



GLPC AGENDA ITEM # 8

APRIL 27, 2026

Rezoning Request by Integrity Development Partners (IDP), LLC File #: VA-2026-04

Integrity Development Partners, LLC is requesting to rezone 6.258 acres from Residential Agricultural (R-A) (county) to Residential Professional (R-P)(city). The subject property is currently vacant and is located at 4255 North Forrest Street Extension. This is along the west side of the road, between Georgia Military College and The Porch Community Church. (The applicant is also seeking voluntary annexation of the property, and this separate request is being reviewed concurrently under file # VA-2026-05, the next agenda item). The applicant is proposing to develop the property with a 72-unit apartment complex that utilizes tax credit housing and will be similar in design to the Freedom Heights and Harvest Station developments by the same applicant.

The subject property is located within a **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan, which allows the possibility of R-P zoning.

The subject property is adjacent to existing developed areas within the City of Valdosta. The surrounding land use pattern is dominated by mainly institutional uses to the north and south, but still some rural/open land type uses as well. These institutional uses include two churches to the north and east, as well as the Georgia Military College and Dewar Elementary School to the south and east. To the west are mostly vacant lands facing the Bemiss Road corridor, which are likely to develop with commercial uses in the future. The applicant's proposed development as high-density residential fits in very well with this surrounding mixed pattern.

The surrounding zoning patterns of the area generally follow the land use patterns, and range from rural residential to various forms of commercial. The CAC character area allows for zoning intensities that range from high-density residential to commercial. The applicant's proposed R-P zoning fits in the middle of this range and matches the zoning of the Dewar Elementary School. Rezoning the property to R-P would not create an isolated or out-of-place change, but would be consistent with the evolving development pattern of the area.

Staff Recommendation: Find consistent with the Comprehensive Plan, and the Standards for the Exercise of Zoning Power (SFEZP), and recommend approval to the City Council.