



City of Valdosta Planning Division Office

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Valdosta, Georgia 31603-1125
(229) 259-3529

**** VIA CERTIFIED MAIL ****

June 26, 2024

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 Southern Gateway 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-2024-13 Annexation request by Southern Gateway LLC Tax Map # 0132D, Parcels # 002, 006 & 007. The applicant is requesting to annex these parcels, as well as the former abutting right-of-way of Race Track Road SE, into the city limits and rezone it from a combination of Highway Commercial (C-H), Planned Development (P-D) and Estate Agriculture (E-A) in the county, to all Heavy Industrial (M-2) zoning in the City of Valdosta. (41.12 acres total) Please see attached maps and other materials.

This property is NOT yet being proposed for immediate development. The applicant is wanting to combine this property with their other adjacent property to the north and west (about 88 acres) which is already in the city limits and zoned M-2. The applicant is wanting to market their entire acreage together as one tract, for potential industrial development under one governmental jurisdiction. Also, as part of this annexation request and approval, the City is proposing to amend the property's Character Area designation on the Future Development Map of the Comprehensive Plan, so that this property will also have the designation of "Industrial Activity Center (IAC)" ---- the same as the applicant's adjacent property.

Also as a result of annexation and to maintain consistent geography, the City is proposing to add the 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.

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 1136