



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