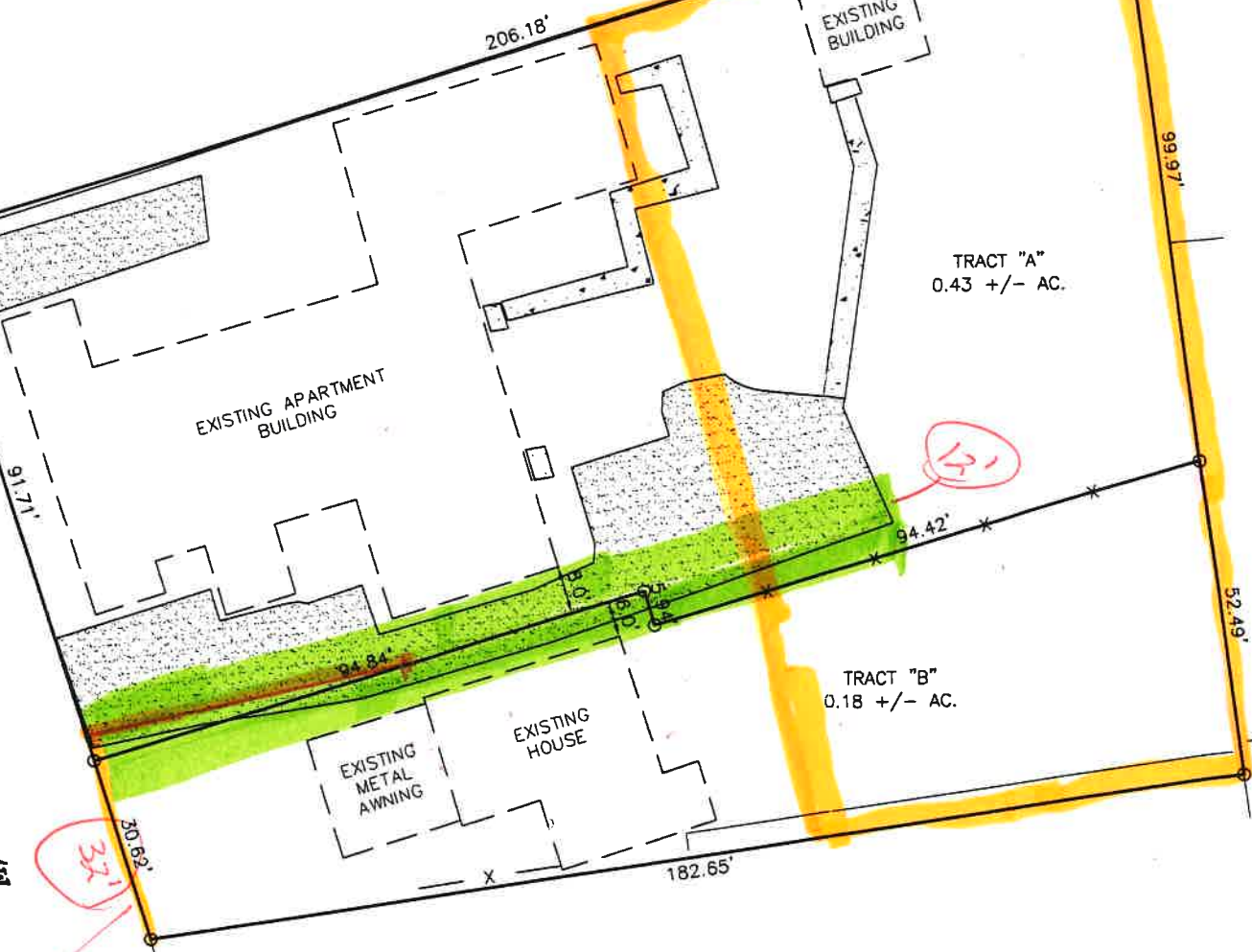


N/F
LEMAKA HOLDINGS, LLC.
PROPERTY
D.B. 7024 PG. 720
P.B. 8 PG. 257

*Rezone from
R-10 → R-P*

P.O.B. "
2" I.P.F.

N. CHURCH STREET 50' R/W



*Revised
property lines*

N/F
JORDAN PROPERTY GROUP LLC.
PROPERTY
D.B. 2259 PG. 295

GRID NORTH (NAD 83 GA. WEST ZONE)

