

GLPC AGENDA ITEM # 4

APRIL 28, 2025

Rezoning Request by FL300 LLC

File #: HA-2025-04

FL300 LLC, represented by Mr. John Owens, is requesting to rezone 0.63 acres from Medium Density Residential (R-21)(county), to Single-Family Residential (R-15)(city). The subject property is located along the east side of South Hagan Bridge Road, directly across from the intersection with Lawson Farms Road. (The applicant is also seeking annexation of the property, which is being reviewed concurrently under file # HA-2025-05). The property is currently vacant and cleared. The applicant is proposing to include this property as a small extension to their adjacent 45-lot residential subdivision (currently under construction) that is already within the city limits and zoned R-15. The primary purpose of this small extension is to provide roadway connection from the subdivision to South Hagan Bridge Road as a secondary means of access that provides better alignment with an existing intersection. The developers of this subdivision have already made this roadway connection without realizing it was crossing outside the city limits.

The subject property is located within a **Suburban Area (SA)** Character Area on the Future Development Map of the Comprehensive Plan, which lists R-15 as a compliant zoning district.

All of the land use and zoning considerations for the subject property are the same as was discussed and decided when the adjacent property (developing subdivision) to the east was annexed and rezoned into the City on February 4, 2021 (file # HA-2020-10 & HA-2020-09 respectively). There has been no change since then. For this request, the subject property is very small with an irregular shape, and its only purpose is to fill a small gap for better access between the developing subdivision and South Hagan Bridge Road. The property is currently surrounded by city R-15 zoning on 3 sides, and the county comparable R-21 zoning on the 4th side. The only item of note is that the rezoning approval in 2020 for the adjacent land was for “conditional” R-15(c) zoning. The condition is that “any subdivided lots not have driveways with direct access to either Hagan Bridge Road or Coleman Road.” This restriction for driveway access should therefore carry over with the rezoning of this property as well.

Staff Recommendation:

Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP), and recommend approval of conditional R-15(c) zoning, with the condition that “any subdivided lots not have driveways with direct access to South Hagan Bridge Road.”

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

low pedestrian orientation, high to moderate building separation, predominately residential uses with scattered commercial or civic uses, and varied, often curvilinear, street patterns.

Development Strategy: Moderate density should be promoted in these areas with a greater focus on Traditional Neighborhood Development (TND) style residential subdivisions; where possible, existing development should be retrofitted to better conform to traditional neighborhood development principles. These principles include creating neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences..

Goals and Policies:

GOAL 7: LAND USE – To ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development

POLICY 7.5 – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

Standards for the Exercise of Zoning Power (Review Criteria)

In reviewing and making a decision on a rezoning request, the City staff, Planning Commission and City Council shall consider the following standards. The proposed responses to these standards by the applicant and staff are listed below.

(1) Is the proposed zoning change consistent with the surrounding land use pattern ?	
Applicant:	Yes. Rezoning will bring the property in line with the other portion of the development.
Staff:	Yes.
(2) Will the proposed zoning change create an isolated Zoning district unrelated to adjacent and nearby districts ?	
Applicant:	No The rezoning should have no adverse impact on usability of nearby properties..
Staff:	No. The proposed Rezoning is consistent with the adjacent R-15 and R-21 zoning classifications.
(3) Will the proposed change cause an increase in population density or otherwise an increased load on existing public services ?.	
Applicant:	The proposed development will be phased in a logical pattern to allow no burden to be added to existing streets or public facilities.
Staff:	No adverse impact. Will essentially result in the addition of one (1) more residential lot.
(4) Are there existing or changing conditions affecting the use and development of the property that make approval of the Rezoning reasonable ?	
Applicant:	The subject property has single-family residential to the east, west and north, and it is still remaining residential for the area with increasing density needs of families.
Staff:	No.
(5) Will the proposed Rezoning be considered out of scale or result in significant adverse impacts on existing conditions in the neighborhood or community at large ?	
Applicant:	The proposed rezoning is already accounted for in the proposed development.
Staff:	No adverse impacts.
(6) Will the proposed Rezoning have potential impacts on the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplains, air quality, and water quality and quantity ?	

<i>Applicant:</i>	The proposed rezoning will not impact the environment and will not occur within existing food zones or wetlands areas.
<i>Staff:</i>	No impact.
(7) Will the proposed Rezoning be considered reasonable in terms of the public costs to provide, improve, increase or maintain public facilities; such as schools, streets, and public safety necessities ?	
<i>Applicant:</i>	The proposed and current zoning will have the same reasonable economic use.
<i>Staff:</i>	Yes. The proposed Rezoning is reasonable, and there will be no change to costs related to any public facilities
(8) Will the proposed Rezoning be detrimental to the value or improvement or development of adjacent or nearby property ?	
<i>Applicant:</i>	The proposed rezoning will have the same economic use.
<i>Staff:</i>	No impact.
(9) Will the proposed Rezoning be out of scale with the needs of the neighborhood, or the City overall ?	
<i>Applicant:</i>	The proposed rezoning will not be out of scale with the needs of the neighborhood or the City of Hahira.
<i>Staff:</i>	No, it will not be out scale with the overall needs..
(10) Will the proposed Rezoning constitute a grant of special privilege to the individual owner as contrasted with the adjacent or nearby neighborhood or with the general public ?	
<i>Applicant:</i>	The proposed rezoning meets the characteristics of surrounding properties and will not grant special privilege.
<i>Staff:</i>	No. The proposed Rezoning would not be considered a granting of special privilege.
(11) Is the proposed Rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan ?	
<i>Applicant:</i>	Yes. The proposed rezoning falls under the current Greater Lowndes Comprehensive Plan.
<i>Staff:</i>	Yes. The requested rezoning is compliant with the Comprehensive Plan.

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

Health Department: < No comments received >.

Hahira Fire: < No comments received >

Hahira Utilities: < No comments received >

Hahira Engineering: < No comments received >.

Attachments:

Zoning Location Map
Character Area Map
Aerial Location Map
Boundary Survey
Subdivision layout comparison

HA-2025-04 & HA-2025-05

Zoning Location Map

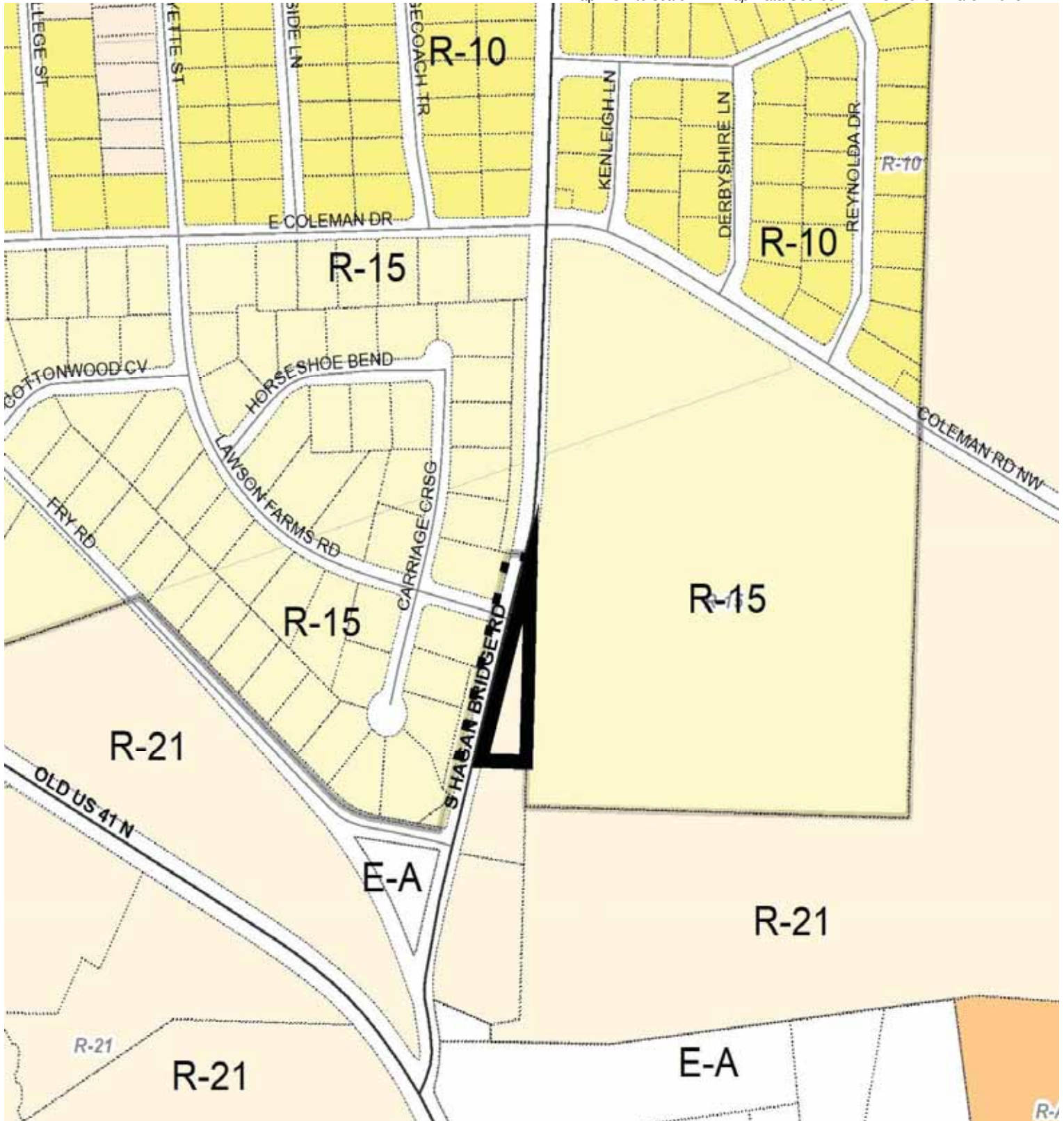


FL300 LLC
Rezoning & Annexation Requests

S. Hagan Bridge Road
Tax Map # 0086D Parcel # 075

Current Zoning = R-21

** Map NOT to scale Map Data Source: VALOR GIS March 2025



HA-2025-04 & HA-2025-05 Future Development Map

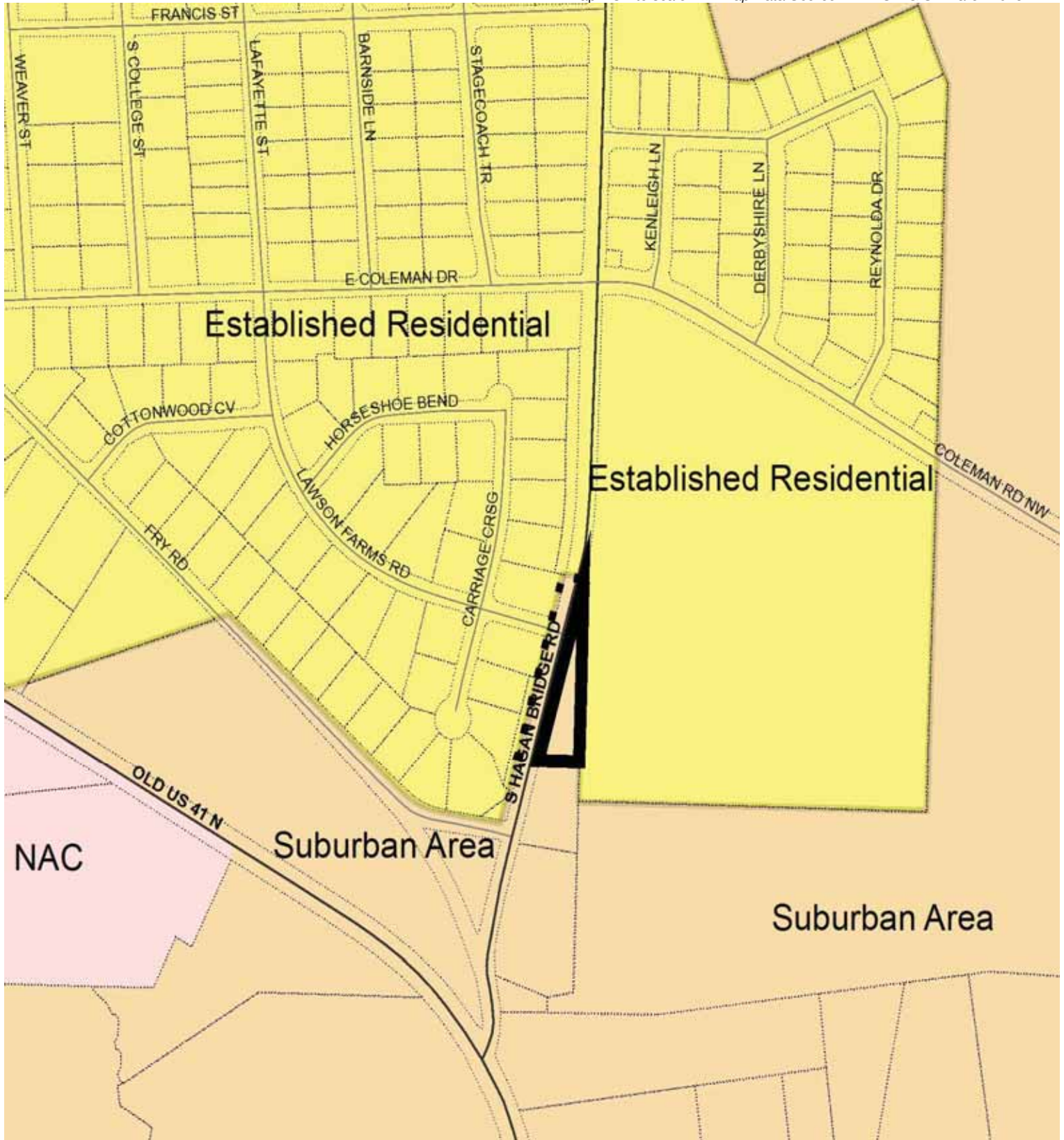


FL300 LLC
Rezoning & Annexation Requests

S. Hagan Bridge Road
Tax Map # 0086D Parcel # 075

Character Area = Suburban Area

** Map NOT to scale Map Data Source: VALOR GIS March 2025



HA-2025-04 & HA-2025-05 Aerial Location Map



FL300 LLC
Rezoning & Annexation Requests

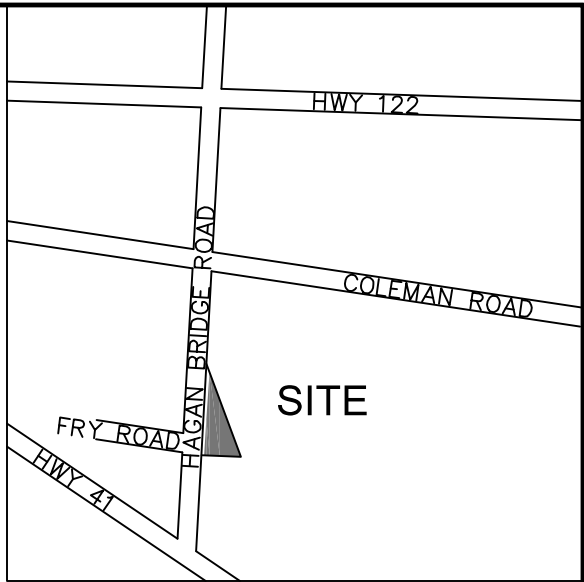
S. Hagan Bridge Road
Tax Map # 0086D Parcel # 075

~ 2022 Aerial Imagery

** Map NOT to scale Map Data Source: VALOR GIS March 2025



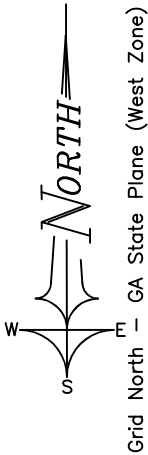
THIS PROPERTY IS LOCATED IN ZONE "X"
ACCORDING TO FLOOD INSURANCE RATE
MAP FOR THE CITY OF VALDOSTA
COUNTY OF LOWNDES
STATE OF GEORGIA
COMMUNITY PANEL NO. 13185C0101E
EFFECTIVE DATE: 09-26-2008



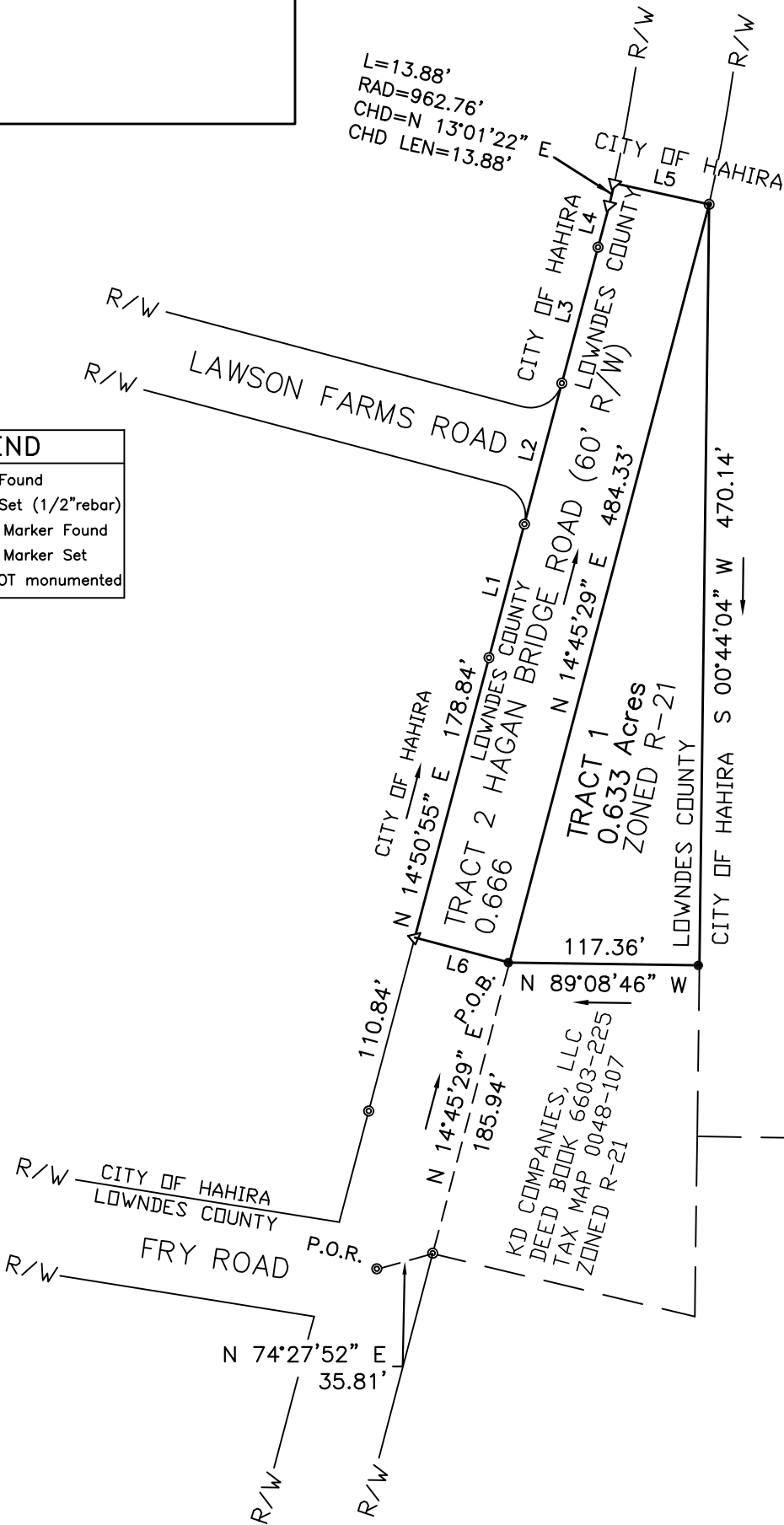
Location Map (not to scale)

LEGEND	
○	= Iron Pin Found
●	= Iron Pin Set (1/2"rebar)
□	= Concrete Marker Found
■	= Concrete Marker Set
△	= Corner NOT monumented

LINE	BEARING	DISTANCE
L1	N 14°51'49" E	85.35'
L2	N 14°51'41" E	90.06'
L3	N 14°55'29" E	86.82'
L4	N 14°52'14" E	27.05'
L5	S 77°23'25" E	60.00'
L6	N 75°09'05" W	60.44'



FL300, LLC
DEED BOOK 7061-815
TAX MAP 0049-027
ZONED R-15



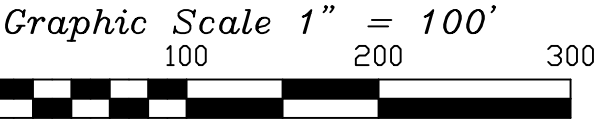
CITY OF HAHIRA
LOWNDES COUNTY

HAHIRA HOLDINGS, LLC
DEED BOOK 6983-51
TAX MAP 0049-028
ZONED R-21

Rezoning Map for:
FL300, LLC
City of Hahira,
Land Lot #50 11th L.D.,
Lowndes County, Georgia.
April 03, 2025



As required by sub-section (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a Land Surveyor and approved by all applicable local jurisdictions, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned Land Surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the Rules and Regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.



Carter Surveying, L.L.C.
246 McCrea Road
Willacoochee, Georgia 31650
Established 2004

Job # 0071-11	Plat # 0071-11
Tax Map / parcel(s) A portion of 0048-107	
Ph. 912.534.5065 email gmcsurveying@gmail.com	

