



GLPC AGENDA ITEM # 4

NOVEMBER 25, 2024

Annexation Request by Valdosta Lowndes County Development Authority **File #: VA-2024-20**

The VLCDA is requesting to annex 2.56 acres into the City of Valdosta. The subject property is located at 1311 Old Statenville Road which is along the north side of the road, about 1,600 feet east of the intersection with Clay Road. (This request is running concurrently with the rezoning request # VA-2024-19, and it has been properly noticed to Lowndes County pursuant to State law). The property currently contains a mobile home residence that is tenant-occupied. The applicant has recently acquired this property, and is proposing to later remove the residence and combine this property with their other adjacent property to the north (about 50 acres) which is already in the city limits and zoned M-2. The applicant is wanting to market this entire acreage together as one tract, for potential industrial development under one governmental jurisdiction.

The subject property is currently located within an **Industrial Activity Center (IAC)** Character Area on the Future Development Map of the Comprehensive Plan. There is currently no proposed change to this Character Area designation as a result of annexation.

The subject property is contiguous to the Valdosta city limits on three (3) sides and it is fully eligible for annexation into Valdosta. This property was formally acquired by the applicant this past summer and it being marketed as part of the Bassford Industrial Park which is otherwise entirely within the Valdosta city limits. This is the last of the remaining residential properties along the north side of Old Statenville Road, which were planned to be absorbed as part of the Business Park. According to the VLCDA master plan, all street access to the park will be from Clay Road and the area along Old Statenville Road will be retained as buffering and open space.

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