



Valdosta – Hahira Planning & Zoning Division

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**** 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