

Goal 1 – To ensure overall community growth and development benefitting all segments of the increasingly diverse population.

Goal 2 – To ensure access to adequate and affordable housing options for all residents in all income levels.

Policy 3.3 – A mixture of housing types in varying income levels shall be encouraged and actively promoted.

Policy 3.4 – New housing developments should be universally designed to provide access to all persons.

Goal 4, Policy 4.2 – Active preservation and utilization of natural green spaces and parkland shall be encouraged and actively supported.

Goal 7, Policy 7.5 – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

Policy 7.8 – Innovative planning concepts shall be employed to achieve desirable and well-designed neighborhoods, protect the environment, preserve open space, improve traffic flow, and enhance our community's overall quality of life.

Policy 9.5 – The traffic carrying capacity of existing and planned roadways shall be preserved through coordinated land use and transportation planning decisions.

This project is located in an area designated as "Suburban". Item 2.4.8 described Suburban as an area where typical types of suburban residential development have occurred or pressures for such type of development are greatest due to availability of water and/or sewer service. This proposed development meets all the above goals and policies.

McNeal Estates will be an asset to the area and to The City of Hahira. All efforts have been taken to protect the adjacent property owners and the new property owners within the subdivision. We would appreciate your consideration on this rezoning.

Sincerely,

McNeal Legacy Partners, LLC
Jerry W. Stoker