

the purpose of augmenting their Planned Development proposal, by adding a potential multi-family residential component, as well as potentially a few more dwelling units to offset the quantity of land that is to be set aside for open space throughout the overall development. Even though there is no existing R-6 zoning nearby, and this portion of the request could be considered an isolated district (spot zoning), the proposed R-6 portion is located and configured in such a way that if it were developed on its own “conventionally”, its density magnitude would be very small and irregular. The R-6 portion is a long narrow strip along the railroad, and much of its length is existing pond(s). Its only effective purpose is to add some variety and offsetting density to the mixed-residential development.

Mr. Martin explained that the parcels to remain in Unincorporated Lowndes County have been configured so as not to create islands, which is prohibited by state law. Additionally, he pointed out that R-10 zoning in Hahira has a minimum 10,000 sq ft lot area, but the intent for the lot sizes within this proposed development, in the R-10 portion, is for them to be larger. Staff finds the request consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommends approval of R-10 and R-6 zonings as requested.

Agenda Item #9

HA-2024-02 Cre8tive Development Partners LLC. (5901 US Highway 41 North)
Planned Development approval for a mixed residential development on 26 acres
in R-10 and R-6 zoning

Mr. Martin presented the case in which the applicant Cre8tive Development Partners LLC, represented by Jode Hewett, is requesting Planned Development master plan approval for a mixed-residential development in R-10 and R-6 zoning. The subject property consists of 26 acres located at 5901 US Highway 41 North, which is along the west side of the road immediately across from the newly-developing “McNeal Estates” subdivision. The property is currently vacant. The applicant is proposing to develop this with 68 luxury townhomes divided among 8 two-story buildings arranged in the rear of the property, as well as 38 single family residences on standard R-10 lots arranged along a private road system. The development will constitute a “gated community” that is developed and managed under one entity, to include strict architectural standards, covenants, etc.. (see attached conceptual master plan and Letter of Intent for further details)

The subject property is located within a Suburban Area (SA) Character Area on the Future Development Map of the Comprehensive Plan which supports residential zoning and development.

*** Although staff is generally supportive of the applicant’s currently proposed concept for the proposed development, there have been a few recent concerns that have arisen during the staff review process. These are mostly about the proposed external access points (entrance locations) along US 41 North, as well as some of the internal access design features (internal drive configurations) among the various parts of the development. Resolving these concerns is a