



GLPC AGENDA ITEM # 5

JULY 27, 2026

Annexation Request by Sheldon Hill and Laine Chaney **File #: VA-2026-08**

Sheldon Hill and Laine Chaney are requesting to annex a total of 21.97 acres into the City of Valdosta. This consists of 19.82 acres of their own property, plus an additional 2.15 acres of adjacent railroad right-of-way. The subject property is located at the northeast corner of Inner Perimeter Road and Howell Road. The property is currently vacant and utilized as crop field. The subject property is currently zoned R-A in the County, and the applicant is seeking City zonings of M-2 in the north and C-H in the south. (This separate rezoning request is running concurrently under casefile # VA-2026-07 – see previous agenda item). This property is compact and contiguous to the existing city limits from the north – across the Norfolk-Southern railroad right-of-way. As a result of the proposed annexation, a 624' segment of the railroad right-of-way (2.15 acres) would also come into the city limits automatically by operation of State law. This railroad segment has been delineated as part of the annexation survey boundary. This annexation request has been properly noticed to Lowndes County pursuant to State law, and no objections have been raised.

The subject property is currently located within a **Rural Residential** (RR) Character Area on the Future Development Map of the Comprehensive Plan. There is a proposed change to this Character Area designation as a result of the annexation and Comprehensive Plan Update which is currently underway. The Character Area designation for this property is proposed to be updated to **Industrial Activity Center** (IAC) upon approval of the annexation.

The applicants are proposing to market this property for future industrial and commercial development due to its strategic location adjacent to the railroad and its proximity to Inner Perimeter Road. The applicants are requesting annexation in order to allow access to municipal utilities and other City services. City of Valdosta water service is already adjacent to the property, with City sewer services being planned in the near future. Annexation of this property will not create any isolated County islands and will further promote a more logical and consistent jurisdictional pattern.

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