



**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.

## Planning Analysis & Property Information

<b>Applicant / Owner:</b>	Valdosta Lowndes County Development Authority (VLCDA)		
<b>Request:</b>	Annex into the City of Valdosta		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One parcel comprising 2.56 acres located along the north side of Old Statenville Road, about 1,600 feet east of Clay Road.		
<b>Street Address:</b>	1311 Old Statenville Road		
<b>Tax Parcel ID:</b>	Map # 0160C Parcel: 001	<b>City Council District:</b>	1 <i>Councilwoman Miller-Cody</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-A(county)	Vacant
	Proposed:	M-2(city)	Industrial (buffer, open space)
<b>Adjacent Property:</b>	North:	M-2	Vacant - Industrial
	South:	R-1, R-A	Rural residential
	East:	M-2	Vacant - Industrial
	West:	M-2	Vacant – Industrial
<b>Zoning &amp; Land Use History</b>	The subject property has been zoned R-A (in the County) for more than 15 years, and has long been a rural residential site.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no designated historic resources in the area		
<b>Natural Resources:</b>	Vegetation:	Sparse forest	
	Wetlands:	There are possible wetlands to the east of the subject property	
	Flood Hazards	Located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species on or near the property – outside of the potential wetlands	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water and sewer services along Steeda Drive to the north.		
<b>Transportation:</b>	Old Statenville Road (unpaved COUNTY road) (local street)		
<b>Fire Protection:</b>	Fire Station # 3 (Ulmer Avenue) = approximately 1.1 miles to the West		

## **Comprehensive Plan Issues**

**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 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.

**POLICY 7.5** – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

**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..

### **Attachments:**

Notification Letter to Lowndes County  
Annexation Petition  
Zoning Location Map  
Character Area Map  
Aerial Location Map  
Boundary survey

**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 Co. Development Authority

Telephone Number 229-259-9972 Email Address nogletree@buildlowndes.com

Mailing Address 103 Roosevelt Dr. 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):  
1311 Old Statenville Road Valdosta, GA 31601

TAX MAP/PARCEL ID #: 0160C 001 ACREAGE: 2.55 acres 2.56 acres

Why is annexation requested? Lot is to be combined with an adjacent industrial property to accommodate an industrial expansion.

*(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: 1 - structure  
will be removed from property by August 16, 2025
2. Total number of person(s) residing within each structure: Unknown
3. Age, Sex, and Race of each of those individuals:
 

Age	Sex	Race
55	M	W
4. Subject property's City Council Voting District: District 1

**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 Kathryn Hoglitz Date: 10/8/24

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**FOR STAFF USE ONLY**

Date Received: 10-14-2024 Received By: [Signature] Rezoning Application #: VA-2024-19

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

**PUBLIC HEARING DATES:**  
GLPC 11-25-2024 City Council 12-5-2024

**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 \*\***

October 21, 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 V-LC Development 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-2024-20** Annexation request by V-LC Development Authority Tax Map # 0160C, Parcel # 001 (2.56 acres). The applicant is requesting to annex this parcel into the city limits and rezone it from Residential Agricultural (R-A) to Heavy Industrial (M-2) zoning in the City of Valdosta. 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 (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. Please note that on the Future Development Map of the Comprehensive Plan, this property currently has a Character Area designation of "Industrial Activity Center (IAC)", which is proposed to remain unchanged. However, 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 9589 0710 5270 1283 3398 84**



LOCATION MAP  
N.T.S.

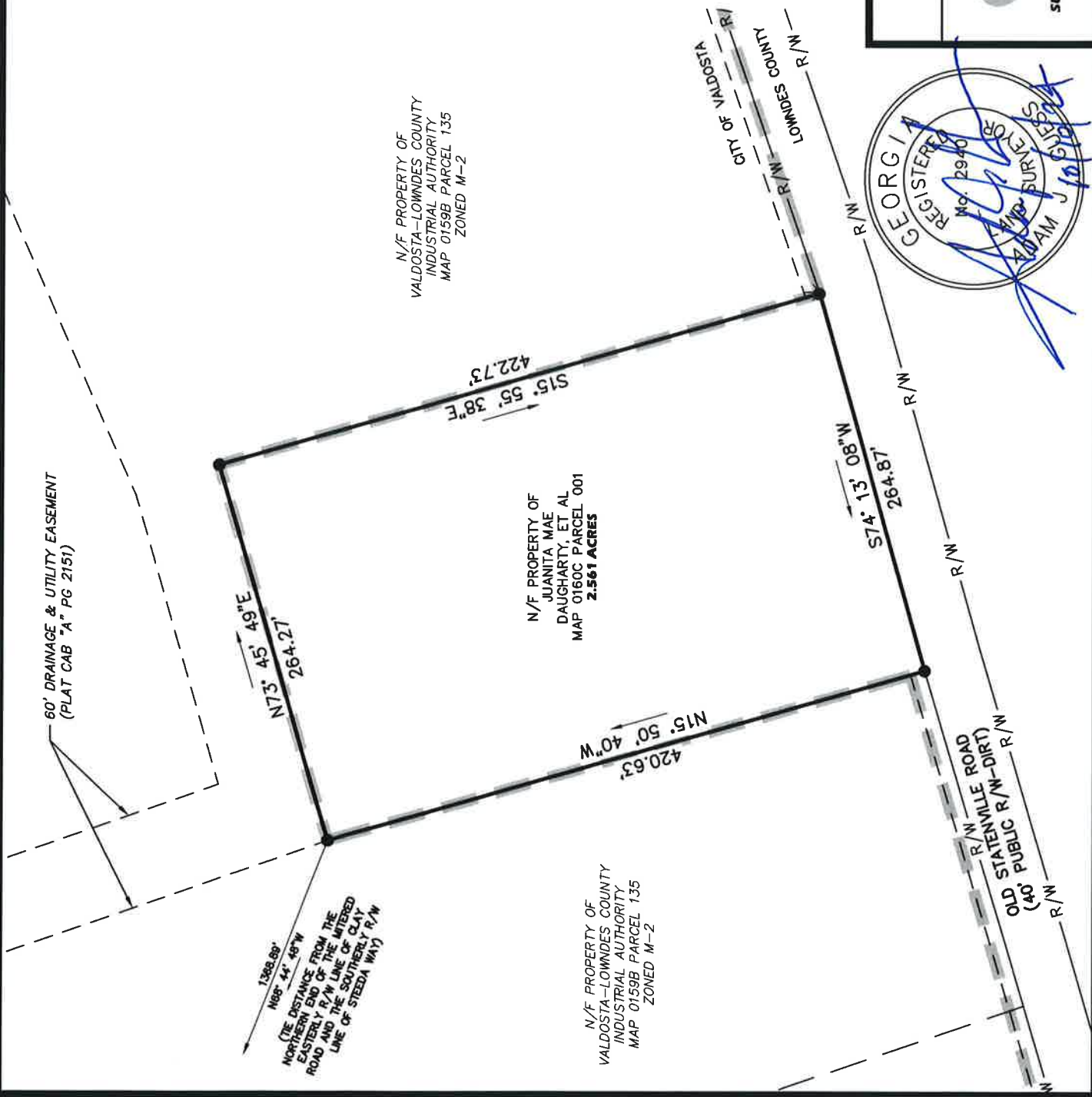
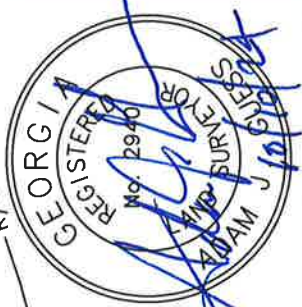
**PROPERTY INFORMATION**  
MUNICIPALITY: LOWNDES COUNTY  
MAP 0160C PARCEL 001  
LAND DISTRICT 11 - LAND LOT 123  
TOTAL ACREAGE: 2.561  
TOTAL NUMBER OF TRACTS: 1  
CURRENT ZONING: R-A  
PROPOSED ZONING: M-2

**FLOOD CERTIFICATION**  
THIS PROPERTY IS LOCATED IN ZONE "AE" & "X" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS COMMUNITY-PANEL NUMBERS 13185C0210E & 13185C0230E EFFECTIVE DATE 09-26-2008

**REZONING MAP**  
**1311 OLD STATENVILLE RD**

1 INCH = 100 FEET

© CAL. 2024







# VA-2024-19 & VA-2024-20 Zoning Location Map



V-LC Development Authority  
Rezoning & Annexation Requests

1311 Old Statenville Road  
Tax Map # 0160C Parcel # 001

Current Zoning = R-A (county)

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



# VA-2024-19 & VA-2024-20 Future Development Map

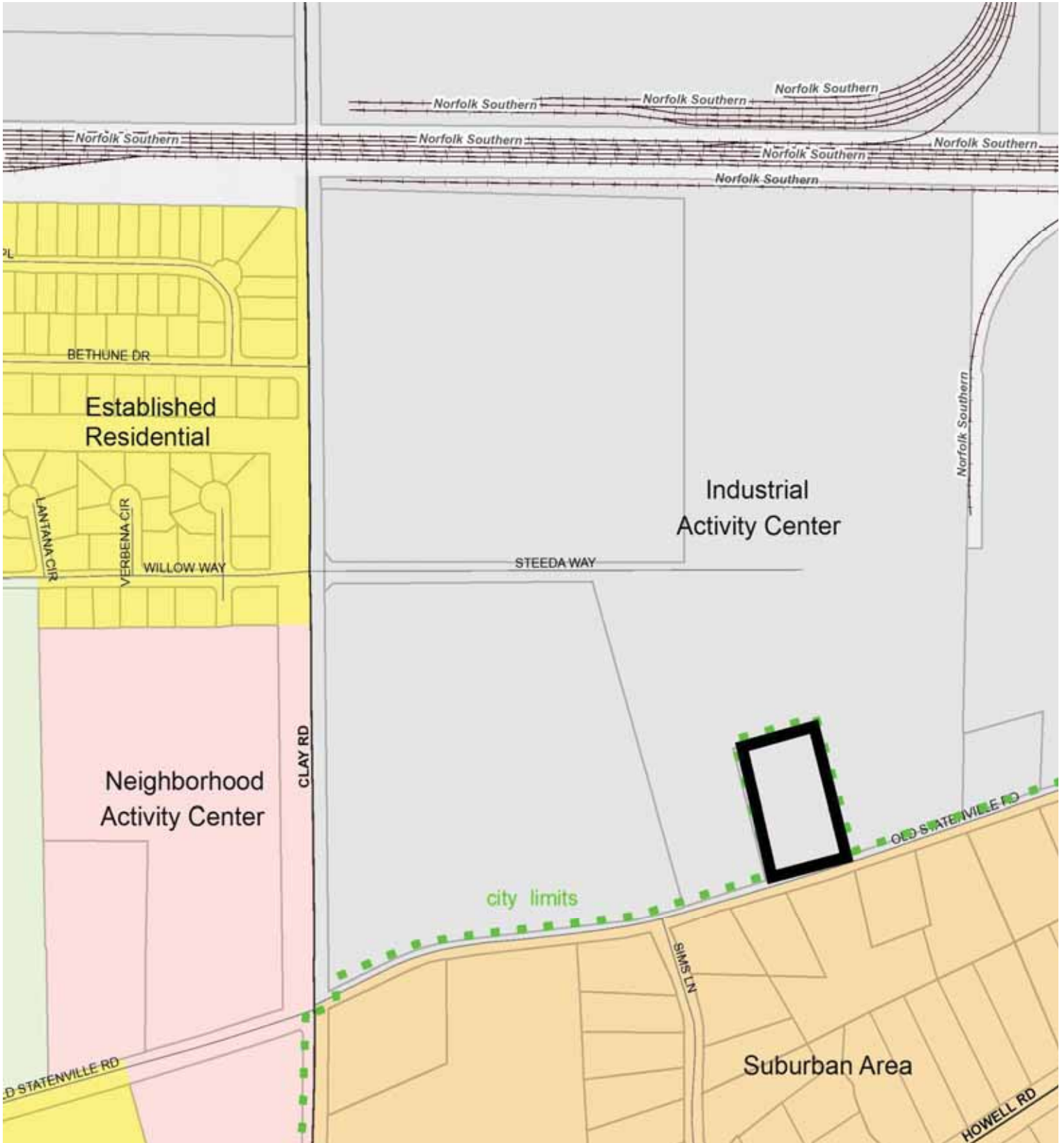


V-LC Development Authority  
Rezoning & Annexation Requests

1311 Old Statenville Road  
Tax Map # 0160C Parcel # 001

Character Area = Industrial AC

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





# VA-2024-19 & VA-2024-20 Aerial Location Map



V-LC Development Authority  
Rezoning & Annexation Requests

1311 Old Statenville Road  
Tax Map # 0160C Parcel # 001

Aerial Imagery ~ 2022

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

