



## 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 22<sup>nd</sup> 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.

## Planning Analysis & Property Information

<b>Applicant / Owner:</b>	Edward Jennings LLC		
<b>Request:</b>	Annex property into the City of Valdosta (& rezone it to C-H in the city)		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	One parcel comprising 3.96 acres located along the east side of Madison Highway, between Horace Avenue and Ward Avenue. This is directly across from the Valdosta Regional Airport.		
<b>Street Address:</b>	1869 Madison Highway		
<b>Tax Parcel ID:</b>	Map # 0126B Parcel: 038	<b>City Council District:</b>	3 <i>Councilman McIntyre</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	C-H (county)	Vacant single-family residence, vacant field
	Proposed:	C-H	Commercial business park
<b>Adjacent Property:</b>	North:	C-H (county) CON(county)	Vacant commercial
	South:	C-G (county) R-10(county)	Vacant commercial lot, Rural residential
	East:	R-10(county)	Single-Family Residential
	West:	M-2	Valdosta Regional Airport
<b>Zoning &amp; Land Use History</b>	The subject property has been zoned C-H (in the County) since 2009 --- for commercial speculation. Before 2009, it has been zoned R-10 (in the County) for more than 25 years.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	There are no designated historic resources in the area		
<b>Natural Resources:</b>	Vegetation:	Cleared.	
	Wetlands:	There are no jurisdictional wetlands on or near the subject property	
	Flood Hazards	Located about 200' south of the FEMA designated 100-year floodplain (along Mud Creek).	
	Groundwater Recharge:	No significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species on or near the property\	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water and sewer services along Madison Highway.		
<b>Transportation:</b>	Madison Highway (Principal Arterial)		
<b>Fire Protection:</b>	Fire Station # 7 (Airport) = approximately 0.6 miles to the south		

## **Comprehensive Plan Issues**

### **Character Area:     Community Activity Center**

**Description:** A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, office professional, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians..

**Development Strategy:** Each Community Activity Center should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the town center through locating higher density housing options adjacent to the town center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. Design for each Community Activity Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools.

### **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..

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### **Attachments:**

Letter of Authorization  
Annexation Petition  
Notification Letter to Lowndes County  
City Limits Map  
Zoning Location Map  
Character Area Map  
Boundary survey

From: Edward Jennings, LLC

8-15-23

To: City Of Valdosta

To City Of Valdosta Zoning Dept;

Please accept this letter as authorization to allow Kevin Hollis to present and make any decisions concerning the proposed annexation and re-zoning of the 3.96 acre parcel on tax map 0126B parcel 038 currently addressed as 1869 Madison Hwy Valdosta, Ga 31601

William E Holland, Owner

By: *W. E. Holland* Date *8-15-23*

Edward Jennings, LLC  
PO Box 5437  
Valdosta, Ga. 31603  
(229) 300-1450

Notary

*Tara Spivey* Date *8/15/23*



**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 Edward Jennings, LLC  
 Telephone Number 229-563-2837 Email Address Kvn299@yahoo.com  
 Mailing Address P.O. Box 5437 Valdosta, GA. 31603

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):

1869 Madison Hwy Valdosta, GA. 31601

TAX MAP/PARCEL ID #: 0126B-038 ACREAGE: 3.96

Why is annexation requested? To gain Access to city services and improved fire protection

*(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) 259-3563  
P.O. Box 1125 | 300 N. Lee Street | Valdosta, GA 31603-1125



**City of Valdosta Planning Division Office**

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

**\*\* VIA CERTIFIED MAIL \*\***

August 22, 2023

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 Edward Jennings LLC

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-2023-15** Annexation request by Edward Jennings LLC Tax Parcel # 0126B - 038 (3.96 acres) The applicant is requesting to annex this entire parcel into the city limits and rezone it from Highway Commercial (C-H)(county) to Highway Commercial (C-H) zoning in the City of Valdosta. Please see attached maps and other materials.

This property is being proposed for commercial development and the applicant is requesting to make connection to the City of Valdosta water and sewer system, which is already adjacent to the subject property. Therefore as a result of annexation, the City is proposing to add the applicant's 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. The City is proposing to amend these service area boundaries as requested, in an effort to maintain provision of efficient and effective delivery of services consistent with other areas of the city limits.

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 7021 2720 0000 2374 4571**

# VA-2023-14 & VA-2023-15

# City Limits Map

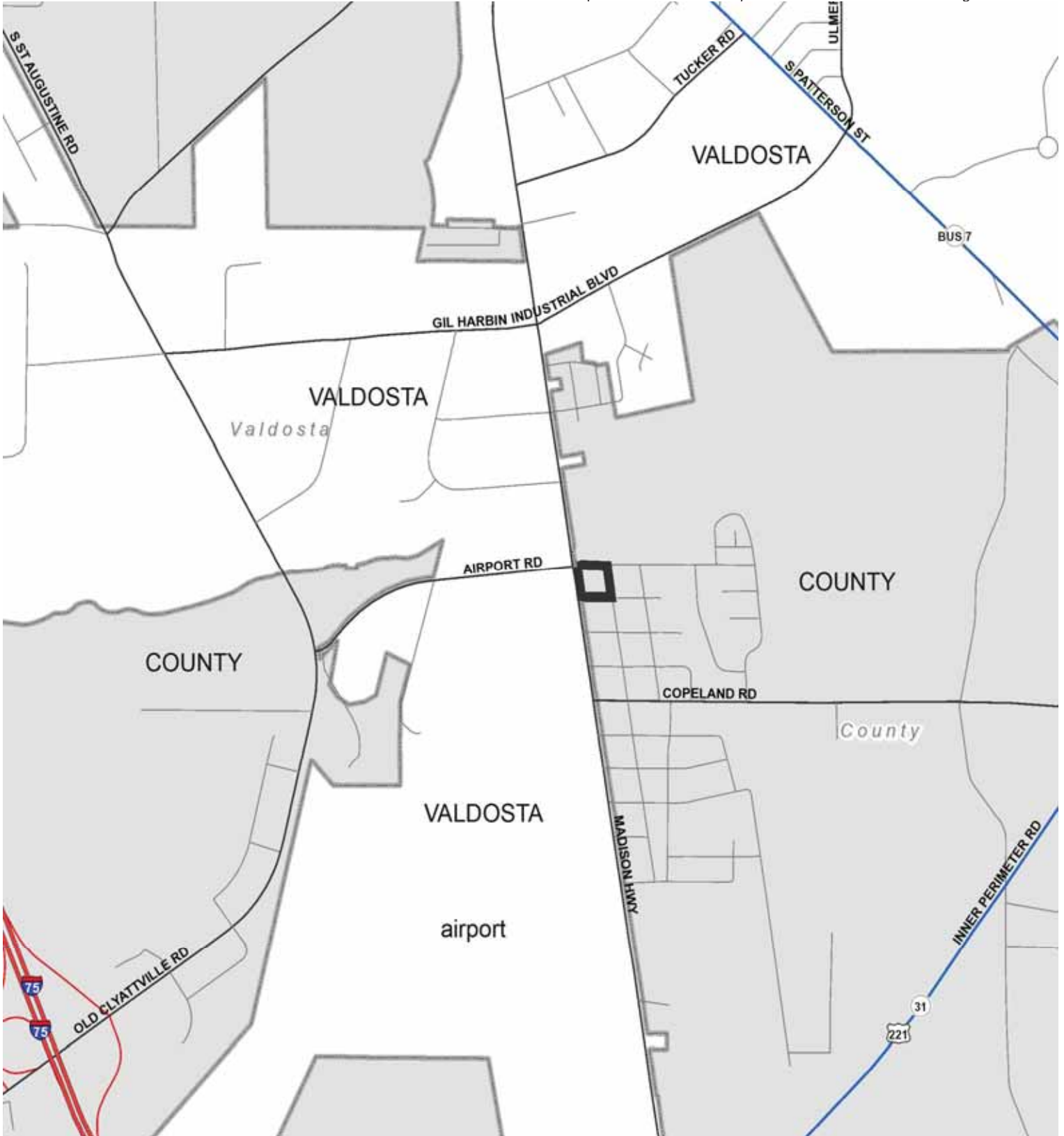


Edward Jennings LLC  
Rezoning & Annexation Requests

1869 Madison Highway  
Tax Map # 0126B Parcel # 038

Current City Limits

\*\* Map NOT to scale Map Data Source: VALOR GIS August 2023



# VA-2023-14 & VA-2023-15 Zoning Location Map

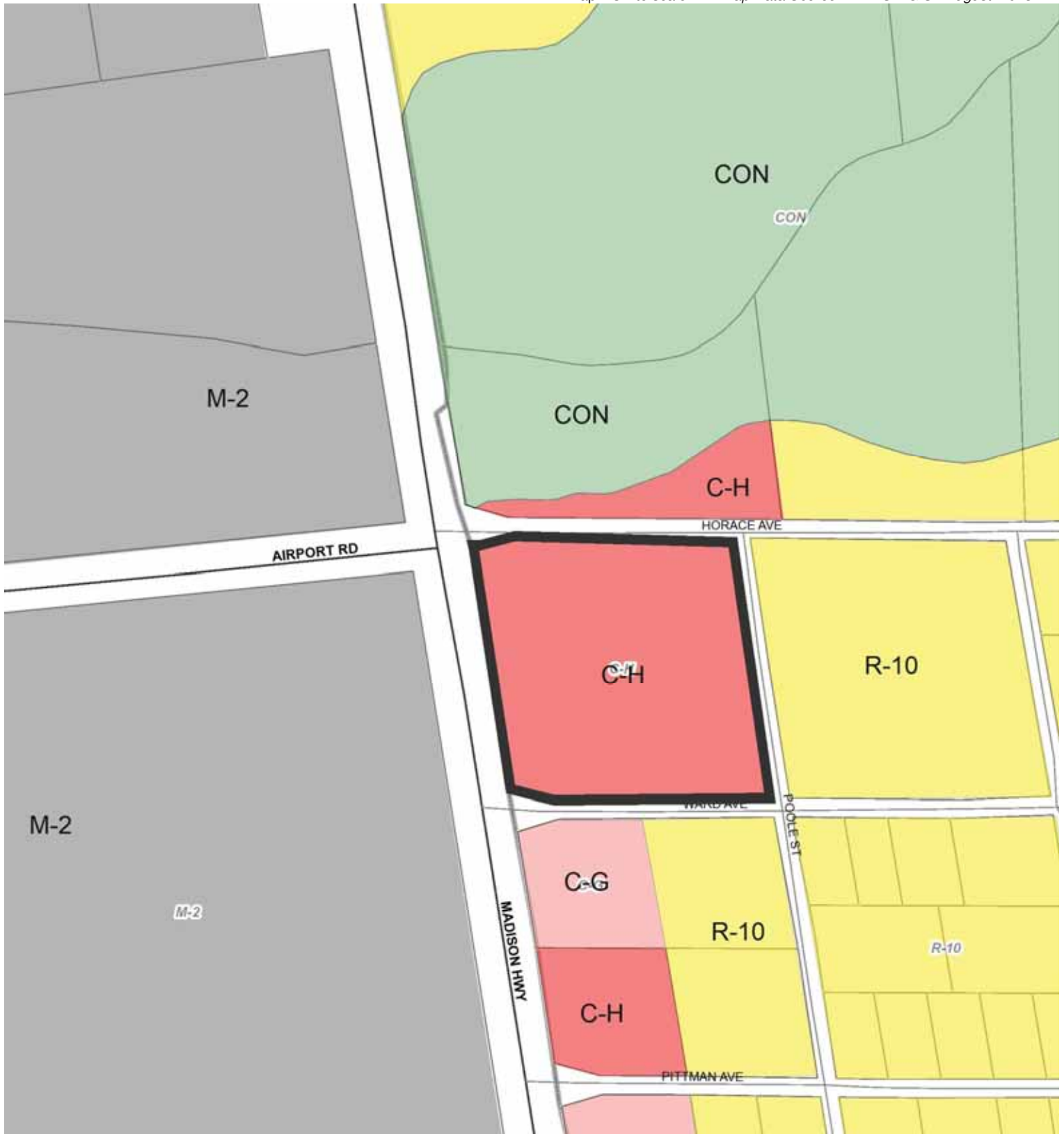


Edward Jennings LLC  
Rezoning & Annexation Requests

1869 Madison Highway  
Tax Map # 0126B Parcel # 038

Zoned: C-H (county)

\*\* Map NOT to scale Map Data Source: VALOR GIS August 2023





# VA-2023-14 & VA-2023-15 Future Development Map

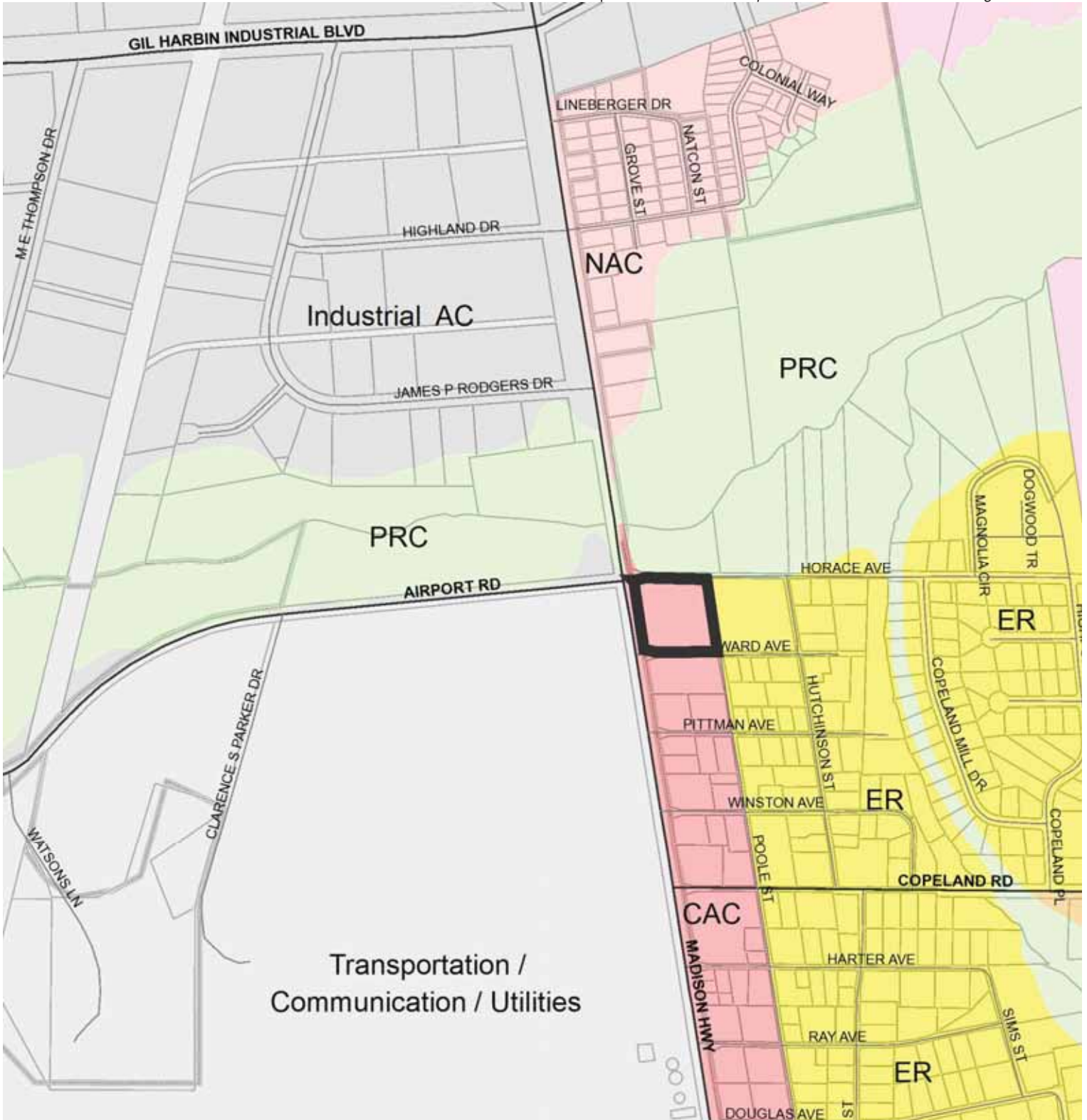


Edward Jennings LLC  
Rezoning & Annexation Requests

1869 Madison Highway  
Tax Map # 0126B Parcel # 038

Character Area: CAC

\*\* Map NOT to scale Map Data Source: VALOR GIS August 2023





# VA-2023-14 & VA-2023-15 Aerial Location Map



Edward Jennings LLC  
Rezoning & Annexation Requests

1869 Madison Highway  
Tax Map # 0126B Parcel # 038

2007 Aerial Imagery

\*\* Map NOT to scale Map Data Source: VALOR GIS August 2023



