



GLPC AGENDA ITEM # 9

APRIL 25, 2022

Rezoning Request by Sweet Bay Properties File #: HA-2022-06

Sweet Bay Properties LLC is requesting to rezone approximately 72 acres from Single-Family Residential (R-15) to Single-Family Residential (R-6). The subject property is currently vacant and undeveloped, and located at 7440 Union Road. This is along the east side of the road at the far northern edge of the Hahira city limits. The applicant is proposing to sell the property to a developer who is proposing a single-family residential subdivision with 171 lots, and containing a mixture of individual lot sizes ranging from about 6,000 square feet upward.

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

The subject property is location along the Union Road corridor north of the City (going toward Cecil GA), at the far northern extreme edge of the city limits, near the Frog Town Winery property. This is a very slow growth area of the community. The subject property itself was annexed & rezoned into the City of Hahira in 2008 and given R-15 zoning (file # HA-2008-06). The property has previously been zoned "Planned Development (P-D)" by Lowndes County in 2007, with an approved master plan depicting 148 lots. The subdivision developer then requested connection to the Hahira utilities system, and hence the annexation/rezoning requests in 2008. R-10 zoning in the City was requested, and the GLPC recommended approval of this with two conditions: (1) final density be limited to 149 houses, and (2) all lots front interior roads. [attached is a b/w copy of the proposed R-10 layout from that time, showing 149 lots] In 2008, the Hahira City Council approved the request with R-15 zoning --- with no conditions.

The current proposal depicts the exact same street layout as was proposed in 2008, but with a mixture of lot sizes and a total of 171 lots instead of 149. According to the new proposal [see attached color layout plan], 49% of the proposed lots are smaller than 10,000 square feet and therefore R-6 zoning would be required for conventional development. This is significantly more dense than the existing R-15 and R-10 development patterns along this portion of Union Road --- particularly this far north of the core areas of the City. However, regular R-10 zoning for the subject property would be more appropriate and consistent with the surrounding area, and staff does not believe that special conditions would not be necessary. Staff acknowledges that this is more generous than the City approval granted in 2008, but since the property has remained undeveloped these past 14 years, perhaps an increased density to R-10 would be viewed as reasonable.

Staff Recommendation:

Find **R-10 zoning** consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommend approval of R-10 zoning (instead) to the City Council.