

## 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.

## Planning Analysis & Property Information

<b>Applicant / Owner:</b>	FL300 LLC (John Owens)		
<b>Request:</b>	Rezone from R-21 (county) to R-15 (city). (annexation request = file # HA-2025-05)		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	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.		
<b>Street Address:</b>	< no street address yet assigned >		
<b>Tax Parcel ID:</b>	Map # 0048 Parcel: 107A	<b>City Council District:</b>	2 Luke
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-21	Vacant and cleared
	Proposed:	R-15	Single-family residential subdivision
<b>Adjacent Property:</b>	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
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no officially designated historic resources in the immediate area		
<b>Natural Resources:</b>	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.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Hahira water & sewer services available along South Hagan Bridge Road		
<b>Transportation:</b>	Hagan Bridge Road (Minor Collector)		
<b>Fire Protection:</b>	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.

**Attachments:**

Annexation Petition  
Notification Letter to Lowndes County  
City Limits Map  
Zoning Location Map  
Character Area Map  
Aerial Location Map  
Boundary Survey



## CITY OF HAHIRA ANNEXATION PETITION

(Administered by the City of Valdosta)

300 North Lee Street \* PO Box 1125 \* Valdosta, GA 31603-1125 (229) .259.3563

*\* This is a Petition application requesting voluntary annexation into the corporate limits of the City of Hahira. This petition form must be submitted along with an application for Rezoning and an additional filing fee of \$ 150. All properties listed in a single application must be contiguous and under a single local government jurisdiction.*

### 1) Owner Information:

Name: FL300, LLC - John Owens Phone: 229-460-6050

Mailing Address: 4350 VALNORTH DRIVE Email: owensvinyl@gmail.com

Has the owner made any campaign contributions over \$250 to any local government official of the local government considering the application? YES ☒ NO ☐ (Circle One)

### 2) Property Information: Tax Map Number:           All / Part (Circle One)           of Parcel Number 0048 107

General Location Description: S. Hagan Bridge Rd. Hahira, GA 31632

Acreage (use square footage if less than 1 acre) 0.633 Current Zoning: R-21 Proposed Zoning: R-15

Existing Use of the Property: Undeveloped Proposed Use: Single-family residential

Why is voluntary annexation being requested ?

Proposed minor expansion of residential subdivision to the East.

### 3) For Annexation of Residential Properties:

In order for the City of Hahira to comply with the U.S. Department of Justice procedures for the administration of the Voting Rights Act of 1965, as amended, the following information is required for the annexation of any residential properties:

(a) Total number of existing residential structures located on the subject property ? 0

(b) Total number of person(s) residing in these structures ? 0

(c) Age, Sex, and Race of each of those individuals:	Age	Sex	Race
	<u>          </u>	<u>          </u>	<u>          </u>
	<u>          </u>	<u>          </u>	<u>          </u>
	<u>          </u>	<u>          </u>	<u>          </u>

I hereby certify that the above listed information is correct and I hereby formally request voluntary annexation of my property, as described above, into the corporate limits of the City of Hahira.

  
Signature of Property Owner

3/17/25  
Date



**Valdosta – Hahira Planning Division**  
300 North Lee Street Post Office Box 1125  
Valdosta, Georgia 31603-1125  
(229) 259-3529

**\*\* VIA CERTIFIED MAIL \*\***

March 24, 2025

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

**RE:** Annexation and Rezoning Application received by the City of Hahira

Dear Chairman and Members of the Board of Commissioners:

In accordance with O.C.G.A. Sections 36-36-6 and 36-36-11, you are hereby given written notice of the proposed annexation and rezoning of the property listed below. Enclosed, please find a copy of the annexation and rezoning petition for this property.

**HA-2025-05 Annexation request by "FL300 LLC"**

Tax Map 0048 – Parcel 107A (0.633 acres) The applicant is requesting to annex and rezone this property from Medium Density Residential (R-21)(county) to Single-Family Residential (R-15) in the City of Hahira. The applicant is proposing to include this property as a small extension to their adjacent existing 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. \*\* Also, included with this annexation is approximately 485' of the South Hagan Bridge Road right-of-way (0.667 acres) where the annexation would result in the city limits being on both sides of the road – and thereby automatically annexing this public road segment pursuant to State law. Therefore the total area of both public and private land to be annexed totals to 1.30 acres.

The applicant's subdivision is being connected to the City of Hahira water and sewer system, which is already adjacent to the subject property. Therefore as a result of annexation, the City is proposing to add this small extension area (subject property) to the City's designated Water and Sewer service areas as delineated in the Service Delivery Strategy (SDS) agreement adopted in 2022, and pursuant to O.C.G.A. Section 36-70, Article 2. The City is proposing to amend these service area boundaries as requested, in an effort to maintain provision of efficient and effective delivery of services consistent with other areas of the city limits. The City is also proposing to designate this annexed area as "Established Residential" character area on the Future Development Map of the Comprehensive Plan, in order to be consistent with this same designation for the adjacent city subdivisions.

In accordance with O.C.G.A. Section 36-36-113, the County Commission has thirty (30) days to notify the City of any majority vote of the governing authority objecting to the proposed annexation. 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 9589 0710 5270 1283 3402 55**

# HA-2025-04 & HA-2025-05

# City Limits Map



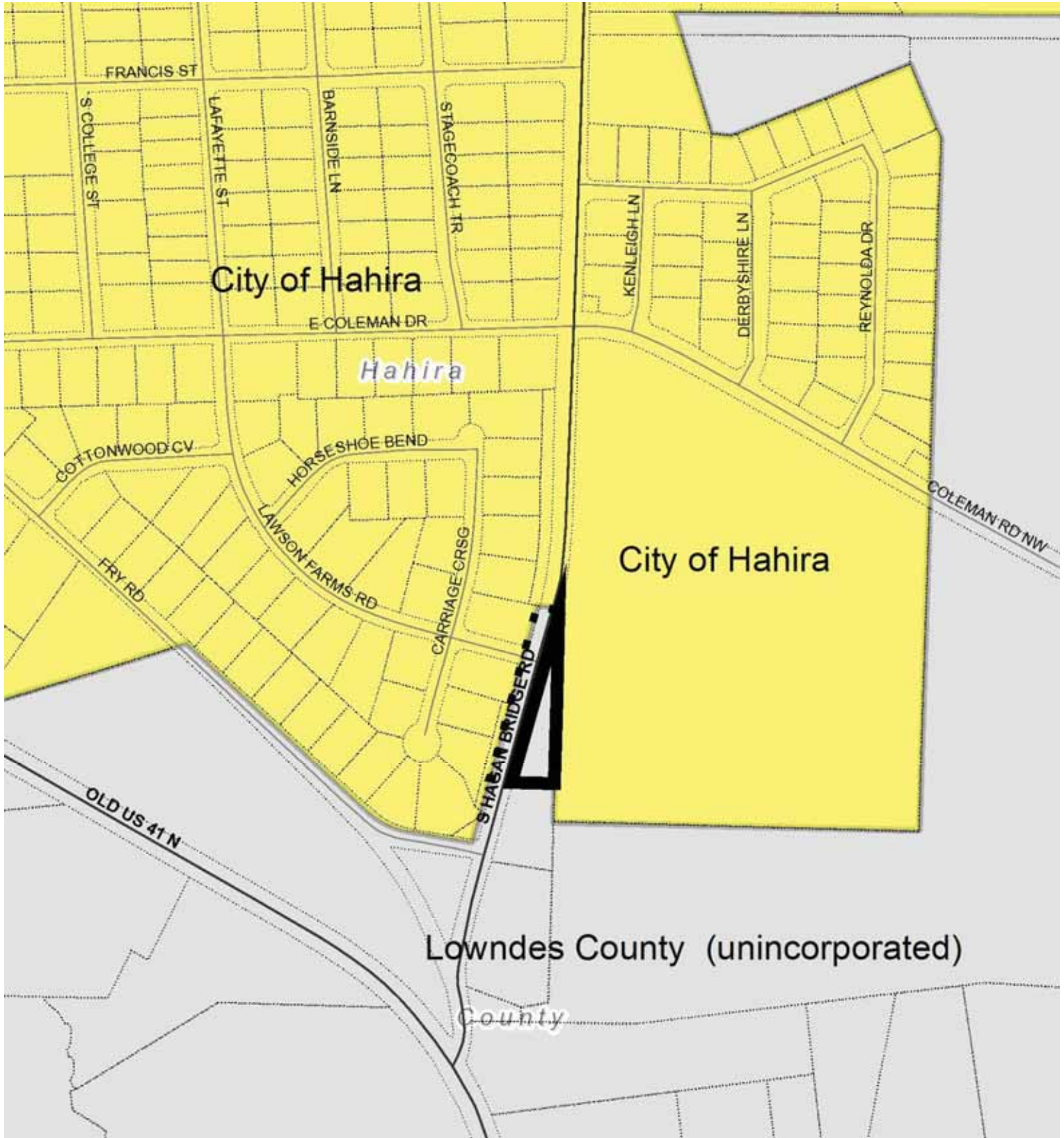
FL300 LLC  
Rezoning & Annexation Requests

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

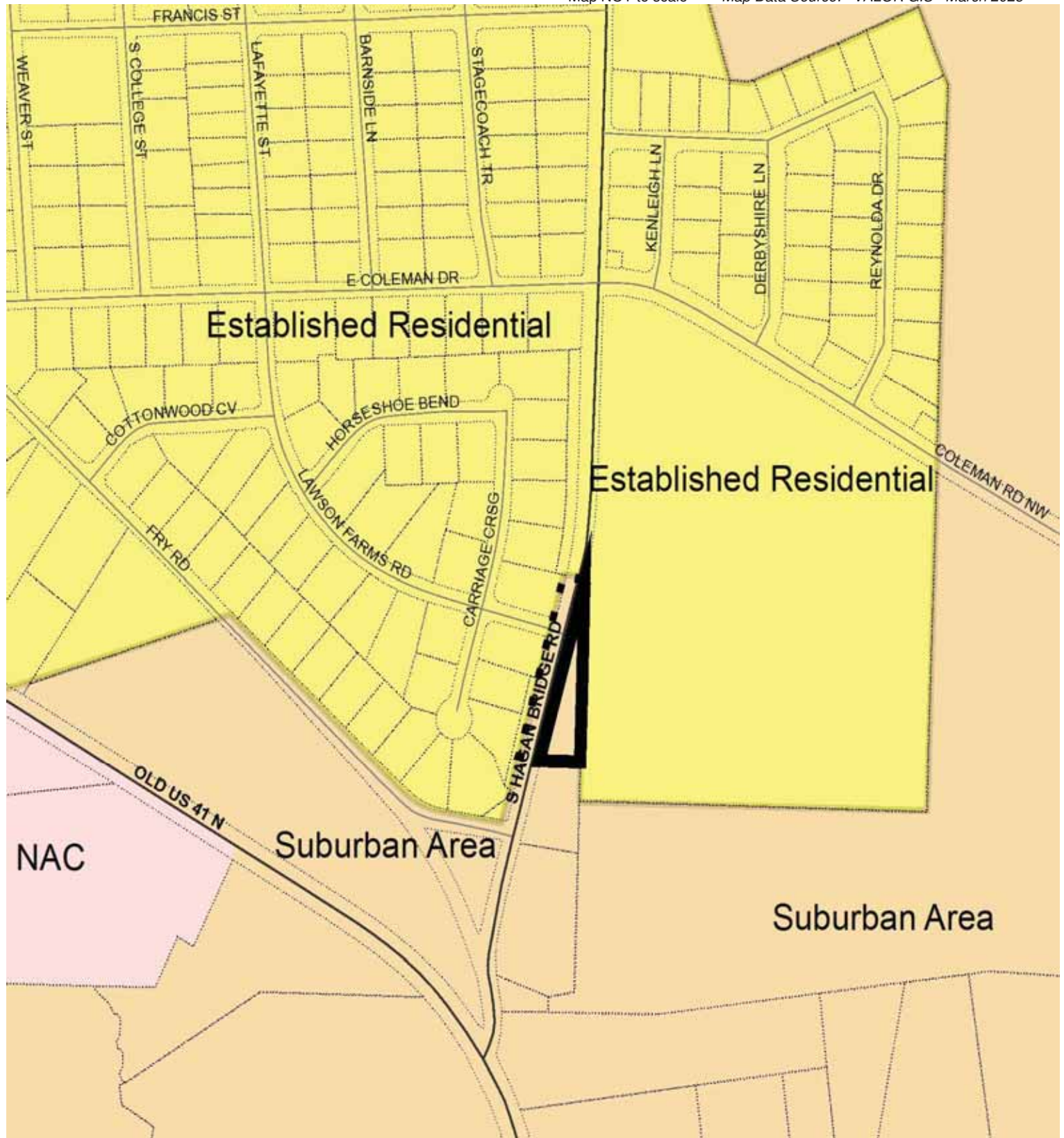


FL300 LLC  
Rezoning & Annexation Requests

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

# Zoning Location Map

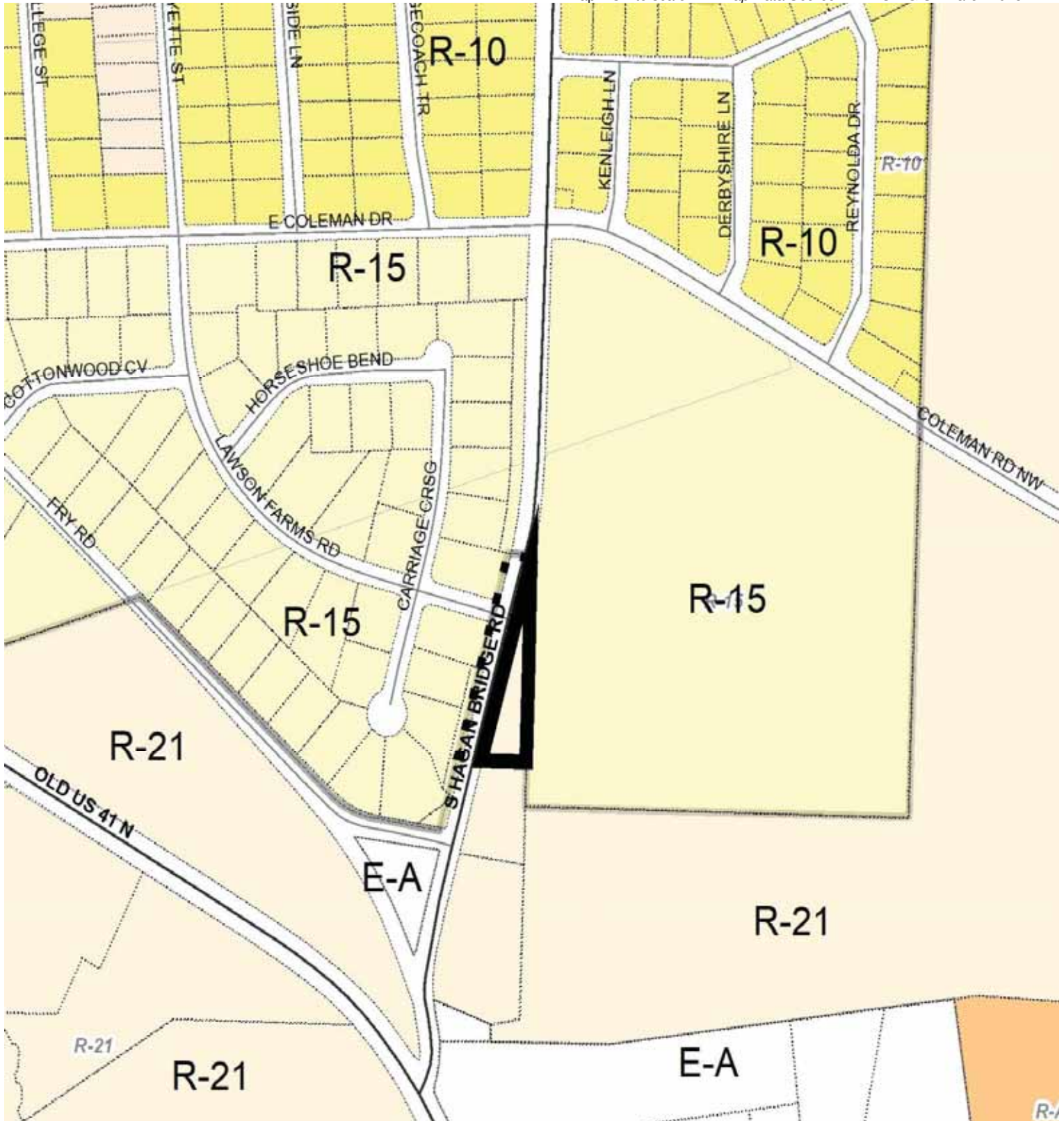


FL300 LLC  
Rezoning & Annexation Requests

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 Aerial Location Map



FL300 LLC  
Rezoning & Annexation Requests

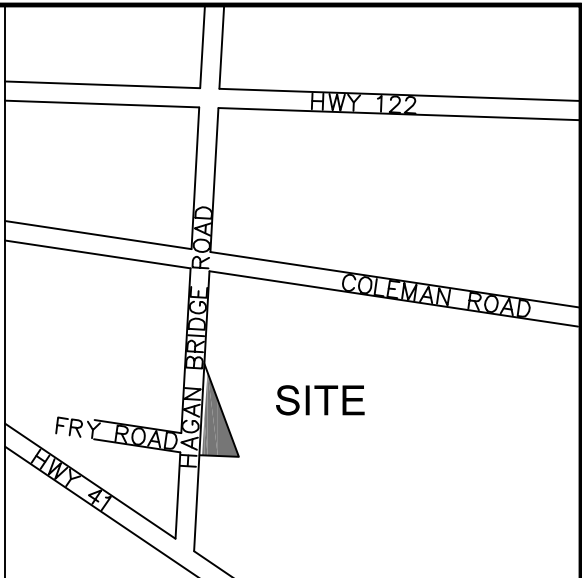
S. Hagan Bridge Road  
Tax Map # 0086D Parcel # 075

~ 2022 Aerial Imagery

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



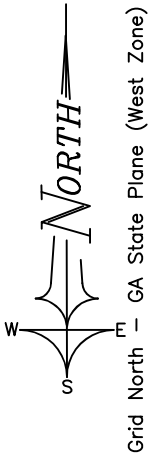
THIS PROPERTY IS LOCATED IN ZONE "X"  
ACCORDING TO FLOOD INSURANCE RATE  
MAP FOR THE CITY OF VALDOSTA  
COUNTY OF LOWNDES  
STATE OF GEORGIA  
COMMUNITY PANEL NO. 13185C0101E  
EFFECTIVE DATE: 09-26-2008



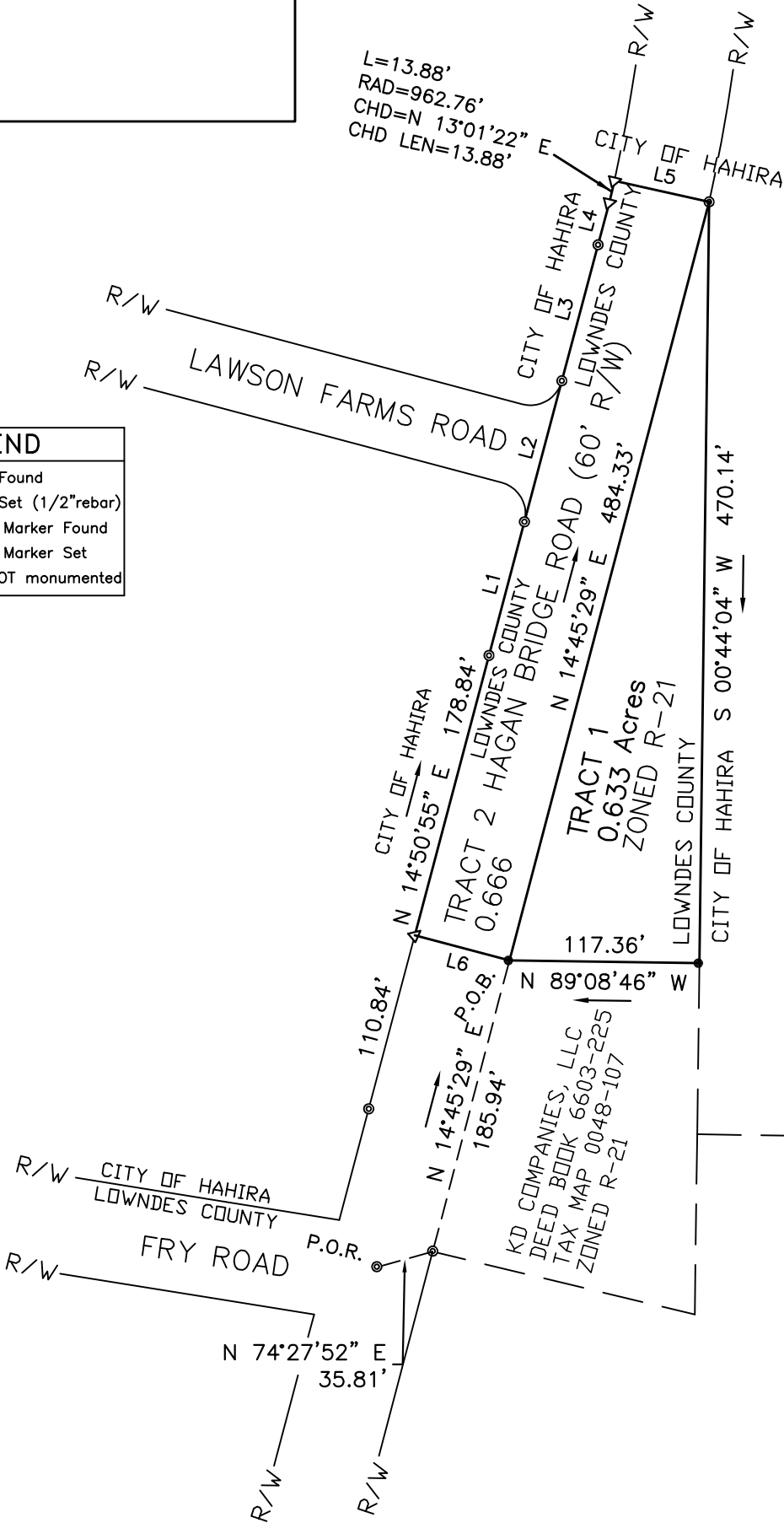
Location Map (not to scale)

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



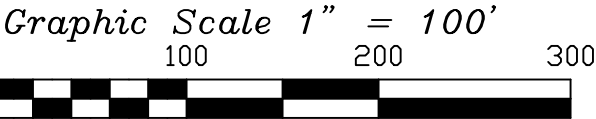
CITY OF HAHIRA  
LOWNDES COUNTY

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	