



GLPC AGENDA ITEM # 6
JUNE 24, 2024

Annexation Request by Valdosta-Lowndes County Airport Authority
File #: VA-2024-09

The Valdosta-Lowndes County Airport Authority is requesting to annex 3.21 acres into the City of Valdosta. 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 subject property is contiguous to the existing Valdosta city limits where it abuts the remaining Airport property to the north and west. The applicant is requesting annexation in order to simply combine this property with the existing Airport parcel which is already entirely within the Valdosta city limits. The applicant has no plans for development of this property. It was acquired as a separate parcel for the Airport a few years ago in order to provide more security and better emergency access to the south end of the existing airfield. Concurrent with the annexation, the applicant is also requesting Rezoning of the property (file # VA-2024-08). ** See previous Agenda item for further details and discussion of the existing zoning patterns, and proposed rezoning request.

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.

The Airport Authority acquired this property in 2019 as part of a planned expansion of their airfield area in order to add more protection buffer to the runway, as well as provide a point of emergency access to the southern end of the airfield from Madison Highway. The subject property is contiguous to the existing Valdosta city limits and it is fully eligible for annexation into Valdosta. This annexation request has been properly noticed to Lowndes County pursuant to State law and to date, there have been no land use disputes raised by the County as part of the request. 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. It would also be both beneficial and logical to have all Airport contiguous properties under the same local government jurisdiction.

Staff Recommendation: Find the annexation request consistent with the Comprehensive Plan, and recommend approval to the City Council.