

There being no further discussion, Chairman Hightower called for a motion. Motion by Commissioner Wildes to recommend approval of the request as presented, Commissioner Willis second. All in favor, no one opposed. Motion carried. (9-0)

**Agenda Items #5 & #6**

- VA-2024-08 Valdosta-Lowndes County Airport Authority, 3222 Madison Highway  
Rezone a total of 3.21 acres from CON(county) & E-A(county),  
to all M-2(city)
- VA-2024-09 Valdosta-Lowndes County Airport Authority, 3222 Madison Highway  
Annex 3.21 acres into the City of Valdosta

Mr. Martin presented both cases together. The Valdosta-Lowndes County Airport Authority is proposing to rezone a total of 3.21 acres from Conservation (CON)(county) and Estate Agriculture (E-A)(county), to all Heavy Industry (M-2)(city). The subject property is located at 3222 Madison Highway which is along the west side of the road, about 300 feet north of the intersection with Carroll-Ulmer Road. The applicant is also seeking annexation of the property, which is contiguous to the existing Valdosta city limits where it abuts the remaining Airport property to the north and west. The subject property is currently vacant and cleared, and the applicant has no plans for any development here – just to make it part of the Airport property to provide more security and better emergency access to the south end of the existing airfield with the same M-2 zoning.

The subject property is located within the Transportation / Communication / Utilities (TCU) and the Neighborhood Activity Center (NAC) Character Areas on the Future Development Map of the Comprehensive Plan. Upon annexation and pursuant to LDR Section 202-8(B), all of the property will be designated with the TCU Character Area, which allows M-2 zoning.

This property was previously developed as a single-family residence in Lowndes County from 50+ years ago. The Airport Authority acquired the property in 2019 as part of a planned expansion of their airfield area. The residence was later demolished and the property was completely cleared and then fenced, to add more protection buffer to the airfield/runway, as well as provide a point of emergency access to the southern end of the airfield from Madison Highway. Since all of the remaining Airport properties are within the Valdosta city limits and zoned M 2, it would be logical to have the subject property zoned the same way.

Staff finds both requests consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommends approval to the City Council.

Commissioner Bailey asked if the runway would be extended. Mr. Martin said he was unsure of any plans for the runway.

No one spoke in favor of nor in opposition to the request.