



GLPC AGENDA ITEM # 5
JUNE 24, 2024

Rezoning Request by Valdosta-Lowndes County Airport Authority
File #: VA-2024-08

The Valdosta-Lowndes County Airport Authority is proposing to rezone a total of 3.21 acres from Conservation (CON)(county) and Estate Agriculture (E-A)(county), to all Heavy Industry (M-2)(city). The subject property is located at 3222 Madison Highway which is along the west side of the road, about 300 feet north of the intersection with Carroll-Ulmer Road, and immediately adjacent to the south border of the Valdosta Regional Airport. (The applicant is also seeking annexation of the property, which is being reviewed concurrently under file # VA-2024-09) (see next Agenda item). The subject property is currently vacant and cleared, and the applicant has no plans for any development here – just to make it part of the Airport property with the same M-2 zoning.

The subject property is located within the **Transportation / Communication / Utilities (TCU)** and the **Neighborhood Activity Center (NAC)** Character Areas on the Future Development Map of the Comprehensive Plan. Upon annexation and pursuant to LDR Section 202-8(B), all of the property will be designated with the TCU Character Area, which allows M-2 zoning.

This property was previously developed as a single-family residence in Lowndes County from 50+ years ago. The Airport Authority acquired the property in 2019 as part of a planned expansion of their airfield area. The residence was later demolished and the property was completely cleared and then fenced, to add more protection buffer to the airfield/runway, as well as provide a point of emergency access to the southern end of the airfield from Madison Highway. This rezoning request is in tandem with the proposed annexation request of this same property. Since all of the remaining Airport properties are within the Valdosta city limits and zoned M-2, it would be logical to have the subject property zoned the same way.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.