



## 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.

## Planning Analysis & Property Information

|                                       |                                                                                                                                                                                                                 |                                                                             |                                       |
|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------|
| <b>Applicant:</b>                     | Sheldon Hill and Laine Chaney                                                                                                                                                                                   |                                                                             |                                       |
| <b>Owners:</b>                        | Sheldon Hill and Laine Chaney                                                                                                                                                                                   |                                                                             |                                       |
| <b>Request:</b>                       | Annexation into the City of Valdosta                                                                                                                                                                            |                                                                             |                                       |
| <b>Property General Information</b>   |                                                                                                                                                                                                                 |                                                                             |                                       |
| <b>Size &amp; Location:</b>           | A total of 21.97 acres located at the NE corner of Inner Perimeter Road and Howell Road                                                                                                                         |                                                                             |                                       |
| <b>Street Address:</b>                | 1605 Howell Road (unofficial address – for discussion purposes only)                                                                                                                                            |                                                                             |                                       |
| <b>Tax Parcel ID:</b>                 | Map # 0187 Parcel: 087                                                                                                                                                                                          | <b>City Council District:</b>                                               | 1 Councilwoman Miller-Cody            |
| <b>Zoning &amp; Land Use Patterns</b> |                                                                                                                                                                                                                 |                                                                             |                                       |
|                                       |                                                                                                                                                                                                                 | <b>Zoning</b>                                                               | <b>Land Use</b>                       |
| <b>Subject Property:</b>              | Existing:                                                                                                                                                                                                       | R-A (county)                                                                | Vacant; crop field                    |
|                                       | Proposed:                                                                                                                                                                                                       | M-2 (city) & C-H (city)                                                     | Industrial & commercial (speculative) |
| <b>Adjacent Property:</b>             | North:                                                                                                                                                                                                          | M-2                                                                         | Industrial                            |
|                                       | South:                                                                                                                                                                                                          | E-A                                                                         | New Life Ministries (church)          |
|                                       | East:                                                                                                                                                                                                           | R-A                                                                         | Farmland, Rural Residential           |
|                                       | West:                                                                                                                                                                                                           | E-A                                                                         | Forest                                |
| <b>Zoning &amp; Land Use History</b>  | The subject property has been zoned R-A in the county for the past 20 years, and was previously zoned A-U since the county adopted zoning in 1972. The property has always been used for agricultural purposes. |                                                                             |                                       |
| <b>Neighborhood Characteristics</b>   |                                                                                                                                                                                                                 |                                                                             |                                       |
| <b>Historic Resources:</b>            | There are no designated historic resources in the area                                                                                                                                                          |                                                                             |                                       |
| <b>Natural Resources:</b>             | Vegetation:                                                                                                                                                                                                     | Natural forest and open fields                                              |                                       |
|                                       | Wetlands:                                                                                                                                                                                                       | There are depicted NWI wetlands located to the west of 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                         |                                       |
| <b>Public Facilities</b>              |                                                                                                                                                                                                                 |                                                                             |                                       |
| <b>Water &amp; Sewer:</b>             | Existing Valdosta water services and planned sewer services along Inner Perimeter Road                                                                                                                          |                                                                             |                                       |
| <b>Transportation:</b>                | Inner Perimeter Road (Principal Arterial)                                                                                                                                                                       |                                                                             |                                       |
| <b>Fire Protection:</b>               | Fire Station # 3 (Ulmer Avenue) = approximately 2 miles to the west                                                                                                                                             |                                                                             |                                       |

## **Comprehensive Plan Issues**

**Character Area:**     Industrial Activity Center

**Description:**   Area used in manufacturing, wholesale trade, distribution activities, assembly, and processing activities. Uses may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.

**Development Strategy:**   Development or, where possible, retrofitting should occur as part of planned industrial parks having adequate water, sewer, storm-water, and transportation infrastructure for all component uses at build-out. Incorporate landscaping and site design to soften or shield views of buildings and parking lots, loading docks, etc. Incorporate signage and lighting guidelines to enhance quality of development. Also incorporate measures to mitigate impacts on the adjacent built or natural environments. Encourage greater mix of uses such as retail and services to serve industry employees to reduce automobile reliance/use on site.

### **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:**

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

# VA-2026-08 Existing City Limits

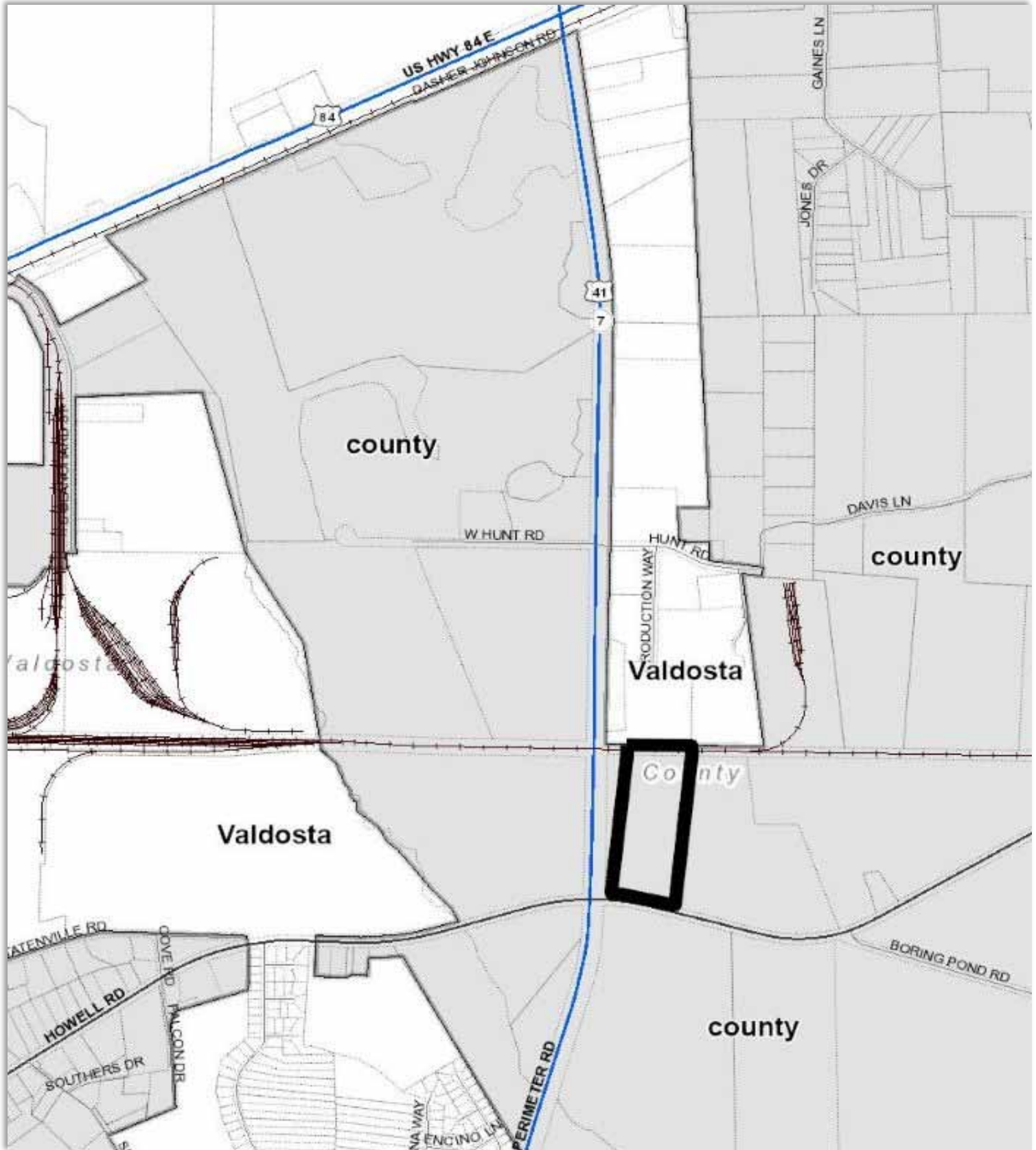


Sheldon Hill & Laine Chaney  
Annexation Request

1605 Howell Road  
Tax Map: # 0187 Parcel: 087

\* shaded area = unincorporated LC

\*\* Map NOT to scale Map Data Source: VALOR GIS June 2026



# VA-2026-08 Zoning Location Map



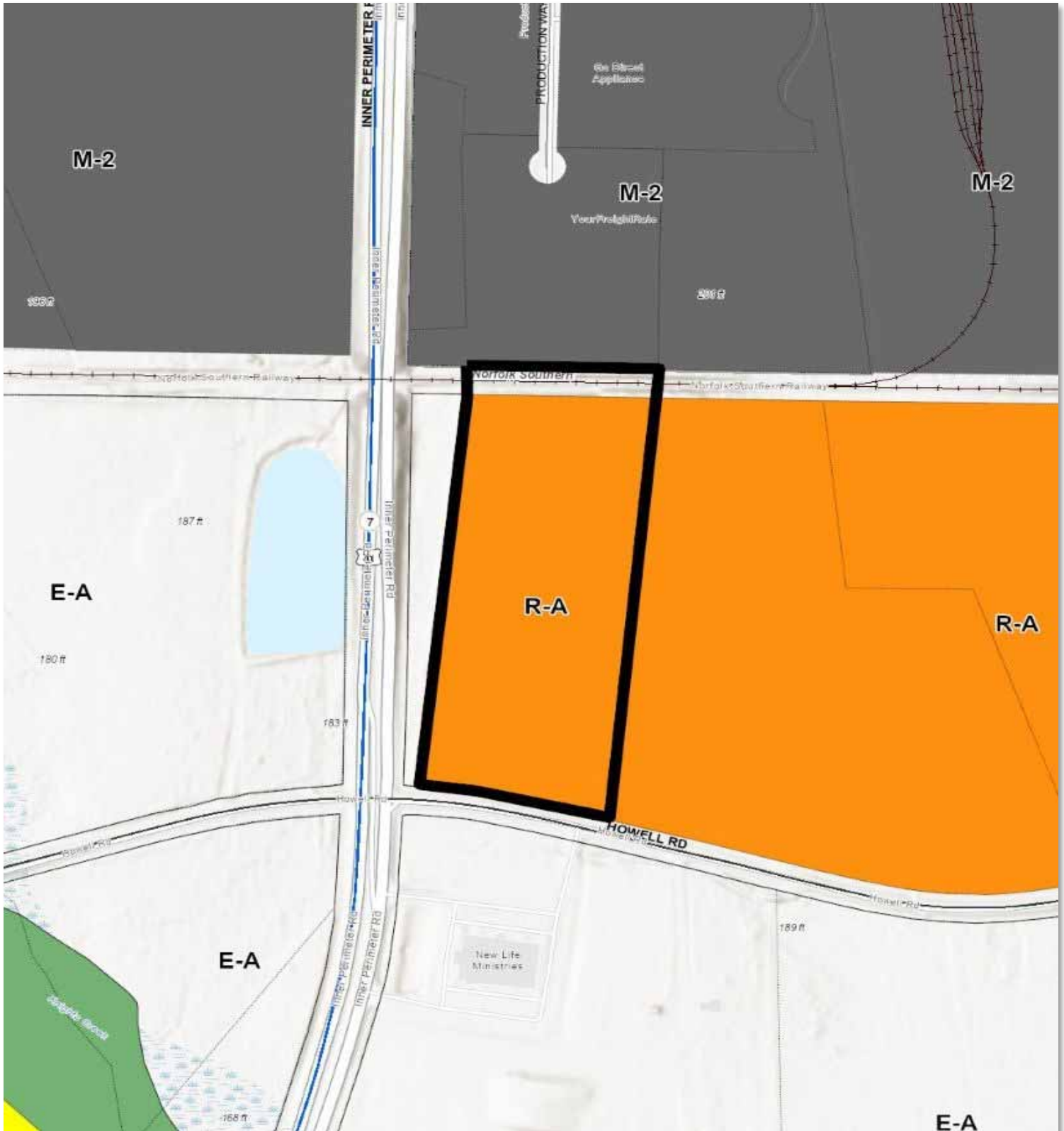
Sheldon Hill & Laine Chaney  
Annexation Request

1605 Howell Road

Tax Map: # 0187 Parcel: 087

Current Zoning = R-A (county)

\*\* Map NOT to scale Map Data Source: VALOR GIS June 2026



**VA-2026-08**

# Future Development Map



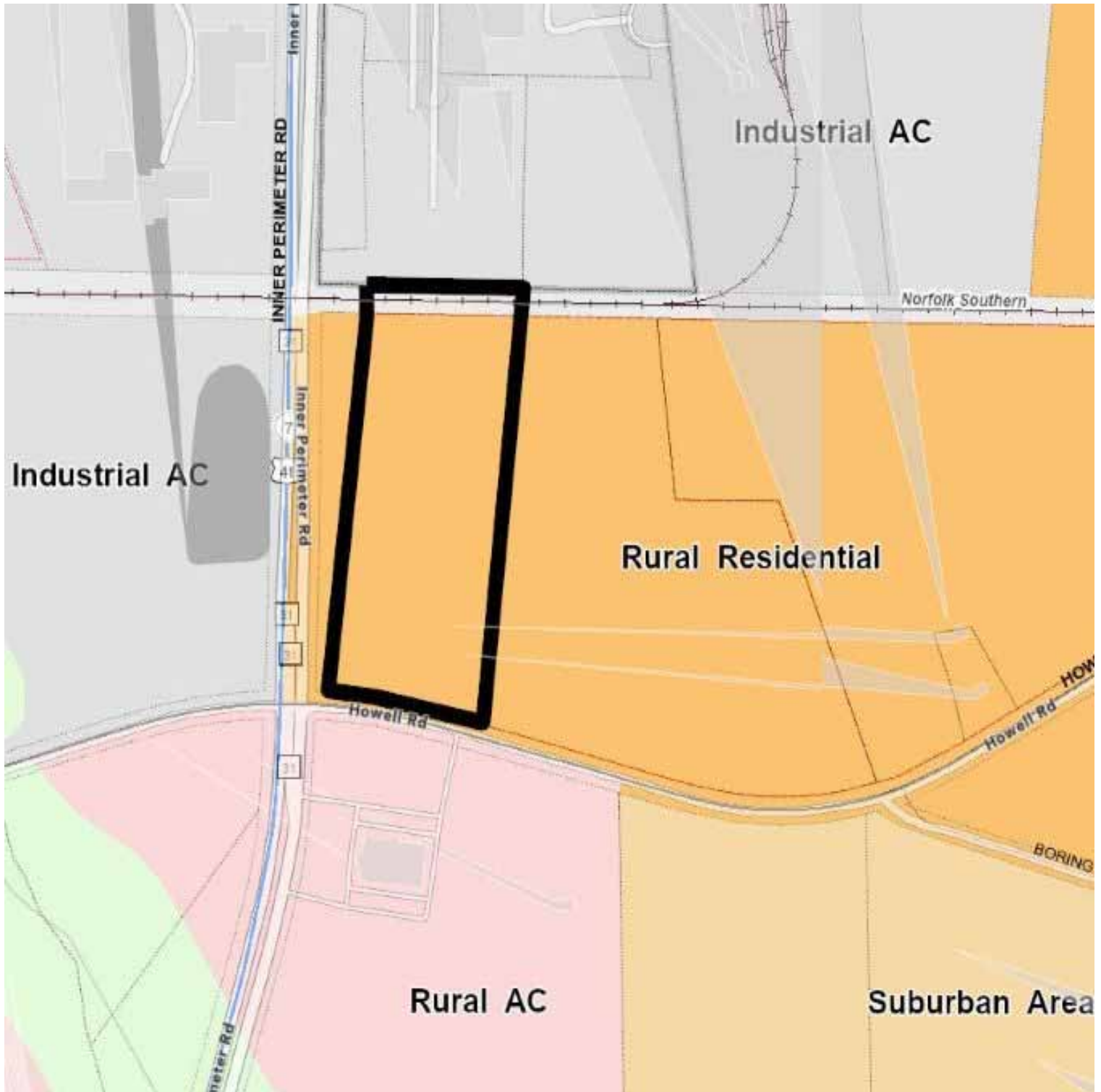
**Sheldon Hill & Laine Chaney  
Annexation Request**

1605 Howell Road

Tax Map: # 0187 Parcel: 087

**Character Area = Rural Residential**

\*\* Map NOT to scale Map Data Source: VALOR GIS June 2026



# VA-2026-08    Aerial Location Map



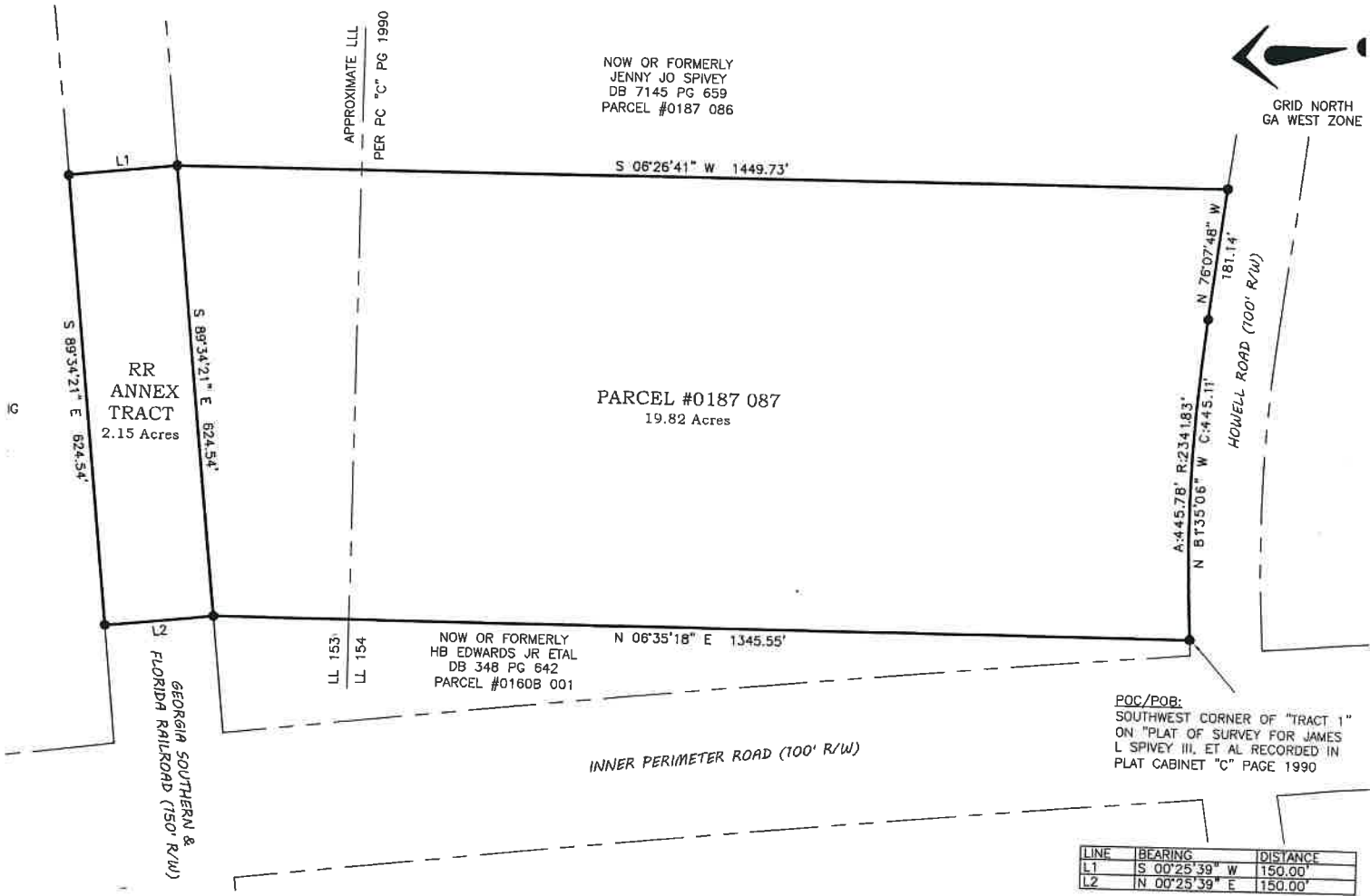
**Sheldon Hill & Laine Chaney  
Annexation Request**

1605 Howell Road  
Tax Map: # 0187    Parcel: 087

**~ 2023 Aerial Imagery**

**\*\* Map NOT to scale    Map Data Source: VALOR GIS June 2026**





# VA-2026-08

## 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 SHELDON HILL & LANE CHANEY  
Telephone Number 229-560-9105 Email Address sheldon@kenrich-corp.com  
Mailing Address 6100 OLD LAKE PARK RD LAKE PARK GA

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):

NE CORNER OF INNER PERIMETER & HOWELL

TAX MAP/PARCEL ID #: 0187 087 ACREAGE: 19.821 AC

Why is annexation requested? 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: 0
2. Total number of person(s) residing within each structure: 0
3. Age, Sex, and Race of each of those individuals:
 

| Age | Sex | Race |
|-----|-----|------|
|     |     |      |
|     |     |      |
|     |     |      |
4. Subject property's City Council Voting District: 001

**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

*Paisa Cherry*

Date: 6-12-26

**FOR STAFF USE ONLY**

Date Received: 6-15-2026 Received By: AM Rezoning Application #: VA-2026-07

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

**PUBLIC HEARING DATES:**

GLPC 7-27-2026 City Council 8-6-2026

**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 \*\***

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