



GLPC AGENDA ITEM # 13

JANUARY 27, 2025

Variance request by Lemaka Holdings LLC File #: HA-2025-02

Lemaka Holdings LLC, represented by Mason Barfield, is requesting certain Variances to Section 6-1 of the Hahira Zoning Ordinance as they pertain to minimum lot width, front yard building setback, side yard building setback, and the maximum dwelling unit density in an R-P zoning district. The subject property is 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 currently contains a grandfathered nonconforming small apartment building (6 dwelling units) along with a detached single-family residence. The applicant is proposing to replat the property into two (2) parcels; one for the apartments, and the other for the single-family residence. The proposed Variances are necessary to allow the establishment of the new internal property line being proposed. The applicant is also seeking Rezoning of the rear portion of the property to help facilitate this proposed subdivision as well (refer to previous agenda item) These requested Variances (with Staff discussion of each) are as follows. Variance "hardship" in all of these requests is based on existing site conditions.

(A) Minimum Lot Width in R-P zoning = 60 feet.

The unsubdivided property's total lot width and frontage along North Church Street is currently about 122 feet. The applicant's proposed subdivision would place the existing apartment building on a lot that is about 90 feet wide (OK), but the lot for single-family residence would only be about 32 feet wide. This is being primarily dictated by the location of the existing fence lines, and existing driveway locations ** This variance should be approved for the southern parcel only, and subject to the proposed subdivision plat only.

(B) Minimum Front Yard Building Setback i R-P zoning = 15 feet.

The current front yard setback for the existing apartment building is only 7 feet, at its closest point. The applicant's proposal is to maintain this existing distance --- based solely on the existing building. ** This variance should be approved, for the northern parcel and its existing building only. Any redevelopment or new building construction/expansions would need to comply with current setback requirements.

(C) Minimum Side Yard Building Setback in R-P zoning = 10 feet.

The current side yard setback for the two existing buildings is only 1 foot, along the current external boundaries (overall north & south property lines) and there is no proposed change to this setback distance. The proposed new internal property line will yield a side yard setback of 6' for each building at their closest points, which is dictated by the existing buildings being only 12 feet apart in these locations. ** This variance should be approved, for both parcels and for their existing buildings only. Any redevelopment or new building construction/expansions would need to comply with current setback requirements.

(D) Maximum dwelling unit density in R-P zoning = 10 units/acre.

Currently as one parcel with 7 dwelling units, the density is 11.48 du/acre. With the currently proposed subdivision creating a northern parcel with 6 dwelling units, the density (for just that parcel) would increase to 13.95 du/acre. ** This variance should be approved for the northern parcel and its existing building only.

Staff Recommendation:

Find consistent with Variance review criteria, and recommend **approval** to the City Council for each of these requested variances as stipulated above.

Variance Review Criteria

The following criteria shall be applied in evaluating and deciding any application for a Variance. The Planning Commission may recommend to Hahira City Council in specific cases such Variance from the dimensional standards and development requirements of the Hahira Zoning Ordinance, as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of provisions of the Ordinance will, in an individual case, result in unnecessary hardship, so that the spirit of the Ordinance shall be observed, public safety and welfare secured, and substantial justice done. Variances may be granted by the Hahira City Council in an individual case upon overall finding by the Planning Commission that the following hardships exist:

Recommended findings by staff:

<i>(1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.</i>	
Staff:	Yes. The existing property is shaped irregularly and its proposed subdivision into two parcels would carry forward these same irregularities.
<i>(2) The application of all dimensional standards and development requirements to this particular piece of property would render the particular property unusable.</i>	
Staff:	Yes. Full compliance with these standards would trigger major demolition of most of the existing buildings
<i>(3) Such conditions are peculiar to the particular piece of property involved, or, in the alternative, that such conditions are due to the location of existing utilities, etc...</i>	
Staff:	Yes.
<i>(4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this ordinance; requests for rezoning, the authority for such rezoning of property being solely reserved for the Hahira City Council.</i>	
Staff:	No. The requested relief would not cause detriment to the public good, nor impair the purposes and intent of the Hahira Zoning Ordinance. The requested relief would simply bring the "existing buildings" into compliance with current Zoning regulations.

Development Review Comments

Building Plan Review: No comments

Hahira Fire: < No comments received >.

Hahira Utilities: < No comments received >

Hahira Engineering: < No comments received >

Attachments:

- Zoning Location Map
- Aerial Location Map
- Site Plan
- Proposed subdivision

HA-2025-02

Zoning Location Map

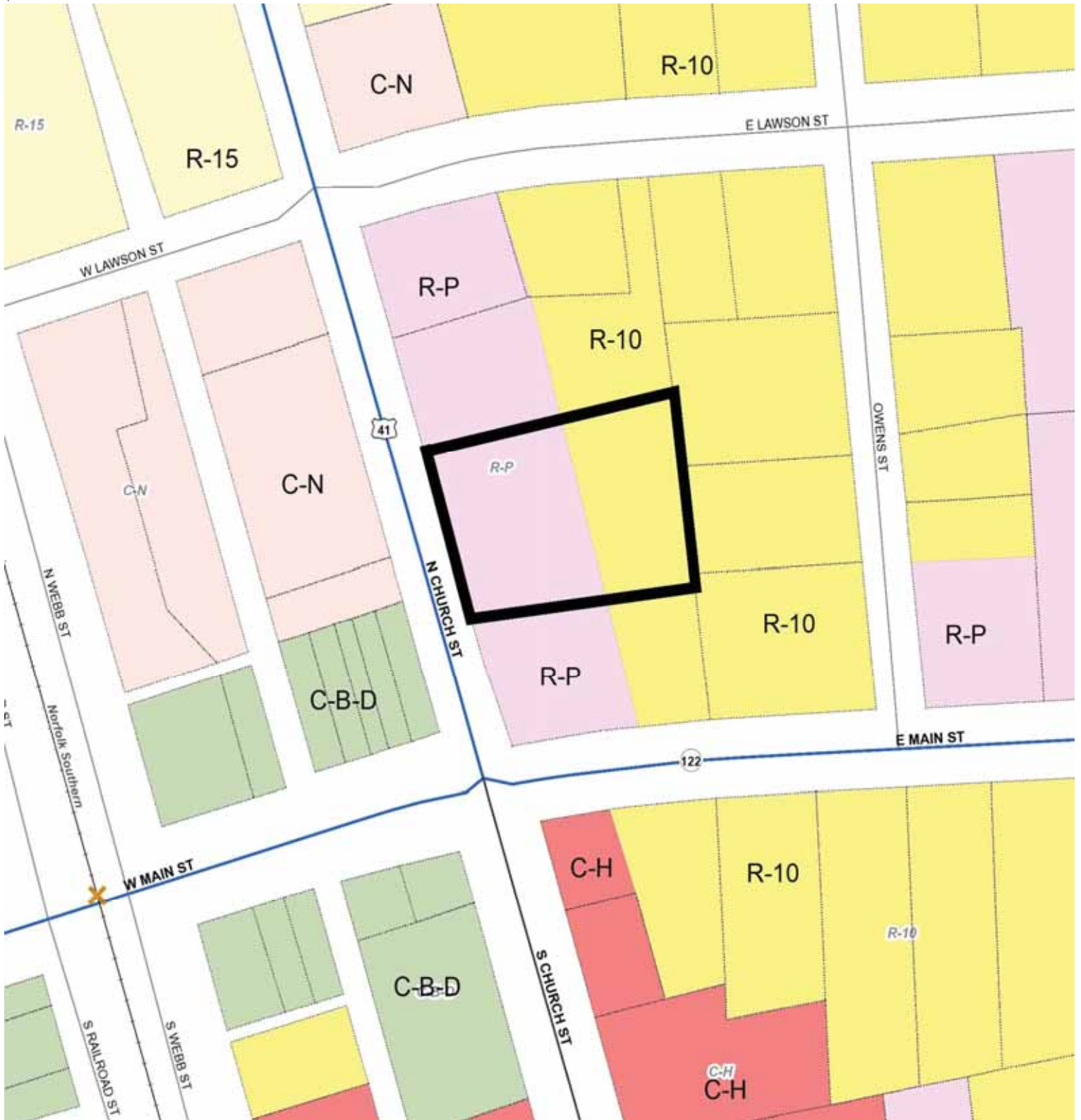


Lemaka Holdings LLC
Variance Request

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-2025-02

Aerial Location Map



**Lemaka Holdings LLC
Variance Request**

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

2007 Aerial Imagery

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

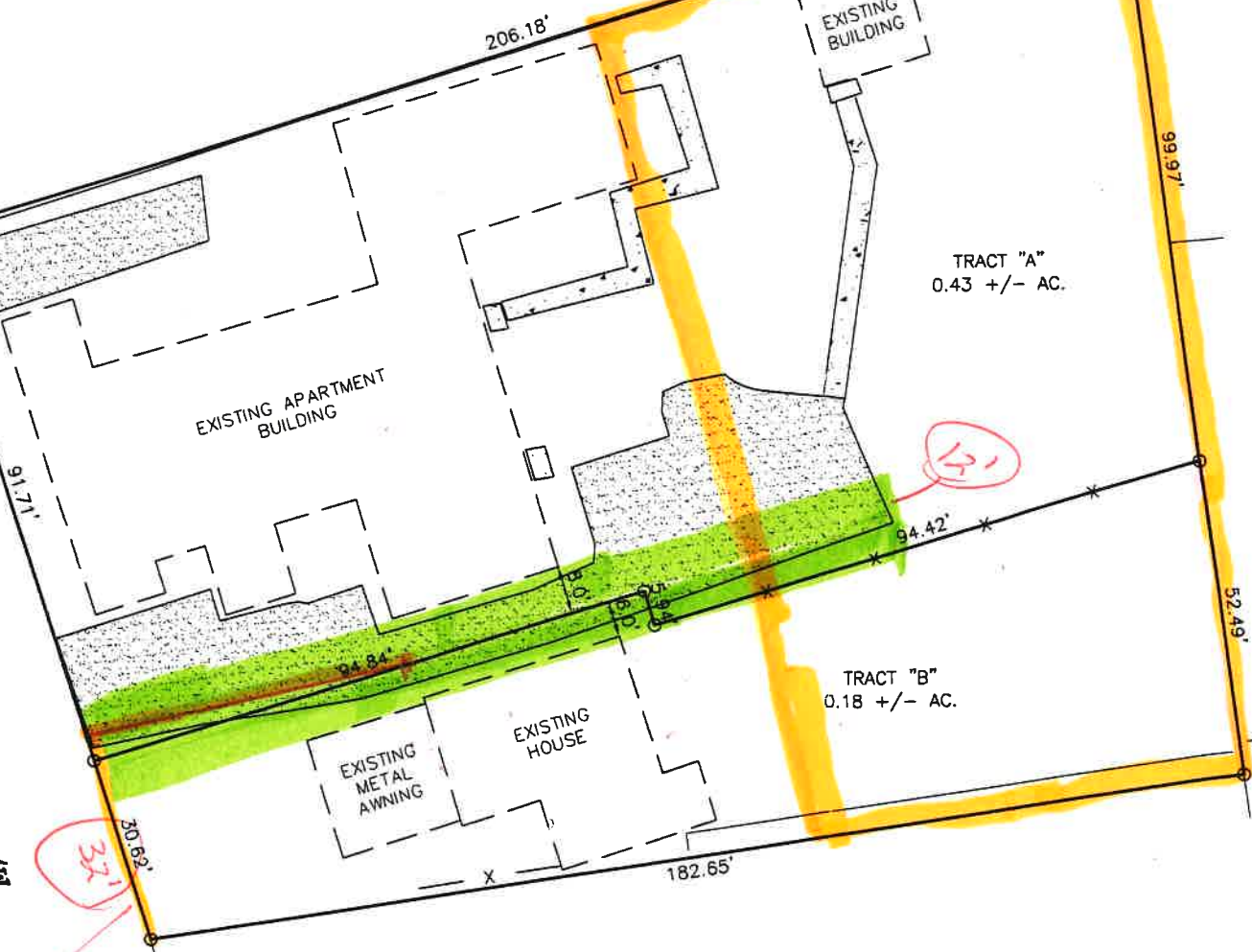


N/F
LEMAKA HOLDINGS, LLC.
PROPERTY
D.B. 7024 PG. 720
P.B. 8 PG. 257

*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

" P.O.R. "
 1/2" I.P.F.
 AT THE SOUTHEAST
 INTERSECTION OF
 N. CHURCH STREET
 & E. LAWSON ST.

" P.O.B. "
 1/2" I.P.F.

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

CORNER OF
 BLOCK WALL

TRACT "A"
 18,747.49 S.F.
 0.43 AC.

PROPOSED
 12' INGRESS/EGRESS
 EASEMENT

TRACT "B"
 7,785.99 S.F.
 0.18 AC.

CORNER OF
 BLOCK WALL

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

