

both the zoning and development patterns of the area, and the City of Hahira is currently the only nearby provider of sufficient water/sewer services necessary to accommodate the magnitude of this development.

Staff finds the annexation request consistent with the Comprehensive Plan, and recommends approval to the City Council.

Commissioner Bailey asked for clarification that there is no planned ingress or egress from US Hwy 41 N. Mr. Martin confirmed. Commissioner Rountree discussed the number of proposed units versus the potential number in the current zoning. Commissioner James Miller clarified that the Planned Development request is what staff recommends tabling. Mr. Martin confirmed. Commissioner Bailey asked staff what edits to the site plan would be necessary, to which Mr. Martin replied the majority would involve verbiage of the conditions and access drives, particularly on the south. Commissioner Bythwood asked if the R-6 zoning would be along the western boundary along the railroad tracks. Mr. Martin explained that while that is the intent, the actual lines may be shifted, but having R-6 zoning as part of the master plan enables and introduces mixed-use. Planned Development zoning allows for the possibility to place multi-family outside of actual drawn zoning lines.

Speaking in favor of the requests:

- Jode Hewett, Applicant – 5633 Barber Cir.

Mr. Hewett explained that in order to incorporate a multi-family component into the development plan, R-6 zoning is required. He also reminded the commissioners that P-D zoning is tied to the site plan. He stated he was careful to compliment the surrounding area of R-10 zoning with the R-10 section of his development plan. He further explained that the entire development will be gated and contain HOA restrictions. Mr. Hewett stressed that this design brings a new idea of development to Lowndes County and provides for market value rental properties. He stated that 27% of the homes in Hahira are rental properties.

Commissioner Bailey inquired as to the total number of lots in the McNeal Estates Subdivision. It is believed that there are approximately 150 lots, with 40+ of those being rental properties. Commissioner Bailey went on to compliment Mr. Hewett on the design. Commissioner Rountree stated as the Hahira representative she feels compelled to express the desires of the residents, who are opposed to R-6 zoning and have concerns about infrastructure issues that are already affecting the residents. Commissioner Bailey referred to a grant recently released by the Governor for water and sewer in workforce developments.

Speaking in opposition to the requests:

- Chris Connell– 5996 US Hwy 41 N

Mr. Connell, the developer of McNeal Estates stated that the subject property is old family property. He voiced concerns regarding infrastructure issues and the R-6 zoning portion, stating the citizens don't want it and there is wide spread concern over quality control with rentals and