

staff finds the proposed amendment to be consistent with the overall intent of the original Planned Development approval, subject to its specified conditions of approval. However, because the facility is now fully developed and operating, some of the previous conditions of approval are either fully complete or otherwise no longer relevant, and can also be deleted or amended as part of this new Planned Development request.

There being no questions for staff, Chairman Miller opened the public hearing portion of the case.

Speaking in favor of the request:

- Jonathan Irvin – 4831 McGoggle Rd.

Mr. Irvin stated that he was present to answer any questions.

No further questions for Mr. Irvin.

No one spoke in opposition

There being no further questions for staff, Chairman Miller closed the public hearing.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Bythwood to recommend approval of the request as presented. Commissioner Bailey second. All voted in favor (10-0). Motion carried.

Agenda Item #8

VA-2026-04 4255 N Forrest Street Extension
Current Zoning: Residential Agricultural (R-A) (county)
Proposed Zoning: Residential Professional (R-P) (city).

Agenda items eight and nine were addressed concurrently.

Ms. Amy Martin presented the request on behalf of Integrity Development Partners LLC 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