

- a. Amendment. Substantial amendments to an approved Planned Development ~~Overlay District~~ shall be reviewed and processed in the same manner as if it were a completely new development proposal. The term substantial shall include but not be limited to any of the following:
1. Greater than 10% increase in number of dwelling units, overall building size(s), building height, or total impervious surface area.
 2. Reduction by greater than 10% of landscaped or open space areas, or building setbacks.
 3. Significant relocation of buildings or other site features.
 4. Any change in the boundaries of the Planned Development ~~Overlay District~~ approval property.

Non-substantial amendments to an approved Planned Development ~~Overlay District~~ shall be reviewed and approved jointly by the Planning Director and Director of Inspections. At their discretion, such amendments may be presented to Mayor/Council at a public hearing for their consideration.

- b. Deletion or revocation of an approved Planned Development ~~Overlay District~~, or any portion thereof, shall be reviewed and considered in the same manner as a substantial amendment described above. It may be initiated by either the Planning Commission, the original applicant(s), or the City of Hahira. However, if the total development or phased portion thereof has not commenced construction within its specified time period, then the Planned Development approval for all/that portion shall be automatically revoked. The applicant(s) would then need to re-apply ~~for~~ **and obtain** another Planned Development **A**pproval in order for the development to proceed.

4-4.8 Enforcement and Penalties. The terms and conditions of ~~approval for~~ Planned Development ~~Overlay Districts~~ **Approvals** shall be enforceable in the same manner as any other provision of this Zoning Ordinance. Violations shall be punishable as provided in the Code of Ordinances of the City of Hahira for each separate offense.

Amendment # 3: General Development Standards

Amend the text of Section 6-1 to change the method by which minimum Front Yard setback requirements are defined and administered, and simplify other provisions of the Development Standards table.