



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.

Planning Analysis & Property Information

Applicant:	George T. (Tommy) Biles		
Owners:	George T. Biles (5.94 acres), City of Valdosta (0.23 acres)		
Request:	Annex into the City of Valdosta		
Property General Information			
Size & Location:	Three (3) parcels comprising 6.17 acres located along the east side of Bemiss Road, about 800 feet north of the intersection with N. Forrest Street Extension..		
Street Address:	3832 - 3870 Bemiss Road		
Tax Parcel ID:	Map # 0146C Parcels: 607 - 609	City Council District:	4 <i>Councilman Howard</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-A(county) R-10(county)	Rural residential
	Proposed:	R-P	Multi-Family Residential (townhouse style)
Adjacent Property:	North:	C-C	Commercial, vacant lands
	South:	R-6, R-A	Single-Family residential, open lands
	East:	R-P	Vacant land
	West:	E-A, R-21	Rural residential, farmland
Zoning & Land Use History	The subject property has been zoned R-A and R-10 (in the County) for more than 15 years, and has long been a rural residential site .		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the area		
Natural Resources:	Vegetation:	Scattered trees (rural homesite)	
	Wetlands:	There are no NWI wetlands on or near the subject property	
	Flood Hazards	Located well-outside the current FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas identified in the vicinity	
	Endangered Species:	No known endangered species on or near the property – outside of the potential wetlands	
Public Facilities			
Water & Sewer:	Existing Valdosta water and sewer services along Bemiss Road.		
Transportation:	Bemiss Road / GA-125 (Major Arterial)		
Fire Protection:	Fire Station # 8 (N Forrest Street Ext) = approximately 0.6 miles to the south		

Comprehensive Plan Issues

Character Area: Neighborhood Activity Center

Description: A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing, and appropriate public and open spaces uses easily accessible by pedestrians and bicycles..

Development Strategy: Each neighborhood center should include a mix of retail, services, and offices to serve neighborhood residents' day-to day needs. Residential development should reinforce the center by locating higher density housing options adjacent to the center, targeted to a broad range of income levels, including multi-family town homes, apartments, and condominiums. Design for each 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..

Attachments:

Annexation Petition (2 pages)
Notification Letter to Lowndes County
City Limits Map
Zoning Location Map
Character Area Map
Aerial Location Map
Boundary survey

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 George T. (Tommy) Biles

Telephone Number 229-460-8682 Email Address tommybiles@gmail.com

Mailing Address 208 Wood Duck Way Hahira, GA 31632

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):

3856 Bemiss Rd. Valdosta, GA 31605

TAX MAP/PARCEL ID #: 0146C 609 (0.645 Acres)
0146C 607 (0.230 Acres) ACREAGE: 6.172
0146C 608 (5.297 Acres)

Why is annexation requested ? Development of townhome project to

utilize city utilities.

(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) 259-3529
P.O. Box 1125 300 N. Lee Street Valdosta, GA 31603-1125

For Annexation of Residential Properties: In order for the City of Valdosta to comply with the United States Department of Justice's procedures for the administration of Section 5 of the Voting Rights Act of 1965 as amended, Subpart B, Section 51.28, the following information is required for the annexation of any residential properties.

1. Total number of existing residential structures located on the subject parcel: 1
(Parcel 0146C 608 only)
2. Total number of person(s) residing within each structure: 0
3. Age, Sex, and Race of each of those individuals:

<u>Age</u>	<u>Sex</u>	<u>Race</u>
<u>N/A</u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
<u></u>	<u></u>	<u></u>
4. Subject property's City Council Voting District: District 4

CERTIFICATION AND AUTHORIZATION

I hereby certify that, to the best of my knowledge and belief, the above listed information and all attached supporting documents are complete and accurate. I understand that this application will require public hearings by the Greater Lowndes Planning Commission (GLPC) and the Valdosta City Council. I have been made aware and hereby acknowledge these scheduled hearing dates/times and locations where this Application will be considered, and I promise that either myself or my authorized representative will be in attendance at these hearings. I also understand that review of this Application may require site visits, and I hereby authorize City staff and members of the GLPC and Valdosta City Council to enter and inspect the premises, which are the subject of this application.

Signature of Property Owner



Date:

2/14/2025

FOR STAFF USE ONLY

Date Received: 7-15-2025 Received By: MM Rezoning Application #: HPC-2025-09

APPLICATION FEES: Annexation filing fee: \$ 150 (in addition to the FEES for filing a concurrent Rezoning application)

PUBLIC HEARING DATES:

GLPC 8-25-2025 City Council 9-11-2025

PUBLIC NOTICE DATES:

Property Posted _____ Legal Ad Run _____
Letters Mailed: _____

DECISION:

(Circle One)

Approved

Denied

Comments: _____



City of Valdosta Planning Division Office
300 North Lee Street Post Office Box 1125
Valdosta, Georgia 31603-1125
(229) 259-3529

**** VIA CERTIFIED MAIL ****

July 22, 2025

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 George T. (Tommy) Biles

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-2025-10 Annexation request by George T. (Tommy) Biles Tax Map # 0146C, Parcels # 607-609 (6.172 acres total). The applicant is requesting to annex this parcel into the city limits and rezone it from Residential Agricultural (R-A) and Single-Family Residential (R-10), to Residential Professional (R-P) zoning in the City of Valdosta. Please see attached maps and other materials.

This property is being proposed for multi-family residential development. The applicant is proposing to sell this property to a local developer who wants to combine this property with the adjacent R-P tract to the east (1.88 acres – already in the city limits), under one combined development plan with about 94 dwelling units total.

Please note that on the Future Development Map of the Comprehensive Plan, this property currently has a Character Area designation of "Neighborhood Activity Center (NAC)", which is proposed to remain unchanged. However, 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 9589 0710 5270 2721 4927 41

VA-2025-09 & VA-2025-10 City Limits Map

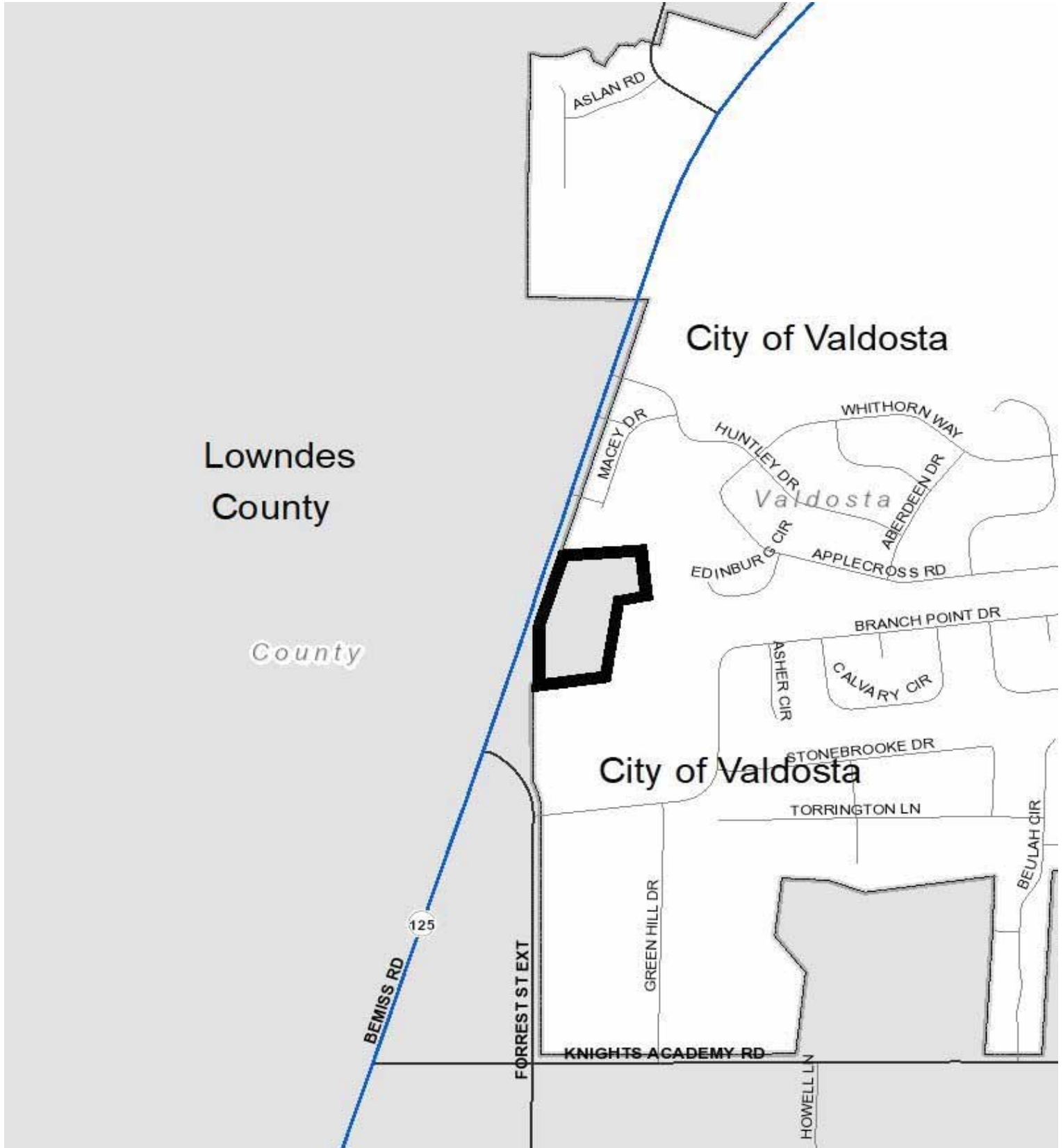


George T. Biles
Rezoning & Annexation Requests

3856 Bemiss Road
Tax Map # 0146C Parcels # 007-009

Current City Limits

** Map NOT to scale Map Data Source: VALOR GIS July 2025



VA-2025-09 & VA-2025-10 Zoning Location Map



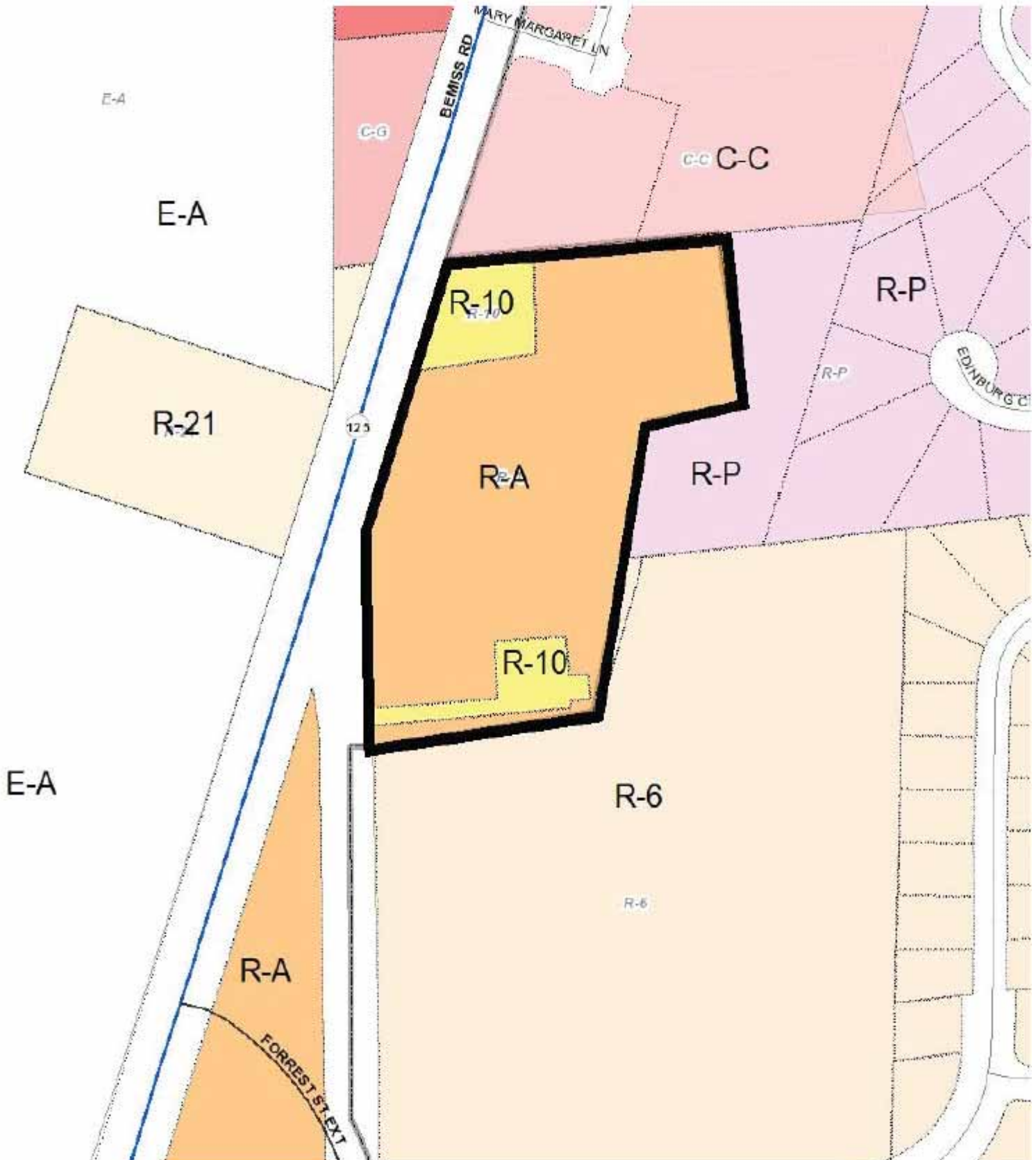
George T. Biles
Rezoning & Annexation Requests

3856 Bemiss Road
Tax Map # 0146C Parcels # 607-609

Current Zoning = R-A & R-10

** Map NOT to scale

Map Data Source: VALOR GIS July 2025



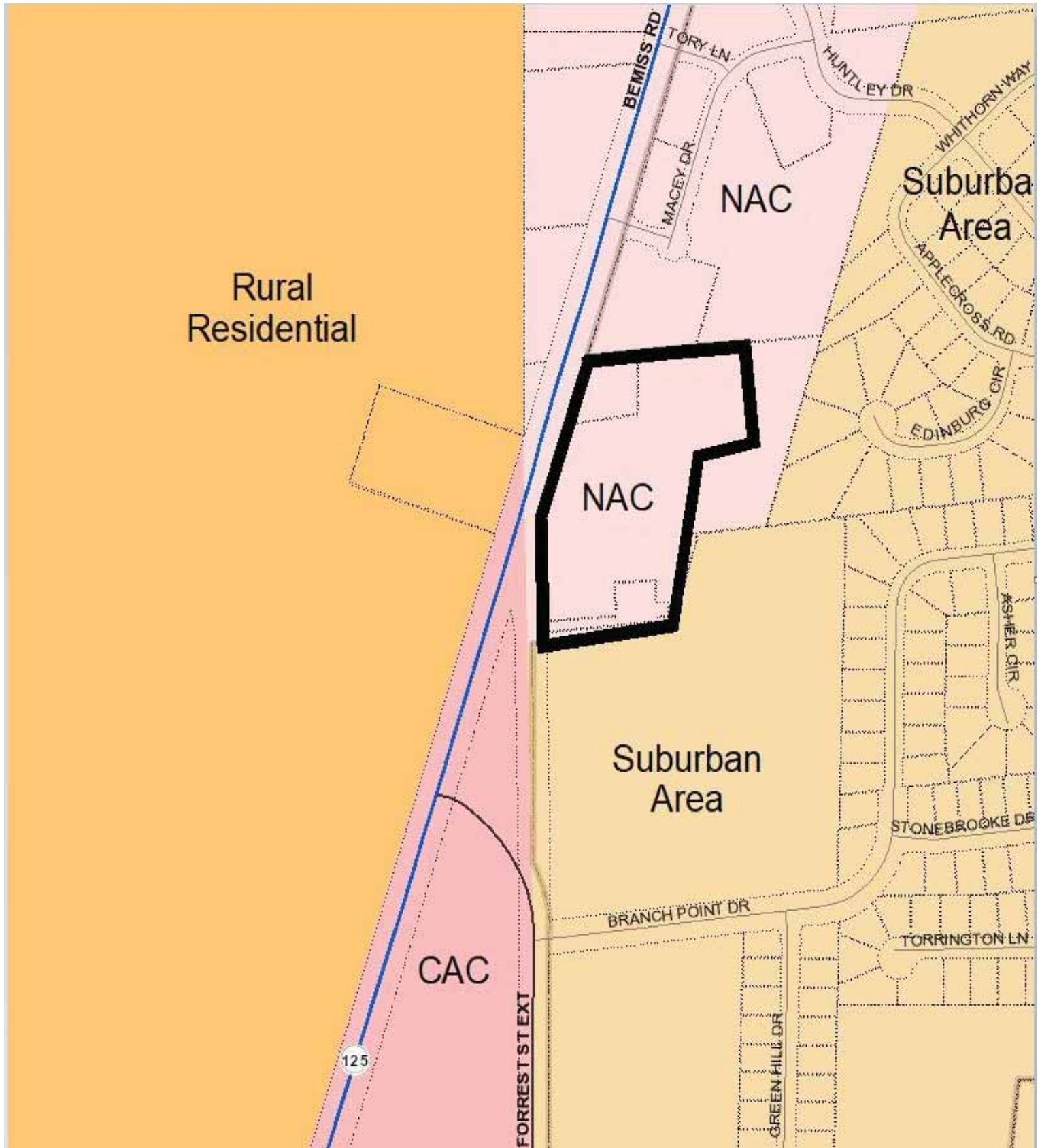
VA-2025-09 & VA-2025-10 Future Development Map



George T. Biles
Rezoning & Annexation Requests

3856 Bemiss Road Character Area = Neighborhood AC
Tax Map # 0146C Parcels # 607-609

** Map NOT to scale Map Data Source: VALOR GIS July 2025



VA-2025-09 & VA-2025-10 Aerial Location Map



George T. Biles
Rezoning & Annexation Requests

3856 Bemiss Road
Tax Map # 0146C Parcels # 607-609

~ 2023 Aerial Imagery

** Map NOT to scale

Map Data Source: VALOR GIS July 2025



