

## GLPC AGENDA ITEM # 6 MAY 31, 2016

### Annexation Request by Josh Thomason File #: HA-2016-05

On behalf of property owner Janice Butler, Josh Thomason (representing Peachtree Housing Communities LLC) is requesting to annex 4.90 acres into the City of Hahira. (This request is running concurrently with the rezoning request file # HA-20146-04). In the County, the property is currently zoned Highway Commercial (C-H) and the applicant is requesting Residential-Professional (R-P) zoning upon annexation into the city. The subject property is currently vacant and is located along the east side of Union Road, between West Main Street and West Park Street. The applicant is proposing to annex this property in order to obtain City services, and include this as part of a larger multi-family development that consists of 6.44 acres overall (see attached site plan). The overall development is proposed to contain a total of 48 dwelling units, however the total acreage (@ 10 units/acre) could allow a maximum of 64 dwelling units. The applicant is proposing a mixture of 1-BR, 2-BR, and 3-BR units. If rezoning is approved, the applicant is proposing to submit their project to Georgia DCA for Tax Credit housing approval. Although not specifically required by local regulations, the developer is proposing the following amenities for the development: playgrounds, picnic pavilion with grilling stations, and a community center building with meeting room, computer room, fitness center, and laundry facilities.

The subject property is located within a **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan, and this will remain the same after annexation. The property is also located within the Hahira Gateway Corridor Overlay District.

The applicant is under contract to purchase all of these properties that are depicted in the master site plan, and will be combining them into a single tract of land after annexation. Discussion of the land use and zoning pattern considerations, and related Comprehensive Plan issues, are contained in the staff report for the rezoning of this property (file # HA-2016-04). This property is bounded on 3 sides by the existing Hahira city limits, with the City's water and sewer services already being adjacent. Development of this property utilizing City services seems very rational and the annexation of this property therefore seems very logical.

Notification of this proposed annexation has been officially given to Lowndes County in accordance with State law, and currently there have been no objections raised against this annexation.

**Staff Recommendation:** Find the annexation request consistent with the Comprehensive Plan and recommend approval to the City Council.

## Planning Analysis & Property Information

<b>Applicant:</b>	Josh Thomason (Peachtree Housing Communities LLC)		
<b>Owner:</b>	Janice M. Butler		
<b>Request:</b>	Annex into the City of Hahira		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	4.90 acres located along the east side of Union Road, between West Main Street and West Park Street.. (* part of a larger proposed development)		
<b>Street Address:</b>	< not yet assigned >		
<b>Tax Parcel ID:</b>	Map # 0026 Parcel: 028	<b>City Council District:</b>	1
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	C-H (county)	Vacant
	Proposed:	R-P (city)	Apartment complex (part of a larger development)
<b>Adjacent Property:</b>	North:	C-H	Harveys grocery store & shopping center
	South:	R-6M	Public Housing Authority (apts)
	East:	R-10	Vacant land
	West:	C-H	Vacant land, single-family residence
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no historic resources in the immediate area.		
<b>Natural Resources:</b>	Vegetation:	Forest	
	Wetlands:	There are no jurisdictional wetlands on or immediately adjacent to the subject property	
	Flood Hazards	Located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species in the immediate area.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Hahira water & sewer services along West Park Street		
<b>Transportation:</b>	Union Road (Major Collector), West Main Street & West Park Street (local streets)		
<b>Fire Protection:</b>	City of Hahira fire station = approximately 0.60 miles to the east		

**Comprehensive Plan Issues**

**Character Area:** Community Activity Center

**Description:** A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, office professional, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

**Development Strategy:** Each Community Activity Center should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the town center through locating higher density housing options adjacent to the town center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. Design for each Community Activity Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools.

**Goals and Policies:**

**GOAL 3: HOUSING** – To ensure access to adequate and affordable housing options for all residents in all income levels.

**POLICY 3.2** – The existing housing stock shall be proactively protected and maintained, utilizing public-private partnerships when necessary.

**Objective 3.2.3** – Protect well established neighborhoods from incompatible uses.

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

**Objective 3.3.1** – Promote use of innovative design concepts, including appropriate use of increased density, through educational outreach and greater collaboration with the development community.

**GOAL 7: LAND USE** – To ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

**Development Review Comments**

*The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all inclusive as additional items may appear during the plan review process.*

**Building Plan Review:** Plan Review along with permitting is required before any construction is to begin

**Landscape:** Must comply with Hahira Landscape Development Ordinance

**Hahira Fire:** < No comments received >

**Hahira Engineering:** < No comments received >.

**Attachments:**

Zoning Location Map  
 Aerial Location Map  
 Annexation Petition  
 Letter of Intent

Letter of Authorization  
 Boundary Survey  
 Conceptual Site Plan  
 Notification Letter to Lowndes County

# HA-2016-04 & 05

# Zoning Location Map

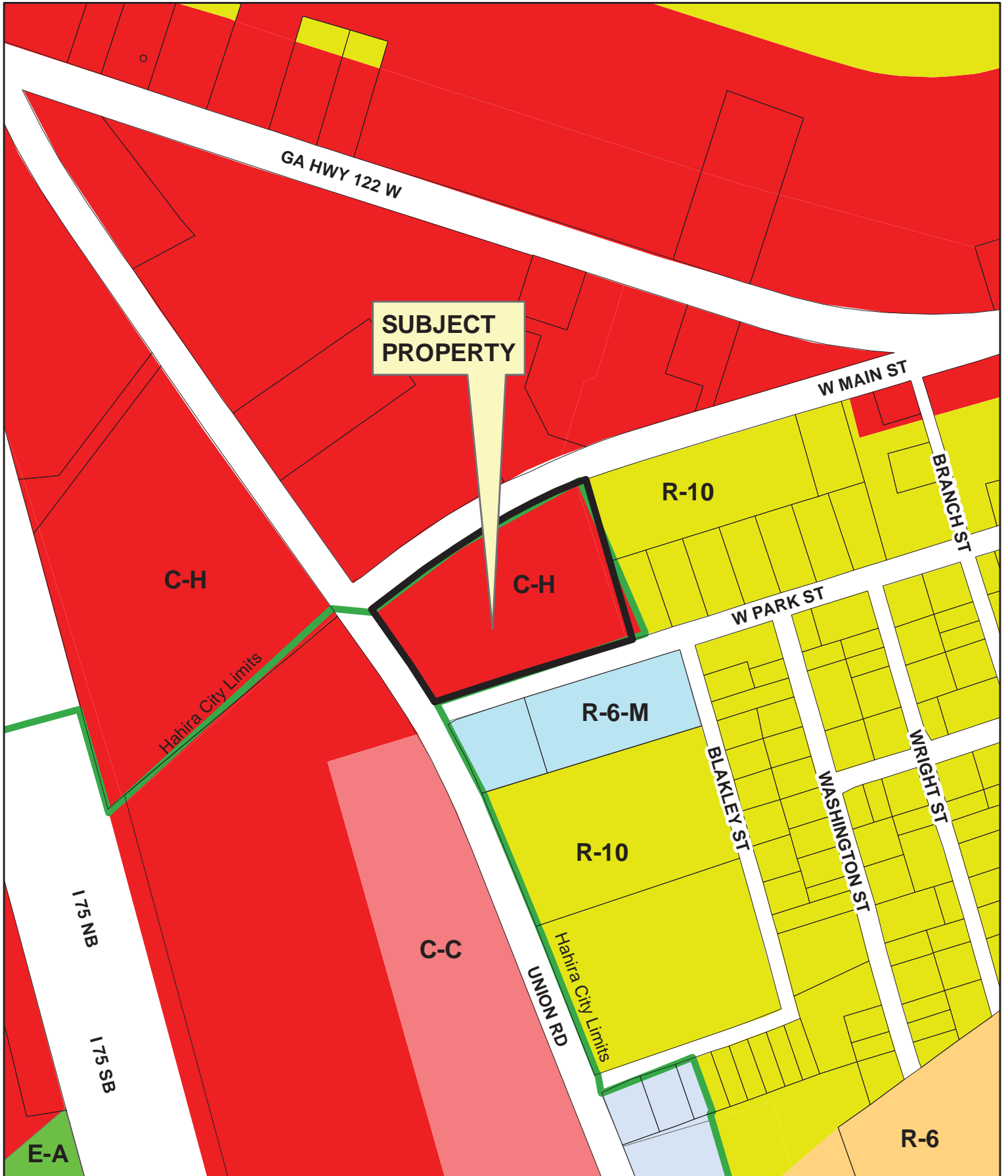


**Josh Thomason**  
**Annexation & Rezoning Requests**

901 West Main Street  
Tax Map: 0026 Parcel: 028

200 100 0 200  
Feet

\*\* Map Data Source: VALOR GIS, May 2016





**Josh Thomason**  
**Annexation Request**

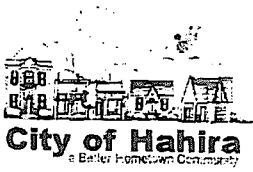
*\*\* Aerial Imagery Date: 2007*

901 W. Main Street  
Tax Map: 0026 Parcel: 028



*\*\* Map Data Source: VALOR GIS, May 2016*





**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: Janice M. Butler and the Estate of Herbert R. Butler Phone: 229-794-2872

Mailing Address: 693 West Main Street, Hahira, GA 31632 Email: butlerjanice64@yahoo.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: 0026 (All) Part (Circle One) of Parcel Number 028

General Location Description: South of W Main Street/East of Union Road & North of Park St

Acreage (use square footage if less than 1 acre) 4.896 Current Zoning: C-H Proposed Zoning: ~~RM-6~~ R-1

Existing Use of the Property: Vacant Land Proposed Use: Multifamily Development

Why is voluntary annexation being requested ?

In order for this parcel to eventually be combined with other parcels already located within the City of Hahira for the purposes of developing an apartment development and obtain City Water and Sewer, Police and Fire Protection, and other Municipal Services.

**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? 0

(b) Total number of person(s) residing in these structures? Not Applicable

(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.

Janice M. Butler  
Signature of Property Owner

4-22-16  
Date



## Peachtree Housing Communities, LLC

April 20, 2016

Matt Martin  
Planning & Zoning Administrator  
City of Valdosta  
PO Box 1125 Valdosta, GA 31603

Re: Letter of intent regarding Rezoning Application for Parcel # 0026 028

Dear Mr. Martin,

This Letter of Intent is intended to accompany the Applicant's rezoning request for the above referenced parcel.

The Applicant is requesting a change in zoning designation and an annexation into the City of Hahira for the purposes of developing an apartment community.

The Applicant is proposing to develop an apartment community that will consist of up to 64 apartment homes. All of the apartment buildings will be three story structures. The unit mix will consist of one bedroom/one bath, two bedroom/two bath and three bedroom/two bath units. The proposed development will include a community center with a business center and fitness center. Exterior amenities will include picnic pavilion with grilling stations and playground with commercial grade playground equipment.

We look forward to working with the Valdosta Planning and Zoning and the City of Hahira and the surrounding community on the proposed development. Should you have any questions, please do not hesitate to contact me directly.

Sincerely,

Josh Thomason

STATE OF GEORGIA  
COUNTY OF LOWNDES  
CITY OF HAHIRA

**LETTER OF AUTHORIZATION FOR REZONING**

DATE: APRIL 25, 2016

TO: MATT MARTIN, ZONING ADMINISTRATOR, CITY OF HAHIRA, GA  
FROM: JANICE M. BUTLER, PROPERTY OWNER

PROPERTY: Tax Parcel ID #: All of Map 0026, Parcel 028 (Lowndes County parcel)

With regard to the attached application for rezoning of my property as described herein, I hereby appoint and authorize Josh Thomason of Peachtree Housing Communities, LLC, or assigns, as my legal representative and designated agent to make this application, to administer this process, and to speak on my behalf.

IN WITNESS WHEREOF, I hereunto set forth my hand and seal on this 25 day of April, 2016.

PROPERTY OWNER:

Janice M. Butler

By: Janice M. Butler (SEAL)

Address: 693 West Main Street, Hahira, GA 31632

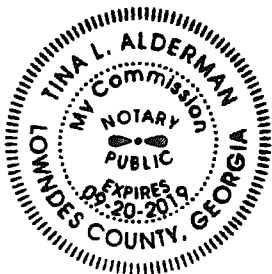
Sworn to and signed, sealed and  
delivered in the presence of:

[Signature]  
Unofficial Witness

Tina Alderman  
Notary Public

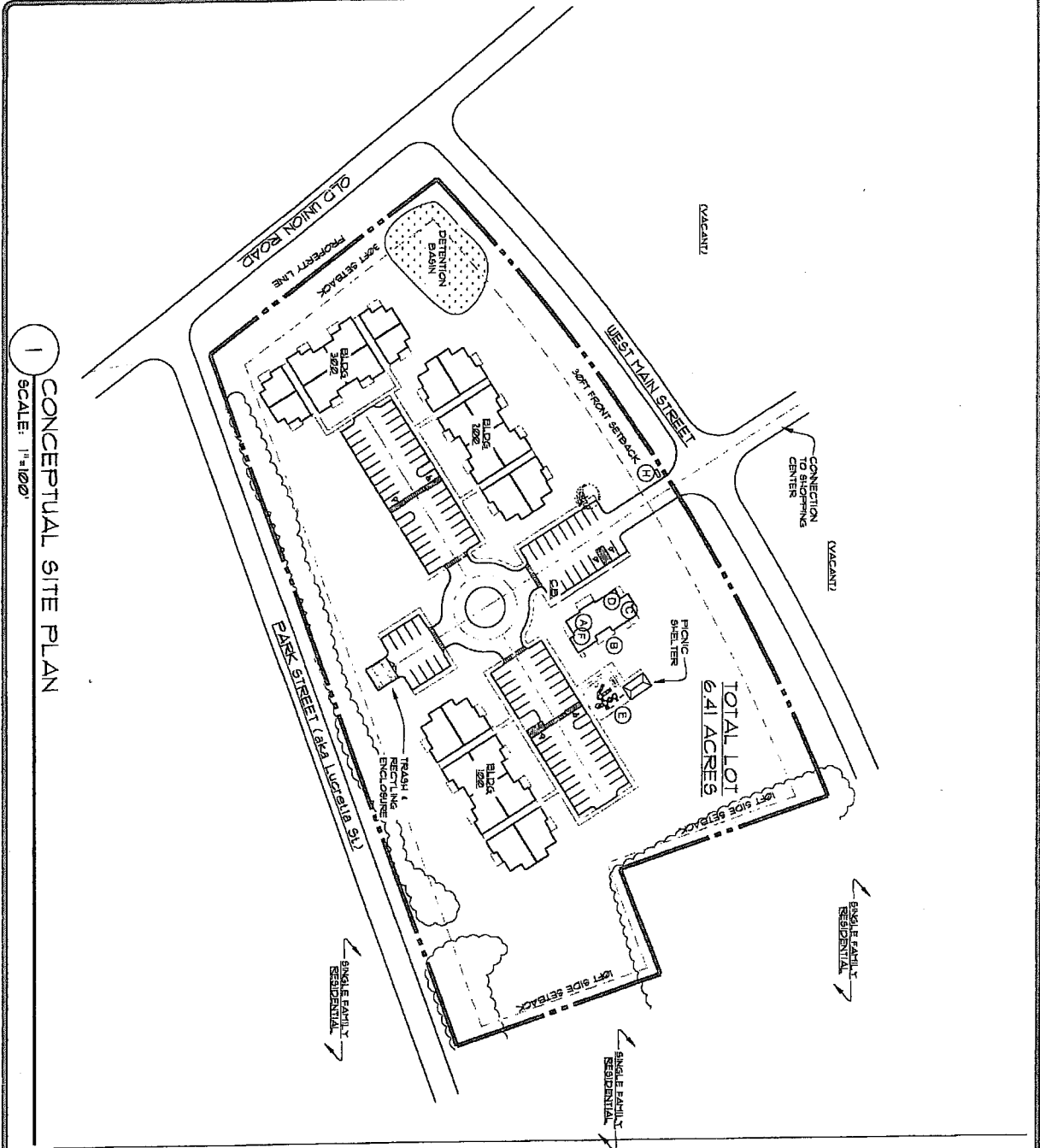
My Commission Expires: 9-20-19

[AFFIX SEAL]









1 CONCEPTUAL SITE PLAN  
SCALE: 1"=100'

PROJECT INFORMATION  
PROPERTY: 6.41 ACRES

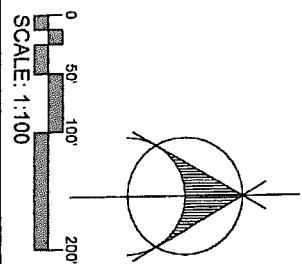
UNIT COUNT

1 BD / 1BA UNITS	5
2 BD / 2BA UNITS	24
3 BD / 2BA UNITS	16
<b>TOTAL:</b>	<b>48 UNITS</b>
(145 UNITS PER ACRE)	

PARKING COUNT  
96 SPACES REQUIRED @ 2 PER UNIT  
96 SPACES PROVIDED w/ 6 H.C. SPACES

- REQUIRED AMENITIES
- (A) COMMUNITY ROOM
  - (B) EXT. COVERED PORCH
  - (C) LAUNDRY ROOM
  - (D) FITNESS ROOM
  - (E) PLAYGROUND

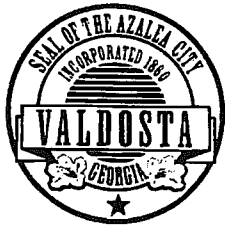
- OTHER AMENITIES
- (F) COMPUTER CENTER
  - (G) PICNIC SHELTER
  - (H) PROJECT SIGN



**MRA**  
CSP1

MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
FAMILY APARTMENTS  
HARRIS, GEORGIA

PROJECT	2015-042	DATE	
REV	4/2/16	DATE BY / CHECKED BY	DA



**Cities of Valdosta & Hahira Planning & Zoning Division**

300 North Lee Street  
Post Office Box 1125  
Valdosta, Georgia 31603-1125  
(229) 259-3563 Fax (229) 259-5450

**\*\* VIA CERTIFIED MAIL \*\***

May 3, 2016

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

RE: Annexation and Rezoning Applications received by the City of Hahira  
(4.9 acres, Tax Parcel # 0026 – 028) (Annexation file # HA-2016-05)

Dear Chairman and Members of the Board of Commissioners:

In accordance with O.C.G.A. 36-36-6 and O.C.G.A. 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 application for this property, as well as its accompanying rezoning application (# HA-2016-04), and related maps and property survey, etc...

**HA-2016-05 Annexation request by Josh Thomason**

Tax Map 0026, Parcel 028. The subject property totals 4.9 acres located along the east side of Union Road, between the West Main Street and West Park Street intersections. The property is currently vacant without an assigned street address, but is being proposed as 901 West Main Street. The applicant is proposing to annex the property into the City to be part of a proposed multi-family development which includes an additional 1.5 acres of land (already in the city limits). The property is currently zoned Highway Commercial (C-H) in the County, and the applicant is requesting Residential Professional (R-P) zoning in the City. With the annexation, the property is also proposed to retain its existing "Community Activity Center" character area designation on the Future Development Map of the Comprehensive Plan.

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. This annexation request is being advertised for the GLPC meeting on May 31<sup>st</sup> and the Hahira City Council meeting on June 2<sup>nd</sup>. 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 # 7015 3010 0000 1004 8626