



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.

Planning Analysis & Property Information

Applicant:	Sweet Bay Properties LLC		
Owner:	Sweet Bay Properties LLC		
Request:	Rezone from R-15 to R-6		
Property General Information			
Size & Location:	Approximately 72 acres located along the east side of Union Road, at the far northern edge of the Hahira city limits.		
Street Address:	7440 Union Road		
Tax Parcel ID:	Map # 0024 Parcel: 024	City Council District:	1 White
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-15	Vacant
	Proposed:	R-6	Single-family residential subdivision
Adjacent Property:	North:	E-A	Agriculture, forest
	South:	R-21	Mobile home subdivision
	East:	E-A, PD-R	Agriculture, RV park
	West:	R-15	Vacant
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the area.		
Natural Resources:	Vegetation:	Partially cleared.	
	Wetlands:	There are wetlands along the northern boundary of the subject property.	
	Flood Hazards:	The property is well-outside the FEMA designated 100-year floodplain.	
	Groundwater Recharge:	No significant recharge areas in the vicinity.	
	Endangered Species:	No known endangered species in the vicinity.	
Public Facilities			
Water & Sewer:	Hahira water & sewer services Union Road to the south		
Transportation:	Union Road (local street)		
Fire Protection:	City of Hahira fire station = approximately 2 miles to the SE.		

Comprehensive Plan Issues

Character Area: Suburban Area

Description: Area where typical types of suburban residential subdivision development have occurred or pressures for such type of development are greatest due to availability of water and/or sewer service. These areas are characterized by low pedestrian orientation, high to moderate building separation, predominately residential uses with scattered commercial or civic uses, and varied, often curvilinear, street patterns.

Development Strategy: Moderate density should be promoted in these areas with a greater focus on Traditional Neighborhood Development (TND) style residential subdivisions; where possible, existing development should be retrofitted to better conform to traditional neighborhood development principles. These principles include creating neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences.

Standards for the Exercise of Zoning Power (Review Criteria)

In reviewing and making a decision on a rezoning request, the City staff, Planning Commission and City Council shall consider the following standards. The proposed responses to these standards by the applicant and staff are listed below.

(1) Is the proposed zoning change consistent with the surrounding land use pattern ?
Applicant: Yes.
Staff: Yes, however it is more dense than that of the existing patterns.
(2) Are there other zonings of this type near the subject property ? or will the proposed rezoning result in an isolated zoning district unrelated to adjacent and nearby zoning districts ?
Applicant: No.
Staff: No. There is no R-6 zoning nearby.
(3) Will the proposed change cause an increase in population density ?
Applicant: Yes.
Staff: Yes.
(4) Will the proposed change likely increase traffic on roads or increase the demand on public services (utilities, fire protection, etc..) ?
Applicant: Yes.
Staff: Yes, but there is more than sufficient capacity available in these facilities.
(5) Will the proposed change have negative impacts on the quality of life in the neighborhood or surrounding community ?
Applicant: No.
Staff: No adverse impact.
(6) Will there be any negative impacts on the environment (wetlands, floodplain, groundwater recharge, air quality, etc...) ?
Applicant: No.
Staff: No significant adverse impact.
(7) Will the proposed change negatively affect marketability or development of surrounding property ?
Applicant: No..
Staff: No significant adverse impact.

(8) Is the proposed change out of scale with the needs of the community ?	
Applicant:	No.
Staff:	Yes perhaps.
(9) Could the proposed change be considered a grant of special privilege for the subject property that is not enjoyed by surrounding properties ?	
Applicant:	No.
Staff:	No. The proposed change would not be considered a grant of special privilege.

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: No comments

GIS / Addressing: No comments

Hahira Fire: < No comments received >.

Hahira Engineering: < No comments received >

Landscape:: New development must meet the requirements of the Hahira Landscape Ordinance. Any tree removals may require a Permit and possible replacement.

Attachments:

Letter of Authorization
Boundary Survey
Zoning Location Map
Character Area Map
Aerial Location Map
2008 Land Use Certificate
2008 Conceptual Layout (b/w)
New Conceptual Layout (color)

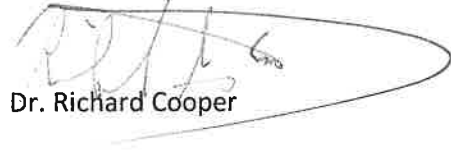
March 25, 2022

Sweet Bay Properties LLC

Management of Zoning Issues

To Whom It May Concern,


I have appointed Jimmy Whatley as my representative on all zoning requests and other issues concerning the 72.03 acres (parcel number 0024024) located on N. Union Rd in Hahira, GA.



Dr. Richard Cooper

Owner of Sweet Bay Properties LLC and the subject property

Notary Seal:



Stephanie Whittington

Duly sworn and subscribed to me this 25th day
of March 2022 by Stephanie Whittington.

Stephanie Whittington
NOTARY PUBLIC
Lowndes County, GEORGIA
My Commission Expires 08/02/2022

HA-2022-06

March 23, 2022

Mr. Matt Martin
Valdosta City Hall Annex
327 N. Ashley St.
2nd Floor
Valdosta, Ga 31601

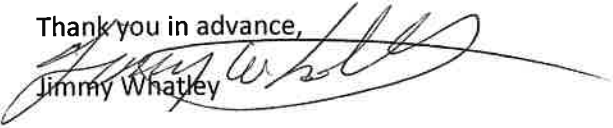
Dear Matt,

Please find this as my letter of Intent to develop a 167 lot subdivision on Union Road. It is a 72.0 acre tract being in map 0024 parcel 024.

The land will be rezoned to R-10/R-6 Development standards. City of Hahira water and sewer is available with adequate capacity.

Pace Engineering (Matt Phelps) 229-292-0756 will be the Engineer for the project. If you have any questions, please call me or Matt

Thank you in advance,


Jimmy Whatley

HA-2022-06

HA-2022-06 Zoning Location Map

Sweet Bay Properties
Rezoning Request

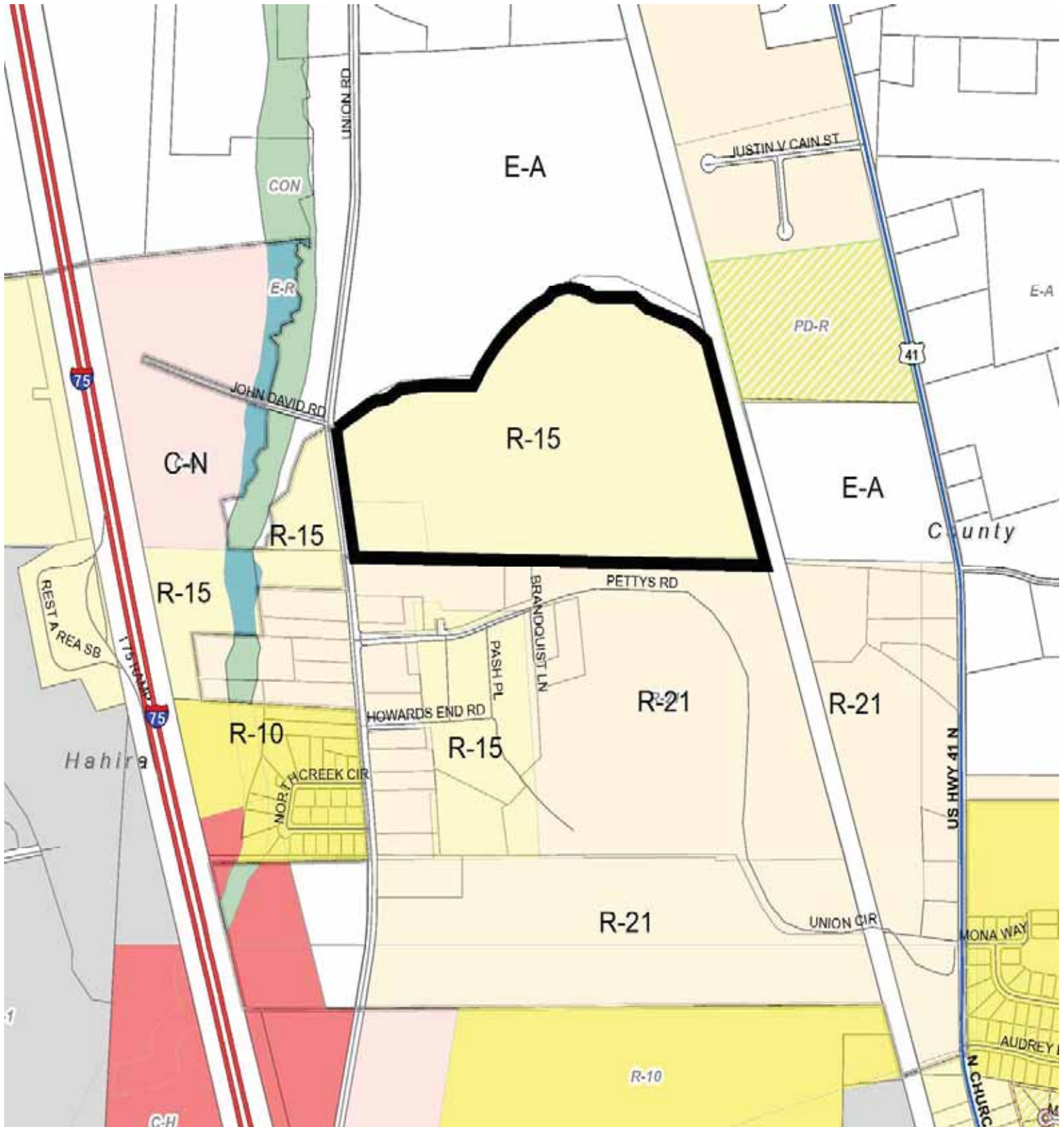
7440 Union Road
Tax Map: 01024 Parcel: 024

Current Zoning: R-15



** Map NOT to scale

Map Data Source: VALOR GIS April 2022



HA-2022-06 Future Development Map

**Sweet Bay Properties
Rezoning Request**

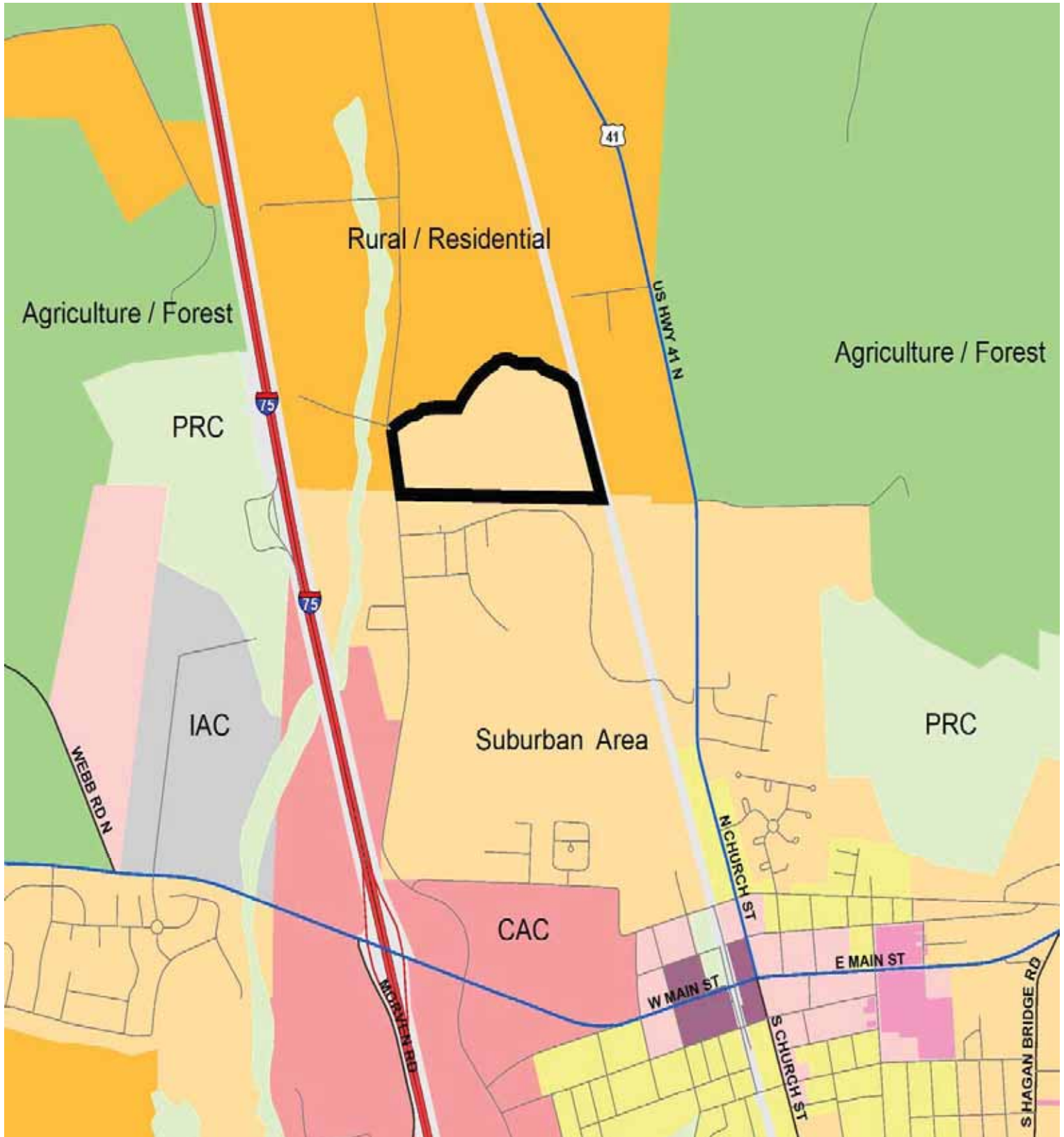
7440 Union Road
Tax Map: 01024 Parcel: 024

Character Area: Suburban Area



** Map NOT to scale

Map Data Source: VALOR GIS April 2022



HA-2022-06 Aerial Location Map

Sweet Bay Properties
Rezoning Request

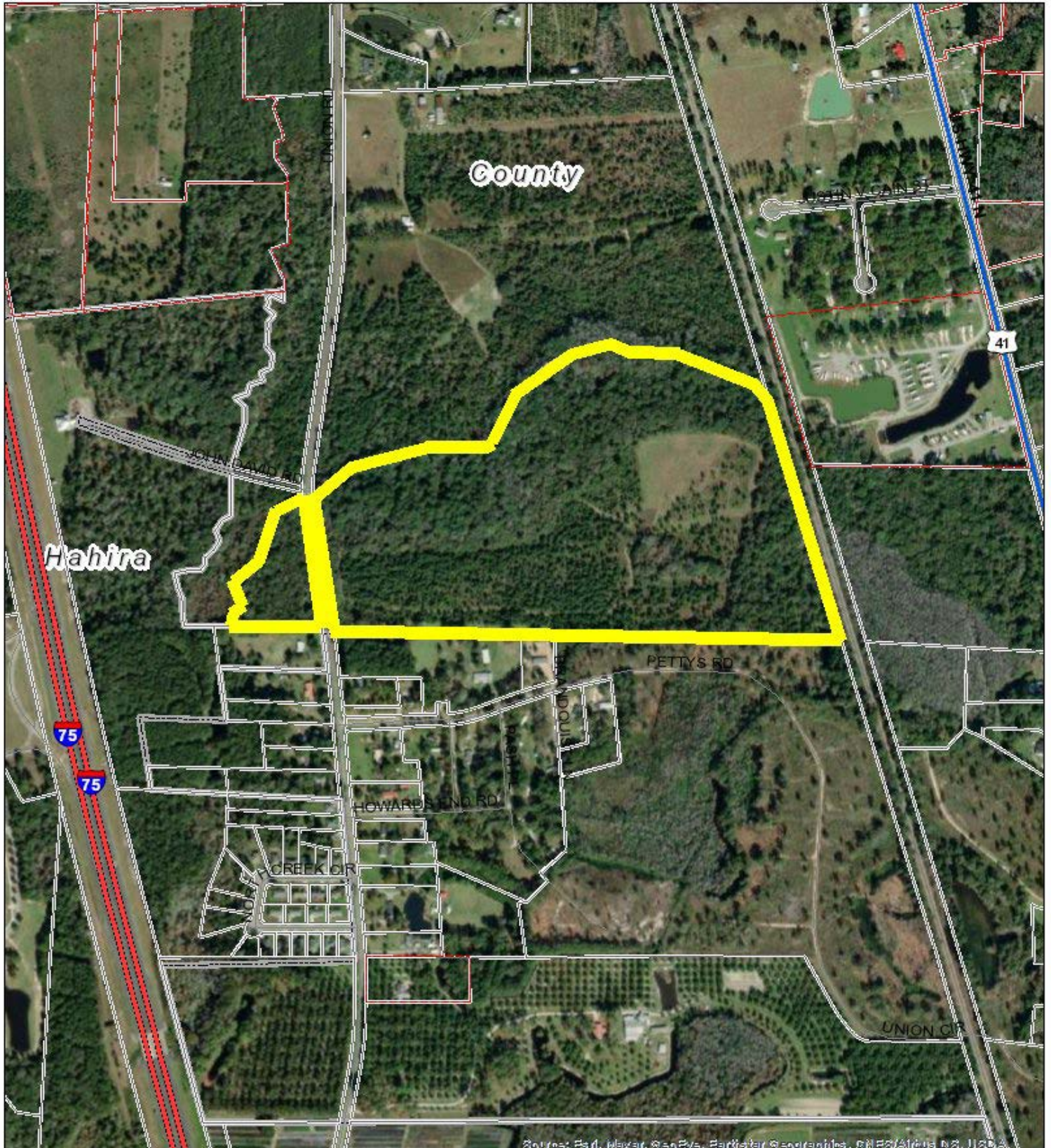
7440 Union Road
Tax Map: 0024 Parcel: 024

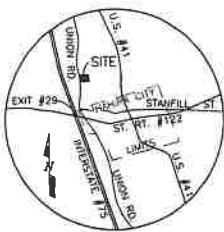
~2020 Aerial Imagery



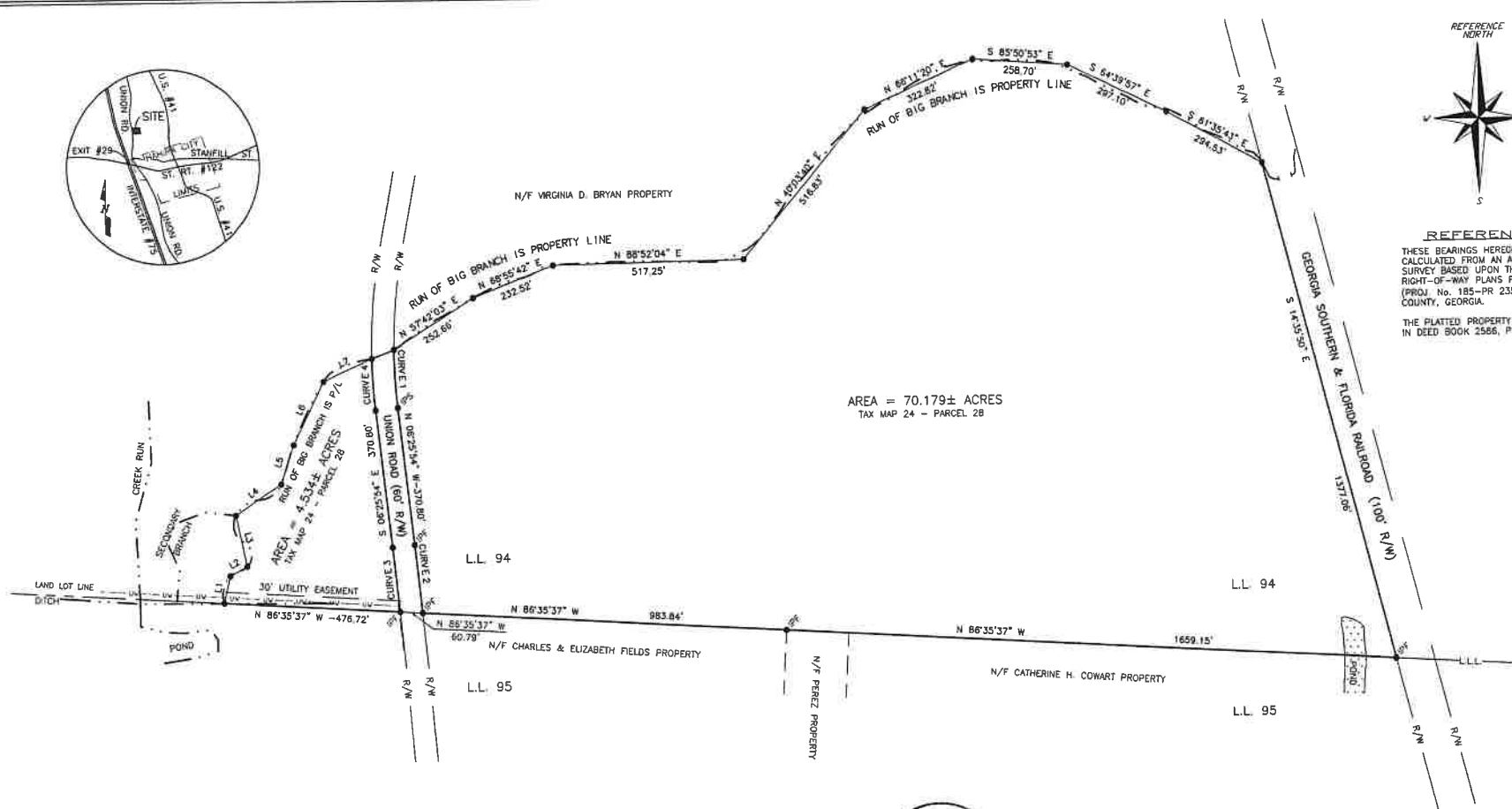
** Map NOT to scale

Map Data Source: VALOR GIS April 2022





REFERENCE
THESE BEARINGS HEREIN HAVE BEEN CALCULATED FROM AN ACTUAL FIELD SURVEY BASED UPON THE RIGHT-OF-WAY PLANS FOR UNION ROAD (PROJ. No. 185-PR 235), LOWNDES COUNTY, GEORGIA.
THE PLATTED PROPERTY IS DESCRIBED IN DEED BOOK 2586, PAGE 238.



LINE DATA (G/L BRANCH)

- L1-N 12°35'05" E -74.52'
- L2-N 61°36'40" E -52.37'
- L3-N 11°54'26" W -139.54'
- L4-N 55°52'45" E -148.39'
- L5-N 18°22'41" E -110.70'
- L6-N 26°06'51" E -188.33'
- L7-N 65°50'07" E -145.35'

- CURVE 1**
R = 1402.66'
L = 155.91'
CHD=155.83'
BRG=N 03°14'50" W
- CURVE 2**
R = 17835.79'
L = 163.82'
CHD=163.82'
BRG=N 06°08'11" W
- CURVE 3**
R = 17775.79'
L = 173.43'
CHD=173.43'
BRG=S 06°03'08" E
- CURVE 4**
R = 1462.66'
L = 138.83'
CHD=138.78'
BRG=S 03°42'45" E

GEORGIA, LOWNDES COUNTY
RECORDED
This plat is subject to the
Plat Cabinet #119-025
Sara L. Crow
Clerk Superior Court

LEGEND	
IRF	IRON REBAR FOUND
IRPS	IRON REBAR SET
●	CORNER/ANGLE POINT
—	NOT TO SCALE
N/F	NOW OR FORMERLY
-x-	FENCE



**BOUNDARY SURVEY PLAT OF
THE GUTHRIE LUMBER CO., INC. PROPERTY**

TOTAL AREA	LAND LOT	LAND DISTRICT	CITY	COUNTY
74.713± ACRES	94	12th	N/A	LOWNDES



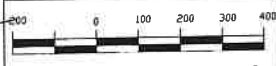
PREPARED FOR RICHARD D. COOPER & JOY B. COOPER BY:
DeVANE SURVEYING, INC.
DEAN B. DeVANE Ga. RLS #2620
3859 KNIGHTS ACADEMY ROAD-VALDOSTA, GEORGIA-31605
TEL: (229) 253-8080 FAX: (229) 249-8027

I HEREBY CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL FIELD SURVEY UNDER MY SUPERVISION; THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS BEEN OBTAINED FROM A CLOSED LOOP TRAVERSE HAVING AN ANGULAR ERROR OF 27" PT AND A LINEAR CLOSURE OF 1 FOOT IN 68,783 FEET. NO ADJUSTMENT HAS BEEN PERFORMED. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE, AND IS ACCURATE WITHIN A MINIMUM OF 1 FOOT IN 242,581 FEET.



FIELD SURVEY: 18 MARCH 2004 (70.179± AC.)
DATE COMPLETED: 08 JULY 2004 (4.534± AC.)

DESI PROJECT No.: 04017-C-LWN
DRAWING: 04017C-LWN.DWG



EQUIPMENT USED: TOPCON GTS-802AR
HUSKY MP-2500 D.C.

Dean B. DeVane 02-08-04
DEAN B. DeVANE GA RLS #2620

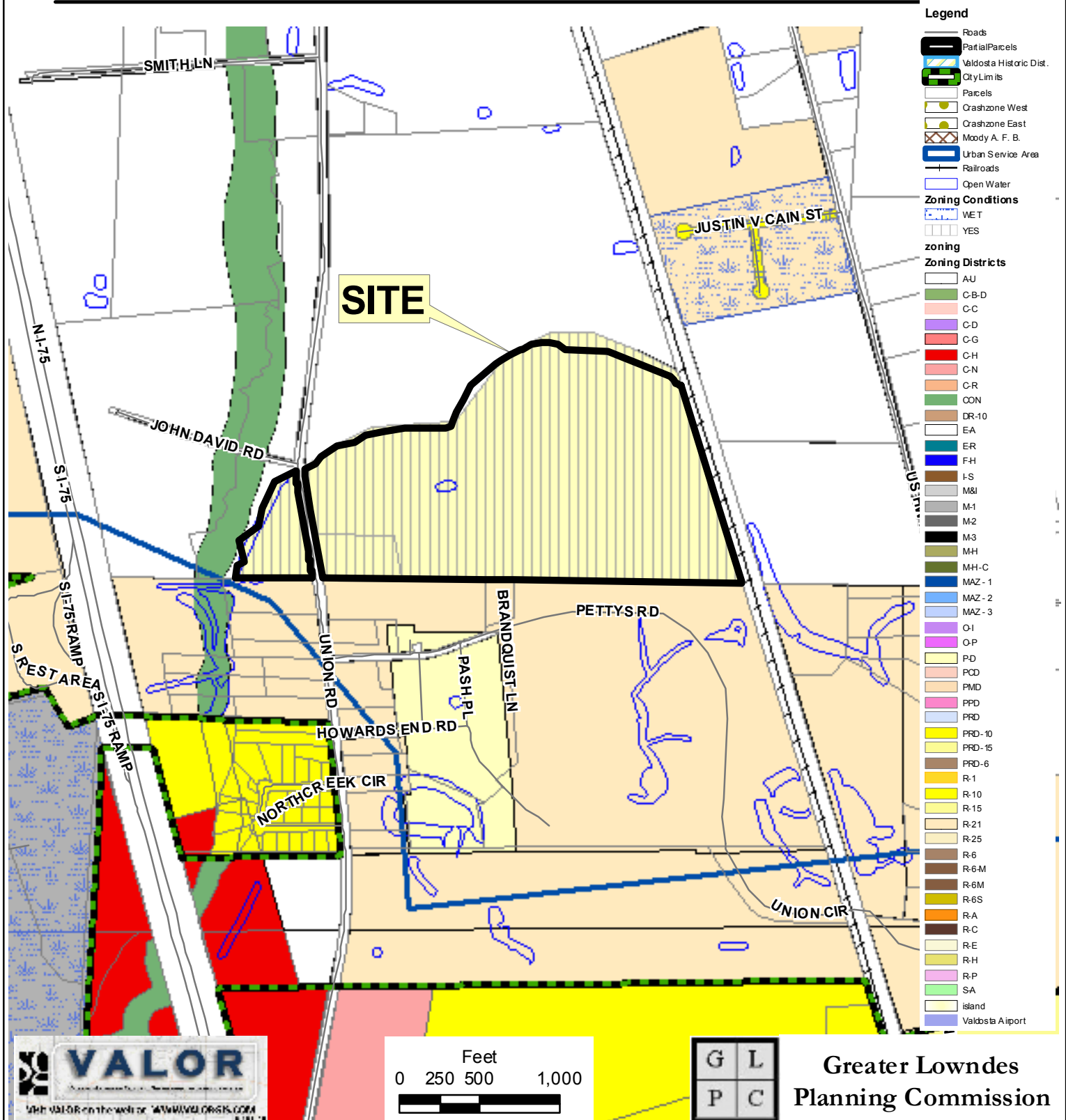


HA-2008-06

Zoning Location Map

City of Hahira
Rezoning and Annexation Request

Current Zoning: PUD
Proposed Zoning: R-10





LAND USE CERTIFICATE

CITY OF HAHIRA, GEORGIA

The following described property is subject to the following site-specific land use approvals, conditions, and regulations as of the date set forth below:

Map Number: 0024 Parcel Number: 024

Property Size and Location: 70.17 acres on the east and west side of North Union Road

REZONING REQUEST	
Applicant: City of Hahira	File #: HA-2008-06
Original Zoning Classification: Planned Development (P-D) County	
Requested Zoning Classification: Single-Family Residential (R-10) City	
Date of Final Public Hearing: April 3, 2008	
<p>Hahira Mayor/ Council approved request to annex and rezone 70.17 acres from Planned Development (P-D) County to Single-Family Residential (R-15) City.</p>	

Application and permit file, for requests which were approved with conditions, should be reviewed. The summaries of conditions on this certificate are for general information only, and may not be relied upon exclusively.

Except for approved variances, this property is still subject to applicable zoning, subdivision, building, and other codes and regulations of the City of Valdosta, Georgia.

This certificate reflects the status of the property as of **(April 3, 2008).**

This land use information has been recorded on the City of Valdosta VALOR Zoning Map.


PLANNING & ZONING ADMINISTRATOR


GIS TECHNICIAN

5-23-08
DATE

6/16/08
DATE

HA-2008-06

GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH LOWNDEN COUNTY STANDARDS AND SPECIFICATIONS.
2. WHILE WORKING WITHIN LOWNDEN COUNTY RIGHT OF WAY, CONTRACTOR SHALL BE RESPONSIBLE FOR CLEARING & GRUBBING AND THE REMOVAL OF ALL DEBRIS.
3. CONTRACTOR SHALL HAVE ALL EROSION CONTROL MEASURES IN PLACE PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO NOTIFY UTILITY PROTECTION CENTER A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION.
5. CONTRACTOR TO VERIFY ALL HORIZONTAL & VERTICAL LOCATIONS OF ALL EXISTING AND PROPOSED STRUCTURES PRIOR TO CONSTRUCTION.
6. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS IN THE PLANS PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS IN THE PLANS PRIOR TO CONSTRUCTION.
8. CONTRACTOR TO NOTIFY ENGINEER OF ANY CONFLICTS IN THE PLANS PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL NOTIFY LOWNDEN COUNTY ENGINEERING DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL NOTIFY LOWNDEN COUNTY UTILITY DEPARTMENT A MINIMUM OF 24 HOURS PRIOR TO ANY CONNECTIONS TO THE COUNTY UTILITY SYSTEM.
11. CONTRACTOR TO PROVIDE ALL CONSTRUCTION STAKING.
12. A MINIMUM OF 16" OF VERTICAL AND 16" HORIZONTAL SEPARATION SHALL BE MAINTAINED BETWEEN ALL UTILITIES.
13. ALL PARKING STALLS AND DIRECTIONAL ARROWS ARE TO BE PAINTED WHITE, NO PARKING AREAS PAINTED YELLOW, AND HANDICAP SPACES AND SYMBOLS PAINTED BLUE.
14. ASPHALT PAVING IN VEHICLE PARKING SHALL BE 1" ON A 6" BASE OF EITHER SOIL-CEMENT OR LIMEROCK. IN HEAVY TRUCK AREAS, THE PAVING SHALL BE EITHER 3" ASPHALT ON A 6" BASE OF SOIL-CEMENT OR 2" ASPHALT ON A 6" BASE OF LIMEROCK.
15. ALL EXTENSIONS AND ADDITIONS TO THE LOWNDEN COUNTY UTILITY SYSTEM WILL BE PERFORMED BY A GEORGIA LICENSED UTILITY CONTRACTOR.
16. ANY CROSS CONNECTION TO THE LOWNDEN COUNTY WATER SYSTEM IS PROHIBITED.

STORM SEWER NOTES:

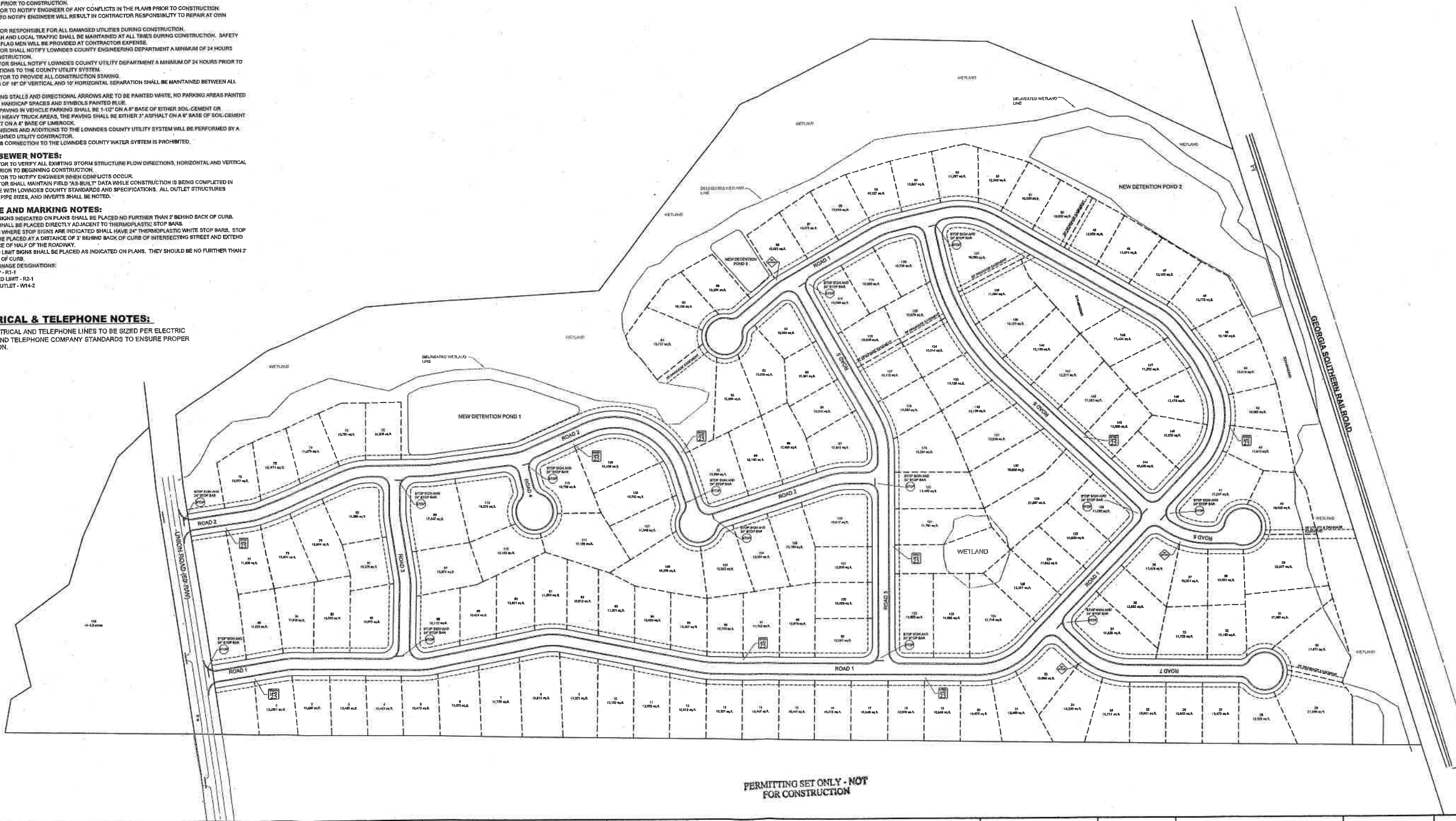
1. CONTRACTOR TO VERIFY ALL EXISTING STORM STRUCTURE FLOW DIRECTIONS, HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO BEGINNING CONSTRUCTION.
2. CONTRACTOR TO NOTIFY ENGINEER WHEN CONFLICTS OCCUR.
3. CONTRACTOR SHALL MAINTAIN FIELD "AS-BUILT" DATA WHILE CONSTRUCTION IS BEING COMPLETED IN ACCORDANCE WITH LOWNDEN COUNTY STANDARDS AND SPECIFICATIONS. ALL OUTLET STRUCTURES DIMENSIONS, PIPE SIZES, AND INVERTS SHALL BE NOTED.

SIGNAGE AND MARKING NOTES:

1. ALL STOP SIGNS INDICATED ON PLANS SHALL BE PLACED NO FURTHER THAN 7' BEHIND BACK OF CURB. STOP SIGNS SHALL BE PLACED DIRECTLY ADJACENT TO THERMOPLASTIC STOP BARS.
2. ALL AREAS WHERE STOP SIGNS ARE INDICATED SHALL HAVE 24" THERMOPLASTIC WHITE STOP BARS. STOP BARS SHALL BE PLACED AT A DISTANCE OF 3' BEHIND BACK OF CURB OF INTERSECTING STREET AND EXTEND TO A DISTANCE OF HALF OF THE ROADWAY.
3. ALL SPEED LIMIT SIGNS SHALL BE PLACED AS INDICATED ON PLANS. THEY SHOULD BE NO FURTHER THAN 7' BEHIND BACK OF CURB.
4. MUTED MESSAGE DESIGNATIONS:
STOP - R1-1
SPEED LIMIT - R2-1
NO OUTLET - W14-2

ELECTRICAL & TELEPHONE NOTES:

1. ALL ELECTRICAL AND TELEPHONE LINES TO BE SIZED PER ELECTRIC COMPANY AND TELEPHONE COMPANY STANDARDS TO ENSURE PROPER INSTALLATION.



PERMITTING SET ONLY - NOT FOR CONSTRUCTION

DATE	REVISIONS	DESCRIPTION

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IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
UTILITIES PROTECTION CENTER
IT'S THE LAW

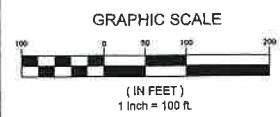
LOVELL LEA
ENGINEERING
ASSOCIATES, P.C.
CIVIL, ENVIRONMENTAL - LAND PLANNING
GA CORP#0418056
FL CORP#W430002185
P.O. Box 2330 • 3008 Intercontinental Road • Valdosta, GA 31604
Telephone: 229-253-4900 • Fax: 229-253-1842 • Email: lea@leapc.com

OVERALL LOT LAYOUT & SIGNAGE PLAN FOR:

**SWEET BAY PROPERTIES
UNION RIDGE**

LOWNDEN COUNTY STATE OF GEORGIA

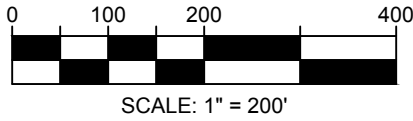
SCALE: 1" = 100'
DESIGNED BY: M.D.P.
CHECKED BY: J.S.L.
SUBMITTAL DATE: 10-31-01
DRAWING NAME: UnionRd3.dwg
JOB No. 0251-07-36-0



C-2
3 of 22 SHEETS

S: 0251-07-36-01 (Paul Orbes-Union Rd Sub) UnionRd3.dwg 10/30/2007 3:18:12 PM EDT

UNION RIDGE
CONCEPT LOT LAYOUT



TOTAL LOTS: 171
MIN LOT WIDTH: 65'

- LOT SIZE LEGEND**
- 6,000 - 8,000 SF (12%)
 - 8,000 - 10,000 SF (37%)
 - 10,000 - 15,000 SF (40%)
 - > 15,000 SF (11%)

