



GLPC AGENDA ITEM # 7

NOVEMBER 28, 2022

Deannexation Request by Chris Kain File #: HA-2022-10

Chris Kain is requesting to deannex 1.576 acres from the City of Hahira. The subject property is located at 501 South Hagan Bridge Road in Hahira, which is at the SE corner of the intersection of South Hagan Bridge Road with the entrance drive to Hahira Elementary School. The property is currently zoned R-10 in the City and is undeveloped. The applicant is proposing to develop the property with his own rural residence as well as some unspecified agricultural-related uses. Lowndes County has approved the “consent resolution” for the deannexation request. If the deannexation is approved, the applicant would then need to seek Rezoning in Lowndes County, and it is believed the applicant would be requesting some form of agricultural type zoning in the County – such as either E-A or R-A. It should also be noted that the applicant owns a separate parcel of land (approximately 2.20 acres) immediately to the east, that is in unincorporated Lowndes County. This other parcel of land is currently zoned R-21 in the county.

The property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan which supports residential zoning districts. (The applicant’s other property is within the Suburban Area (SA) Character Area). The subject property is adjacent to the unincorporated area of Lowndes County. Deannexation of this property would not create any “islands” of incorporated area and it is therefore eligible for consideration under State law. It should also be noted that the subject property is part of the original “square” of city limits for Hahira, which is why the property has an angular east property line.

Deannexation requests are reviewed and processed in a similar manner as annexation, but in reverse. As required by State law, the applicant has already received a Resolution of consent from the Lowndes County Commission (see attached). However, just like an annexation request, the final decision for deannexation rests with the Hahira City Council and the decision is purely discretionary. Deannexation requests are very rare, and staff cannot remember any previous such deannexation request for the City of Hahira.

Many of the same factors and rationale considered for an annexation, are also considered for a deannexation. In this case, these reduce down to two main areas: land use and “potential development” as it relates to physical access, and City provision of utilities and other services. The property’s only direct access is to a City street (S Hagan Bridge Road) and the property is within the City’s water and sewer service area – with these existing facilities being adjacent to the property. Therefore, any development of this property requiring such services would need to be located in (or should remain in) the city limits of Hahira. This alone makes staff find the deannexation request to be illogical. Because the City’s zoning ordinance does not offer any form of Agricultural type zoning nor sufficiently allows agricultural type land uses in other zoning districts, the applicant has verbally stated his reason for deannexation is to simply seek these kinds of options within Lowndes County. However once deannexed, the City of Hahira has no jurisdiction or purview over what the approved County zoning would be. Given the surrounding land use and zoning patterns being dominated by “residential” and all the other reasons stated above, staff cannot find any logical reason to support this deannexation request.

Staff Recommendation: Find inconsistent with the Comprehensive Plan and recommend **denial** to the City Council.