

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.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommend approval of C-N zoning and R-10(c) zoning as submitted by the applicant. This would translate into 15.34 acres being rezoned to C-N, and 1.20 acre strip of R-10(c) zoning having the following conditions:

- (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.