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 (under construction)		
	South:	R-21	Rural residential		
	East:	R-15(c)	Single-family residential subdivision (under construction)		
	West:	R-15	Lawson Farms subdivision		
Neighborhood Characteristics					
Historic Resources:	ces: 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

<u>Description</u>: 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