

Planning Analysis & Property Information

Applicant / Owner:	FL300 LLC (John Owens)		
Request:	Rezone from R-21 (county) to R-15 (city). (annexation request = file # HA-2025-05)		
Property General Information			
Size & Location:	One (1) parcel consisting of 0.63 acres located along the east side of South Hagan Bridge Road, directly across from the intersection with Lawson Farms Road.		
Street Address:	< no street address yet assigned >		
Tax Parcel ID:	Map # 0048 Parcel: 107A	City Council District:	2 Luke
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-21	Vacant and cleared
	Proposed:	R-15	Single-family residential subdivision
Adjacent Property:	North:	R-15(c)	Single-family residential subdivision <i>(under construction)</i>
	South:	R-21	Rural residential
	East:	R-15(c)	Single-family residential subdivision <i>(under construction)</i>
	West:	R-15	Lawson Farms subdivision
Neighborhood Characteristics			
Historic Resources:	There are no officially designated historic resources in the immediate area		
Natural Resources:	Vegetation:	Grass	
	Wetlands:	There are no NWI wetlands located on or near the subject property	
	Flood Hazards	Located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species in the immediate area.	
Public Facilities			
Water & Sewer:	Hahira water & sewer services available along South Hagan Bridge Road		
Transportation:	Hagan Bridge Road (Minor Collector)		
Fire Protection:	City of Hahira fire station = approximately 1 mile to the NW		

Comprehensive Plan Issues

Character Area: Suburban Area

Description: Area where typical types of suburban residential subdivision development have occurred or pressures for such type of development are greatest due to availability of water and/or sewer service. These areas are characterized by