



**City of Valdosta Planning Division Office**

300 North Lee Street Post Office Box 1125  
Valdosta, Georgia 31603-1125  
(229) 259-3529

**\*\* VIA CERTIFIED MAIL \*\***

May 20, 2024

Chairman and Members  
Board of Commissioners of Lowndes County, Georgia  
c/o County Clerk  
Post Office Box 1349  
Valdosta, Georgia 31603

**RE:** Annexation & Rezoning Application received from Valdosta-Lowndes County Airport Authority

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 petition and rezoning application with accompanying materials for this property.

**VA-2024-09** Annexation request by Valdosta-Lowndes County Airport Authority Tax Parcel # 0132B - 005 (3.209 acres) The applicant is requesting to annex this entire parcel into the city limits and rezone it from a combination of Conservation (CON) and Estate Agriculture (E-A) in the county, to Heavy Industrial (M-2) zoning in the City of Valdosta. Please see attached maps and other materials.

This property is NOT being proposed for development. The Airport Authority acquired this property in 2019 as a means of preventing its development and adding more control to its runway protection zones. This property is located off the SE corner of its main north-south runway approach area. It formerly contained a single-family residence, which has not been demolished and the land cleared by the Authority. Since all of the rest of the Valdosta Regional Airport property is within the Valdosta city limits, and zoned M-2, it is the Authority's desire to combine this property with their parent parcel so that all is consistently within the city limits and zoned the same. Also, as part of this annexation request and approval, the City is proposing to amend the property's Character Area designation on the Future Development Map of the Comprehensive Plan, so that all of the property will have the designation of "Transportation / Communication / Utilities (TCU)" --- instead of its currently split designations of TCU and NAC. This will provide greater consistency in having all of the Airport property designated as TCU.

Also as a result of annexation and to maintain consistent geography, the City is proposing to add the 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.

In accordance with O.C.G.A. Section 36-36-113, the County Commission has up to thirty (30) calendar 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 7021 2720 0000 2374 1198**