



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.

Planning Analysis & Property Information

Applicant / Owner:	Valdosta-Lowndes County Airport Authority (Jim Galloway, Exec Dir & Airport Mgr)		
Request:	Rezone from CON(county) & E-A(county), to M-2(city)		
Property General Information			
Size & Location:	One (1) parcel totaling 3.21 acres located along the west side of Madison Highway, about 300 feet north of the intersection with Carroll Ulmer Road and immediately adjacent to the south border of the Valdosta Regional Airport.		
Street Address:	3222 Madison Highway		
Tax Parcel ID:	Map # 0132B Parcel 005	City Council District:	3 <i>Councilman Thomas McIntyre</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	CON & E-A	Valdosta Regional Airport
	Proposed:	M-2	Valdosta Regional Airport
Adjacent Property:	North:	M-2	Valdosta Regional Airport
	South:	M-2	City of Valdosta – water plant # 2
	East:	R-1	Victory Baptist Church
	West:	M-2	Valdosta Regional Airport
Zoning & Land Use History	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 property. The residence was later demolished and the property was completely cleared & fenced, to add more protection buffer to the airfield as well as provide a point of emergency access to the southern end of the airfield from Madison Hwy.		
Neighborhood Characteristics			
Historic Resources:	There are no known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Grass field	
	Wetlands:	There are no designated wetlands on or near the subject property.	
	Flood Hazards	The property is located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the area	
	Endangered Species:	No known endangered species in the area	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along Madison Highway, well to the north of the subject property. COV water plant # 2 is soon to be under construction on the parcel to the south of the subject property		
Transportation:	Madison Highway (Major Arterial)		
Fire Protection:	Fire Station # 7 (Airport) = approximately 1.5 miles to the north The nearest fire hydrants are along Madison Hwy in front of the subject property.		

Comprehensive Plan Issues

Character Area: Transportation / Communication / Utilities

Description: Areas used in providing public transportation, communication, or utility services. Also includes areas supporting some type of industrial uses but not the principle use. These areas may include public or private facilities for wastewater treatment, land application of effluent, landfills, energy generation, resource recovery, or similar uses which may require environmental permits.

Development Strategy: Development of these areas should be in cooperation with established or planned industrial areas. Or, where not feasible, such areas should be well buffered from surrounding residential and commercial properties for both aesthetics and quality of life.

Character Area: Neighborhood Activity Center

Description: A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open spaces uses easily accessible by pedestrians and bicycles.

Development Strategy: Each neighborhood center should include a mix of retail, services, and offices to serve neighborhood residents' day-to day needs. Residential development should reinforce the center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments, and condominiums. Design for each Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools.

Goals and Policies:

GOAL 6: COMMUNITY FACILITIES – To ensure the provision of infrastructure, community facilities, and public services that support efficient growth and development patterns.

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.

GOAL 8: INTERGOVERNMENTAL COORDINATION – To encourage coordination of planning efforts with other local service providers and authorities, neighboring communities and state and regional planning agencies.

GOAL 9: TRANSPORTATION – To encourage coordination of land use planning and transportation planning to support sustainable economic development, protection of natural and cultural resources, and provision of adequate and affordable housing.

Standards for the Exercise of Zoning Power (Review Criteria)

In reviewing and making a decision on a rezoning request, the City staff, Planning Commission and City Council shall consider the following standards. The proposed responses to these standards by the applicant and staff are listed below.

(1) Is the proposed zoning change consistent with the surrounding land use pattern and will it permit a range of uses that are suitable with regard to the use and development of adjacent and nearby properties?.	
Applicant:	Yes.
Staff:	Yes, the proposed zoning is identical to all the adjacent Airport and COV properties.
(2) How will the proposed rezoning adversely affect the existing use(s) or usability of adjacent or nearby properties ?	
Applicant:	No adverse effects
Staff:	No adverse impacts.

(3) Does the subject property have a reasonable economic use as it is currently zoned ?	
<i>Applicant:</i>	No. There is no logic to having split-zoning on government Airport property.
<i>Staff:</i>	No. The CON and E-A zonings are inconsistent with the ownership/use of the property.
(4) Will the proposed rezoning result in a use that will or could cause an excessive or burdensome use of existing streets or other transportation facilities, and capacity of other public facilities – including utilities, parks, schools and other community facilities ?	
<i>Applicant:</i>	No adverse effects on any existing facilities.
<i>Staff:</i>	No impacts
(5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan ?	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes.
(6) What existing or changing conditions affecting the use and development of this property, support grounds for either approval or disapproval of the proposed rezoning ?	
<i>Applicant:</i>	This property is a recent acquisition by the Airport Authority, and it would be both beneficial and logical to have all Airport contiguous properties under the same jurisdiction and zoning pattern.
<i>Staff:</i>	All current Airport properties are zoned M-2 in the Valdosta city limits.
(7) To what extent will the proposed rezoning result in significant adverse impacts on the natural environment (including trees, wetlands, floodplain, groundwater, air quality, water quality, etc...) ?	
<i>Applicant:</i>	No impacts.
<i>Staff:</i>	No impact.
(8) Will the proposed change constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public ?	
<i>Applicant:</i>	No, it will not
<i>Staff:</i>	The proposed rezoning would not be considered a grant of special privilege

Supplemental Standards of the LDR Applicable to the Proposed Use

< none >

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.

Building Plan Review / Inspections: Inspections has no comments on this request .

Engineering: No comments **Fire:** Fire Dept has no comments or concerns.

Landscape: (Private sector development) must comply with LDR Chapter 328 for landscape...

GIS: No comments **Police:** No issues or concerns

Public Works: < No comments received > **Utilities:** < No comments received >

Attachments:

- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Rezoning Survey
- Legal Descriptions for Rezoning



VA-2024-08 & VA-2024-09

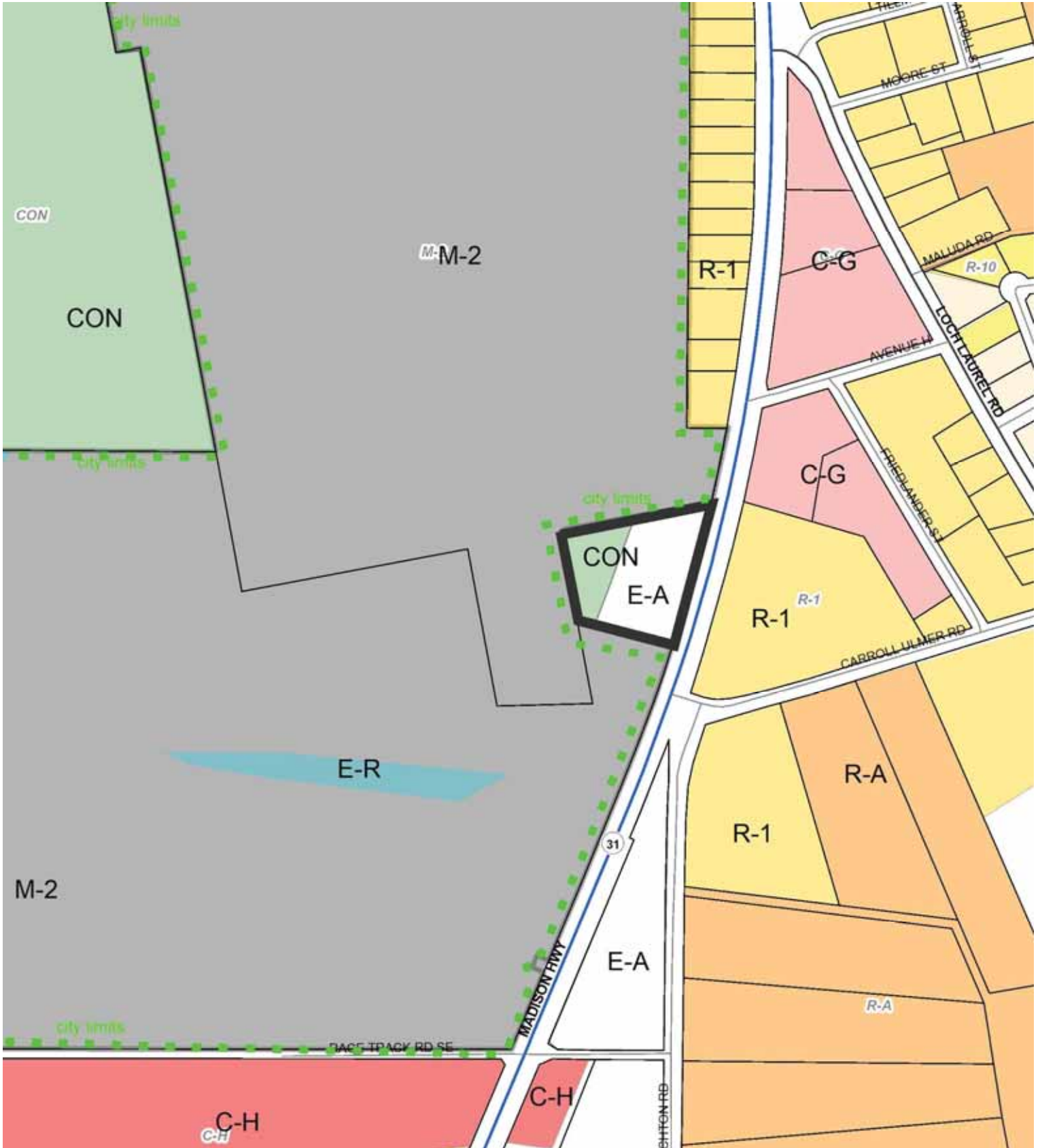
Zoning Patterns

V-LC Airport Authority
Rezoning & Annexation Requests

3222 Madison Highway
Tax Map # 0132B Parcel 005

Current Zoning = CON & E-A

** Map NOT to scale Map Data Source: VALOR GIS May 2024



VA-2024-08 & VA-2024-09 Future Development Map

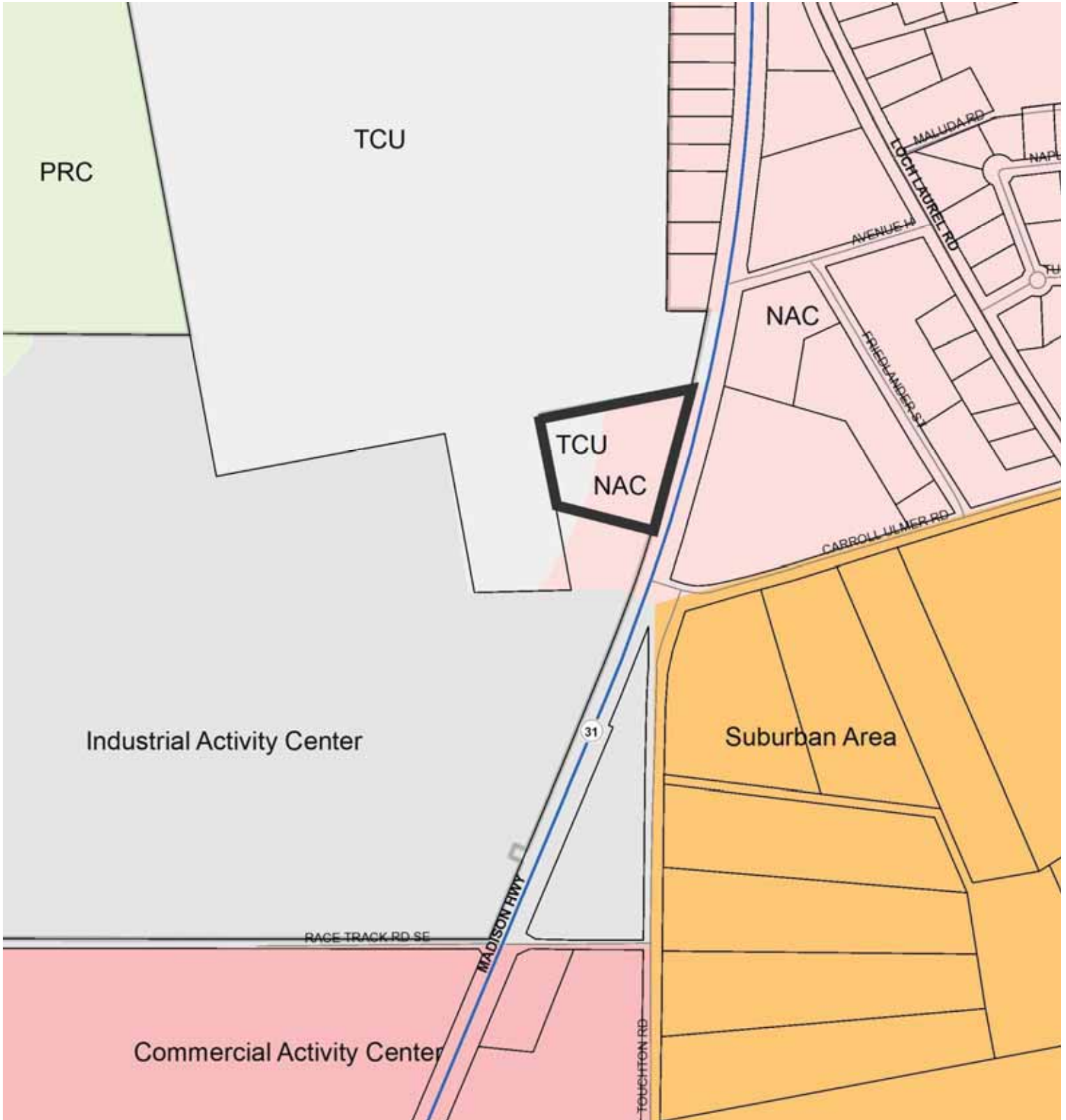


V-LC Airport Authority
Rezoning & Annexation Requests

3222 Madison Highway
Tax Map # 0132B Parcel 005

Character Area = CON & NAC

** Map NOT to scale Map Data Source: VALOR GIS May 2024



VA-2024-08 & VA-2024-09

Aerial Location



V-LC Airport Authority
Rezoning & Annexation Requests

3222 Madison Highway
Tax Map # 0132B Parcel 005

Aerial Imagery ~ 2022

** Map NOT to scale

Map Data Source: VALOR GIS May 2024

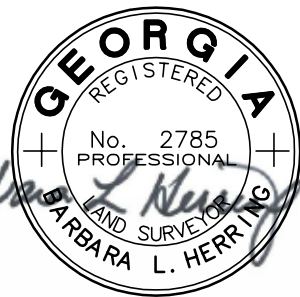


ANNEXATION AND REZONING SURVEY FOR
**THE VALDOSTA LOWNDES
 COUNTY AIRPORT AUTHORITY**

BEING IN LAND LOTS 72 AND 113 OF THE 11TH LAND
 DISTRICT, LOWNDES COUNTY, GEORGIA

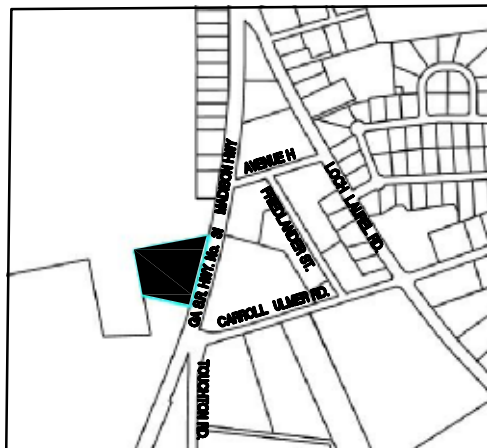
DATE: FEBRUARY 11, 2024

THIS SURVEY WAS PREPARED IN CONFORMITY
 WITH THE TECHNICAL STANDARDS FOR
 PROPERTY SURVEYS IN GEORGIA AS SET FORTH
 IN CHAPTER 180-7 OF THE RULES 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.



Barbara L. Herring
 BARBARA L. HERRING

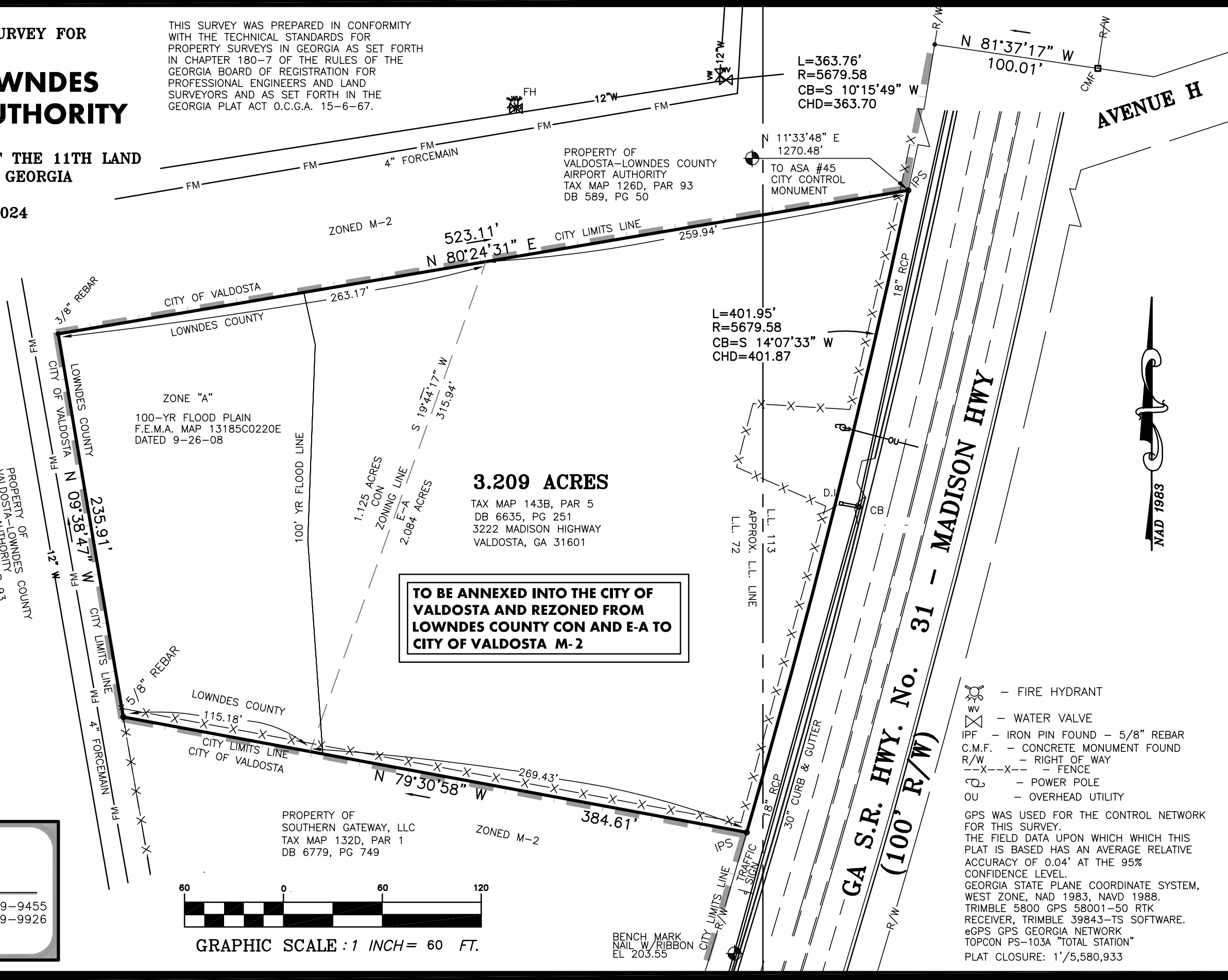
PROPERTY OF
 VALDOSTA-LOWNDES COUNTY
 AIRPORT AUTHORITY
 TAX MAP 126D, PAR 93
 DB 589, PG 50
 ZONED M-2



**Southeastern
 Surveying, Inc.**
 601 N. St. Augustine Rd. Telephone: 229-259-9455
 Valdosta, GA 31601 Fax: 229-259-9926
 E-mail: bherring@sesurveying.com
 GA Certificate of Authorization No. 685



GRAPHIC SCALE : 1 INCH = 60 FT.



**TO BE ANNEXED INTO THE CITY OF
 VALDOSTA AND REZONED FROM
 LOWNDES COUNTY CON AND E-A TO
 CITY OF VALDOSTA M-2**

PROPERTY OF
 SOUTHERN GATEWAY, LLC
 TAX MAP 132D, PAR 1
 DB 6779, PG 749

L=401.95'
 R=5679.58
 CB=S 14°07'33" W
 CHD=401.87

L=363.76'
 R=5679.58
 CB=S 10°15'49" W
 CHD=363.70

- FIRE HYDRANT
- WATER VALVE
- IRON PIN FOUND - 5/8" REBAR
- CONCRETE MONUMENT FOUND
- RIGHT OF WAY
- FENCE
- POWER POLE
- OVERHEAD UTILITY

GPS WAS USED FOR THE CONTROL NETWORK
 FOR THIS SURVEY.
 THE FIELD DATA UPON WHICH THIS
 PLAT IS BASED HAS AN AVERAGE RELATIVE
 ACCURACY OF 0.04' AT THE 95%
 CONFIDENCE LEVEL.
 GEORGIA STATE PLANE COORDINATE SYSTEM,
 WEST ZONE, NAD 1983, NAVD 1988.
 TRIMBLE 5800 GPS 58001-50 RTK
 RECEIVER, TRIMBLE 39843-TS SOFTWARE.
 eGPS GPS GEORGIA NETWORK
 TOPCON PS-103A "TOTAL STATION"
 PLAT CLOSURE: 1'/5,580,933



VA-2024-08

Legal Description of E-A zone to be rezoned

All that tract or parcel of land situate, lying and being located in Land Lots 72 and 113 of the 11th Land District, Lowndes County, Georgia containing 2.084 acres and being more particularly described as follows: For a point of reference begin at the a concrete monument located at the north east intersection of the north right-of-way margin of Avenue H and the east right-of-way margin of Ga S.R. Hwy No. 31 - Madison Highway (100' r/w) and proceed north 81 degrees 37 minutes 17 seconds west 100.01 feet to a point located on the west right-of-way margin Madison Highway; thence along the arc of a curve to the right for a length of 363.76 feet, having a radius of 5679.38 feet, a chord bearing of south 10 degrees 15 minutes 49 seconds west with a distance of 363.70 feet to a 5/8" rebar being the POINT OF BEGINNING; thence continuing along said right-of-way along the arc of a curve to the right for a length of 401.95 feet, having a radius of 5679.58 feet, a chord bearing of south 14 degrees 07 minutes 33 seconds west with a distance of 401.87 feet to a 5/8" rebar; thence leaving said right-of-way proceed north 79 degrees 30 minutes 58 seconds west 269.43 feet to a point; thence north 19 degrees 44 minutes 17 seconds east 315.94 feet to a point; thence north 80 degrees 24 minutes 31 seconds east 259.94 feet to the POINT OF BEGINNING.

Legal Description of Con zone to be rezoned

All that tract or parcel of land situate, lying and being 1.125 acres and being more particularly described as follows: For a point of reference begin at the a concrete monument located at the north east intersection of the north right-of-way margin of Avenue H and the east right-of-way margin of Ga S.R. Hwy No. 31 - Madison Highway (100' r/w) and proceed north 81 degrees 37 minutes 17 seconds west 100.01 feet to a point located on the west right-of-way margin Madison Highway; thence along the arc of a curve to the right for a length of 363.76 feet, having a radius of 5679.38 feet, a chord bearing of south 10 degrees 15 minutes 49 seconds west with a distance of 363.70 feet to a 5/8" rebar to a point; thence continuing along said right-of-way along the arc of a curve to the right for a length of 401.95 feet, having a radius of 5679.58 feet, a chord bearing of south 14 degrees 07 minutes 33 seconds west with a distance of 401.87 feet to a 5/8" rebar; thence leaving said right-of-way proceed north 79 degrees 30 minutes 58 seconds west 269.43 feet to the POINT OF BEGINNING; thence north 79 degrees 30 minutes 58 seconds west 115.18 feet to a 5/8" rebar; thence north 09 degrees 38 minutes 47 seconds west 235.91 feet to a 3/8" rebar; thence north 80 degrees 24 minutes 31 seconds east 263.17 feet to a point; thence south 19 degrees 44 minutes 17 seconds west 315.94 feet to the POINT OF BEGINNING.