

Hahira Elementary School. The property is currently zoned R-10 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 zoning in the County – such as either E-A or R-A. (all or part of Tax Map 0047, Parcel 100).

The subject 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 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.

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 finds the request inconsistent with the Comprehensive Plan, and recommends denial to the Hahira City Council.

Discussion among the commissioners involved the residential zoning of the surrounding parcels, the potential future agricultural use and whether there are other agricultural zoned parcels adjacent.

Chairperson Rountree opened the Public Hearing portion of the case.

Speaking in favor of the request:

- Christopher Kain – 72 Eleanor Pl., Ray City, GA