

## **LETTER OF INTENT**

### ***Rezoning request for 65 acres on Hwy 41 in Hahira to Planned Development***

*McNeal Estates will have approximately 138 total single-family homes. Phase 1 will have 58 lots with a requested R-10 Zoning. The Lots will be 80 feet by 125 feet in size (10,000 SF). The roof pitch will be at least 7 ½ pitch with architectural like shingles. The exteriors will have stone, brick, vinyl, or wood siding. Any deviations from the specifications will have to be approved by the developers. The estimated purchase price will be \$175,000.00 to \$215,000.00.*

*Phase 2 will have 37 Lots with a requested R-6 Zoning. The lots will be 60 feet by 105 feet in size (6300 SF). These homes will be built with the same specifications as Phase 1. The estimated purchase price will be \$149,000.00 to \$175,000.00.*

*Phase 3 will have 43 Lots with a requested R-15 Zoning. The lots will be 100 feet by 150 feet in size (15,000 SF). The estimated purchase price will be \$220,000.00 and up. Phase 3 will be a gated community with a center island installed at the entryway.*

*In addition, the Developers will provide approximately 11 acres of common area for greenspace buffers and the enjoyment of the homeowners. Sidewalks will be required to be installed by each builder on designated streets. There will be a playground and recreation area installed by the developers along with a walking trail as added amenities. There will be at least two wet ponds located on the 65 Acres to add to the natural beauty of this property, plus retain water runoff from the development.*

*All entrances to the Development will have brick or stone walls with wooded fencing placed along Hwy 41. Flowers, shrubbery and mature trees will be planted at each entry along with other areas within the Development.*

*A Homeowners Association will be formed to regulate and monitor the Development and maintain the common areas.*

*McNeal Estates is designed to accommodate the following goals of the Greater Lowndes 2030 Comprehensive Plan:*