



**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.

## Planning Analysis & Property Information

|                                       |  |  |                             |
|---------------------------------------|--|--|-----------------------------|
| <b>Applicant:</b>                     | Integrity Development Partners (IDP), LLC  |  |                             |
| <b>Owner:</b>                         | Vallotton Farms Inc.   |  |                             |
| <b>Request:</b>                       | Rezone from Residential Agricultural (R-A)(county) to Residential Professional (R-P)(city)                       |  |                             |
| <b>Property General Information</b>   |  |  |                             |
| <b>Size &amp; Location:</b>           | 6.258 acres located on North Forrest Street Extension  |  |                             |
| <b>Street Addresses:</b>              | 4255 North Forrest Street Extension  |  |                             |
| <b>Tax Parcel ID:</b>                 | Map # 0108 Parcel: 173   | <b>City Council District:</b>  | 4 <i>Vacant</i>             |
| <b>Zoning &amp; Land Use Patterns</b> |  |  |                             |
|                                       |  | <b>Zoning</b>  | <b>Land Use</b>             |
| <b>Subject Property:</b>              | Existing:  | R-A  | Undeveloped, natural forest |
|                                       | Proposed:  | R-P  | Multi-Family Residential    |
| <b>Adjacent Property:</b>             | 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         |
| <b>Zoning &amp; Land Use History</b>  | The subject property has been zoned R-A (county) for 20 years, and was previously zoned for agricultural use     |  |                             |
| <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 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                  |                             |
| <b>Public Facilities</b>              |  |  |                             |
| <b>Water &amp; Sewer:</b>             | Existing Valdosta water services and planned sewer services along Bemiss Road and North Forrest Street Extension |  |                             |
| <b>Transportation:</b>                | North Forrest Street Extension (Minor Arterial)  |  |                             |
| <b>Fire Protection:</b>               | Fire Station # 8 (N Forrest Street Ext) = approximately 0.1 miles to the north                                   |  |                             |

**Comprehensive Plan Issues**

**Character Area:** Community Activity Center

**Description:** A focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, office professional, higher-density housing, and appropriate public and open space uses easily accessible by pedestrians.

**Development Strategy:** Each Community Activity Center should include a relatively high-density mix of retail, office, services, and employment to serve a regional market area. Residential development should reinforce the town center through locating higher density housing options adjacent to the town center, targeted to a broad range of income levels, including multi-family town homes, apartments and condominiums. Design for each Community Activity Center should be very pedestrian-oriented, with strong, walkable connections between different uses. Road edges should be clearly defined by locating buildings at roadside with parking in the rear. Direct connections to greenspace and trail networks should be provided. The pedestrian-friendly environment should be enhanced by adding sidewalks and other pedestrian-friendly trails/bike routes linked to other neighborhood amenities such as libraries, neighborhood centers, health facilities, parks, and schools.

**Goals and Policies:**

**GOAL 3: HOUSING** – To ensure access to adequate and affordable housing options for all residents in all income levels.

**POLICY 3.3** – A mixture of housing types in varying income levels shall be encouraged and actively promoted.

**Objective 3.3.1** – Promote use of innovative design concepts, including appropriate use of increased density, through educational outreach and greater collaboration with the development community.

**Objective 3.3.2** – Evaluate the use of incentive programs and other innovative programs to promoted mixed housing options.

**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.

**Standards for the Exercise of Zoning Power (Review Criteria)**

*In reviewing and making a decision on a rezoning request, the City staff, Planning Commission and City Council shall consider the following standards. The proposed responses to these standards by the applicant and staff are listed below.*

|   |   |
|---|---|
| <b>(1) Whether a proposed rezoning will permit a range of uses that are suitable, in view of the use and development of adjacent and nearby property.</b> |   |
| <b>Applicant:</b>   | The surrounding properties are a mixture of educational, religious, and vacant land that will most likely be developed into a commercial uses. The R-P zoning is the appropriate designation to work with the existing and most probable future uses. |
| <b>Staff:</b>   | Yes. The proposed use is compatible with the adjacent land use patterns.  |
| <b>(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.</b>                                |   |
| <b>Applicant:</b>   | The applicant does not foresee any negative impacts on the surrounding properties from this rezoning application.   |
| <b>Staff:</b>   | No adverse impacts.   |

|  |   |
|--|---|
| <b>(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.</b>  |   |
| <i>Applicant:</i>  | The property is currently located in the unincorporated portions of Lowndes County and does not have access to any water and sewer infrastructure. This prohibits its economic use as it is currently zoned.  |
| <i>Staff:</i>  | No. Continued use as rural agricultural or rural residential, is not consistent with the redevelopment trends and patterns along this portion of the North Forrest Street Ext. corridor.  |
| <b>(4) Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.</b>                    |   |
| <i>Applicant:</i>  | No excessive or burdensome use is forecasted by this rezoning. The current infrastructure in place and planned by the City will adequately serve the intended use.  |
| <i>Staff:</i>  | No adverse impact as the City currently has water and sewer infrastructure in this area.  |
| <b>(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.</b>  |   |
| <i>Applicant:</i>  | Yes, the proposed rezoning is in conformity with the Comp Plan. The plan encourages appropriately located residential development that supports orderly growth, efficient use of infrastructure and housing opportunities within designated growth areas.   |
| <i>Staff:</i>  | Yes. The proposed R-P zoning is compliant in the Community Activity Center (CAC) Character Area.  |
| <b>(6) Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.</b> |   |
| <i>Applicant:</i>  | The Forrest Street corridor continues to experience residential and community-oriented and the subject property is well located to support additional residential uses. The R-P designation allows development that is more consistent with current land use trends and the City's long-term planning objectives. |
| <i>Staff:</i>  | Yes, the emerging development trends in this area support high-density residential development.   |
| <b>(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.</b>   |   |
| <i>Applicant:</i>  | The proposed rezoning is not expected to result in significant adverse impacts on the natural environment. Any future development will be required to comply with all applicable federal, state, and local regulations related to stormwater management, wetlands, floodplains, and environmental protection.     |
| <i>Staff:</i>  | No adverse impact.  |
| <b>(8) Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public.</b>                       |   |
| <i>Applicant:</i>  | No.   |
| <i>Staff:</i>  | No. The proposed rezoning would not constitute a grant of special privilege.  |

**Supplemental Regulations in the LDR Applicable to the Proposal**

**Section 218-13 Standards of Use and Development (V) Multi-Family Dwellings**

- (1) Multi-family dwelling units shall not consist of more than 4 bedrooms.
- (2) Multi-family developments with more than 150 units must have access to a collector or arterial street as classified in the most recent GDOT Functional Classification System for the City of Valdosta.
- (3) Minimum building spacing. Buildings shall be separated by a minimum of 15 feet side to side, 40 feet front to back or front to front, and 25 feet back to back or back to side.
- (4) No building façade shall measure greater than 250 feet in length.

- (5) Architectural Standards for multi-family development:
  - (a) Building facades shall incorporate architectural modulations at intervals of no more than every 25 feet.
  - (b) Buildings located in the R-M zoning district must have pitched roofs with a minimum of 4:12 pitch.
  - (c) No exposed concrete masonry units may be used on exterior building walls.
  - (d) Preliminary architectural building elevations shall be submitted prior to approval of rezoning or building permit.
- (6) Streets and Circulation.
  - (a) Private streets may be permitted, provided such streets meet the standards of public streets as specified in Chapter 332, Article 1.
  - (b) Adequate provision is made for vehicular traffic to and from the premises and for vehicular traffic and pedestrian traffic to and from the proposed buildings, structures and parking areas on the premises; including firefighting and police equipment and personnel, ambulance service, garbage collection service, postal service, delivery service and other public and private services and individuals who would require access to the premises.
- (7) Open Space and Recreation: In residential zoning districts, multi-family residential developments with more than 50 dwelling units shall provide a minimum of 300 square feet of open space or outdoor recreation per dwelling unit.
- (8) Parking
  - (a) Parking areas shall be screened from view of public streets by buildings or by an evergreen hedge, solid fence, or wall not less than 4 feet in height.
  - (b) If parking is provided in covered garages or carports, such parking shall be within the principal building or in separate garages that are constructed of similar materials, roof slope, and design as the principal structure.
  - (c) Required parking for multi-family developments shall be provided off-street in small parking lots grouped in bays with no more than 100 parking spaces in a non-linear area. No off-street parking space shall be more than 200 feet, by the most direct route on the ground, from a ground floor exterior entrance of the dwelling unit it intends to serve.
  - (d) Parking areas with more than 25 parking spaces shall provide at least two points of access.
- (9) Non-residential zoning districts. Multi-family developments in non-residential zoning districts shall be located on their own parcel of land, unless otherwise approved as part of a Planned Development pursuant to Chapter 212.

**Development Review Comments**

*The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all inclusive as additional items may appear during the plan review process.*

**Building Plan Review:** No comments

**Engineering:** No comments

**Fire:** The Fire Dept has no comments or concerns

**Police:** <No comments received >

**Landscape:** Project must comply with Chapter 328 in the LDR upon development

**Public Works:** < No comments received >

**Utilities:** < No comments received >

**Attachments:**

- Authorization Letter
- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Boundary survey
- Conceptual site plan
- Building Rendering

# Vallotton Farms, Inc.

March 16, 2026

City of Valdosta  
Lowndes County  
Planning and Zoning Division  
City Hall Annex  
300 N. Lee Street  
Valdosta, Georgia 31601

Re: *Application for Rezoning and/or Annexation*  
*Property Owner: Vallotton Farms, Inc.*  
*Rezoning Request for: Integrity Development Partners, LLC*

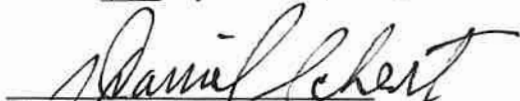
Dear Sir or Madam:

Please allow this letter to serve as authorization for Rhett Holmes on behalf of Integrity Development Partners, LLC, to submit the above-referenced Application for Rezoning and to act on my behalf regarding said Application.. If you have any questions concerning the foregoing, or if anything further is needed, please do not hesitate to contact me or my attorney, Daniel Schert at (229) 244-5400. Thank you in advance for your cooperation in this matter.

Very truly yours,

  
Robert Vallotton, President

Sworn to and subscribed before  
me this 16<sup>th</sup> day of March, 2026.

  
Notary Public



**LETTER of AUTHORIZATION**

To: Greater Lowndes Planning Commission  
Valdosta City Council

Regarding property located at \_\_\_\_\_ 0108 173  
(street address) (Tax Map/Parcel #)

I / We the owner(s) of the above described real property in the City of Valdosta, Georgia, do hereby authorize Integrity Development Partners LLC to act as agent on my/our behalf, in submitting an application requesting the **Rezoning** of my/our property to a \_\_\_\_\_ zoning classification, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application.

Robert Valotto Robert Valotto 3-15-26  
Signature(s) PRINT name(s) Date

NOTARY PUBLIC

State of GA, County of Lowndes

Sworn to and subscribed to me on this 16<sup>th</sup> day of March 2026.

My commission expires \_\_\_\_\_.

Daniel Schert  
Notary Public



# VA-2026-04 & VA-2026-05 Zoning Location Map

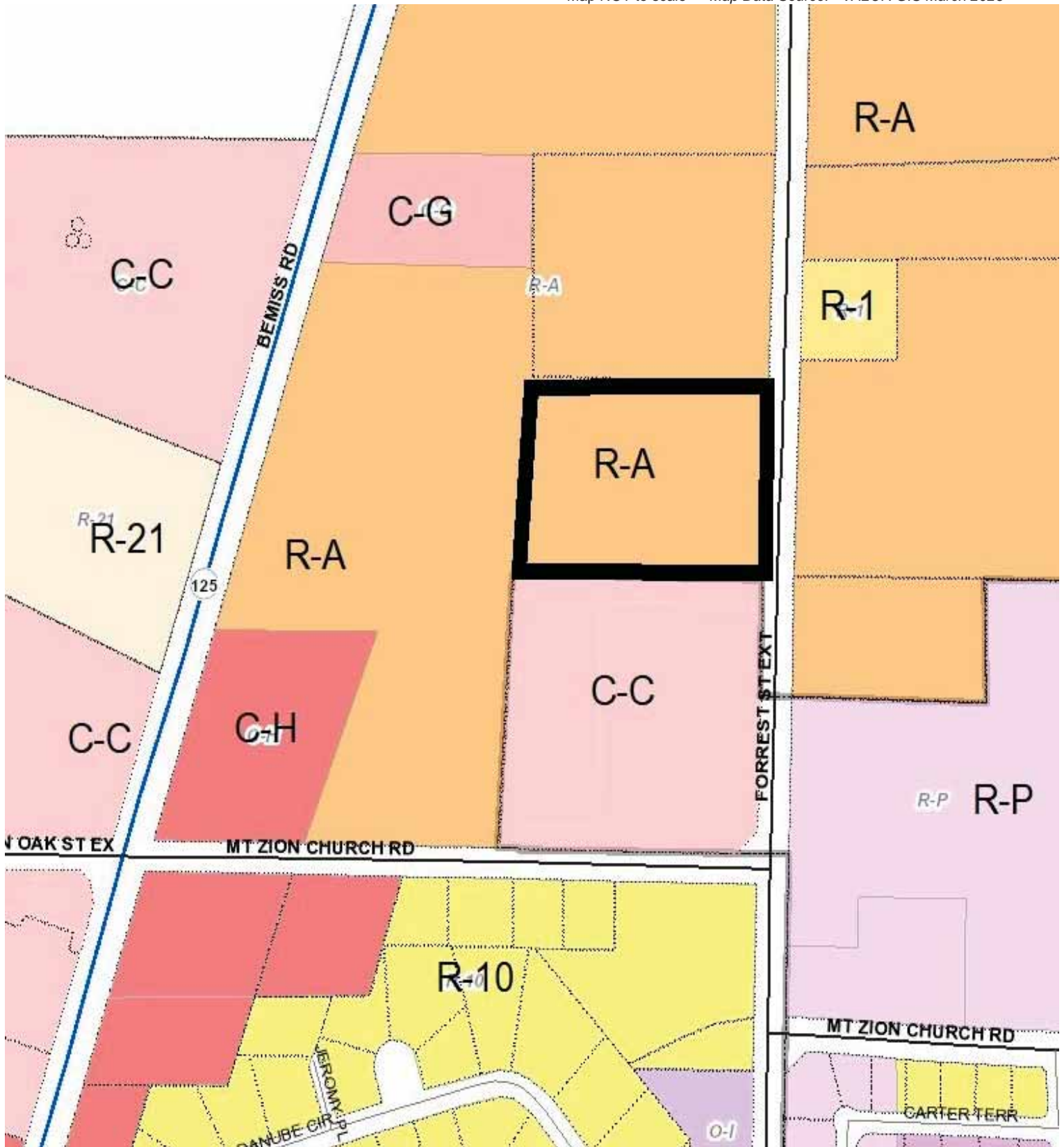


Integrity Development Partners Inc.  
Rezoning & Annexation Requests

4255 N. Forrest Street Ext  
Tax Parcel: # 0108 173

Current Zoning = R-A (county)

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



# VA-2026-04 & VA-2026-05 Future Development Map

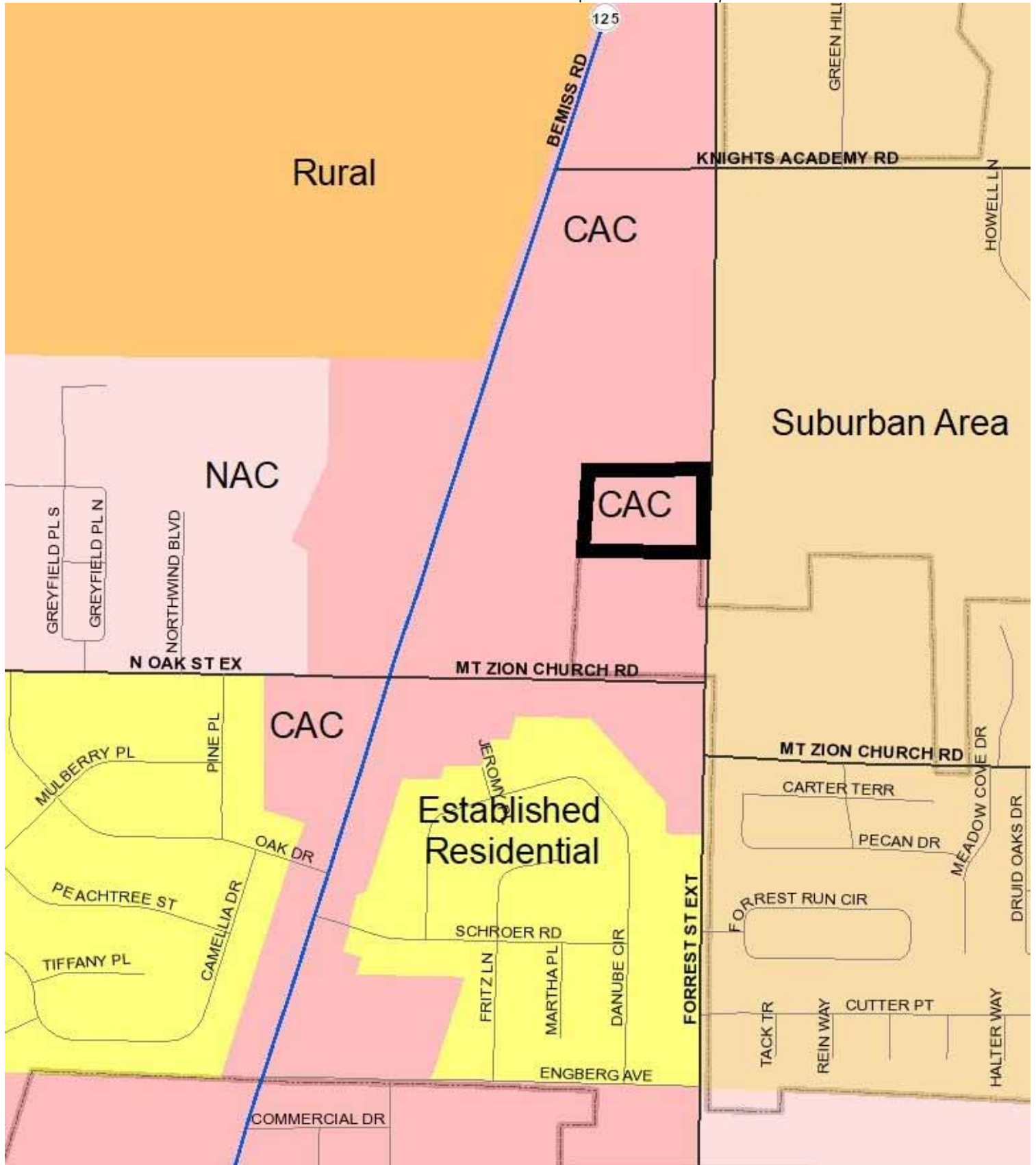


Integrity Development Partners Inc.  
Rezoning & Annexation Requests

4255 N. Forrest Street Ext  
Tax Parcel: # 0108 173

Character Area = CAC

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



# VA-2026-04 & VA-2026-05 Aerial Location Map



Integrity Development Partners Inc.  
Rezoning & Annexation Requests

4255 N. Forrest Street Ext  
Tax Parcel: # 0108 173

~ 2023 Aerial Imagery

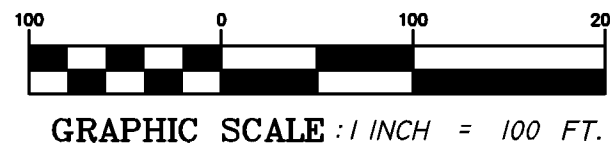
\*\* Map NOT to scale Map Data Source: VALOR GIS March 2026



E-Filed By:  
 Lowndes County Clerks Office  
 Clerk of Courts Beth C Greene  
 03/16/2026 03:39 PM  
 Plat Book: 00PCD  
 Page: 0225  
 \$10.00 Recording fee

**EXEMPT PLAT OF SURVEY FOR:  
 VALLOTTON FARMS, INC.  
 LYING AND BEING IN  
 LAND LOT 82 OF THE 11TH LAND DISTRICT,  
 LOWNDES COUNTY, GEORGIA**

**SURVEYED: MARCH 9, 2026  
 PLATTED: MARCH 16, 2026**



**GENERAL NOTES:**

- IT IS INTENDED FOR THIS PROPERTY TO BE SERVED WITH INDIVIDUAL WELLS, SEPTIC TANKS AND DRAINFIELDS FOR WASTE WATER DISPOSAL. THIS PROPERTY HAS NOT BEEN EVALUATED BY THE LOWNDES COUNTY HEALTH DEPARTMENT TO DETERMINE THE SOIL SUITABILITY FOR SEPTIC SYSTEMS. IF FURTHER DEVELOPMENT IS TO BE DONE, THE OWNER(S) MUST CONTACT THE LOWNDES COUNTY HEALTH DEPARTMENT FOR A SITE EVALUATION.
- NO REGULATED ACTIVITY OR DEVELOPMENT OF THE SUBJECT PROPERTY WILL BE PERMITTED OR GRANTED BY THE COUNTY ENGINEER WITHIN 25 FEET OF A WETLAND PROTECTION DISTRICT. ALL ACTIVITY SHALL REQUIRE A UNITED STATES ARMY CORPS OF ENGINEERS (USACE) DETERMINATION TO INCLUDE EA SECTION 4.04 PERMIT OR LETTER OF PERMISSION. (ULDC - CHAPTER 3.05.04 (A), 1, 2, 3).
- TO THE BEST OF MY KNOWLEDGE, THERE ARE NO DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS LOCATED WITHIN (30) FEET OR THE APPLICABLE ZONING SETBACK LINE, WHICHEVER IS GREATER, FROM ANY PROPERTY LINE ON THE SITE (10.02.01(A)(4)).
- THE SURVEY DATA SHOWN HEREON IS BASED ON NAVD 88 VERTICAL DATUM AND STATE PLANE COORDINATES (GA. WEST ZONE).

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

*[Signature]*  
 MICHAEL O. COOPER RLS #2913 DATE 03/16/26



THE SURVEYOR SHALL NOT BE HELD LIABLE FOR ANY DAMAGES FROM THE USE OF THIS PLAT IF THE APPROVAL SIGNATURES FROM THE APPLICABLE LOCAL GOVERNING AUTHORITIES ARE NOT PRESENT.

*[Signature]* 03/16/2026  
 CHAIR, TECHNICAL REVIEW COMMITTEE DATE  
 LOWNDES COUNTY

*[Signature]* 03/16/2026  
 DIRECTOR OF ENGINEERING DATE  
 LOWNDES COUNTY, GA

GEORGIA, LOWNDES COUNTY  
 UNIFIED LAND DEVELOPMENT CODE  
 APPROVED  
 This 16th day of March, 2026, 3:25pm  
 File Number: **EXE-2026-08**  
 Chairman, Technical Review Committee

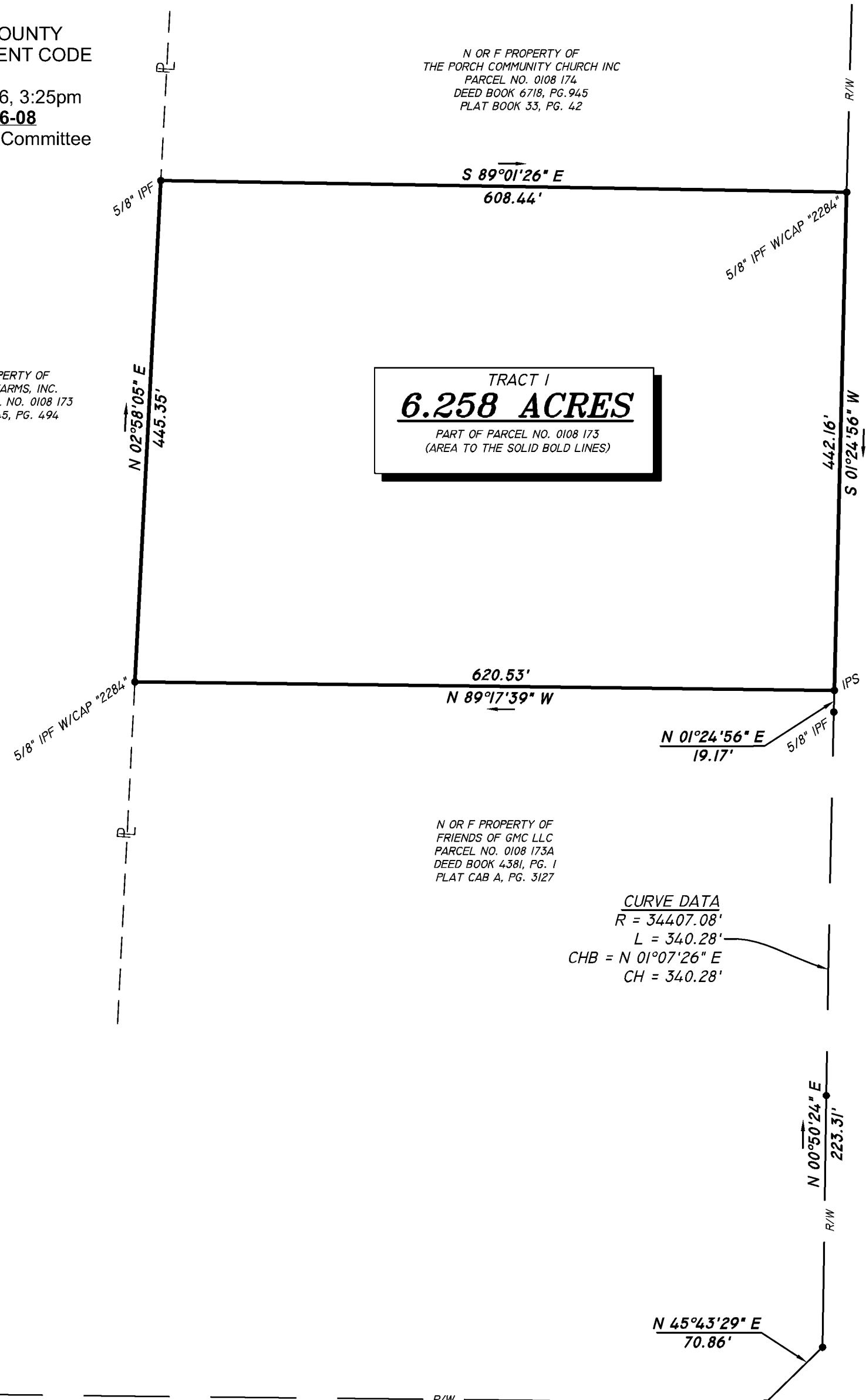
N OR F PROPERTY OF  
 VALLOTTON FARMS, INC.  
 PART OF PARCEL NO. 0108 173  
 DEED BOOK 245, PG. 494

N OR F PROPERTY OF  
 THE PORCH COMMUNITY CHURCH INC  
 PARCEL NO. 0108 174  
 DEED BOOK 678, PG. 945  
 PLAT BOOK 33, PG. 42

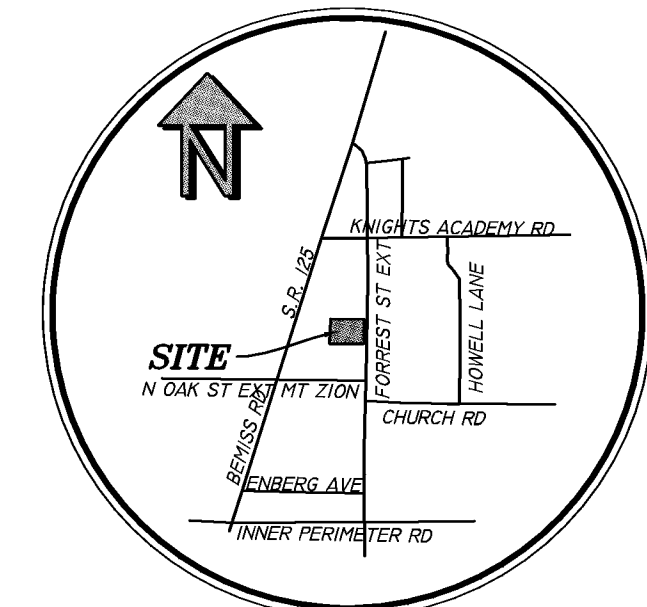
TRACT 1  
**6.258 ACRES**  
 PART OF PARCEL NO. 0108 173  
 (AREA TO THE SOLID BOLD LINES)

N OR F PROPERTY OF  
 FRIENDS OF GMC LLC  
 PARCEL NO. 0108 173A  
 DEED BOOK 4381, PG. 1  
 PLAT CAB A, PG. 3127

**CURVE DATA**  
 R = 344.07.08'  
 L = 34.0.28'  
 CHB = N 01°07'26" E  
 CH = 34.0.28'



**FORREST STREET EXT. (80' R/W)**  
 (R/W AS PER PLAT CAB. A, PG. 3127)



**LOCATION MAP**  
 NOT TO SCALE

**SYMBOL LEGEND**

|  |                             |
|--|-----------------------------|
|  | IRON PIN FOUND              |
|  | 5/8" IRON PIN SET W/ASA CAP |
|  | ADJACENT PROPERTY LINE      |
|  | RIGHT-OF-WAY                |

**SURVEY NOTES**  
 THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A RELATIVE POSITIONAL PRECISION OF LESS THAN 0.10' AT THE 95% CONFIDENCE INTERVAL. THE FIELD DATA WAS COLLECTED USING A GEOMAX CRX2 ROBOTIC TOTAL STATION AND CARLSON BRX7 DUAL FREQUENCY RECEIVER. THIS PLAT HAS AN ERROR OF CLOSURE OF 1'243.274'.

THE BEARINGS SHOWN HEREON ARE REFERENCED FROM THE NORTH AMERICAN DATUM OF 1983 (GEORGIA STATE PLANE WEST) AND WERE ESTABLISHED VIA THE EGPS REAL TIME GPS NETWORK.  
 THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

NO UNDERGROUND UTILITIES WERE VERIFIED OR FIELD LOCATED ON THE PROPERTY SHOWN HEREON. A CURRENT TITLE SEARCH OR ABSTRACT OF MATTERS AFFECTING TITLE WAS NOT PROVIDED TO THE SURVEYOR. ASA ENGINEERING & SURVEYING, LLC. DOES NOT GUARANTEE THAT ALL EASEMENTS WHICH MAY AFFECT THE PROPERTY ARE SHOWN HEREON AND ASSUMES NO LIABILITY FOR FAILURE TO CONFIRM UTILITY LOCATIONS PRIOR TO ANY DIGGING OR CONSTRUCTION.

**FLOOD CERTIFICATION**  
 THIS PROPERTY IS LOCATED IN AN "X" ZONE, WHICH IS DESIGNATED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN", ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP 13185C0120E, DATED 9/26/2008.

**SURVEY NOTES:**

TOTAL ACRES: 66.89± AC.  
 PARCEL NUMBER: 0108 173

TRACT 1: 6.258 AC.

**ZONING NOTES:**

THE SUBJECT PROPERTY IS ZONED R-A (RESIDENTIAL AGRICULTURAL DISTRICT)

**MINIMUM BUILDING SETBACKS FOR R-A:**

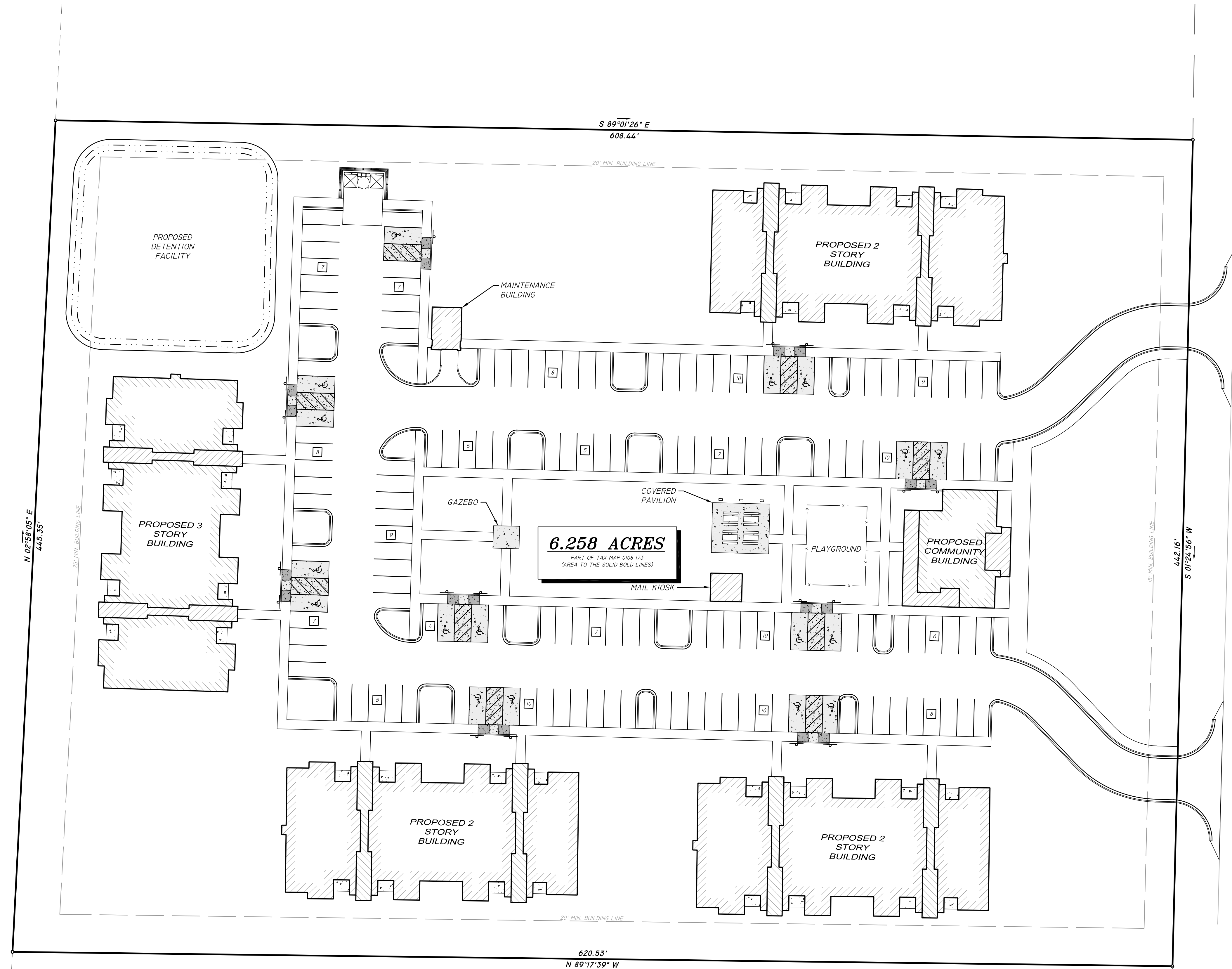
- FRONT - 80' FEET FROM THE CENTERLINE OF ROAD (PLUS HALF OF ANY AMOUNT OVER 80' FOR A COLLECTOR)
- SIDE - 20' FEET
- REAR - 40' FEET

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 THIS DRAWING IS THE PROPERTY OF ASA ENGINEERING & SURVEYING, LLC. AND MAY NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION. DOCUMENTS OF PUBLIC RECORD MAY BE COPIED BUT NOT ALTERED.

**ASA ENGINEERING & SURVEYING, LLC.**  
 103A S. PATTERSON ST. - VALDOSTA, GA 31601  
 PH.: (229) 244-0596 - INFO@ASAENG.COM - LSF 000380

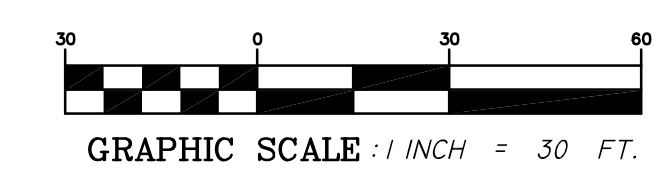
**MT ZION CHURCH ROAD (60' R/W)**  
 (R/W AS PER PLAT CAB. A, PG. 3127)

J:\126-6639 IDP: FORREST ST EXT. VALDOSTA.GA\DWG\Surv\6639 Subd Plat.dwg 3/16/2026 3:05:38 PM



**FORREST STREET EXT. (80' PUBLIC R/W)**  
AS PER PLAT C&B A, PG. 167

| PROPERTY DATA SUMMARY                               |  |
|---|--|
| ADDRESS:  | 4255 N. FORREST STREET EXT.  |
| PIN:  | PART OF TAX MAP 0108 173   |
| ZONING:   | TO BE REZONED R-F  |
| TOTAL LOT AREA:                                     | = 6.261 ACRES  |
| IMPERVIOUS AREA:                                    | = 2.472 ACRES  |
| GREENSPACE:   | = 3.589 ACRES (57%)  |
| <b>BUILDING DATA:</b>                               |  |
| 1 -   | 1 STORY COMMUNITY BUILDING   |
| 3 -   | 2 STORY APARTMENT BUILDINGS  |
| 1 -   | 3 STORY APARTMENT BUILDING   |
| BUILDING SQ. FOOTAGE:                               | = 44,728 S.F. (GROUND FLOOR ONLY)                                  |
| <b>PARKING DATA:</b>                                |  |
| REQUIRED SPACES:                                    | 1 SPACE PER BEDROOM FOR UNITS WITH 1 OR MORE BEDROOMS = 152 SPACES |
| PROVIDED SPACES:                                    | 155 REGULAR SPACES   |
| PER ADA STANDARDS, 6 MUST BE HANDICAPPED ACCESSIBLE |  |
| 17 HANDICAP SPACES PROVIDED                         |  |
| 152 TOTAL PARKING SPACES                            |  |
| <b>STORMWATER MANAGEMENT:</b>                       |  |
| DIRECT STORMWATER TO ON-SITE FACILITY               |  |
| PROPERTY OWNER:                                     | 24 HOUR CONTACT  |
| IDP PROPERTIES                                      | ALAN DIXON   |
| 123-B N PATTERSON ST.                               | PH. (229)256-3456  |
| VALDOSTA, GA 31601                                  |  |
| PH. (229)219-6765                                   |  |



| REVISED | DATE | BY | DESCRIPTION |
|---------|------|----|-------------|
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**CONCEPTUAL LAYOUT FOR:  
 FORREST STREET  
 APARTMENTS**  
 LOCATED IN L.L. 82 OF THE 11TH L.D.  
 LOWNDES COUNTY, GEORGIA

**ASA ENGINEERING & SURVEYING, LLC.**  
038 S. PATTERSON ST. - VALDOSTA, GA 31601  
 PH. (229) 244-0976 - info@aseen.com - LSF 000030

WORK ORDER: 6639  
 SHEET  
**C1.0**

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 1:128-6639-DP-FORREST-ST-EXT-VALDOSTA-GA-TOWN-ENG-04549-CONCEPT-LWS-27272026-036-52-01



Proposed 72-Unit Apartment Community

