



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.

## Planning Analysis & Property Information

<b>Applicant / Owner:</b>	Valdosta-Lowndes County Airport Authority (Jim Galloway, Exec Dir & Airport Mgr)		
<b>Request:</b>	Rezone from CON(county) & E-A(county), to M-2(city)		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	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.		
<b>Street Address:</b>	3222 Madison Highway		
<b>Tax Parcel ID:</b>	Map # 0132B Parcel 005	<b>City Council District:</b>	3 <i>Councilman Thomas McIntyre</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	CON & E-A	Valdosta Regional Airport
	Proposed:	M-2	Valdosta Regional Airport
<b>Adjacent Property:</b>	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
<b>Zoning &amp; Land Use History</b>	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.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no known historic resources on or near the subject property.		
<b>Natural Resources:</b>	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	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	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		
<b>Transportation:</b>	Madison Highway (Major Arterial)		
<b>Fire Protection:</b>	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.

### **Attachments:**

Zoning Location Map  
 Character Area Map  
 Aerial Location Map  
 Annexation Survey  
 Legal Description  
 Annexation Petition (2 pages)  
 County notification letter



# VA-2024-08 & VA-2024-09

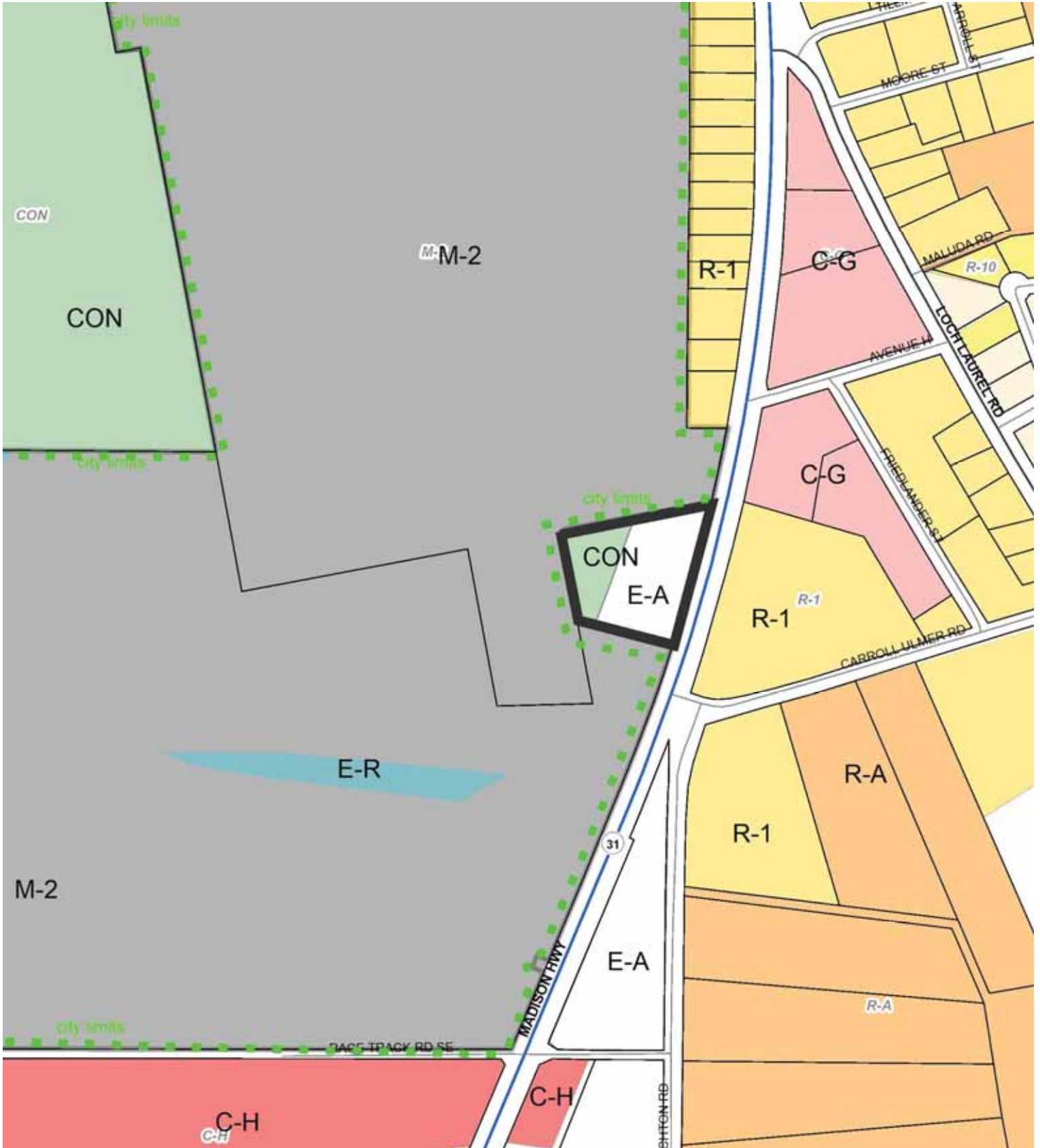
# Zoning Patterns

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

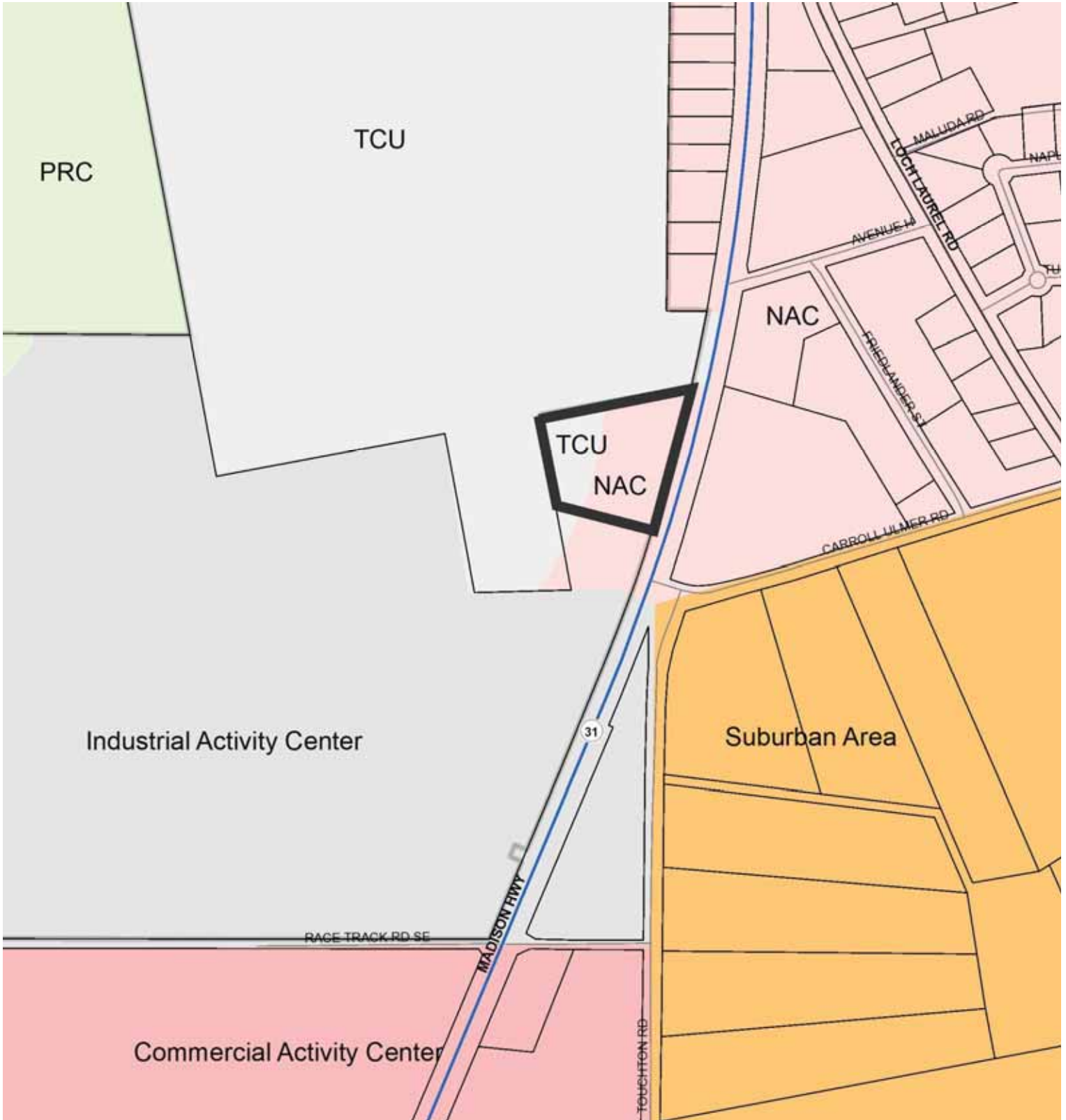


V-LC Airport Authority  
Rezoning & Annexation Requests

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



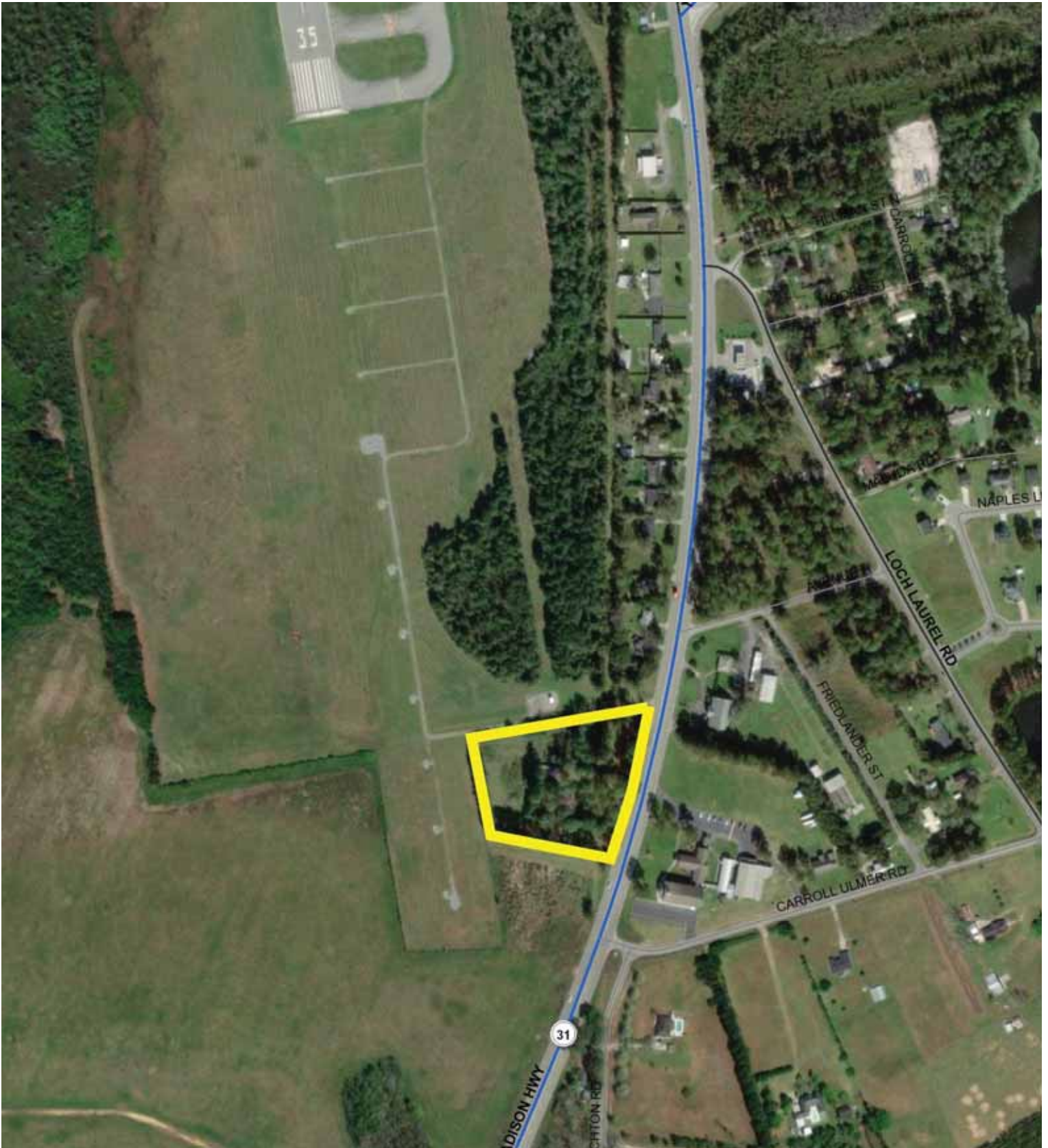
V-LC Airport Authority  
Rezoning & Annexation Requests

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**

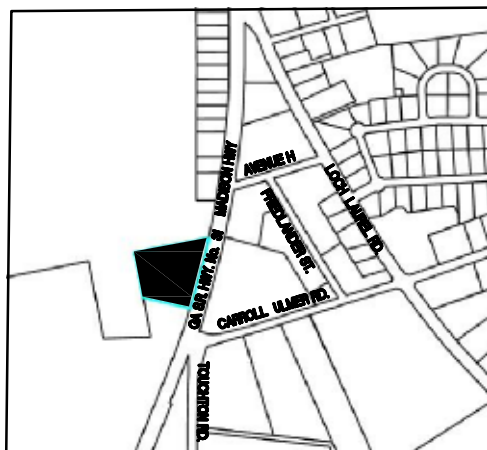
BEING IN LAND LOTS 72 AND 113 OF THE 11TH LAND  
 DISTRICT, LOWNDES COUNTY, GEORGIA

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.



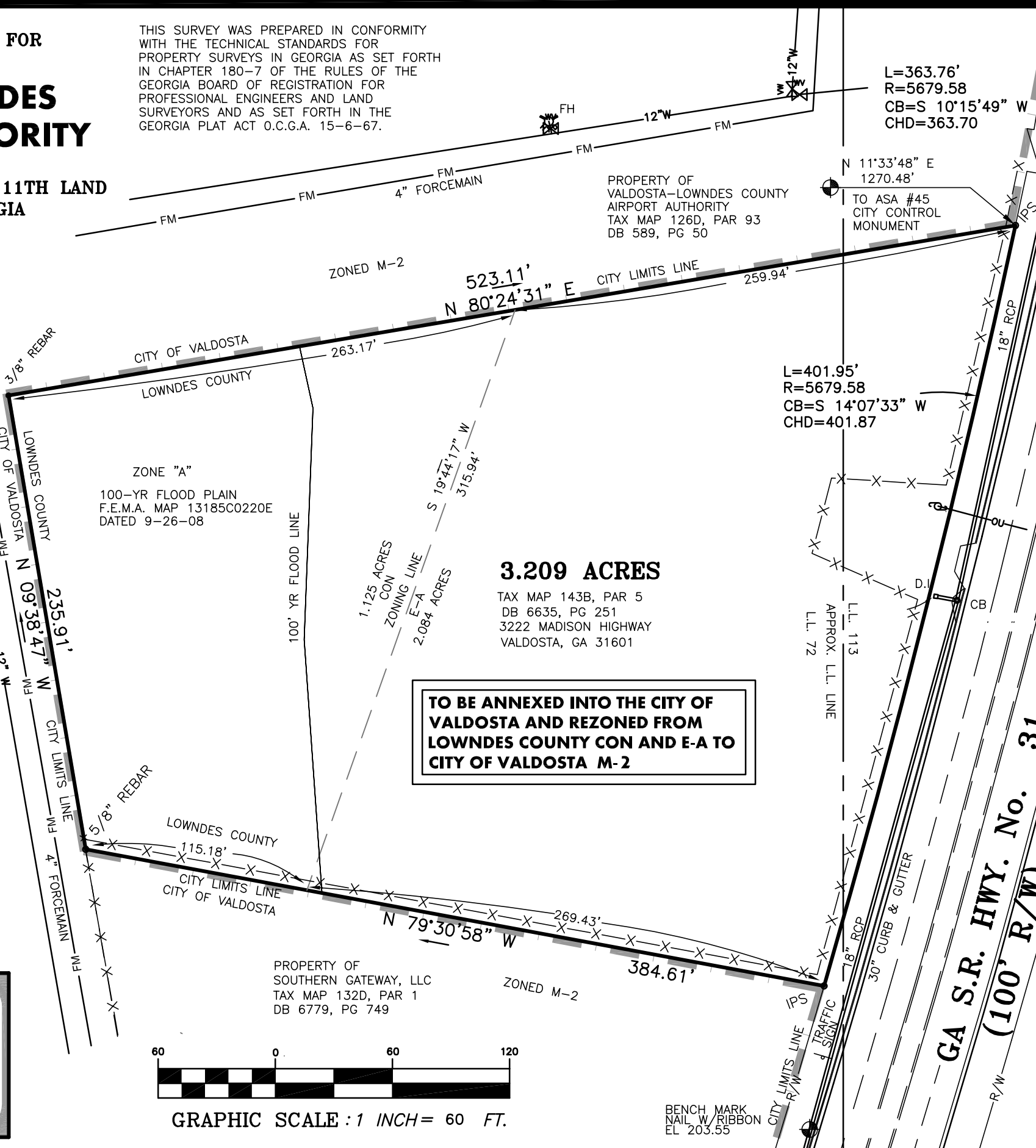
*Barbara L. Herring*  
 BARBARA L. HERRING



**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



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



**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  
 VALDOSTA-LOWNDES COUNTY  
 AIRPORT AUTHORITY  
 TAX MAP 126D, PAR 93  
 DB 589, PG 50

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

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

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

- 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-2024-09**

Legal Description to be annexed into the City of Valdosta

All that tract or parcel of land situate, lying and being located in Land Lots 72 and 113 of the 11<sup>th</sup> Land District, Lowndes County, Georgia containing 3.209 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 384.61 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 523.11 feet to the POINT OF BEGINNING.



## Application for Annexation

### CITY OF VALDOSTA PLANNING DIVISION

This is an application for voluntary annexation into the corporate limits of the City of Valdosta.

All properties listed in a single application must be compact and contiguous to the existing Valdosta city limits, and within the jurisdiction of a single local government. This application must be submitted concurrently with an application for Rezoning

PROPERTY OWNER Valdosta-Lowndes County Airport Authority

Telephone Number (229) 333-1833 Email Address igalloway@flyvaldosta.com

Mailing Address 1750 Airport Road Valdosta GA 31601

Has the property owner (applicant) made any campaign contributions over \$250 to any local government official of the City of Valdosta?     YES     NO

#### PROCEDURE

**Application Requirements**

All Applications must be complete and include required supporting documents. **Incomplete applications will not be accepted.**

**Application Deadline**

Applications are due by 5:00 p.m. on the 15th day of the month. When the 15th falls on a weekend or holiday, applications are due the next business day. Complete Applications submitted by the deadline will be heard by the Greater Lowndes Planning Commission (GLPC) approximately six weeks following the application deadline and by the City Council approximately seven weeks following the deadline. For example, an application submitted on March 15th will be heard at the April Planning Commission meeting and the early May City Council meeting.

**Application Submission**

Return one copy of this completed application and all supporting documents to:

**City of Valdosta Planning Division  
City Hall Annex  
300 N. Lee Street P.O. Box 1125  
Valdosta, GA 31603-1125**

**Application Public Hearings**

Applications will be heard at two public hearings as follows: (1) by the GLPC for a recommendation at their regular meeting held the last Monday of each month at 5:30 p.m. at the South Health District Office (325 W. Savannah Avenue), and then (2) by Valdosta City Council for a final decision at their regular meeting held the Thursday following the first Sunday of each month at City Hall (216 E. Central Avenue).

**Application Representation**

The applicant or authorized representative should attend both public hearings to support the Application and answer any questions.

#### PROPERTY INFORMATION

PROPERTY ADDRESS (OR GENERAL LOCATION DESCRIPTION IF NO ADDRESS ASSIGNED):

3222 MADISON HWY VALDOSTA GA

TAX MAP/PARCEL ID #: 0132B 005      ACREAGE: 3.21

Why is annexation requested ? To consolidate this parcel with the rest

of the AIRPORT property which is already in the city limits

*(If this annexation request is motivated by the desire to connect to City water and sewer services, please contact the City of Valdosta Utilities Department at (229) 259-3592.)*

- The public hearing required by Section 242-4 of the LDR for Rezoning shall be conducted prior to the public hearing and vote of this Annexation request into the City of Valdosta.
- As a default minimum, the property will receive a zoning designation of R-E (Estate Residential) unless otherwise Rezoned by Valdosta City Council.

*Questions may be directed to City of Valdosta Planning Division Office at:*

**For Annexation of Residential Properties:** In order for the City of Valdosta to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the annexation of any residential properties.

1. Total number of existing residential structures located on the subject parcel: -0-

2. Total number of person(s) residing within each structure: N/A

3. Age, Sex, and Race of each of those individuals:	<u>Age</u>	<u>Sex</u>	<u>Race</u>
	<u>N/A</u>	_____	_____
	_____	_____	_____
	_____	_____	_____

4. Subject property's City Council Voting District: 3

**CERTIFICATION AND AUTHORIZATION**

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate. I understand that this application will require public hearings by the Greater Lowndes Planning Commission (GLPC) and the Valdosta City Council. I have been made aware and hereby acknowledge these scheduled hearing dates/times and locations where this Application will be considered, and I promise that either myself or my authorized representative will be in attendance at these hearings. I also understand that review of this Application may require site visits, and I hereby authorize City staff and members of the GLPC and Valdosta City Council to enter and inspect the premises, which are the subject of this application.

Signature of Property Owner  Date: 5-15-2024

**FOR STAFF USE ONLY**

Date Received: 5-15-2024 Received By: MM Rezoning Application #: VA-2024-08

**APPLICASTION FEES:** Annexation filing fee: \$ 150 (in addition to the FEES for filing a concurrent Rezoning application)

**PUBLIC HEARING DATES:**

GLPC 6-24-2024 City Council 7-11-2024

**PUBLIC NOTICE DATES:**

Property Posted \_\_\_\_\_ Legal Ad Run \_\_\_\_\_

Letters Mailed: \_\_\_\_\_

**DECISION:** (Circle One)  Approved  Denied

Comments: \_\_\_\_\_



**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**