



GLPC AGENDA ITEM # 10

AUGUST 25, 2025

Annexation Request by George T. Biles **File #: VA-2025-10**

George T. Biles and the City of Valdosta are requesting to annex a total of 6.17 acres into the City of Valdosta. The subject properties comprise three (3) parcels of land located at 3832-3870 Bemiss Road, which is along the east side of the road, about 800 feet north of the intersection with North Forrest Street Extension. (This request is running concurrently with the rezoning request # VA-2025-09, and it has been properly noticed to Lowndes County pursuant to State law). The properties currently contain two (2) single-family residences, as well as a cell tower and some accessory buildings. One of the small parcels (0.23 acres) is a former utility pump station still owned by the City of Valdosta, but it is in the process of being sold (for the proposed development). The applicant is proposing to later sell the entire property for a proposed multi-family development in the form of a "townhouse style" apartment complex consisting of about 94 dwelling units. The applicant is seeking annexation so that the property will have access to City utilities as well as other City services.

The subject property is currently located within a **Neighborhood Activity Center (NAC)** Character Area on the Future Development Map of the Comprehensive Plan. There is currently no proposed change to this Character Area designation as a result of annexation.

The subject property is contiguous to the Valdosta city limits on three (3) sides and it is fully eligible for annexation into Valdosta. There are existing City utilities adjacent to this property along Bemiss Road, as well as within the adjacent commercial and residential developments. In many ways, this can be considered as infill development along Bemiss Road. Pursuant to State law, notification of this proposed annexation has been given to Lowndes County and no objections have been raised.

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