



GLPC AGENDA ITEM # 8

SEPTEMBER 25, 2023

Annexation Request by Edward Jennings LLC **File #: VA-2023-15**

Edward Jennings LLC, represented by Kevin Hollis, is requesting to annex 3.96 acres into the City of Valdosta. The subject property is located at 1869 Madison Highway which is across from the Valdosta Airport on the east side of the road, between Horace Avenue and Ward Avenue. (This request is running concurrently with the rezoning request # VA-2024-14, and it has been properly noticed to Lowndes County pursuant to State law). The property currently contains a single-family residence. The applicant is proposing to demolish the existing residence and redevelop the property with four (4) speculative commercial buildings (12,000-sf each) around a shared parking area and shared access driveway from Madison Highway.

The subject property is located within a **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of C-H zoning (the Character Area designation will remain the same after annexation). The property is also located within the Valdosta Regional Airport Overlay District, which may have some limitations on the final proposed uses/development of the property, and these are customarily addressed at the time of actual development (plan review process).

Previous owners of the property had it rezoned (in the County) to C-H in 2009 for speculative commercial development. That development never materialized. The applicant acquired the property in 2018 and they are now wanting to increase the property's viability for commercial development by making it accessible to City utilities and other services. The subject property is contiguous to the Valdosta city limits along its frontage with Madison Highway and it is fully eligible for annexation into Valdosta. Official notice of the proposed annexation was sent to Lowndes County on August 22nd pursuant to State law, and the County has raised no objection to the annexation.

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