

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.

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

Speaking in favor of the request:

- Steve Brooks – 6048 Johnson Rd.

Mr. Brooks intends to replicate the Tifton location design. He proposed 72 units with either one, two, or three bedrooms. He plans to have occupancy within twenty-four to twenty-six months.

Commissioner Bythwood inquired about parking. Mr. Brooks replied that there would be one parking spot per bedroom.

No further questions for Mr. Brooks.

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 Roundtree to recommend approval of the request as presented. Commissioner Graham second. All voted in favor (10-0). Motion carried.

Agenda Item #9

VA-2026-05 4255 N Forrest Street Extension
Current Zoning: Residential Agricultural (R-A) (county)
Proposed Zoning: Residential Professional (R-P) (city).

Ms. Martin presented the request on behalf of Integrity Development Partners LLC 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 – previous agenda item). The applicant is seeking annexation so that the property will have access to City utilities as well as other City