



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.

Planning Analysis & Property Information

Applicant / Owner:	Valdosta Lowndes County Development Authority (VLCDA)		
Request:	Rezone from Low Density Residential (R-1)(county) to Heavy Industrial (M-2)(city)		
Property General Information			
Size & Location:	One parcel comprising 0.954 acres located along the north side of Old Statenville Road, about 2,300 feet east of Clay Road.		
Street Address:	1349 Old Statenville Road		
Tax Parcel ID:	Map # 0160C Parcel: 003	City Council District:	1 Councilwoman Miller-Cody
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-1(county)	Vacant
	Proposed:	M-2(city)	Industrial (buffer, open space)
Adjacent Property:	North:	M-2	Vacant - Industrial
	South:	R-1	Rural residential
	East:	M-2	Vacant - Industrial
	West:	M-2	Vacant – Industrial
Zoning & Land Use History	The subject property has been zoned R-1 (in the County) for more than 25 years. The previous existing home was demolished in 2021.		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the area		
Natural Resources:	Vegetation:	None	
	Wetlands:	There are possible wetlands on the northern edge 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	
Public Facilities			
Water & Sewer:	Existing Valdosta water and sewer services along Steeda Drive to the north.		
Transportation:	Old Statenville Road (unpaved COUNTY road) (local street)		
Fire Protection:	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
Boundary survey



City of Valdosta Planning Division Office

300 North Lee Street
Post Office Box 1125
Valdosta, Georgia 31603-1125
(229) 259-3563 Fax (229) 329-4228

**** VIA CERTIFIED MAIL ****

August 31, 2022

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 (VLCDA)

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-2022-17 Annexation request by Valdosta Lowndes County Development Authority (VLCDA)

Tax Parcel # 0160C-003 (0.945 acres) The applicant is requesting to annex this entire parcel into the city limits and rezone it from Single-Family Residential (R-1)(county) to Heavy Industrial (M-2) zoning in the City of Valdosta.

This property is proposed to then be combined with other adjacent Parcels which are already in the Valdosta city limits. These other properties are currently vacant, and together they are being proposed for development as a heavy manufacturing industry through the VLCDA known as "Project Flex". The purpose of this annexation is so that all the needed properties for the Project can be combined into one parcel of land and that the development thereon would be connected to the City of Valdosta water and sewer system. (see attached maps and other materials)

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 Planning & Zoning Director (via hand-delivery)

CERTIFIED MAIL 7021 2720 0000 2374 2553

Application for Annexation

CITY OF VALDOSTA PLANNING AND ZONING 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 contiguous and under a single local government jurisdiction.
This application should be submitted concurrently with an application for rezoning

* Applicant / Owner Valdosta-Lowndes Co. Development Authority

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

Mailing Address 103 Roosevelt Dr., Valdosta, GA 31601

Has the applicant made any campaign contributions over \$250 to any local government official of the City of Valdosta? ☐ YES ☒ NO

*Note: If applicant is not the owner, as listed on the Property Deed, include a notarized letter from the owner(s), including phone number and address, authorizing the applicant to act on their behalf must be included.

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 25th day of the month. When the 25th 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 four weeks following the application deadline and by the City Council approximately six weeks following the deadline. For example, an application submitted on March 25th will be heard at the April Planning Commission meeting and the May City Council meeting.

Application Submission

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

City of Valdosta Planning & Zoning 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):

1349 Old Statenville Rd, Valdosta, GA 31601

TAX MAP/PARCEL ID#: 0160C 003 ACREAGE: .0945 acres

Why is annexation requested?

Lot is to be combined with adjacent industrial property to accommodate industrial development project

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

- If a rezoning application is submitted concurrently, the public hearing required by Section 242-4 of the LDR for rezoning shall be conducted prior to the annexation of the subject property into the City.
- If no rezoning application is submitted, the property will receive a zoning designation of R-E (Estate Residential) upon annexation.

Questions may be directed to City of Valdosta Planning and Zoning Office at:

Phone: (229) 259-3563 | Fax: (229) 329-4228
P.O. Box 1125 | 300 N. Lee Street | Valdosta, GA 31603-1125

VA-2022-16 & VA-2022-17 Zoning Location Map



VLC Development Authority
Rezoning & Annexation Requests

Old Statenville Road
Tax Parcel #: 016C-003

Current Zoning = R-1
Proposed Zoning = M-2

** Map NOT to scale

Map Data Source: VALOR GIS September 2022



VA-2022-16 & VA-2022-17 Future Development Map



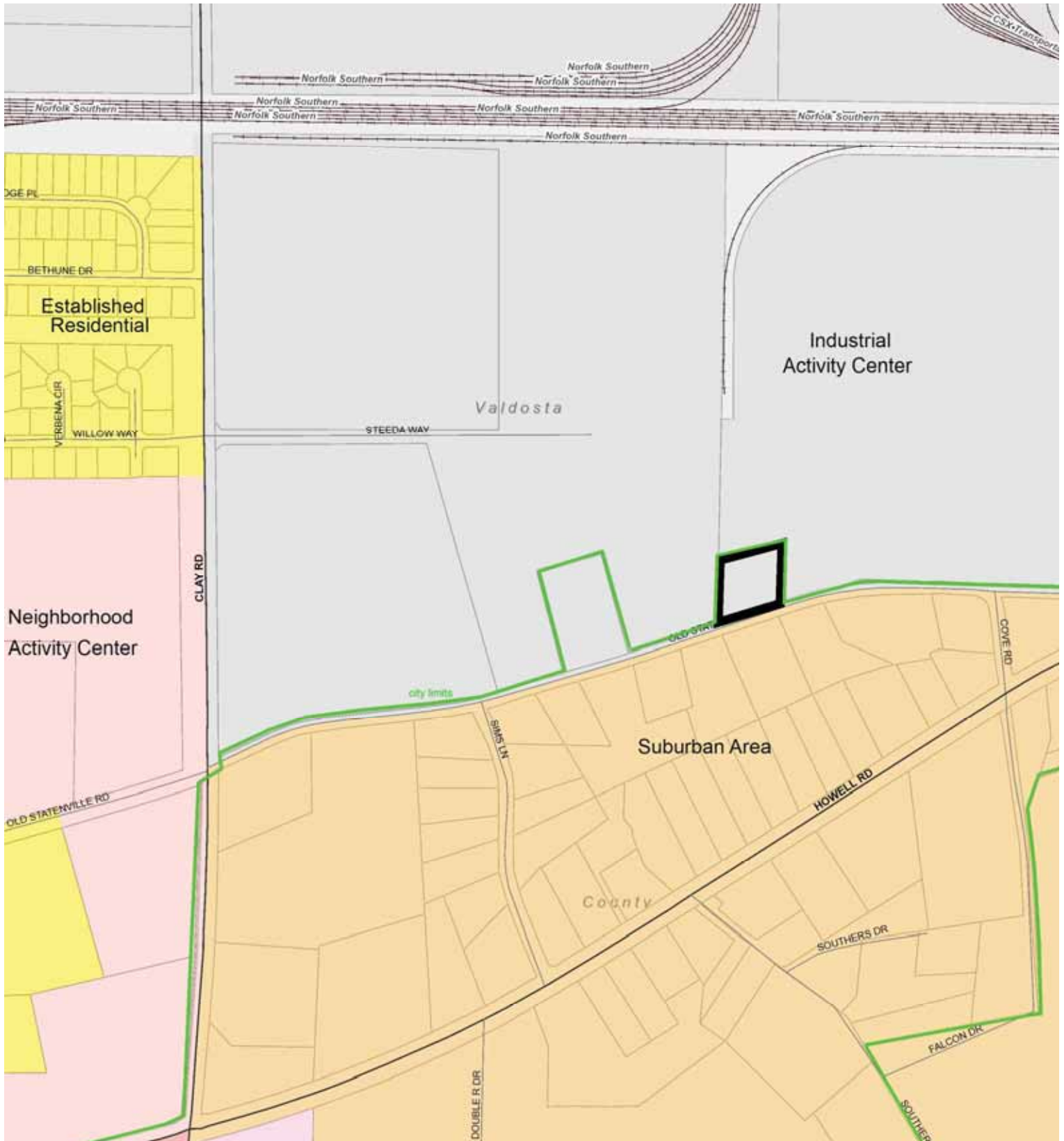
VLC Development Authority
Rezoning & Annexation Requests

Old Statenville Road
Tax Parcel #: 016C-003

Character Area:
“Industrial Activity Center”

** Map NOT to scale

Map Data Source: VALOR GIS September 2022



PROPERTY OF
— LOWNES COUNTY
INDUSTRIAL AUTHORITY
159B PARCEL 135
BOOK 1949 PAGE 162
CABINET A PAGE 1417
ZONED M-2

TRACT 1
0.945 ACRES
MAP 0160C
PARCEL 003
DEED BOOK 6741
PAGE 810
PLAT CABINET A
PAGE 3872
ZONED R-1

WETLANDS

N 70°56'14" E
210.00'

S 00°07'48" E
207.24'

N 00°07'48" W
207.24'

S 70°56'14" W
210.00'

84.39' R/W
S 70°56'14" W
R/W
R/W

TRACT 1
0.945 ACRES
 MAP 0160C
 PARCEL 003
 DEED BOOK 6741
 PAGE 810
 PLAT CABINET A
 PAGE 3872
 ZONED R-1

Top boundary: N 70°56'14" E 210.00'

Right boundary: S 00°07'48" E 207.24'

Bottom boundary: S 70°56'14" W 210.00'

Left boundary: N 00°07'48" W 207.24'

CITY OF VALDOSTA R/W

R/W

LOWNDES COUNTY R/W

R/W

CITY _____ R/W _____
/W _____
LOWNDES COUNTY _____ R/W _____
R/W _____

APPROXIMATE
LAND LOT LINE

APPROXIMATE
LAND LOT LINE