

## Planning Analysis & Property Information

<b>Applicant:</b>	Integrity Development Partners (IDP), LLC		
<b>Owners:</b>	Vallotton Farms Inc.		
<b>Request:</b>	Annexation into the City of Valdosta		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	6.258 acres located on North Forrest Street Extension		
<b>Street Address:</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 – outside of the potential wetlands	
<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		