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PLACES WHERE YOU *BELONG*

Twenty3Twenty Planned Development Narrative

Introduction and Project Summary

True North Companies, LLC respectfully requests consideration of our Planned Development Zoning application for the Twenty3Twenty development located at 2320 North Patterson Street in Valdosta, GA.

This Planned Development Zoning application incorporates several new improvements contained in multiple components creating an elevated destination where residents and guests alike desire to live, work, stay and play. Twenty3Twenty will include luxury living, modern wellness and active living amenities, innovative co-working space, pet-friendly park, conference, and event space with future phases including commercial office, dining, and retail spaces in close proximity to both South Georgia Regional Medical Center and Valdosta State University.

Potential uses of Commercial “A” spaces include approximately 3,300 square feet of medical office 6,600 square feet of mini storage, approximately 2,800 square feet of non-store retail (such as but not limited to Amazon Locker, florist, escape room or dry cleaner), approximately 850 square feet of retail (such as apothecary or medical supply). Commercial “B” includes approximately 1500 square feet of food/retail. Commercial “C” includes approximately 4,100 square feet of restaurant/café (such as a coffee shop), and 1,700 square feet of retail (such as a Grab and Go center or coffee pop-up. These commercial spaces are situated along both North Patterson Avenue and Roosevelt Boulevard, respectively. Parcel “A” is proposed to be a two-story commercial use and Parcels “B” and “C” are a single-story commercial use.

