

satisfactory way, is very likely to affect parts of the overall design layout. Staff would very much prefer to continue a positive dialog with the applicant about these concerns, and then review a revised final layout design before rendering a detailed recommendation of approval (with conditions) to the GLPC and City Council. Therefore, staff is requesting this Planned Development request be tabled for 2 months to allow sufficient time for these revisions to be made and re-circulated for review (& re advertised at City expense) before the final design is presented at public hearing. Because the Annexation and Rezoning requests each stand on their own merits, and do not require a development master plan for approval, it is NOT necessary to table these items as well.

**Staff Recommendations:**

1. Conduct the current public hearing to gather public input, then consider and discuss general aspects of the proposed master plan and development features. Then render constructive feedback to the Applicant regarding any requested revisions to the development proposal that may be warranted.
2. Then recommend TABLING of this Planned Development request for two (2) months to allow sufficient time for revisions to the proposed master plan, re-review, and re-advertisement to take place before the final public hearings.

**Agenda Item #10**

HA-2024-03 Cre8tive Development Partners LLC. (5901 US Highway 41 North)  
Annex 25.48 acres into the City of Hahira

Mr. Martin presented the case in which the applicant Cre8tive Development Partners LLC, represented by Jode Hewett, is proposing to annex 25.48 acres into the City of Hahira. The subject property is located at 5901 US Highway 41 North, which is along the west side of the road immediately north of the existing Hahira city limits and directly across from the newly-developing “McNeal Estates” subdivision. The property is currently vacant and the applicant is proposing to develop it as a mixed-residential development. The applicant is requesting annexation in order to receive City utilities and other City services to support the proposed development. Concurrent with the annexation, the applicant is also requesting Rezoning of the property (file # HA-2024-01), as well as Planned Development master plan approval (file # HA-2024-02). \*\* See previous Agenda items for further details and discussion of the existing zoning patterns, and proposed rezoning request, and the requested Planned Development approval.

The subject property is currently located within a Suburban Area (SA) Character Area on the Future Development Map of the Comprehensive Plan. There is currently no proposed change to this Character Area designation as a result of annexation.

The subject property is contiguous to the existing Hahira city limits and it is fully eligible for annexation into Hahira. This annexation request has been properly noticed to Lowndes County pursuant to State law and to date, there have been no land use disputes raised by the County as part of the request. The applicant’s proposal for an all-residential development fits in well with