

06/21/22

To: Hahira Mayor and Council

From: WG Investment and Development LLP

Re: Rezoning petition.

Mayor and Council of Hahira, we are submitting a request for a change in zoning of ~16.3 acres of from Residential-10 -to- Commercial Highway. The subject property lies between Ga. Highway 122 and Stanfil Street in Hahira.

More specifically, the subject R-10 property is bounded on the west by a dividing line between the subject property and ~7.6 acres of undeveloped C-H zoned property that continues westerly to Union Road. On the east, the property is bounded by ~1.9 acres of wetland, continuing east with ~5.4 acres of dry R-10 zoned (currently undeveloped), to Newsome and Lawson Streets. To the South, the subject property is bounded by a dividing line between ~20.5 of undeveloped C-H property (and, excluding the undeveloped C-H property, contains the developed commercial & professional properties of Hahira Vet Clinic, Kit Robinson Family Dentistry, NAPA, and The Slice), to Ga. Highway 122. To the North, the subject property is bounded by Stanfil Street.

Serious offers to purchase the subject property by developers have been made in order to develop the real estate either at its current R-10 zoning, or with a an attempt to change zoning to that which permits greater residential density. WG investment and Development feels it is appropriate to allow the Hahira Mayor & Council to weigh in with their collective judgement as to which zoning would make best use and zoning make-up of the larger commercial corridor on the north side of Ga. 122 (formerly known as Hahira Gateway) between the I-75 interchange and the City of Hahira.

A comprehensive commercial plan was developed by Lovell and Associates for this larger tract of land, which makes the entirety of the subject property commercial, rather than the current combination of residential property mixed with commercial. A professional realtor (1st Commercial) has been enlisted to market this potential new commercial subdivision, with one contract for sale of a 2.3 acre lot on Ga. 122 in negotiation. The positive implications for added commercial development to the City are obvious and need little enumeration.

Importantly, the residents on the North side of Stanfil St., whose property values and enjoyment of their neighborhood were protected with special conditions of a granted zone change of 7.62 acres some 5 years ago. (The change in zoning was granted due to loss of ~9 acres of commercial property from a forced D.O.T. sale, to relocate Union Road). The special conditions attached to the zone change included a landscaped setback buffer with opaque fencing and no traffic ingress/egress directly from any commercial development onto Stanfil Street. Those same special protective conditions will apply to the subject property bounded by Stanfil Street, and to the East by retaining the current R-10 zoning and a 350' -to- 500' buffer between the margins of identified wet areas and the residents on Newsome and Lawson Streets. Additionally, an offer to pave a 60' connector right of way between Stanfil Street and Ga.122, in order to by-pass the double hairpin turns on Newsome and Lawson Streets, (which is the Eastern connector of this neighborhood to Hahira), is on the table.

An initial submitting of this intended request was made known to Matt Martin with the Greater Valdosta Development office in a pre-application meeting, and with the Hahira Council work session on 05/10/22.

ThankYou for your time in consideration of this application,

Justin Coleman
WG Investment and Development LLP.