

Planning Analysis & Property Information

Applicant:	Integrity Development Partners (IDP), LLC		
Owner:	Vallotton Farms Inc.		
Request:	Rezone from Residential Agricultural (R-A)(county) to Residential Professional (R-P)(city)		
Property General Information			
Size & Location:	6.258 acres located on North Forrest Street Extension		
Street Addresses:	4255 North Forrest Street Extension		
Tax Parcel ID:	Map # 0108 Parcel: 173	City Council District:	4 <i>Vacant</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-A	Undeveloped, natural forest
	Proposed:	R-P	Multi-Family Residential
Adjacent Property:	North:	R-A	The Porch Community Church
	South:	C-C	Georgia Military College
	East:	R-A	Farmland, rural residential
	West:	R-A	Vacant, wooded land
Zoning & Land Use History	The subject property has been zoned R-A (county) for 20 years, and was previously zoned for agricultural use		
Neighborhood Characteristics			
Historic Resources:	There are no designated historic resources in the area		
Natural Resources:	Vegetation:	Natural forest and open fields	
	Wetlands:	There are no NWI wetlands on or near 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	
Public Facilities			
Water & Sewer:	Existing Valdosta water services and planned sewer services along Bemiss Road and North Forrest Street Extension		
Transportation:	North Forrest Street Extension (Minor Arterial)		
Fire Protection:	Fire Station # 8 (N Forrest Street Ext) = approximately 0.1 miles to the north		