

Planning Analysis & Property Information

Applicant:	Marvin Brooks Construction LLC		
Owner:	Lee & Marilyn Walker		
Request:	Special Exception for a residential duplex in R-10 zoning		
Property General Information			
Size & Location:	One parcel consisting of 0.457 acres (about 19,900-sf) located at the SW corner of North Hall Street and West Lawson Street.		
Street Address:	113 North Hall Street		
Tax Parcel ID:	Map 0046C Parcel 005	City Council District:	1 <i>Councilwoman White</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-10	Vacant lot (mostly cleared)
	Proposed:	R-10	Duplex residential
Adjacent Property:	North:	R-10	Single-family residence
	South:	R-10	Single-family residence
	East:	R-10	Single-family residence
	West:	R-10	Vacant land
Zoning & Land Use History:	This property and the surrounding area has been zoned R-10 for more than 30 years.		
Neighborhood Characteristics			
Historic Resources:	There are no known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Light urban forest	
	Wetlands:	There are no NWI wetlands on or near the subject property.	
	Flood Hazards:	The property is located well-outside the FEMA designated 100-year floodplain	
	Groundwater Recharge:	There are no significant groundwater recharge areas on or near the subject property.	
	Endangered Species:	There are no known endangered species on or near the subject property.	
Public Facilities			
Water & Sewer:	Existing Hahira water & sewer services West Lawson Street		
Transportation:	West Lawson Street (local street) North Hall Street (local street)		
Fire Protection:	Fire Station -- downtown (0.50 miles to the east) The nearest fire hydrant is along W Lawson Street, across from the subject property		