



## GLPC AGENDA ITEM # 3

OCTOBER 25, 2021

### Rezoning Request by David DeLoach File #: HA-2021-07

David DeLoach, on behalf of Accelerated Builders LLC, is requesting to rezone approximately 5.40 acres from Single-Family Residential (R-15) to Neighborhood Commercial (C-N). The subject property is located at 515 South Church Street, which is along the east side of the road between Jacquelyn Street and Coleman Road. The property is currently vacant and the applicant is proposing to develop it as an office/commercial complex consisting of five (5) buildings that are about 5,600-sf of gross floor area each (total of about 28,000-sf). The proposed development will consist of individual building pads that will be leased/sold as individual parcels, surrounded by a Common Area that includes shared parking, stormwater management, and access to South Church Street. The development will include Restrictive Covenants and architectural standards (see attached schematics). It should also be noted that the applicant owns the abutting property to the east (along the west side of Barfield Street) and is proposing to subdivide this into five (5) single-family residential lots under R-15 zoning (no zoning change).

The subject property is located within a **Suburban Area (SA)** Character Area on the Future Development Map of the Comprehensive Plan. [However, the designation for this city block is proposed to change to Neighborhood Activity Center (NAC) as part of the 2021 Comprehensive Plan Update.]

The subject property is part of the South Church Street corridor and is one of the very few vacant tracts of land remaining. The corridor is characterized by a mixed land use pattern consisting of single-family residential, some light commercial as well as a few offices and institutional type uses. The existing zoning pattern is also mixed but seems to be a little more dominated by single-family residential. The FDM Character Area pattern is also mixed; consisting of Suburban Area, Established Residential, and Neighborhood Activity Center. Given the increasing traffic situation along this main entry road into Hahira, and the proposed changing of the Character Area pattern to more NAC along its frontage, it would seem that a zoning other than R-15 would be more appropriate for this property. However, the dominating residential patterns of the surrounding area need to be protected, and the applicant's proposal of C-N zoning seems too intensive and therefore incompatible with this area. A lesser intensity R-P zoning seems a little more compatible, and it would still offer the possibility of many of the uses being proposed by the applicant. Attached is a comparison chart of these two zoning districts.

#### **Staff Recommendation:**

Find **R-P zoning** consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommend approval of R-P zoning (instead) to the City Council.