



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.

Planning Analysis & Property Information

| | | | |
|---------------------------------------|--|--|--|
| Applicant / Owner: | Chris Kain | | |
| Request: | Deannex 1.576 acres back into unincorporated Lowndes County | | |
| Property General Information | | | |
| Size & Location: | One parcel totaling 1.576 located at the SE corner of the intersection of South Hagan Bridge Road with the entrance drive to Hahira Elementary School. | | |
| Street Address: | 501 South Hagan Bridge Road | | |
| Tax Parcel ID: | Map # 0047 Parcel # 100 | City Council District: | 2 <i>Councilman Davis</i> |
| Zoning & Land Use Patterns | | | |
| | | Zoning | Land Use |
| Subject Property: | Existing: | R-10 | Vacant, undeveloped |
| | Proposed: | ?? | Rural residence & agriculture |
| Adjacent Property: | North: | R-10, R-6M | Entrance drive to Hahira ES, apartments |
| | South: | R-10 | Single-family subdivision (under construction) |
| | East: | R-21 | Undeveloped (applicant's property) |
| | West: | R-10 | Single-family subdivision |
| Neighborhood Characteristics | | | |
| Historic Resources: | There are no known historic resources in the area. | | |
| Natural Resources: | Vegetation: | Natural vegetation – partially cleared | |
| | Wetlands: | There are likely jurisdictional wetlands along the existing drainageway along the subject property's south property line | |
| | Flood Hazards | The property is located well-outside the current FEMA designated 100-year floodplain | |
| | Groundwater Recharge: | There are no significant groundwater recharge areas on or near the subject property | |
| | Endangered Species: | There no known endangered species on or near the subject property. | |
| Public Facilities | | | |
| Water & Sewer: | Existing Hahira water & sewer services along South Hagan Bridge Road. | | |
| Transportation: | South Hagan Bridge Road (local street) | | |
| Fire Protection: | Fire Station – downtown (0.50 miles to the west) The nearest fire hydrant is across the street at the corner of Francis Street and South Hagan Bridge Road. | | |

Comprehensive Plan Issues

Character Area: Established Residential

Description: Typically an older neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures.

Development Strategy: Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area..

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all inclusive as additional items may appear during the plan review process.

Building Plan Review: No comments.

Engineering: < no comments received >.

Fire: < no comments received >

Landscape: No comments or concerns

Utilities: < no comments received >.

Attachments:

Deannexation application
 Notification Letter to Lowndes County
 Consent Resolution from Lowndes County
 Zoning Location Map
 Future Development Map
 Aerial Location Map
 Boundary Survey



Application for Deannexation

CITY OF HAHIRA

HA-2022-10

This is an application for voluntary deannexation into the unincorporated area of Lowndes County. All properties listed in a single application must be contiguous and currently within the City of Hahira.

*Applicant / Owner Chris Kain

Telephone Number (315) 404-9753 Email Address _____

Mailing Address 72 Eleanor Place Ray City, GA 31645

Has the applicant made any campaign contributions over \$250 to any local government official of the City of Hahira? YES NO

Date of required Pre-Application Meeting with City Planning & Zoning staff: (waived)

*Note: If applicant is not the owner as listed on the Property Deed, include a notarized letter from the owner(s), including phone number and address, authorizing the applicant to act on their behalf.

PROCEDURE

Pre-Application Meeting Required

Schedule a required pre-application meeting with City of Valdosta Planning & Zoning staff to take place before the application deadline (see below) by calling the Planning & Zoning office at (229) 259-3563

Lowndes County Consent Resolution

Pursuant to O.C.G.A. 36-36-22, all requests for deannexation must first receive an approved Consent Resolution from the Lowndes County Commission. A copy of this Resolution must be included with this Deannexation application as a required attachment

Application Requirements

All applications must be complete and include required supporting documents. Incomplete applications will not be accepted.

Application Deadline

Applications are due by 5:00 p.m. on the 25th day of the month. When the 25th falls on a weekend or holiday, applications are due the next business day. Complete Applications submitted by the deadline will be heard by the Greater Lowndes Planning Commission (GLPC) approximately four weeks following the application deadline and by the City Council approximately six weeks following the deadline. For example, an application submitted on March 25th will be heard at the April Planning Commission meeting and the May City Council meeting.

Application Submission

Return one copy of this completed application and all supporting documents to:
City of Valdosta Planning & Zoning Division
City Hall Annex
300 N. Lee Street | P.O. Box 1125 Valdosta, GA 31603-1125

Application Public Hearings

Applications will be heard at two public hearings as follows: (1) by the GLPC for a recommendation at their regular meeting held the last Monday of each month at 5:30 p.m. at the South Health District Office Building (325 W. Savannah Avenue), and then (2) by the Hahira City Council for a final decision at their regular meeting held the first Thursday of each month at Hahira Courthouse (301 W. Main Street).

Application Representation

The applicant or authorized representative should attend the public hearing to support the Application and answer any questions.

Lowndes County Rezoning

If the deannexation is approved, then contact Lowndes County Planning Department regarding their rezoning process.

PROPERTY INFORMATION

PROPERTY ADDRESS (OR GENERAL LOCATION IF NO ADDRESS ASSIGNED):

501 S. HAGAN BRIDGE ROAD

TAX MAP/PARCEL ID#: 0047 - 100 ACREAGE: 1.576

Why is deannexation requested?

Date of Lowndes County Commission meeting (to approve the Deannexation Consent Resolution): ??

Questions may be directed to City of Valdosta Planning and Zoning Office at:

Phone: (229) 259-3563 | Fax: (229) 259-5450
P.O. Box 1125 | 300 N. Lee Street | Valdosta, GA 31603-1125



Valdosta & Hahira Planning Division
300 North Lee Street
Post Office Box 1125
Valdosta, Georgia 31603-1125
(229) 259-3563

**** VIA CERTIFIED MAIL ****

October 28, 2022

Chairman and Members
Board of Commissioners of Lowndes County, Georgia
c/o County Clerk
Post Office Box 1349
Valdosta, Georgia 31603

RE: Deannexation Application (request) received from Chris Kain

Dear Chairman and Members of the Board of Commissioners:

In accordance with O.C.G.A. Section 36-36-22, as well as Sections 36-36-6 and 36-36-11, you are hereby given written notice of the proposed deannexation of the property listed below. Enclosed, please find a copy of the deannexation application with accompanying materials for this property.

HA-2022-10 Deannexation request by Chris Kain

Tax Map 0047 – Parcel 100 (1.576 acres) The applicant is requesting to deannex this parcel of land from the City of Hahira. This property is currently vacant and undeveloped, and it is contiguous to the unincorporated area of Lowndes County. The applicant's proposed future use of this property is unclear.

In accordance with O.C.G.A. Section 36-36-22, the deannexation requires the prior adoption of a Resolution by the governing authority of the County consenting to such deannexation. Pursuant to O.C.G.A. Section 36-36-113, I would appreciate receiving notification of any official action by the County Commission regarding this deannexation request (such as objection or consent), within thirty (30) days. This notification must occur via certified mail or statutory overnight delivery. Please let me know if you have questions or require any additional information.

Sincerely,

Matt Martin AICP
Planning Director

cc: County Planner (via hand-delivery)

CERTIFIED MAIL 7021 2720 0000 2374 4816

RESOLUTION
CONSENTING TO DEANNEXATION

WHEREAS, OCGA § 36-36-22 grants governing authorities of municipal corporations authority to deannex an area of the existing corporate limits thereof upon the written and signed application of the owner of the land proposed to be deannexed;


WHEREAS, Chris Kain has filed an application with the City of Hahira to deannex the existing area of the corporate limits of Hahira depicted as Lot #1, being 1.576 acres, on that certain Plat of a Boundary Survey for Chris Kain, dated March 30, 2022, recorded April 1, 2022, in Plat Book PCC, Page 1211, of the Lowndes County real estate records; and

WHEREAS, for the governing authority of a municipality to deannex an area, OCGA § 36-36-22 requires the adoption of a resolution of the governing authority of the county in which such property is located consenting to such deannexation;

NOW THEREFORE, pursuant to OCGA § 36-36-22, the Board of Commissioners of Lowndes County does hereby resolve to, and does hereby, consent to the deannexation of the existing area of the corporate limits of Hahira depicted as Lot #1, being 1.576 acres, on that certain Plat of a Boundary Survey for Chris Kain, dated March 30, 2022, recorded April 1, 2022, in Plat Book PCC, Page 1211, of the Lowndes County real estate records.

IT IS SO RESOLVED, this 8th day of November, 2022.

BOARD OF COMMISSIONERS OF LOWNDES COUNTY

By: 
Bill Slaughter, Chairman

Attest: 
Belinda C. Lovern, Clerk

HA-2022-10 Zoning Location Map



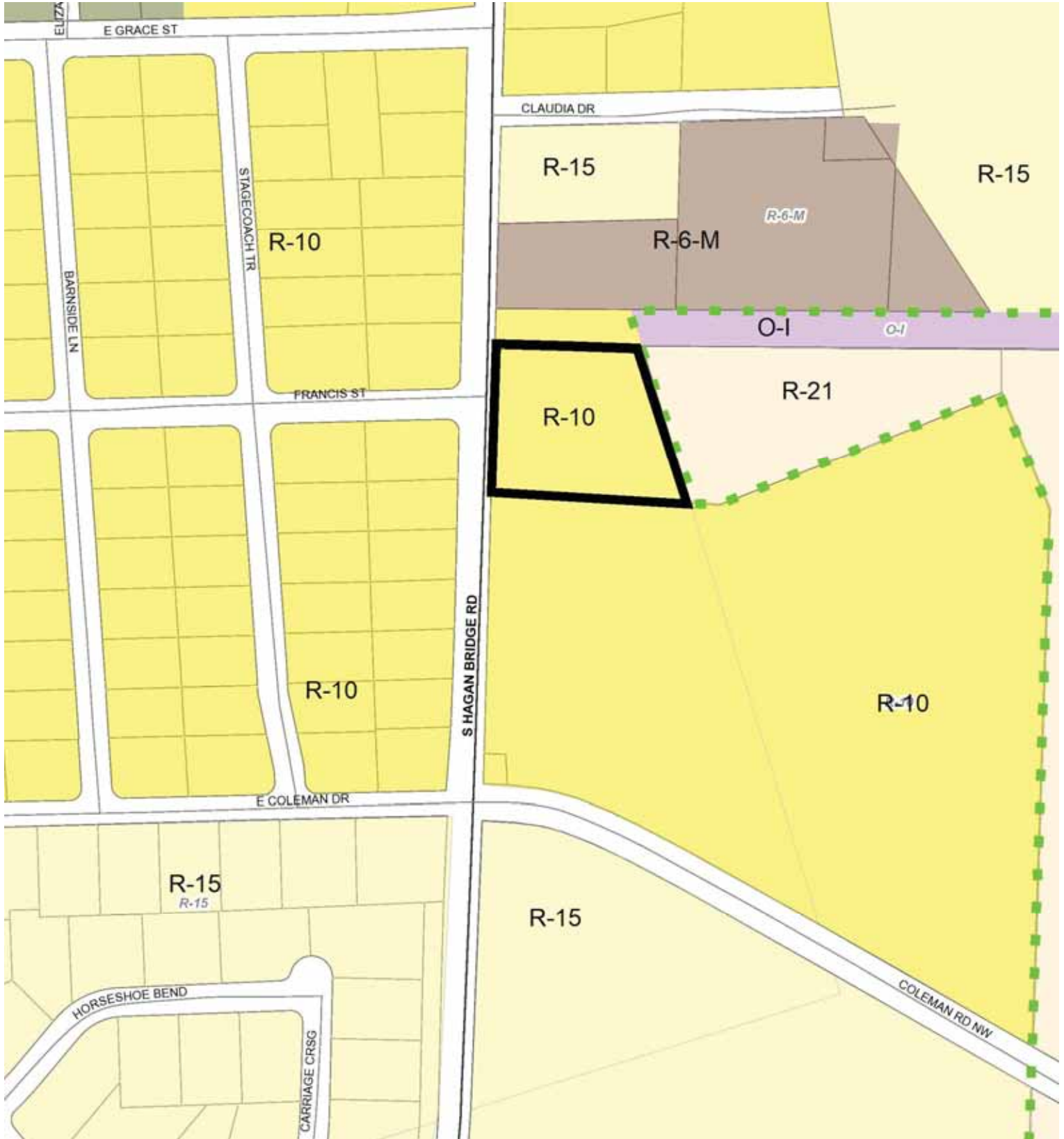
Chris Kain
Deannexation Request

501 South Hagan Bridge Road
Tax Parcel #: 0047 – 100

Current Zoning:
R-10 (city)

** Map NOT to scale

Map Data Source: VALOR GIS November 2022



HA-2022-10 Future Development Map



Chris Kain
Deannexation Request

501 South Hagan Bridge Road
Tax Parcel #: 0047 – 100

Character Area::
"Established Residential"

** Map NOT to scale

Map Data Source: VALOR GIS November 2022



HA-2022-10 Aerial Location Map



Chris Kain
Deannexation Request

501 South Hagan Bridge Road
Tax Parcel #: 0047 – 100

~ 2020 Aerial Imagery:
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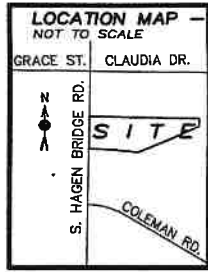
** Map NOT to scale

Map Data Source: VALOR GIS November 2022



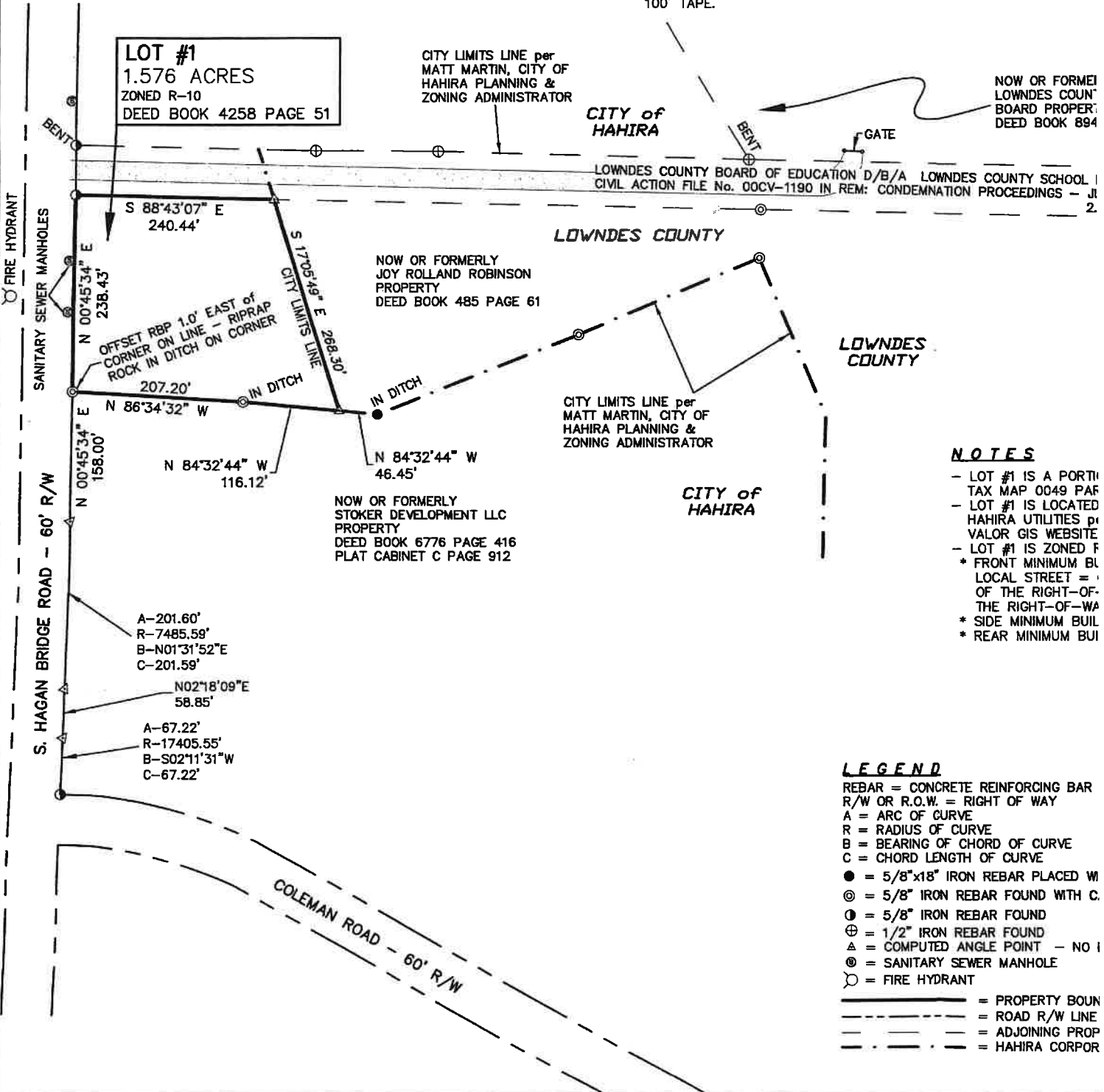
eFiled & eRecorded
 DATE: 4/1/2022
 TIME: 9:06 AM
 PLAT BOOK: 000PCC
 PAGE: 01211
 RECORDING FEES: \$10.00
 PARTICIPANT ID: 2216784465
 CLERK: Beth Greene
 Lowndes County, GA

THIS BLOCK RESERVED FOR THE
 CLERK OF THE SUPERIOR COURT



*I CERTIFY THAT ALL MEASUREMENTS ARE CORRECT AND WERE PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION;
 *THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1" IN 16,523" WITH AN ANGLE ERROR OF 4 SECONDS PER ANGLE POINT AND WAS ADJUSTED BY COMPASS RULE.
 *THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1" IN 417,406'
 *MONUMENT & PIN LOCATIONS ARE AS IDENTIFIED ON THIS PLAT.
 *EQUIPMENT USED: LEICA TCPR 1203 ELECTRONIC TOTAL STATION; GEOMAX ZOOM90 2" ROBOTIC TOTAL STATION; CHAMPION TKO DUAL FREQUENCY GPS RECEIVER WITH EGPS, INC. REALTIME NETWORK USED TO DETERMINE GRID NORTH; and 100' TAPE.

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NOTES

- LOT #1 IS A PORTH TAX MAP 0049 PAF
- LOT #1 IS LOCATED HAHIRA UTILITIES p VALOR GIS WEBSITE
- LOT #1 IS ZONED F
- * FRONT MINIMUM BUI LOCAL STREET = OF THE RIGHT-OF-THE RIGHT-OF-WA
- * SIDE MINIMUM BUIL
- * REAR MINIMUM BUI

LEGEND

- REBAR = CONCRETE REINFORCING BAR
- R/W OR R.O.W. = RIGHT OF WAY
- A = ARC OF CURVE
- R = RADIUS OF CURVE
- B = BEARING OF CHORD OF CURVE
- C = CHORD LENGTH OF CURVE
- = 5/8"x18" IRON REBAR PLACED W
- ⊙ = 5/8" IRON REBAR FOUND WITH C.
- ⊙ = 5/8" IRON REBAR FOUND
- ⊕ = 1/2" IRON REBAR FOUND
- △ = COMPUTED ANGLE POINT - NO I
- ⊗ = SANITARY SEWER MANHOLE
- ⊙ = FIRE HYDRANT
- = PROPERTY BOUN
- - - = ROAD R/W LINE
- · - · = ADJOINING PROP
- · - · - · = HAHIRA CORPOR