



City of Valdosta Planning Division Office

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Valdosta, Georgia 31603-1125
(229) 259-3529

**** VIA CERTIFIED MAIL ****

March 31, 2026

Chairman and Members
Board of Commissioners of Lowndes County, Georgia
c/o County Clerk
Post Office Box 1349
Valdosta, Georgia 31603

RE: Annexation & Rezoning Application received from Integrity Development Partners Inc.

Dear Chairman and Members of the Board of Commissioners:

In accordance with O.C.G.A. Sections 36-36-6 and 36-36-11, you are hereby given written notice of the proposed annexation and rezoning of the property listed below. Enclosed, please find a copy of the annexation petition and rezoning application with accompanying materials for this property.

VA-2026-05 Annexation request by Integrity Development Partners Inc. (for Vallotton Farms Inc.) Tax Map # 0108, formerly a portion of Parcel # 173, recently recorded at PCD-0225 (6.258 acres total). The applicant is requesting to annex this newly-created parcel into the city limits and rezone it from Residential Agricultural (R-A) to Residential Professional (R-P) zoning in the City of Valdosta. Please see attached maps and other materials.

This property is being proposed for multi-family residential development with 72 dwelling units, and the applicant is requesting to utilize City utilities and other services for this new development. The Future Development Map of the Comprehensive Plan, currently denotes a Character Area designation of "Community Activity Center (CAC)", for this property, which is proposed to remain unchanged. As a result of annexation and to maintain consistent geography, the City is proposing to add the subject property to the City's designated Water and Sewer service areas as delineated in the Service Delivery Strategy (SDS) agreement adopted in 2022, and pursuant to O.C.G.A. Section 36-70, Article 2.

In accordance with O.C.G.A. Section 36-36-113, the County Commission has up to thirty (30) calendar days to notify the City of any majority vote of the governing authority objecting to the proposed annexation. This notification must occur via certified mail or statutory overnight delivery. Please let me know if you have questions or require any additional information.

Sincerely,

Matt Martin AICP
Planning Director

cc: County Planner (via hand-delivery)

CERTIFIED MAIL 9589 0710 5270 2721 4923 76