

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..

Special Exception Review Criteria

Pursuant to Section 12 of the Hahira Zoning Ordinance, the Greater Lowndes Planning Commission (GLPC) shall review a request for Special Exception at a public hearing and shall make recommendation to the Hahira City Council. At a second public hearing, the Hahira City Council shall hear and decide all requests for a Special Exception. In making their recommendation and/or decision, but the GLPC and the Hahira City Council shall consider the following review criteria listed below:

(1) Is the proposed use contrary to the purpose of the Zoning Ordinance of the City of Hahira ?
No. There is nothing particularly unusual or contrary about the proposed residential development.
(2) Is the proposed use detrimental to the use or development of the adjacent properties or the general neighborhood, or does it adversely affect the health and safety of residents and workers ?
No. This is a proposed residential use that is compatible with the surrounding patterns
(3) Will the proposed use constitute a nuisance or a hazard because of the number of persons who will attend or use such facility, vehicular movement, noise or fume generation, or type of physical activity ?
No. The proposed use will not constitute a nuisance or hazard.
(4) Will the proposed use be affected adversely by the existing uses of adjacent properties; and will the proposed use be placed on a lot of sufficient size to satisfy the space requirements of said use.
Yes. The proposed use will not be adversely affected by surrounding uses and the proposed lots more than satisfy the space requirements for such development.
(5) Will the proposed use meet the applicable parking and City development standards set forth for such use ?
Yes. The proposed use will have more than sufficient room for parking.

The Planning Commission may recommend to the City Council such additional restrictions and standards (i.e., increased setbacks, buffer strips, screening, etc.) as may be necessary to protect the health and safety of residents and workers in the community, and to protect the value and use of property in the general neighborhood. Provided, that whenever the Planning Commission shall find, in the case of any permit granted pursuant to the provisions of this ordinance that any of the terms, conditions or restrictions upon which such permit was granted are not being complied with, the City Council shall rescind and revoke such permit after giving due notice to all parties concerned and granting full opportunity.

Supplemental Development Regulations that are Applicable to the Proposed Use

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