

*****Agenda Items #8, #9 and #10 were presented together with separate recommendations and motions/votes - Separate motions and vote results follow Public Hearing notes*****

Agenda Item #8

HA-2024-01 Cre8tive Development Partners LLC. (5901 US Highway 41 North)
Rezone 26 acres from R-21(county) and R-15(city), to a combination of
R-10(city) and R-6(city)

Mr. Martin presented the case in which the applicant Cre8tive Development Partners LLC, represented by Jode Hewett, is proposing to rezone a total of 26 acres from a combination of Medium Density Residential (R 21)(county) and Single-Family Residential (R-15)(city), to a combination of Single-Family Residential (R-10) and Single-Family Residential (R-6) all in the City of Hahira. A large portion of this property (25.48 acres, zoned R-21) is also being proposed for annexation (see file # HA 2024-03 below). The end result after annexation and rezoning would be 21.98 acres zoned R-10, and 4.02 acres zoned R-6, all in the City of Hahira. The subject property is currently vacant and located at 5901 US Highway 41 North. This is along the west side of the road, immediately across from the newly-developing “McNeal Estates” subdivision. The applicant is also seeking Planned Development master plan approval (see file # HA-2024-02 below) for a mixed residential development consisting of townhome apartments, as well as single-family residences.

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

The property is currently vacant and the applicant is proposing to develop the property as a mixed-residential private development consisting of about 110 total dwelling units in the form of both townhomes and single-family residences. The applicant is also seeking Planned Development approval for this development, which is being reviewed and processed under file # HA 2024 02, as well as annexation of the majority of the property which is being reviewed and processed separately under file # HA-2024-03 (see next Agenda items).

In terms of surrounding development patterns, the area is dominated by the developing McNeal Estates subdivision directly to the east, as well as other residential developments in the City of Hahira to the south – including Audubon Heights which is also a residential Planned Development. To the north it is more sparsely developed with a rural residential character. To the west it is also a rural residential development pattern. However, the western boundary of the subject property is the Norfolk-Southern railroad line which forms a hard boundary for the progression of any development expansion.

In terms of surrounding zoning patterns, the area is dominated by residential zoning of various densities; including R-10 zoning in the city limits area to the east, R-15 zoning in much of the city limits area to the south, and R-21 for the surrounding unincorporated area. Most of the applicants rezoning proposal (85% of the acreage) is for R-10 zoning which matches the existing City subdivision to the east. The applicant’s remaining proposed R-6 zoning portion is only for