



GLPC AGENDA ITEM # 5

APRIL 28, 2025

Annexation Request by FL300 LLC

File #: HA-2025-05

FL300 LLC, represented by Mr. John Owens, is requesting to annex 0.63 acres into the City of Hahira, which will also result in the annexation of an adjacent public street right-of-way segment (0.67 acres) for a total of 1.30 annexed acres. The subject private 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 rezoning of the property, which is being reviewed concurrently under the previous Agenda item --- file # HA-2025-04). 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. 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.

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.

Staff Recommendation: Find the annexation request consistent with the Comprehensive Plan and recommend approval to the City Council.