

ULDC APPLICATION

Required Approvals	Contact Number	Contact Made & Date
Lowndes County Zoning Office	(229) 671-2430	
Lowndes County Board of Health	(229) 245-2314	
Lowndes County Utilities Department	(229) 671-2500	
Lowndes County Engineering Department	(229) 671-2424	
Valdosta/Lowndes County Inspections Department	(229) 259-3561	
Lowndes County Technical Review Committee	(229) 671-2424	
Lowndes County Fire/Rescue	(229) 671-2730	
Valdosta-Lowndes Zoning Board of Appeals	(229) 671-2430	
Moody Air Force Base and/or Valdosta Airport Authority	(229) 671-2419	
Greater Lowndes Planning Commission	(229) 671-2424	
Lowndes County Board of Commissioners	(229) 671-2400	
Type of Application*	Fees*	Case Number
*For Application Types and Associated Fees Please See the ULDC Processing Sheet on Page 4		
REZONING APPLICATION	\$ 600.00	REZ-2013-08

REASON FOR REQUEST: REQUEST TO REZONE PROPERTY TO A PLANNED DEVELOPMENT

(PD) WITHIN THE MAZ-1 ZONING OVERLAY DISTRICT

Additional Narrative Attached

PROJECT INFORMATION

Project Name: MFH TRACT 'A' REZONING Property Address: ROBERTS RD., VALDOSTA, GA 31605
0181 025B,

Map and Parcel Number: 0181 027 Property Size: 123.45 ACRES

Current Deed and/or Legal Description Attached

Current Survey Attached

Current Building Square Footage: 9,100 Proposed Building Square Footage: N/A

Current Impervious Surface %: 0.17% Proposed Impervious Surface %: +/- 35%

Current Number of Lots: 0 Proposed Number of Lots: 184

Current Zoning District: MAZ-1 Proposed Zoning District: PD - Residential

Is this property within a special or overlay district?

No

Yes

If this application is within a special or overlay district please specify which one: _____

Moody Activity Zone 1 (MAZ-1), & North Bemiss Rd. Corridor

Flood Zone: X Base Flood Elevation: N/A

(This information shall be based on the Flood Insurance Rate Maps)

MAP PANEL 13185C0150E, DATED 9/26/08)

Is this property within a water resource protection district? No Yes

If this application is within a water resource protection district please specify which one: N/A

Please circle one of the following: County Water Community Well Individual Well

Please circle one of the following: County Sewer Septic system Other

Property Depiction on Lowndes County Future Development Map: _____

INSTITUTIONAL ACTIVITY CENTER Additional Narrative Attached

Is this application a re-submittal? No Yes

If this application is a re-submittal, please provide file number, date of application, and action taken on all previous applications: Property was described as "Future Development" on previous PD Zoning action, File # LO-2004-59, approved on 9/14/04.

PROFESSIONAL TO CONTACT e.g. ENGINEER, SURVEYOR, ARCHITECT, OR LAWYER

Name: David A. Lavender, P.E.; Allen Engineering, Inc. Address: 106 Dixie Lane

City: Cocoa Beach ST: FL Zip: 32927

Phone #: (321) 783-7443 Cell Phone #: (321) 302-3290 Fax #: (321) 783-5902

Email Address: dlavender@alleneng.net

OWNERSHIP INFORMATION

Joseph F. Carabetta;
Property Owner: MFH Development, LLC Address: 200 Pratt St.

City: Meriden ST: CT Zip: 06450

Phone #: (203) 639-5143 Cell Phone #: (203) 623-1639 Fax #: (203) 238-3146

Email Address: jfc@carabetta.com

OWNER'S SIGNATURE (Testifying ownership of aforementioned property):

MFH DEVELOPMENT LLC

Joseph F Canabetta
Signature of the property owner

Signature of the property owner

JOSEPH F CANABETTA
DULY AUTHORIZED AGENT
NOTARIZATION FOR OWNER'S SIGNATURE

NORMAN S. ISKO
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMMISSION EXPIRES MARCH 31, 2017

Norman S. Isko
NOTARY PUBLIC

If the applicant or agent is a representative of the property owner, a notarized statement authorizing the representative to act as an agent of the property owner with regard to the application and associated procedure, shall be completed with this application.

Agent's Name: Roger Sevigny Agent's Street Address: 106 Dixie Lane
City: Cocoa Beach ST: FL Zip: 32931
Phone #: (321) 783-7443 Cell Phone #: (321) 302-3278 Fax #: (321) 783-5902
Email Address: rsevigny@alleneng.net

AGENT AUTHORIZATION

Roger Sevigny, of Allen Engineering, Inc. agent, is hereby authorized as my legal representative and designated agent to speak in my behalf for the subject matter.

MFH DEVELOPMENT LLC

Joseph F Canabetta
Signature of the property owner

Signature of the property owner

JOSEPH F CANABETTA
DULY AUTHORIZED AGENT
NOTARIZATION FOR AGENT'S AUTHORIZATION

NORMAN S. ISKO
NOTARY PUBLIC
STATE OF CONNECTICUT
MY COMMISSION EXPIRES MARCH 31, 2017

Norman S. Isko
NOTARY PUBLIC

Thank you for the time and effort involved in the completion of this application. Your diligence will help to ensure that your application is reviewed as efficiently and effectively as possible.

Application Types	Application Requirements Section	Estimated Cost to the County	Citizen Filing Fee	Estimated Time to Process Application	Processing Deadlines
Exempt Subdivision	10.02.01 & 10.01.04(G)	\$93	\$50	3 to 10 Days	Monday for Tuesday TRC Agenda ¹
Pre-Application Conference Request	10.02.01 & 10.01.01	\$104	\$0	1 to 5 Days	Friday for Tuesday TRC Agenda ¹
Minor Subdivision	10.02.01 & 10.01.04(E)	\$170	\$150	15 to 30 Days	
Conventional Subdivision Preliminary	10.02.01, 10.01.06, & 10.02.02(A)	\$451	\$400	30 to 45 Days	
Conventional Subdivision Final	10.02.01, 10.01.06, & 10.02.02(B)	\$220	\$200	30 to 45 days	
Development Plan	10.02.01 & 10.02.03	\$227	\$200	15 to 30 Days	
Improvement Plan (1 st Submittal)	10.02.01 & 10.02.04	\$315	\$300	15 to 30 Days	
Improvement Plan (3 rd Submittal and Beyond)	10.02.01 & 10.02.04	\$315	\$350	15 to 30 Days	
Rezoning	10.02.01 & 10.02.05	\$968	\$600*	50 to 75 Days	5 th of Month for Next Month's GLPC Agenda and Subsequent Month's LCBOC Agenda ³
Amendment to Approved Application	10.02.01 & 10.02.06	\$902	\$500*	15 to 75 Days	
ULDC Amendment	10.02.01 & 10.02.07	\$601	\$450*	50 to 75 Days	
Tower/Antenna	10.02.01 & 5.05.00	\$644	\$500*	50 to 75 Days	
Variance	10.02.01 & 9.02.00	\$631	\$450*	45 to 60 Days	5 th of Month for Next Available ZBOA Agenda ²
Administrative Appeal	10.02.01 & 10.04.00	\$631	\$450*	45 to 60 Days	
Administrative Waiver	10.02.01 & 9.03.00	\$106	\$0	3 to 7 Days	None
Vested Rights	10.02.01 & 9.04.00	\$575	\$250*	22 to 30 Days	None

*Citizen Filing Fees do not include a notice fee of \$5 per adjacent property owner.

1. For applications that need to be on the Technical Review Committee (TRC) Agenda, those applications turned in by Friday, Oct 5th would be eligible for the TRC Meeting on Tues., Oct 9th. The TRC meets every Tues. in the Lowndes County Administrative Complex located at 327 N. Ashley St.
2. For applications that need to be on the Zoning Board of Appeals (ZBOA) Agenda, those applications turned in by Nov 5th would be eligible for the Dec 4th ZBOA Agenda. The ZBOA meets the first Tues. of each month in the Valdosta City Hall Annex located at 300 North Lee Street.
3. For applications that need to be on the Greater Lowndes Planning Commission (GLPC) Agenda and the Lowndes County Board of Commissioners (LCBOC) Agenda, those applications turned in by Nov 5th would be eligible for the Nov 26th GLPC Agenda and the Dec 11th LCBOC Agenda. The GLPC meets the last Mon. of each month and the LCBOC meets the 2nd and 4th Tues. of each month. The GLPC meets in the Lowndes County Administration Building located at 325 West Savannah Ave. The LCBOC meets in the Administrative Complex located at 327 N, Ashley St.



(321) 783-7443 FAX: (321) 783-5902
Web Site: www.alleneng.net
186 DIXIE LANE - P.O. BOX 321321,
COCOA BEACH, FLORIDA 32932-1321

Carmella Braswell, Zoning Administrator
Board of Commissioners of Lowndes County
327 N. Ashley St., 2nd Floor
Valdosta, GA 31601
229-671-2430

July 8, 2013

RE: MFH Tract 'A' Rezoning, Moody AFB Housing Privatization

Dear Ms. Braswell,

On behalf of MFH Development, LLC, submitted herewith is an application for Rezoning Tract 'A' to a Planned Development, PD Zoning, along with supporting documents. The subject property of the application is located off Bemiss Hwy. 125 and Roberts Rd. south of Moody AFB and adjacent to the west of Magnolia Grove – the existing military housing subdivision. The property is approximately 124 acres and is proposed to be developed with up to 184 single family lots. The proposed concept plans depict a gated master planned community consisting of single family residential lots, senior officer housing area, recreation areas, leasing office, and significant amount of open space including preserved wetlands and natural vegetation.

The proposed community concept design allows for boulevard type entrance roads, pedestrian connectivity, as well as opportunities for running trails, and outdoor recreation, all located conveniently within the development. Water quality will be provided by stormwater detention facilities located to take advantage of the natural topography of the land and the natural discharge points of the property. Alternative development standards have been formulated to ensure the design is consistent with the regional development characteristics and will contribute to the convenience, comfort, and quality of life for our military families serving at Moody AFB.

Rezoning request of this property from the current Moody Activity Zone, MAZ-1 Zoning, to a PD, is wholly conditioned upon the property being used only for military housing and only built by the entity that is the recipient of the award for the Moody Housing Privatization Award for contract #ACC Group III MHPI Project, solicitation number AFCEE-11-0002. In the event a planned development subdivision application is not submitted to Lowndes County within a specified time period, to be approved by the Board of Commissioners, the property zoning would revert back to MAZ-1.

Sincerely,

David A. Lavender, P.E.
Allen Engineering, Inc.

Attachments: Zoning Request Information, Property Assessor Maps, List of Adjacent Property Owners, ULDC Application, Property Deed, Boundary Survey, Conceptual Development Rezoning Exhibits

Zoning Request Information

Tax Map 181 Parcels 25B and 27, consisting of 123.45 acres

The subject parcel's historical zoning was A-U, Agricultural Use with rural residential uses. The current property is zoned MAZ-1, Moody Activity Zone 1, which requires special considerations for the activities of nearby Moody Air Force Base. The proposed rezoning change to PD, Planned Development for the sole purpose of developing military housing project is consistent with current uses in the area, and will continue to support the mission of Moody AFB by providing a convenient and secure housing community near the base for military families.

The adjacent Magnolia Grove military housing project is the only other PD zoning of this type in the surrounding area.

The proposed zoning change will increase the population of the property since it is currently agricultural use, with a few scattered residences. A general suburban residential pattern will be the typical nature of the property after development.

The proposed residential density will be similar to the density of the east adjacent PD zoning, and less than the density of the west adjacent residential manufactured home park.

The proposed development will moderately increase traffic on the surrounding roads consisting of Roberts Rd., Davidson Rd., and Bemiss Hwy. 125. However, Hwy. 125 is a four-lane divided highway with a raised median and limited access with enough capacity to handle the new development. Davidson Rd. is also being widened as a new commercial entrance into the Base.

The proposed development will consist of a maximum of 184 single family lots. The projected vehicle trip generation rates for this development were estimated based on ITE Trip Generation Report, 8th Edition, for single family residential code 210. The total daily trips estimated is 1,761, with the total PM peak trips of 186.

Corridor Road (COR) Overlay District – Project is located within Bemiss Rd. North road corridor which requires site design ingress/egress points to not cause or contribute to the degradation of efficient and safe moving of traffic on the highway. With this in mind the existing median cuts for left turn movements are already in place and a new median cut will not be permitted. There is one proposed right-in, right-out ingress/egress point proposed for the development on Bemiss Rd. for emergency access, meeting the 1,320 feet spacing for curb cuts.

There are three proposed ingress/egress points for the overall development parcel. The main 173 single family lots located on the south portion of the property will have two ingress/egress points, with the primary point being from Roberts Rd. and the secondary access for emergency use is from Bemiss Rd. Hwy 125. The proposed 11 senior officer lots located on the north portion of the property will access from privately owned Wilbanks Ave. and Phantom Dr. onto Moody AFB proper or Davidson Rd. through an access easement agreement with the adjacent property owner HP Communities, LLC.

The quality housing development should have a positive impact on surrounding land values and a minimal impact on public services.

There should be a positive to neutral effect on adjacent wetlands and drainage conveyance ditches as the proposed development will implement stormwater detention ponds to control both water runoff quality and quantity. The chemical and fertilizer pollutants associated with the historical agricultural use of the property will be greatly reduced after development.

The proposed zoning change and development should increase the sale and marketability of the surrounding Bemiss Rd. North Corridor land since more residential units creates a need for more supporting commercial uses.

The proposed development size and use is tailored to exactly what Moody AFB manpower needs forecast is for the future of this property.

Lowndes County provided water and sewer utilities located along Bemiss Rd. are available with adequate capacities to serve the proposed development.

The PD zoning designation is available to most land owners in Lowndes County with sufficient property size, so the zoning request is not a special privilege or grant of exception. The current Moody Activity Zone, MAZ-1, rezoned to a PD, is wholly conditioned upon the property being used only for military housing and only built by the entity that is the recipient of the award for the Moody Housing Privatization Award for contract #ACC Group III MHPI Project, solicitation number AFCEE-11-0002. In the event a planned development subdivision application is not submitted to Lowndes County within a specified time period, to be approved by the Board of Commissioners, the property zoning would revert back to MAZ-1.