

Mr. Martin presented both cases together. The applicant 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.

The applicant is also 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.