



GLPC AGENDA ITEM # 7
JULY 24, 2024

Annexation Request by Southern Gateway LLC
File #: VA-2024-13

Southern Gateway LLC is requesting to annex 41.12 acres into the City of Valdosta. The subject property is located along the west side of Madison Highway, south of the intersection with Race Track Road. The subject property is contiguous to the existing Valdosta city limits along its northern and western borders. (Concurrent with the annexation, the applicant is also requesting Rezoning of the property to M-2 -- see file # VA-2024-12 above) The applicant is requesting annexation in order to simply combine with their other properties and market all of them together for development under M-2 zoning.

The subject property is located within the **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 re-designated with the Industrial Activity Center Character Area to match the applicant's adjacent property.

Discussion relating to the development history of the property as well as the surrounding land use and zoning patterns is described more fully in the Rezoning request # VA-2024-12.

The subject property is contiguous to the existing Valdosta city limits along its northern and western boundaries and it is fully eligible for annexation into Valdosta. This annexation request has been properly noticed to Lowndes County pursuant to State law and to date, there have been no land use disputes raised by the County as part of the request. Since the applicant's adjacent property is already in the city limits, and there is a desire to market all of the applicant's acreage together under one jurisdiction and zoning district, the proposed annexation is logical and beneficial.

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