



GLPC AGENDA ITEM # 9
APRIL 27, 2026

Annexation Request by Integrity Development Partners (IDP), LLC
File #: VA-2026-05

Integrity Development Partners, LLC is requesting to annex 6.258 acres into the City of Valdosta. The subject property is located at 4255 North Forrest Street Extension, which is along the west side of the road between Georgia Military College and The Porch Community Church. The property is currently vacant, and the applicant is proposing to develop the property with a 72-unit apartment complex. The property is currently zoned R-A in the County and the applicant is seeking R-P zoning in the City. (This separate rezoning request is running concurrently under casefile # VA-2026-04 – see previous agenda item) The applicant is seeking annexation so that the property will have access to City utilities as well as other City services. This annexation request has been properly noticed to Lowndes County pursuant to State law, and no objections have been raised.

The subject property is located within a **Community Activity Center (CAC)** Character Area on the Future Development Map of the Comprehensive Plan. There is currently no proposed change to this Character Area designation as a result of annexation and future land use and zoning should remain intact and compatible with surrounding properties.

The subject property is contiguous to the Valdosta city limits along its south boundary, which makes it fully eligible for annexation. This area in particular is one where city and county boundaries interconnect through multiple subdivisions. Annexing this particular property will not create any isolated County islands, and it will create a more consistent jurisdictional pattern that has been changing over the past 15 years. There are existing city water services adjacent to this property, and city sewer services planned for the immediate future. There is also a new city fire station located 600 feet to the north.

Staff Recommendation: Find the annexation request consistent with the Comprehensive Plan, and recommend **Approval** to the City Council.