

Planning Analysis & Property Information

Applicant:	Sweet Bay Properties LLC		
Owner:	Sweet Bay Properties LLC		
Request:	Rezone from R-15 to R-6		
Property General Information			
Size & Location:	Approximately 72 acres located along the east side of Union Road, at the far northern edge of the Hahira city limits.		
Street Address:	7440 Union Road		
Tax Parcel ID:	Map # 0024 Parcel: 024	City Council District:	1 White
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-15	Vacant
	Proposed:	R-6	Single-family residential subdivision
Adjacent Property:	North:	E-A	Agriculture, forest
	South:	R-21	Mobile home subdivision
	East:	E-A, PD-R	Agriculture, RV park
	West:	R-15	Vacant
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the area.		
Natural Resources:	Vegetation:	Partially cleared.	
	Wetlands:	There are wetlands along the northern boundary of the subject property.	
	Flood Hazards:	The property is well-outside the FEMA designated 100-year floodplain.	
	Groundwater Recharge:	No significant recharge areas in the vicinity.	
	Endangered Species:	No known endangered species in the vicinity.	
Public Facilities			
Water & Sewer:	Hahira water & sewer services Union Road to the south		
Transportation:	Union Road (local street)		
Fire Protection:	City of Hahira fire station = approximately 2 miles to the SE.		