



GLPC AGENDA ITEM # 7

AUGUST 29, 2022

Rezoning Request by WG Investment File #: HA-2022-08

Justin Coleman, on behalf of WG Investment and Development Company LP, is requesting to rezone a total of 16.54 acres from Single-Family Residential (R-10) to a combination of Neighborhood Commercial (15.34 acres), and “conditional” Single-Family Residential R-10(c) (1.20 acres). The subject property is located along the south side of West Stanfill Street, across from the intersection with Watercress Way. It is part of a much larger split-zoned parcel (about 70 acres) that is a combination of C-H and R-10 zonings. The applicant is proposing to market this portion of the property for mostly commercial development in a consistent manner as the other commercially zoned portions – and in general accordance with a conceptual master layout plan.

The subject property is located within a **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan. It is also located within the **Gateway Corridor Overlay District**.

The applicant’s property immediately to the west (8.91 acres portion), was rezoned in 2017 to a similar pattern with C-H(c) for the bulk of the undeveloped property and also a 50’ strip of R-10(c) zoning along the south side of West Stanfill Street. The required condition with the C-H(c) zoning area is that *“there shall be a 50’ wide vegetated buffer along and within the eastern boundary of this tract with a minimum equivalency of at least 50 evergreen shrubs and 10 evergreen trees per 100 linear feet...”* at the time of development. The required conditions with the 50’ strip of R-10 zoning are: (1) *No motorized vehicular access to West Stanfill Street, except for golf cart paths as approved by the City Engineer.* (2) *This area shall otherwise remain undisturbed in a primarily natural vegetated state. At the time of development of the adjacent C-H zoning area, there shall be a minimum equivalency of at least 50 evergreen shrubs and 10 evergreen trees per 100 linear feet within this R-10 area. Existing vegetation may be counted toward these minimums, but additional evergreen plantings may be required at the time of development.* (3) *There shall be no non-governmental signage in this area.* (4) *Future stormwater management areas may encroach no more than 10’ into the southern portion of this 50’ strip.*

Since 2017, the applicant has now prepared a conceptual draft master plan (see attached) which shows additional commercial development than what the current zoning pattern would allow. The applicant is now wanting to actively market the entire property for non-residential development. However, in order to be consistent with the 2017 Rezoning decision, the applicant is proposing to simply extend the 50’ strip of R-10(c) zoning [with all its conditions...] eastward along the south side of West Stanfill Street to the eastern edge of the proposed development --- which corresponds with the bordering wetlands/stream area. The applicant is also proposing to extend the commercial zoning eastward as well, but is requesting the lower intensity C-N zoning out of deference to the West Stanfill neighborhoods.

The subject property is part of the CAC Character Area that is associated with the Exit 29 interchange. It’s adopted development strategy calls for a “relatively high-density mix of retail, office, services, and employment to serve a regional market area” as well as higher density housing. The existing R-10 zoning is considered non-compliant with this CAC Character Area designation because it is not dense enough. However, this property is along the northern fringe of the CAC area, bordered by West Stanfill Street, and there is an abundance of R-10 zoning in the area and R-10 development patterns to the north – which still need to be taken into consideration.

Just like it was in 2017, this request for Rezoning is purely speculative, but it is motivated by the applicant’s desire to have greater flexibility in marketing this overall property. It is also motivated by the notion that the overall Exit 29 area is Hahira’s only good location for larger scale commercial development to serve the surrounding community in addition to I-75, and therefore maximizing its potential could be viewed as a good strategy. Staff is generally supportive of this rationale, and agrees with the concept of utilizing C-N zoning (instead of C-H) for this eastern area, and certainly agrees with the extension of the 50’ strip of conditional R-10 zoning to help protect the existing development pattern along West Stanfill Street.