



GLPC AGENDA ITEM # 6

JULY 29, 2024

Rezoning Request by Southern Gateway LLC File #: VA-2024-12

Southern Gateway LLC is requesting to rezone a total of 41.12 acres from a combination of Highway Commercial (C-H)(county) (35.39 acres), Planned Development (P-D)(county) (3.01 acres), and Estate Agriculture (E-A)(county) (1.13 acres), to all Heavy Industry (M-2)(city). The subject property is located along the west side of Madison Highway, south of the intersection with Race Track Road. (The applicant is also seeking annexation of the property, which is being reviewed concurrently under file # VA-2024-13) (see next Agenda item). The subject property is currently vacant and uncleared. The applicant also owns the large adjacent tract of land to the north and west of the subject property, which is already in the city limits and zoned M-2. The applicant is proposing to combine all their tracts together and market them for a potential larger acreage development.

The subject property is located within a **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan. Upon annexation and pursuant to LDR Section 202-8(B), all of the property will be designated with the Industrial Activity Center (IAC) Character Area, which matches the applicant's adjacent property and allows M-2 zoning.

This property was previously developed as rural residential homesites, including a small mobile home park many years ago. The C-H portion was rezoned as such more than 30 years ago, but the commercial development never materialized. The northern boundary of the subject property is the former Race Track Road (unpaved) right-of-way which was abandoned and closed by Lowndes County earlier this year

Most of this area along Madison Highway between Exit 11 and the Valdosta Regional Airport has seen commercial development and redevelopment in recent years, which is anticipated to increase upon the completion of the Exit 11 interchange improvements. However, closer to the Airport there are current plans for industrial development – including the City of Valdosta “water plant # 2” as well as the adjacent vacant property owned by the applicant (~88 acres), all of which is zoned M-2. The Valdosta Lowndes County Development Authority (VLCDA) is marketing the applicant's existing M-2 property for industrial development and there is a desire to include all of the applicant's acreage in this marketing strategy.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.