



GLPC AGENDA ITEM # 7  
JULY 24, 2024

**Annexation Request by Southern Gateway LLC**  
**File #: VA-2024-13**

Southern Gateway LLC is requesting to annex 41.12 acres into the City of Valdosta. The subject property is located along the west side of Madison Highway, south of the intersection with Race Track Road. The subject property is contiguous to the existing Valdosta city limits along its northern and western borders. (Concurrent with the annexation, the applicant is also requesting Rezoning of the property to M-2 -- see file # VA-2024-12 above) The applicant is requesting annexation in order to simply combine with their other properties and market all of them together for development under M-2 zoning.

The subject property is located within the **Community Activity Center (CAC)** Character Area 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 re-designated with the Industrial Activity Center Character Area to match the applicant's adjacent property.

Discussion relating to the development history of the property as well as the surrounding land use and zoning patterns is described more fully in the Rezoning request # VA-2024-12.

The subject property is contiguous to the existing Valdosta city limits along its northern and western boundaries 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 the applicant's adjacent property is already in the city limits, and there is a desire to market all of the applicant's acreage together under one jurisdiction and zoning district, the proposed annexation is logical and beneficial.

**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>             | Southern Gateway LLC   |  |                                      |
| <b>Request:</b>                       | Annex 41.12 acres into the City of Valdosta  |  |                                      |
| <b>Property General Information</b>   |  |  |                                      |
| <b>Size &amp; Location:</b>           | Three (3) parcels totaling 41.12 acres located along the west side of Madison Highway, located along the west side of Madison Highway, south of the intersection with Race Track Road..  |  |                                      |
| <b>Street Address:</b>                | < not assigned> but near the 3400 block of Madison Highway   |  |                                      |
| <b>Tax Parcel ID:</b>                 | Map # 0132D,<br>Parcels 002, 006 and 007   | <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:  | C-H/P-D/E-A  | Vacant, uncleared                    |
|                                       | Proposed:  | M-2  | Industrial development (speculative) |
| <b>Adjacent Property:</b>             | North:   | M-2  | Vacant (applicant's property)        |
|                                       | South:   | C-H  | Truck stops                          |
|                                       | East:  | C-H, E-A   | Commercial, rural residential        |
|                                       | West:  | M-2  | Vacant (applicant's property)        |
| <b>Zoning &amp; Land Use History</b>  | This property was previously developed as rural residential homesites, including a small mobile home park many years ago. The C-H portion was rezoned as such more than 30 years ago, but the commercial development never materialized. The northern boundary of the subject property is the former Race Track Road (unpaved) right-of-way which was abandoned and closed by Lowndes County earlier this year |  |                                      |
| <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:  | Forest   |                                      |
|                                       | 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 about 900' north of the subject property   |  |                                      |
| <b>Transportation:</b>                | Madison Highway (Major Arterial)   |  |                                      |
| <b>Fire Protection:</b>               | Fire Station # 7 (Airport) = approximately 1.7 miles to the north<br>The nearest fire hydrants are along Madison Hwy to the north of the subject property.   |  |                                      |

## Comprehensive Plan Issues

### **Character Area:**     Community Activity Center

**Description:** A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, office professional, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians..

**Development Strategy:** Each Community Activity Center should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the town center through locating higher density housing options adjacent to the town center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. Design for each Community Activity 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..

### **Character Area:**     Industrial Activity Center

**Description:** Area used in manufacturing, wholesale trade, distribution activities, assembly, and processing activities. Uses may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.

**Development Strategy:** Development or, where possible, retrofitting should occur as part of planned industrial parks having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. Incorporate signage and lighting guidelines to enhance quality of development. Also incorporate measures to mitigate impacts of external impacts on the adjacent built or natural environments. Encourage greater mix of uses such as retail and services to serve industry employees to reduce automobile reliance/use on site.

### **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:**

Letter of Authorization  
 City Limits Location Map  
 Zoning Location Map  
 Character Area Map  
 Aerial Location Map  
 Annexation Survey  
 Annexation Petition (2 pages)  
 County notification letter

## LETTER OF AUTHORIZATION

To: Greater Lowndes Planning Commission  
Valdosta City Council

Southern Gateway LLC, a Georgia limited liability company, is the owner of the property designated as Tax Map Parcel Numbers 0132D 002, 0132D 006, and 0132D 007. Southern Gateway LLC hereby authorizes William C. Nijem, Jr. of Langdale Vallotton, LLP to act as agent on Southern Gateway LLC's behalf, in submitting an application requesting the annexation of its property into the City of Valdosta and in submitting an application requesting the rezoning of its property to a M-2 zoning classification, and to represent Southern Gateway LLC in all public hearings and other matters with the City of Valdosta relating to such applications.

SOUTHERN GATEWAY LLC,  
a Georgia limited liability company

By: *Mike Nacarato*  
Name: Mike Nacarato  
Its: Manager

NOTARY PUBLIC

State of Tennessee County of Rutherford

Sworn to and subscribed to me on this 18th day of June, 2024.

My commission expires 5-16-25.

*[Signature]*  
Notary Public





# VA-2024-12 & VA-2024-13

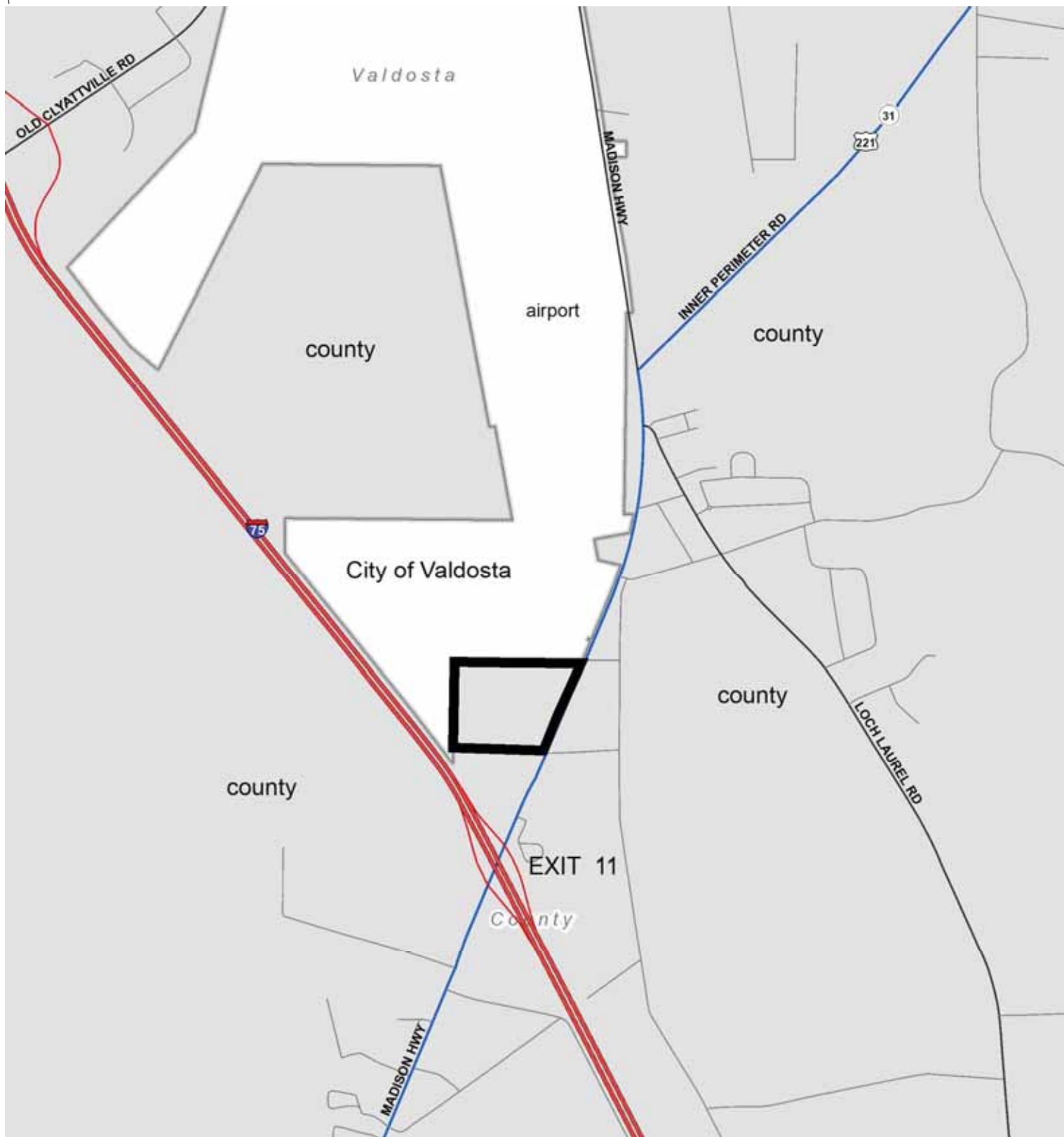
# City Limits Map

Southern Gateway LLC  
Rezoning & Annexation Requests

W side of Madison Hwy

City Limits Reference Location  
Tax Map # 0132D Parcels 002, 006 & 007

\*\* Map NOT to scale    Map Data Source: VALOR GIS June 2024



# VA-2024-12 & VA-2024-13

# Zoning Location Map



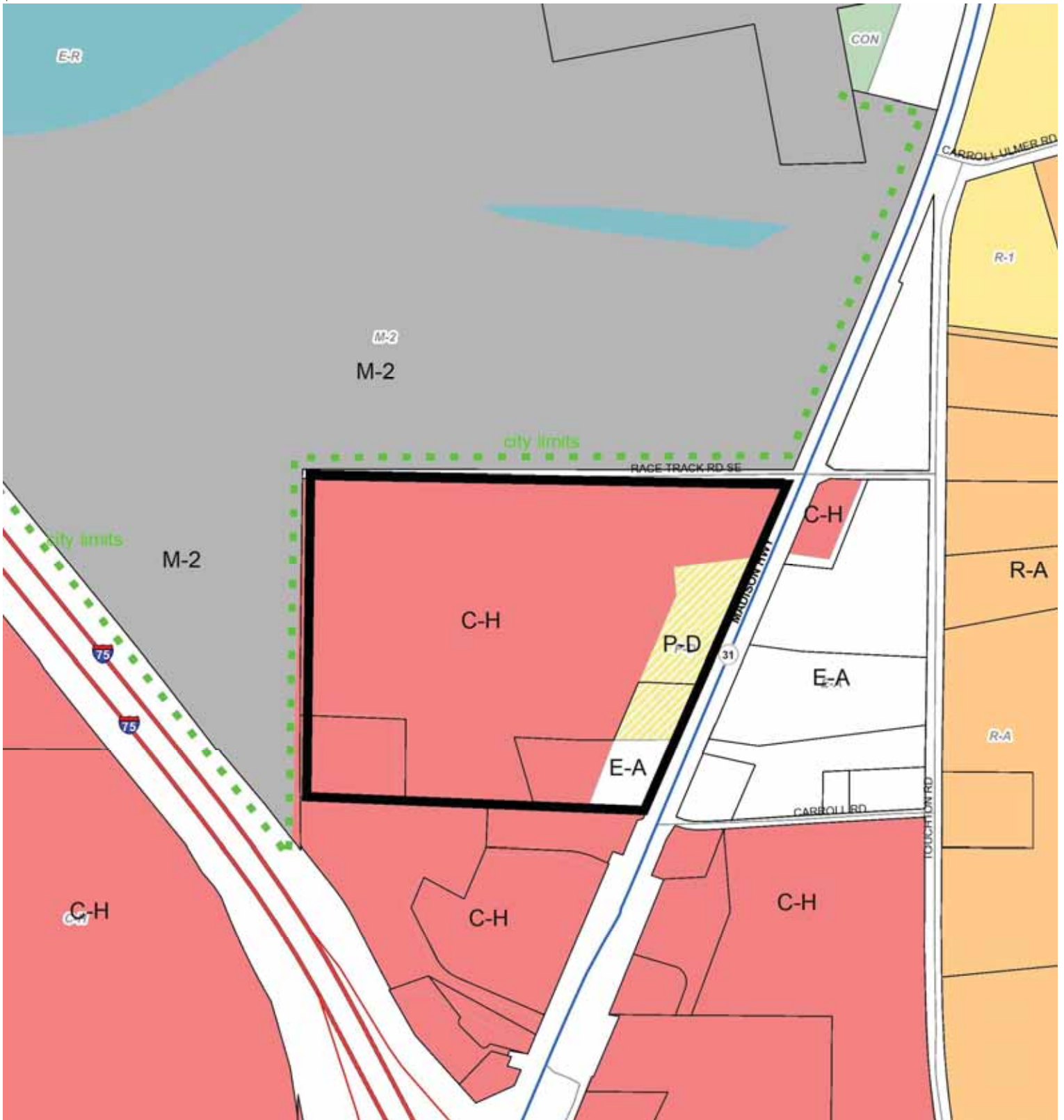
Southern Gateway LLC  
Rezoning & Annexation Requests

W side of Madison Hwy

Current county Zoning = C-H, P-D, E-A

Tax Map # 0132D Parcels 002, 006 & 007

\*\* Map NOT to scale Map Data Source: VALOR GIS June 2024



# VA-2024-12 & VA-2024-13

# Aerial Location Map



Southern Gateway LLC  
Rezoning & Annexation Requests

W side of Madison Hwy

Current Character Area = CAC

Tax Map # 0132D Parcels 002, 006 & 007

\*\* Map NOT to scale Map Data Source: VALOR GIS June 2024



# VA-2024-12 & VA-2024-13

# Aerial Location Map



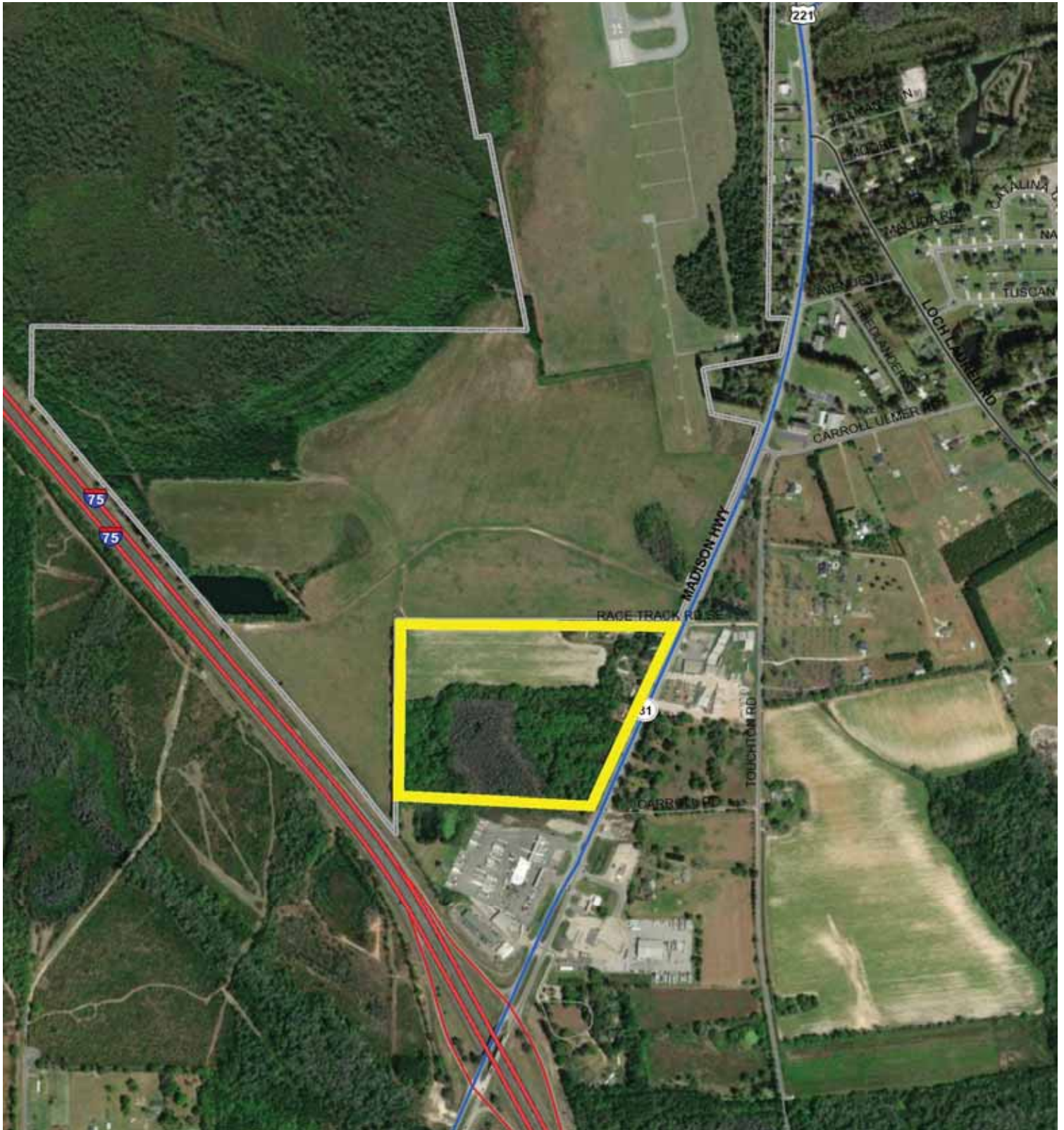
Southern Gateway LLC  
Rezoning & Annexation Requests

W side of Madison Hwy

Aerial Imagery ~ 2022

Tax Map # 0132D Parcels 002, 006 & 007

\*\* Map NOT to scale      Map Data Source: VALOR GIS June 2024







**LOCATION MAP**

N.T.S.

N/F PROPERTY OF SOUTHERN GATEWAY LLC  
 MAP 0132D PARCEL 001  
 DEED BOOK 6779 PG 749  
 ZONED M-2

N/F PROPERTY OF SOUTHERN GATEWAY LLC  
 MAP 0132D PARCEL 001  
 DEED BOOK 6779 PG 749  
 ZONED M-2

LOWNDES COUNTY  
 CITY LIMITS LINE

**TRACT 1  
 1.591 ACRES**  
 (R/W OF RACE TRACK ROAD)  
 NOTE: AREA ABANDONED BY THE LOWNDES COUNTY BOARD OF COMMISSIONERS AT APRIL 29, 2024 REGULAR SESSION MEETING. ALL RIGHTS THERETO HAVE BEEN VESTED IN ADJACENT PROPERTY OWNER, SOUTHERN GATEWAY, LLC.

**TRACT 2  
 35.792 ACRES**  
 MAP 0132D PARCEL 002 & MAP 0132D PARCEL 007  
 DEED BOOK 6779 PG 749  
 PLAT CAB "C" PG 1304  
 ZONED C-H & P-D

**TRACT 3  
 3.736 ACRES**  
 MAP 0132D PARCEL 006  
 DEED BOOK 7041 PG 792  
 ZONED C-H, E-A & P-D

N/F PROPERTY OF PFJ SOUTHEAST, LLC  
 MAP 0134 PARCEL 081A  
 DEED BOOK 6076 PG 285  
 ZONED C-H

N/F PROPERTY OF VJAYKUMAR PATEL & HEMLATABEN V PATEL  
 MAP 0132D PARCEL 021  
 DEED BOOK 6501 PG 223  
 ZONED C-H

N89° 55' 33"E 1720.50' RACE TRACK ROAD SE (40' R/W)  
 CITY OF VALDOSTA CITY LIMITS LINE

**FLOOD CERTIFICATION**

THIS PROPERTY IS LOCATED IN ZONE "X", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS COMMUNITY-PANEL NUMBERS 13185C0220E EFFECTIVE DATE 09-26-2008

**PROPERTY INFORMATION**

MUNICIPALITY: LOWNDES COUNTY  
 MAP 0132D PARCELS 002, 006, 007 AND R/W OF RACE TRACK ROAD AS DEPICTED HEREON.  
 LAND DISTRICT 11 - LAND LOT 72  
 TOTAL ACREAGE: 41.119  
 TOTAL NUMBER OF TRACTS: 3.  
 CURRENT ZONING: TRACT 1: N/A  
 TRACTS 2-3: C-H, E-A & P-D.  
 SUBJECT PROPERTY IS IN THE AIRPORT OVERLAY DISTRICT, AND WITHIN A GROUNDWATER RECHARGE AREA, AND IS SUBJECT TO PERTAINING REGULATIONS.

**ANNEXATION MAP FOR:  
 SOUTHERN GATEWAY, LLC  
 DATE: 06-17-24**



CITY OF VALDOSTA CITY LIMITS LINE  
 LOWNDES COUNTY  
 INTERSTATE 75 (300' R/W)

CARROLL ROAD

GA STATE HIGHWAY NO. 31 (VARIABLE WIDTH R/W)

RACE TRACK ROAD SE

N00° 17' 42"W 40.00'

N00° 17' 42"W 850.30'

N00° 15' 56"W 293.41'

N88° 16' 41"W 370.38'

N87° 59' 38"W 293.81'

N88° 16' 46"W 164.85'

N88° 16' 46"W 400.19'

S18° 08' 28"E 258.54'

N88° 18' 00"W 377.42'

S22° 21' 07"W 229.85'

N88° 16' 02"W 202.52'

S22° 34' 40"W 230.00'

S22° 25' 28"W 220.11'

S22° 29' 27"W 317.54'

N66° 28' 26"W 55.23'

S05° 08' 27"W 62.37'

N89° 55' 33"E 1720.50'

S89° 55' 33"W 1664.06'

**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 Southern Gateway LLC

Telephone Number 229-244-5400 Email Address bnijem@langdalelaw.com

Mailing Address 1007 N. Patterson Street, 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

\*Note:.

**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):

Race Track Rd

TAX MAP/PARCEL ID #: 0132D 002  
0132D 006 ACREAGE: ~39.62  
0132D 007 41.12

Why is annexation requested? Connect to City water and city sewer services for future development

*(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:

Phone: (229) 259-3529  
P.O. Box 1125 300 N. Lee Street Valdosta, GA 31603-1125

**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: NA
2. Total number of person(s) residing within each structure: NA
3. Age, Sex, and Race of each of those individuals:  

| <u>Age</u> | <u>Sex</u> | <u>Race</u> |
|------------|------------|-------------|
| _____      | _____      | _____       |
| _____      | _____      | _____       |
| _____      | _____      | _____       |
4. Subject property's City Council Voting District: near 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 Mrs. Daniels Date: 6/17/24

**FOR STAFF USE ONLY**

Date Received: 6-17-2024 Received By: MM Rezoning Application #: VA-2024-12

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

**PUBLIC HEARING DATES:**

GLPC 7-29-2024 City Council 8-8-2024

**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 \*\***

June 26, 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 Southern Gateway LLC**

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-2024-13** Annexation request by Southern Gateway LLC Tax Map # 0132D, Parcels # 002, 006 & 007. The applicant is requesting to annex these parcels, as well as the former abutting right-of-way of Race Track Road SE, into the city limits and rezone it from a combination of Highway Commercial (C-H), Planned Development (P-D) and Estate Agriculture (E-A) in the county, to all Heavy Industrial (M-2) zoning in the City of Valdosta. (41.12 acres total) Please see attached maps and other materials.

This property is NOT yet being proposed for immediate development. The applicant is wanting to combine this property with their other adjacent property to the north and west (about 88 acres) which is already in the city limits and zoned M-2. The applicant is wanting to market their entire acreage together as one tract, for potential industrial development under one governmental jurisdiction. 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 this property will also have the designation of "Industrial Activity Center (IAC)" ---- the same as the applicant's adjacent property.

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 1136**