

Map, the subject property is within the Remerton Mill Town Character Areas at which multi-family can be used as a permitted zoning.

Additional development standards are proposed for the entire project of 1.49 acres+/-:

- Increase in density from the allotted number of units of 18 units to 36 units. Density increase will be 18 units.
- Reduction in footage for the front yard setback from 80 feet to 64 feet. Reduction in the front yard setback is 16 feet.
- Reduction in footage for the rear yard setback from 55 feet to 15 feet. Reduction in the rear yard setback is 25 feet.

Overall, staff is supportive of the request for COA 2022-02 at 1706 Poplar Street, Remerton GA to construct new multi-family housing and remove parcel from the Downtown District Overlay.

No one spoke in favor of nor against the request.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Bailey to recommend approval of the request as presented, Commissioner Graham second. All in favor, no one opposed. Motion carried.

Agenda Item #10

HA-2022-06, Sweet Bay Properties, 7440 Union Road, 0024 024, 72 acres, R-15 to R-6

Sweet Bay Properties LLC is requesting to rezone approximately 72 acres from Single-Family Residential (R-15) to Single-Family Residential (R-6). The subject property is currently vacant and undeveloped, and located at 7440 Union Road. This is along the east side of the road at the far northern edge of the Hahira city limits. The applicant is proposing to sell the property to a developer who is proposing a single-family residential subdivision with 171 lots, and containing a mixture of individual lot sizes ranging from about 6,000 square feet upward.

The subject property is located within a Suburban Area (SA) Character Area on the Future Development Map of the Comprehensive Plan.

The subject property is location along the Union Road corridor north of the City (going toward Cecil GA), at the far northern extreme edge of the city limits, near the Frog Town Winery property. This is a very slow growth area of the community. The subject property itself was annexed & rezoned into the City of Hahira in 2008 and given R-15 zoning (file # HA-2008-06). The property has previously been zoned "Planned Development (P-D)" by Lowndes County in 2007, with an approved master plan depicting 148 lots. The subdivision developer then requested connection to the Hahira utilities system, and hence