



Valdosta – Hahira Planning & Zoning Division

300 North Lee Street
Post Office Box 1125
Valdosta, Georgia 31603-1125
(229) 259-3563 Fax (229) 329-4228

**** VIA CERTIFIED MAIL ****

August 1, 2018

Chairman and Members
Board of Commissioners of Lowndes County, Georgia
c/o County Clerk
Post Office Box 1349
Valdosta, Georgia 31603

RE: Annexation and Rezoning Application received by the City of Hahira

Dear Chairman and Members of the Board of Commissioners:

In accordance with O.C.G.A. Sections 36-36-6 and 36-36-11, you are hereby given written notice of the proposed annexation and rezoning of the property listed below. Enclosed, please find a copy of the annexation and rezoning petition for this property.

HA-2018-03 Annexation request by Orvis McNeal Estate

The southern portion (about 36.75 acres) of Tax Map 0044 – Parcel 019. The applicant is requesting to annex and rezone the southern portion of this parcel, from Single-Family Residential (R-21)(county) to a combination of 3 single-family residential zonings (R-15)(R-10)(R-6) in the City of Hahira. The annexed property would be combined with the adjacent property to the south (Parcel # 0044-021) which is already in the city limits and currently zoned R-15. The entire tract of land (64.32 acres) would be rezoned to a combination of these 3 zoning districts in accordance with the attached conceptual master plan. The proposed development is a multi-phase single-family residential subdivision (about 138 total lots) with 3 distinctive density areas based on these 3 separate zoning districts. The development is proposed to have Restrictive Covenants with an established HOA, some common areas and greenspace, and all of the development will be connected to the City's water and sewer system. (see attached maps and other materials)

In accordance with O.C.G.A. Section 36-36-113, the County Commission has thirty (30) days to notify the City of any majority vote of the governing authority objecting to the proposed annexation. This notification must occur via certified mail or statutory overnight delivery. Please let me know if you require any additional information.

Sincerely,

Matt Martin AICP
Planning & Zoning Administrator

cc: Jason Davenport, County Planner (via hand-delivery)

CERTIFIED MAIL 7017 0190 0000 4572 0582

HA-2018-02 & HA-2018-03

Tax Parcels Aerial

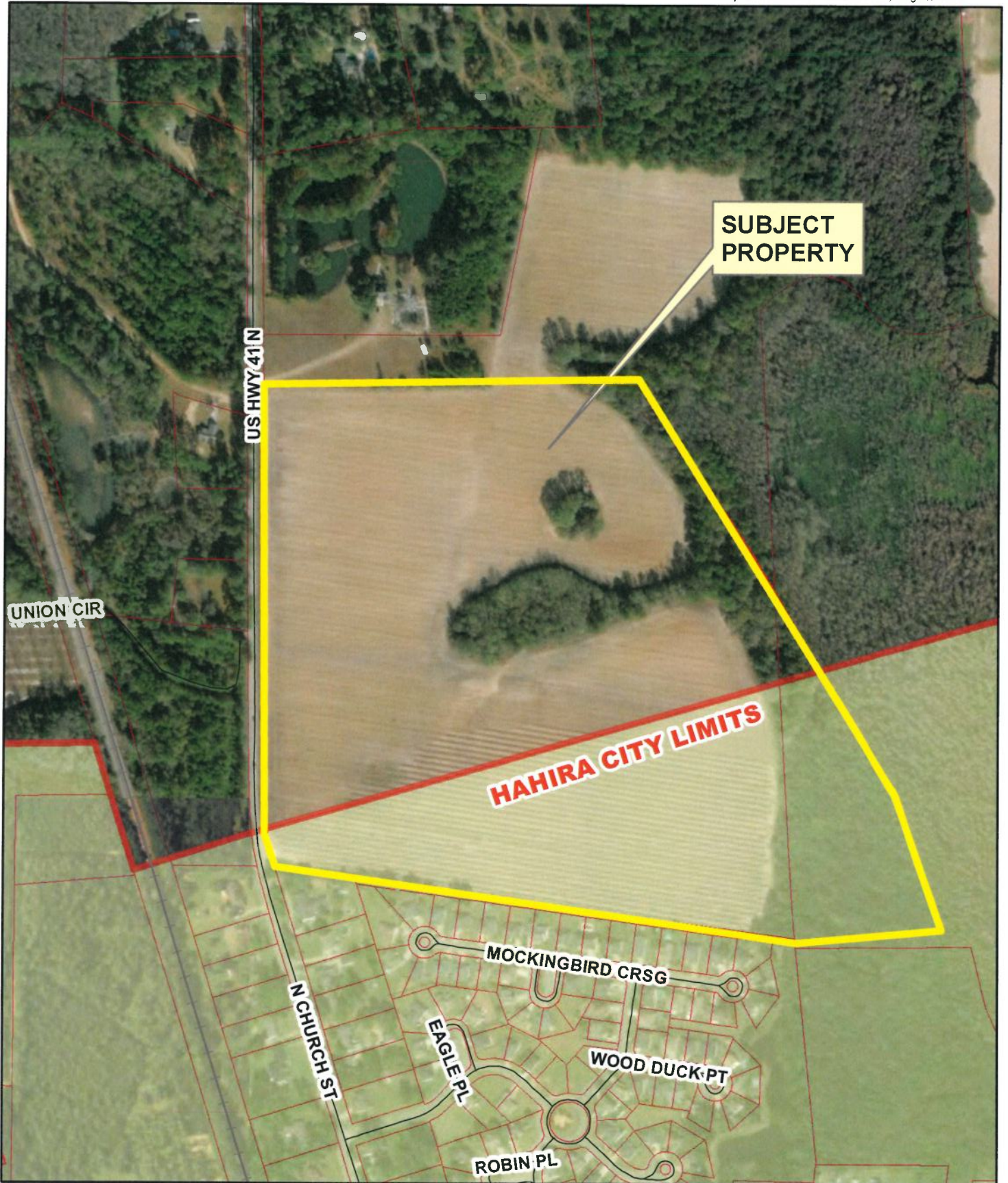


Orvis McNeal Estate
Annexation & Rezoning Requests

East of Hwy 41
Tax Map: 0044 Parcel: 019

300 150 0 300 Feet

** Map Data Source: VALOR GIS, August 2018



McNEAL ESTATES

CONCEPTUAL MASTER PLAN
7-9-2018



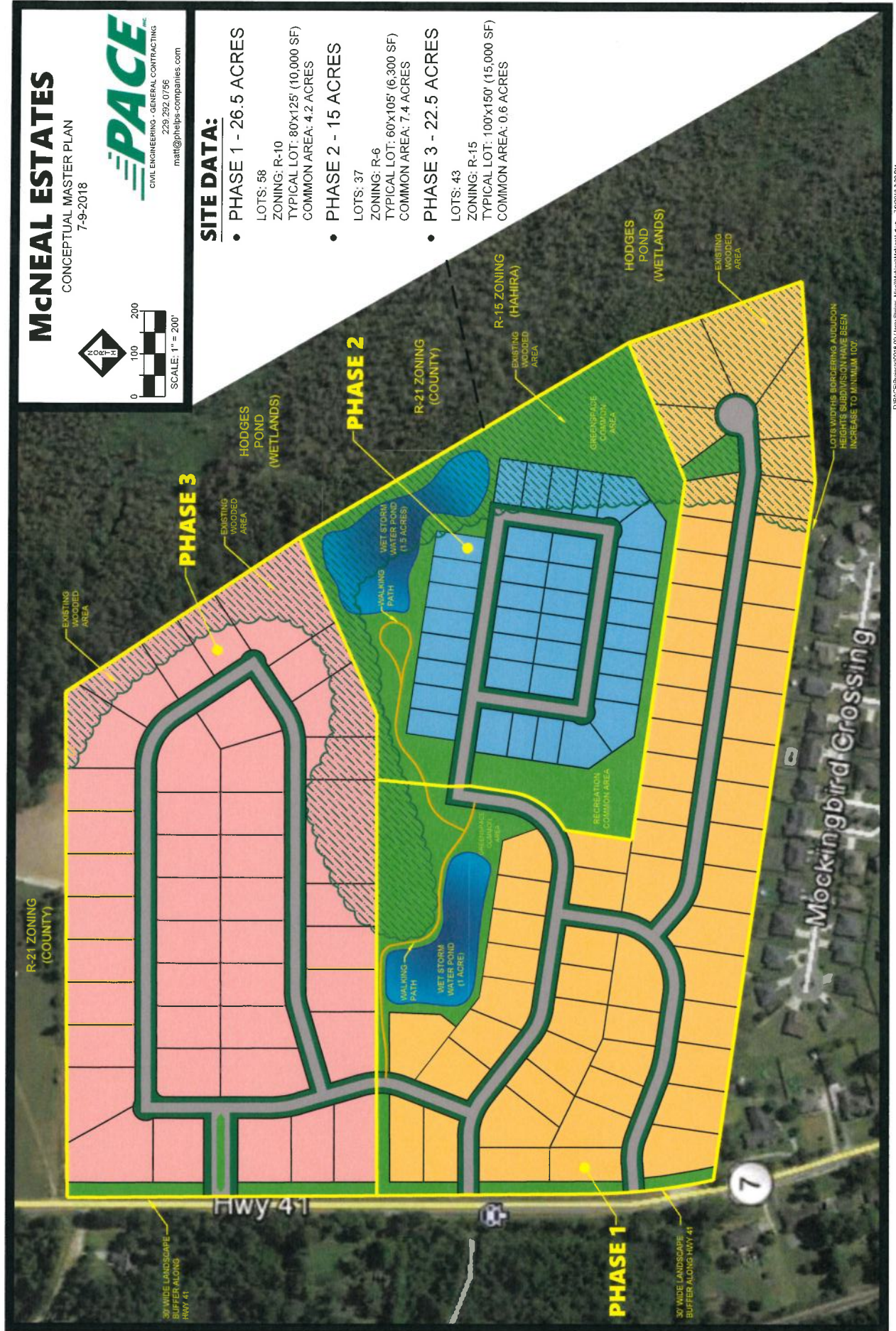
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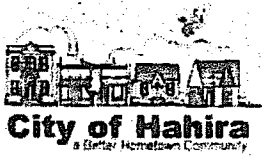


229.292.0736
matt@pripetips-companies.com

SITE DATA:

- PHASE 1 - 26.5 ACRES**
 LOTS: 58
 ZONING: R-10
 TYPICAL LOT: 80'x125' (10,000 SF)
 COMMON AREA: 4.2 ACRES
- PHASE 2 - 15 ACRES**
 LOTS: 37
 ZONING: R-6
 TYPICAL LOT: 60'x105' (6,300 SF)
 COMMON AREA: 7.4 ACRES
- PHASE 3 - 22.5 ACRES**
 LOTS: 43
 ZONING: R-15
 TYPICAL LOT: 100'x150' (15,000 SF)
 COMMON AREA: 0.6 ACRES





**CITY OF HAHIRA
ANNEXATION PETITION**

(Administered by the City of Valdosta)
300 North Lee Street * PO Box 1125 * Valdosta, GA 31603-1125
229.259.3563 * 229.259.5450 (F)

* This is a Petition application requesting voluntary annexation into the corporate limits of the City of Hahira. This petition form must be submitted along with an application for Rezoning and an additional filing fee of \$ 25. All properties listed in a single application must be contiguous and under a single local government jurisdiction.

1) Owner Information:

Name: Orvis McNeal Estate (Chris Connell - Executor) Phone: 850-294-6785

Mailing Address: 10270 Almayo Avenue #109, Los Angeles, CA 90064 Email: seminoles1@gmail.com

Has the owner made any campaign contributions over \$250 to any local government official of the local government considering the application? YES NO (Circle One)

2) Property Information: Map Number: 0044 All / Part (Circle One) of Parcel Number 019

General Location Description: East side of Hwy 41 adjacent to City limits

Acreage (use square footage if less than 1 acre) 54 Current Zoning: R-21 Proposed Zoning: R-6,10,15

Existing Use of the Property: Agricultural Proposed Use: Single family residential

Why is voluntary annexation being requested ?

To connect to Hahira water/sewer systems and develop a residential subdivision

3) For Annexation of Residential Properties:

In order for the City of Hahira to comply with the U.S. Department of Justice procedures for the administration of the Voting Rights Act of 1965, as amended, the following information is required for the annexation of any residential properties:

(a) Total number of existing residential structures located on the subject property ? None

(b) Total number of person(s) residing in these structures ? 0

(c) Age, Sex, and Race of each of those individuals:	Age	Sex	Race
	_____	_____	_____
	_____	_____	_____
	_____	_____	_____

I hereby certify that the above listed information is correct and I hereby formally request voluntary annexation of my property, as described above, into the corporate limits of the City of Hahira.

[Signature]
Signature of Property Owner

7/18/18
Date



**CITY OF HAHIRA
REZONING APPLICATION**

(Administered by the City of Valdosta)
300 North Lee Street * PO Box 1125 * Valdosta, GA 31603-1125
229.259.3563 * 229.259.5450 (f)

APPLICATION CHECKLIST

Please use this checklist to ensure that all items required by your application have been included. **Incomplete applications will not be accepted.** Should you have any questions, please do not hesitate to call the City of Valdosta Planning and Zoning Office at **(229) 259-3563**. Thank you.

Completed	Description
	Letter of Intent (See Page 3, Item 5C of this application.)
	Map and Parcel Number of Subject Property
	Current and Proposed Zoning
	If the Applicant is different from the Owner, a Notarized Letter of Authorization from the Property Owner designating the applicant to act on their behalf
	Date of REQUIRED Pre-Application Meeting
	List of adjacent property owners obtained from the Tax Assessor's Office (See Page 3, Item 5B of this application.)
	Survey plat completed by a licensed surveyor registered in the State of Georgia. (See Page 3, Item 5D of this application for specific requirements.)
	Legal description by metes and bounds. (See Page 3, Item 5E of this application for specific requirements.)
	Conceptual site plan (See Page 3, Item 5F of this application.)
	Signature of the Applicant
	Date
	Application Fee

I certify that the above items have been completed and that I have read the above statement.

Signature of Applicant

7/18/18

Date

REZONING APPLICATION

OFFICIAL USE ONLY			
SUBMITTAL DEADLINE: <u>25th of each month</u>		APPLICATION CHARGE: \$475.00	
PUBLIC HEARING DATES		CERTIFIED MAIL: \$ <u>217.147</u> (\$ 7.00 x Each Adjacent Property Owner)	
PLANNING COMMISSION: <u>8/27/18</u>		PUBLIC HEARING SIGNAGE: \$ <u>20</u> (\$ 20.00 x Sign on Each Street Frontage)	
GOVERNING BODY: <u>9/6/18</u>		TOTAL APPLICATION FEE: \$ <u>642.00</u>	
Date Received:	Received By:	Date Checked For Completeness:	Reviewer's Initials:
Property Posted:	Letters Mailed:	Legals:	Decision:

This is an application for an amendment of the official Zoning Map. This completed application, together with all required attachments and fees must be returned to the Planning and Zoning Administrator by one of the established monthly deadlines in order to initiate review and consideration of the rezoning request. All properties listed in a single application must be contiguous and under a single local government jurisdiction. The applicant is responsible for the completeness, accuracy, and timely submittal of this application including all of its attachments and fees. Unless otherwise stated, please type or neatly print the responses to each of the following:

1) Applicant Information (Contact person authorized to receive all communication regarding this application):

Name: Chris Connell (Executor of Estate) c/o PACE (229) 292-0150 Phone: 850-294-6785

Mailing Address: 10270 Almayo Ave #109, Los Angeles, CA 90064 Email: seminoles1@gmail.com

Has the applicant made any campaign contributions over \$250 to any local government official of the local government considering the application? YES NO (*Circle One*)

2) Property Information: Map Number: 0044 All / Part (*Circle One*) of Parcel Number 019

General Location Description: East side of Hwy 41 adjacent to the northern City limits

Acreage (use square footage if less than 1 acre) 54 Current Zoning: R-21 Proposed Zoning: R-6,10,15

Existing Use of the Property: Agricultural Proposed Use: Single family residential

Does this proposed use require a Special Exception? YES NO (*If yes, attach a Special Exception Application*)

Has this property been denied a zoning change during the past 12 months? No

Has any public hearing been held regarding this property during the past 3 years? No
(*If yes, please describe.*)

How will this property receive water and sewer service? (Public, private, community, septic, etc.)

Public - City of Hahira

According to the Water Resource Protection District Ordinance (WRPDO) Map, does the subject property(s) include any protected water resources? YES NO (*Circle One*)

(*If yes, please describe.*) Wetlands

Does the proposed development trigger a Development of Regional Impact (DRI) based on Georgia Department of Community Affairs Thresholds? YES NO (*Circle One*)

- 3) **Owner Information:** If the applicant listed above is not the current owner of the property, please list the name and address of all current owners of record of the subject property. (If necessary, attach these sheets) **If the applicant is not the current owner or is one of multiple owners, a notarized Letter of Authorization shall be signed and submitted by the owner(s) authorizing the Applicant to submit and be responsible for this application.**

<u>Map/Parcel Number</u>	<u>Owner of Record</u>	<u>Mailing Address</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____

- 4) **Date of REQUIRED Pre-Application Meeting:** June 28, 2018
(Pre-Application meeting must have been held within 6 months prior to submitting the application).
- 5) **Attachments:** The following items must be submitted in full prior to acceptance of this application
- A) **Zoning Change Questionnaire** (See page 4)
 - B) **Adjacent Property Owners** (See page 5) Completed listing on provided form of all current owners of record for properties located immediately adjacent to, or directly across the street or railroad right-of-way from the subject property. This information may be obtained from the Lowndes County Tax Assessor's Office 229.671.2540. (The accuracy and completeness of this information shall be the responsibility of the applicant.)
 - C) **Letter of Intent;** stating the request, why the request is being made, and any other specific information pertaining to the request.
 - D) **Survey Plat (NO LARGER THAN 11" x 17");** mechanically drawn and prepared by a licensed surveyor registered in the State of Georgia. Drawing shall include the following:
 - 1) North Arrow, Numeric Scale, and Graphic Scale (Should be 1" = 100' or other more appropriate scale)
 - 2) Inset map showing location relative to major roads, government boundaries, landmarks, etc.
 - 3) Existing and proposed zoning
 - 4) All existing water and sewer facilities, including their location, size and existing easements, if any, as well as the location of the nearest fire hydrants
 - 5) Depiction of the base 100-year flood lines or note that property is not in flood zone
 - 6) Notation of surrounding properties including current ownership, zoning, intersecting boundary lines, right-of-way lines, etc.
 - E) **Legal description by metes and bounds.**
 - F) **Proposed conceptual site plan.** Plan shall include:
 - 1) Applicant name, date of drawing and revision dates if applicable
 - 2) Existing and proposed site improvements including buildings with usages, roadways with names, and other improvements relative to the development
 - 3) Existing and proposed natural features, including streams and other water resources
 - 4) Any additional information discussed at the Pre-Application meeting or necessary to allow understanding of the proposed use and property development
 - G) **Annexation Petition if applicable.**
 - H) **Special Exception Petition if applicable.**

ZONING CHANGE QUESTIONNAIRE

The Zoning Ordinance states that in order to promote the public health, safety, morality and general welfare of the citizenry against the unrestricted use of property, certain "Standards for the Exercise of Zoning Powers" may be used by the governing body when making zoning decisions. The applicant is encouraged to respond to these questions to help gain some understanding as to why rezoning requests may or may not be approved.

1) Is the proposed zoning change consistent with the surrounding land use pattern?

YES

2) Are there other zonings of this type near the subject property?

YES

3) Will the proposed change cause an increase in population density?

YES

4) Will the proposed change likely increase traffic on roads, increase the demand on public services (utilities, fire protection, and police protection)?

YES

5) Will the proposed change have negative impacts on the quality of life in the neighborhood or surrounding community?

NO

6) Will there be any negative affects on the environment (wetlands, floodplain, groundwater, air quality, etc.)?

NO

7) Will the proposed change negatively affect marketability or development of surrounding properties?

NO

8) Is the proposed change out of scale with the needs of the community?

NO

9) Could the proposed change be considered a grant of special privilege for the subject property that is not enjoyed by surrounding properties?

NO

I do hereby certify that to the best of my knowledge, the above information and attachments are true and correct. I authorize the staff of the Planning and Zoning Office or their designee to enter and inspect the premises, which are the subject of this application.



Signature of Applicant

7/18/18
Date

ADJACENT PROPERTY OWNERS

1) Map & Parcel Number: 0044 020
 Name: Kevin and Dana Bennett
 Mailing Address: 512 N Church Street Hahira GA 31632

2) Map & Parcel Number: 0044 055
 Name: Katharine Rasulo
 Mailing Address: 110 Mockingbird Crossing Hahira GA 31632

3) Map & Parcel Number: 044 054
 Name: Susan Revill
 Mailing Address: 114 Mockingbird Crossing Hahira GA 31632

4) Map & Parcel Number: 044 053
 Name: Floyd Sewell III Revocable Trust & Hilda
 Mailing Address: 118 Mockingbird Crossing Sewell Revocable Trust
 Hahira GA 31632

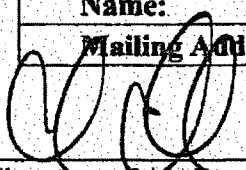
5) Map & Parcel Number: 044 052
 Name: Linda Ditomasso
 Mailing Address: 122 Mockingbird Crossing Hahira GA 31632

6) Map & Parcel Number: 044 051
 Name: Daviren and Maryann Barnes
 Mailing Address: 126 Mockingbird Crossing Hahira GA 31632

7) Map & Parcel Number: 044 050
 Name: Tricia Hale
 Mailing Address: 130 Mockingbird Crossing Hahira GA 31632

8) Map & Parcel Number: ~~122~~ 044 049
 Name: William and Lacey Smith
 Mailing Address: 134 Mockingbird Crossing Hahira GA
 31632

9) Map & Parcel Number: 044 048
 Name: Olan Hulet
 Mailing Address: 138 Mockingbird Crossing Hahira GA
 31632


 Signature of Applicant

7/18/18
 Date

(Attach additional pages if necessary)

ADJACENT PROPERTY OWNERS

1) Map & Parcel Number: 044 047
 Name: Kathy Godfrey
 Mailing Address: 142 Mockingbird Crossing Hahira GA 31632

2) Map & Parcel Number: 044 046
 Name: Moses Palermo IV
 Mailing Address: 146 Mockingbird Crossing Hahira GA 31632

3) Map & Parcel Number: 044 045
 Name: Thomas and Rhoda IERACIANO
 Mailing Address: 150 Mockingbird Crossing Hahira GA 31632

4) Map & Parcel Number: 044 044
 Name: Franz and Ute Thammhauser
 Mailing Address: 154 Mockingbird Crossing Hahira GA 31632

5) Map & Parcel Number: 044 043
 Name: Matthew and Katherine Phelps
 Mailing Address: 158 Mockingbird Crossing Hahira GA 31632

6) Map & Parcel Number: 044 042
 Name: Gregory Millsaps
 Mailing Address: 164 Mockingbird Crossing Hahira GA 31632

7) Map & Parcel Number: 044 041
 Name: Joyce Douglas
 Mailing Address: 168 Mockingbird Crossing Hahira GA 31632

8) Map & Parcel Number:
 Name: Audubon Heights Homeowners Association
 Mailing Address:

9) Map & Parcel Number: 044 022
 Name: Bobby G. Wetherington
 Mailing Address: PO Box 456 Hahira GA 31632-0456


 Signature of Applicant

7/18/18
 Date

(Attach additional pages if necessary)

ADJACENT PROPERTY OWNERS

1) Map & Parcel Number: 044 006
Name: Bigin Patel
Mailing Address: PO Box 56 Cecil Ga 31627

2) Map & Parcel Number: 044 007
Name: hatrelle Barber
Mailing Address: 2929 N Hwy 41 PO Box 403 Hahira Ga 31632-0403

3) Map & Parcel Number: 044 008
Name: Cynthia Turner
Mailing Address: 5971 N Hwy 41 PO Box 143 Hahira Ga 31632

4) Map & Parcel Number:
Name:
Mailing Address:

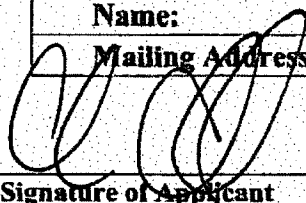
5) Map & Parcel Number:
Name:
Mailing Address:

6) Map & Parcel Number:
Name:
Mailing Address:

7) Map & Parcel Number:
Name:
Mailing Address:

8) Map & Parcel Number:
Name:
Mailing Address:

9) Map & Parcel Number:
Name:
Mailing Address:



 Signature of Applicant

7/19/18

 Date

(Attach additional pages if necessary)

LETTER OF INTENT

Rezoning request for 65 acres on Hwy 41 in Hahira to Planned Development

McNeal Estates will have approximately 138 total single-family homes. Phase 1 will have 58 lots with a requested R-10 Zoning. The Lots will be 80 feet by 125 feet in size (10,000 SF). The roof pitch will be at least 7 ½ pitch with architectural like shingles. The exteriors will have stone, brick, vinyl, or wood siding. Any deviations from the specifications will have to be approved by the developers. The estimated purchase price will be \$175,000.00 to \$215,000.00.

Phase 2 will have 37 Lots with a requested R-6 Zoning. The lots will be 60 feet by 105 feet in size (6300 SF). These homes will be built with the same specifications as Phase 1. The estimated purchase price will be \$149,000.00 to \$175,000.00.

Phase 3 will have 43 Lots with a requested R-15 Zoning. The lots will be 100 feet by 150 feet in size (15,000 SF). The estimated purchase price will be \$220,000.00 and up. Phase 3 will be a gated community with a center island installed at the entryway.

In addition, the Developers will provide approximately 11 acres of common area for greenspace buffers and the enjoyment of the homeowners. Sidewalks will be required to be installed by each builder on designated streets. There will be a playground and recreation area installed by the developers along with a walking trail as added amenities. There will be at least two wet ponds located on the 65 Acres to add to the natural beauty of this property, plus retain water runoff from the development.

All entrances to the Development will have brick or stone walls with wooded fencing placed along Hwy 41. Flowers, shrubbery and mature trees will be planted at each entry along with other areas within the Development.

A Homeowners Association will be formed to regulate and monitor the Development and maintain the common areas.

McNeal Estates is designed to accommodate the following goals of the Greater Lowndes 2030 Comprehensive Plan:

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