

## **Agenda Item #8**

HA-2025-03                      Marvin Brooks (113 N. Hall St.)  
Special Exception for a Duplex in R-10 zoning

Mr. Martin presented the case in which, on behalf of Lee and Marilyn Walker, Marvin Brooks Construction is requesting a Special Exception (SE) for a residential duplex in a Residential (R-10) zoning district. The subject property is located at 113 North Hall Street in Hahira, which is at the SW corner of North Hall Street and West Lawson Street. The property is currently vacant, and the applicant is proposing to construct a new 2 story residential duplex on the property. Each dwelling unit will consist of about 1,350 square feet GFA and the overall design will be very similar to the applicant's previous request 3 years ago for a duplex at 406 West Lawson Street (diagonally across the street).

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

In comparison to the same request 3 years ago, this subject property is a bit larger. It consists of about 19,900 square feet of area, which is just slightly less than the minimum 20,000 square feet that would be needed to create two (2) single-family lots in R-10 zoning (to allow 2 houses). The applicant and owner are simply proposing a duplex instead, but this time no Variances are required to allow the proposed building footprint to fit on the subject property.

In spite of the R-10 zoning on all sides of the property, much of the surrounding area is still sparsely developed and many of the existing residences are in dilapidated condition. The only recent development in the immediate area is the now-existing Duplex which was approved 3 years ago – diagonally across the street. The NAC Character Area prescribes higher density residential development, and quality infill redevelopment such as that being proposed (again), should certainly be encouraged. Conditions of approval for this Special Exception should be similar to the conditions from the request 3 years ago.

Staff finds the request for the Special Exception consistent with the Comprehensive Plan, and the Special Exception review criteria, and recommends approval to the Hahira City Council, subject to the following conditions:

- (1) All parking shall be off-street on private property and located to the sides of the duplex building. Driveways for each dwelling unit shall be paved and be of sufficient size to hold at least two automobiles entirely on private property. (No parking in the grassed front yard of the property).
- (2) Special Exception approval shall expire after one (1) year from the date of approval, if no building permit for the duplex has been issued by that date.

There being no questions for staff, Vice-Chairman Miller opened the Public Hearing portion of the case.