



## GLPC AGENDA ITEM # 9

SEPTEMBER 26, 2022

### **Annexation Request by Valdosta Lowndes County Development Authority** **File #: VA-2022-17**

The VLCDA is requesting to annex 0.945 acres into the City of Valdosta. The subject property is currently vacant and located at 1349 Old Statenville Road, which is along the north side of the road about 2,300 feet east of the intersection with Clay Road. (This request is running concurrently with the rezoning request # VA-2022-16, and it has been properly noticed to Lowndes County pursuant to State law). The applicant is proposing to combine this property with their other adjacent properties (more than 150 acres) which is already in the city limits. The combined property is proposed to be developed in phases as part of the "Project Flex" development, which will be anchored by a very large manufacturing plant for GAF roofing materials (\$ 155 million investment).

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 acquired by the applicant last year and it has been marketed as part of the Bassford Industrial Park which is otherwise entirely within the Valdosta city limits. Further details regarding the proposed use of the subject property are outlined in the Rezoning staff report.

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