

the annexation/rezoning requests in 2008. R-10 zoning in the City was requested, and the GLPC recommended approval of this with two conditions: (1) final density be limited to 149 houses, and (2) all lots front interior roads. In 2008, the Hahira City Council approved the request with R-15 zoning - with no conditions.

The current proposal depicts the exact same street layout as was proposed in 2008, but with a mixture of lot sizes and a total of 171 lots instead of 149. According to the new proposal, 49% of the proposed lots are smaller than 10,000 square feet and therefore R-6 zoning would be required for conventional development. This is significantly more dense than the existing R-15 and R-10 development patterns along this portion of Union Road - particularly this far north of the core areas of the City. However, regular R-10 zoning for the subject property would be more appropriate and consistent with the surrounding area, and staff does not believe that special conditions would not be necessary. Staff acknowledges that this is more generous than the City approval granted in 2008, but since the property has remained undeveloped these past 14 years, perhaps an increased density to R-10 would be viewed as reasonable.

Staff Recommendation: Find R-10 zoning consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommend approval of R-10 zoning (instead) to the City Council.

Speaking in favor of the request:

- Jimmy Whatley

Mr. Whatley stated he represented the owner of the property. He thanked the Commissioners for their service. He stated the owner would like to see a return on his investment and feels this request will do that.

Speaking against the request:

- Areda Sermons

Ms. Sermons stated traffic on Union Road was bad, with speeders and no law enforcement unless they were called.

Commissioner Willis asked how many PD lots there were? Staff replied that in 2007 there were 148 lots.

There being no further discussion, Chairperson Rountree called for a motion. Motion by Commissioner Hightower to recommend rezoning all lots to R-10, Commissioner Willis second. All in favor, no one opposed. Motion carried.

Agenda Item #11