



City of Valdosta Planning Division Office

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

**** VIA CERTIFIED MAIL ****

June 30, 2026

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 Sheldon Hill & Laine Chaney.

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-2026-08 Annexation request by Sheldon Hill & Laine Chaney Tax Map # 0187, Parcel # 087, recently acquired by the applicants. The applicants are requesting to annex their existing parcel (19.82 acres) into the city limits and rezone it from Residential Agricultural (R-A), to a combination of Heavy Industrial (M-2) in the north, and Highway Commercial (C-H) in the south, (15.57 & 4.25 acres respectively). This property is 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, which gives a total of 21.97 acres for the overall annexation.

All of the subject property is currently vacant and utilized as crop field. There are no immediately-proposed specific development plans being proposed for the property. However, the applicants are wanting to market this property for future industrial and commercial use, to take advantage of the adjacent railroad and proximity to Inner Perimeter Road, as well as the availability of City utilities nearby. The applicants have already started discussions with the Railroad for construction of a rail spur line that would enter the property from the north and serve potential industrial customers.

The Future Development Map of the Comprehensive Plan, currently denotes a Character Area designation of "Rural Residential (RR)" for this property, which is proposed to be changed to Industrial Activity Center (IAC). 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