



GLPC AGENDA ITEM # 11

NOVEMBER 28, 2022

Planned Development approval by Stoker Utilities File #: VA-2022-22

Stoker Utilities LLC is requesting Planned Development approval for a proposed “single-family attached” residential development (townhouses) in an R-6(c) zoning district. The subject property is located along the east side of North Forrest Street Extension, between Knights Academy Road and Branch Pointe Drive. The subject property consists of 6.34 acres and is depicted as Tract 1 on the accompanying survey plat. (Tract 2 is planned to be a future phase of the Biles single-family residential subdivision, and is not part of this PD request) The subject property is currently undeveloped (farm field). The applicant is proposing to develop this property with 42 townhouse-style dwelling units divided among 7 different buildings. Each unit will be 2-story and contain a 2-car garage with its own driveway for parking. The complex will utilize a shared internal access drive, with clusters of shared visitor parking, mailboxes, playgrounds, dumpsters, general open space, as well as a 25’ landscaped buffer along its east boundary line. It should be noted that the “conditions of approval” with the R-6(c) zoning are only related to minimum lot sizes for single-family residential development in ALL of the surrounding developed and undeveloped subdivisions zoned this way. These special conditions are inconsequential to the proposed development and should be ignored for purposes of this Planned Development review.

The subject property is located within a **Suburban Area (SA)** Character Area on the Future Development Map of the Comprehensive Plan.

As with most Planned Development proposals, there are a few deviations from the City’s standard Land Development Regulations (LDR) (see page 4). All other standard development codes applicable to R-6 zoning and single-family attached (townhouse) development will be followed as appropriate. Most of the listed deviations are related to the LDR supplemental standards for this kind of development. These are all relatively minor in scope and are mainly due to the existing narrowness of the subject property and the applicant’s proposal to have a non-conventional style of townhouse development. The proposed master plan indicates a desire to comply with the “intent” of these regulations while still exercising creativity in the overall design.

The surrounding development pattern is currently dominated by the existing single-family residential subdivisions to the east, as well as the vacant land in between which is still planned for additional single-family development. The undeveloped properties to the west across North Forrest Street Extension, are very likely to be developed (long term) with fairly intensive commercial uses due to its frontage along Bemiss Road on the other side. This is reflected in the more intensive Community Activity Center (CAC) Character Area on that side of the road. North Forrest Street Extension is also likely to be eventually widened to 4 lanes with a significant increase in traffic. Therefore under these long-term scenarios, higher density residential development (such as townhouses) along this portion of the road frontage, seems to make more sense than additional single-family development along the North Forrest road frontage.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Planned Development Review Criteria, and recommend approval to the City Council, subject to the following conditions:.

- (1) Approval shall be granted for a non-conventional townhouse style development with a maximum of 42 dwelling units, in general accordance with the layout of the submitted master plan. The development shall consist of 2-story single-family attached residential units each on their own parcel of land and clustered in buildings with adequate fire wall separation. Architectural design of these buildings shall be consistent with the general styles of the submitted building elevation drawings. All non-building areas of the site shall be a shared Common Area with shared access, parking, and open/recreation space.
- (2) Use of the buildings shall be limited to single-family residential purposes only. There shall be no residential Home Businesses, Personal Care Homes, Daycares or any form of outdoor storage allowed. The overall residential development shall be managed as a single entity with an on-site resident manager.

- (3) Parking. In addition to the dwelling unit driveways to hold 2 vehicles each, at least 42 guest parking spaces total, shall be provided in multiple areas within the complex. Up to half of these additional spaces shall be considered "pavement optional" at the discretion of the City Engineer, and intended to be overflow parking during peak times.
- (4) Pedestrian walkways shall be installed along the interior shared driveway of the development, and property stubbed out at each driveway end of the development to connect to future sidewalks along North Forrest Street Ext. and Branch Point Drive. Decorative pedestrian scale lighting shall be installed along the internal shared driveway with lighting fixtures being no taller than 20'. Development entrance signage shall be consistent with the same requirements for multi-family development in R-M zoning.
- (5) Landscaping. A minimum 8' opaque fence or wall shall be installed along the entire east property line. The depicted transitional buffer yard along the east property line shall be at least 20' wide with vegetation requirements consistent with LDR requirements for such buffer yards. A minimum 8' decorative opaque fence or wall shall be installed along the western and northern property lines, in the areas between the buildings and the street right-of-way lines. Perimeter landscaping consistent with LDR requirements for multi-family development shall be installed on the outside of this fence/wall.
- (6) All other applicable LDR development standards and requirements for the overall development shall be followed. Final site design for the entire complex shall be subject to full commercial plan review in the same manner as a multi-family development, including an overall Landscape Plan being submitted and approved by the City Arborist.
- (7) From the date of final approval, the development shall commence within 3 years (begin construction of at least one primary building). Otherwise, Planned Development approval shall automatically expire.

Planning Analysis & Property Information

Applicant:	Stoker Utilities LLC		
Owners:	George H. Biles & James P. Biles		
Request:	Planned Development approval for a “single-family attached” residential development in an R-6 zoning district.		
Property General Information			
Size & Location:	A total of 6.34 located along the east side of North Forrest Street Extension, between Knights Academy Road and Branch Pointe Drive		
Street Address:	< not yet assigned >		
Tax Parcel ID:	Map # 0146C Parcel 305	City Council District:	4 <i>Councilman Howard</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-6(c)	Vacant land, cleared
	Proposed:	R-6(c)	Single-family attached (townhouses)
Adjacent Property:	North:	R-6(c)	Vacant land, cleared
	South:	R-A	Rural residential
	East:	R-6(c)	Vacant land, cleared
	West:	R-A	Undeveloped (natural forest)
Zoning & Land Use History	This property was annexed into the City and rezoned to R-6(c) in 2007 as part of a much larger single-family subdivision. The zoning “condition of approval” pertains to a maximum number of allowed lots that are less than 8,000-sf lot area.		
Neighborhood Characteristics			
Historic Resources:	No significant historic resources on or near the property.		
Natural Resources:	Vegetation:	Fallow farm field	
	Wetlands:	No wetlands on or near the subject property	
	Flood Hazards	Located well-outside the FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity	
	Endangered Species:	No known endangered species in the area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along Branch Point Drive and Green Hill Drive to the east of the subject property		
Transportation:	North Forrest Street Extension (Minor Arterial) Knights Academy Road (Minor Collector) Branch Point Drive (local street)		
Fire Protection:	Fire Station # 5 (N Oak Street Ext) = approximately 2.4 miles to the west Nearest fire hydrants are along Branch Point Drive and Green Hill Drive		

Proposed Deviations from “standard development regulations”

<p><i>LDR Section 212-2(A) Planned Developments shall meet the intent of all applicable development regulations of the City of Valdosta. Where such regulations are in conflict, the Planned Development Approval’s plans, terms and conditions shall take precedence. All proposed deviations from the City’s development standards shall be itemized and depicted in the Planned Development’s proposal. City standards regarding emergency vehicle access and utilities shall be met in all approved Planned Developments without deviation or variance.</i></p>	
Code Requirement	Applicant’s proposal
<p><u>Minimum Lot Area for Single-Family Attached, (individual lots for each dwelling):</u> * Minimum lot area for SF-Attached (townhouse) type development in R-6 zoning is 2,500 square feet. [LDR 214-1, Table 1]</p>	<p>Proposal is for “building pad” lots for each dwelling unit and grouped by buildings, rather than conventional townhouse lots with an open front yard and rear yard area included with each lot.</p>
<p><u>Supplemental Standards for Townhouses:</u> * Minimum lot depth: 100 feet. [LDR 218-13(W)(1)]</p>	<p>Proposal is for “building pad” lots for each dwelling unit and grouped by buildings, rather than conventional townhouse lots with an open front yard and rear yard area included with each lot.</p>
<p><u>Supplemental Standards for Townhouses:</u> * Garages must be accessed from an alley located behind the rear yard. [LDR 218-13(W)(10)]</p>	<p>Proposal is for each dwelling unit to have a 2-car garage facing the front of each building, and accessed by a shared common driveway in front.</p>

Comprehensive Plan Issues

Character Area: Suburban Area

Description: Area where typical types of suburban residential subdivision development have occurred or pressures for such type of development are greatest due to availability of water and/or sewer service. These areas are characterized by low pedestrian orientation, high to moderate building separation, predominately residential uses with scattered commercial or civic uses, and varied, often curvilinear, street patterns....

Development Strategy: Moderate density should be promoted in these areas with a greater focus on Traditional Neighborhood Development (TND) style residential subdivisions; where possible, existing development should be retrofitted to better conform to traditional neighborhood development principles. These principles include creating neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences...

Goals and Policies:

GOAL 7: LAND USE – To ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

POLICY 7.5 – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

Planned Development Review Criteria

The following criteria shall be applied in evaluating and deciding any application for a Planned Development Approval. No application for a Planned Development Approval shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following criteria, all of which are applicable to each application:

<i>(1) Whether or not the proposed development is consistent with all the requirements of the zoning district(s) in which it is located, including required parking, loading areas, setbacks and transitional buffers.</i>	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes. And in some ways, the proposed master plan exceeds these minimum requirements of R-6 zoning.
<i>(2) Compatibility of the proposed development with land uses on adjacent properties, including the size, scale and massing of buildings and lots.</i>	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes. The proposed development is compatible with the residential development to the east, and also the likely future commercial development to the west.
<i>(3) Adequacy of the ingress and egress to the subject property, and to all proposed buildings, structures, and uses thereon, including the traffic impact of the proposed development on the capacity and safety of public streets providing access to the subject site.</i>	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes. The proposed ingress/egress is adequate to serve the proposed development.
<i>(4) Adequacy of other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities to serve the proposed development.</i>	
<i>Applicant:</i>	The proposed development will only have a modest increase in demand for these facilities and services.
<i>Staff:</i>	Yes. Other public facilities will remain adequate to serve the proposed development.
<i>(5) Whether or not the proposed use will create adverse impacts upon any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration, or by the character and volume of traffic generated by the proposed use.</i>	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impacts.
<i>(6) Whether or not the proposed use will create adverse impacts upon any adjoining land use by reason of the manner of operation or the hours of operation of the proposed use.</i>	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impacts.
<i>(7) Whether or not the proposed use will create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..).</i>	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impact.

Supplemental Regulations in the LDR Applicable to the Proposal

Chapter 212 Planned Development Approval Section 212-1 Purpose and Intent.

Planned Development Approvals are intended to provide an alternative method of land development and redevelopment not available within the framework of the City's standard zoning districts. The standards and procedures of Planned Development Approvals are intended to promote flexibility of design and allow for planned diversification and integration of uses and structures while at the same time, retaining in the Mayor/Council the absolute authority to establish such conditions, limitations and regulations as it deems necessary to maintain community aesthetics and to protect the public health, safety and general welfare. In doing so, Planned Development Approvals are designed to achieve the following objectives:

- (A) Accomplish a more desirable development pattern than would be possible through strict adherence of standard development regulations.
- (B) Accommodate a mixture of uses and/or development patterns which are compatible both internally and externally through limitations on building orientation, architecture, site layout, buffering, signage control, or other techniques which may be appropriate to a particular development proposal.
- (C) Encourage flexible and creative concepts of site development design which meet changing needs, technologies, market economics and consumer preferences.
- (D) Permit the combining and coordinating of architectural styles, building forms and building relationships within a Planned Development.
- (E) Preserve natural amenities of the land by encouraging scenic and functional open areas.
- (F) Encourage an efficient use of land, where appropriate and beneficial to the City, resulting in smaller networks of streets and utilities thereby lowering development and housing costs.
- (G) Maintain consistency with the Goals, Policies, Future Development Character Areas, and related Community Agenda elements of the Comprehensive Plan.
- (H) Maintain general integrity and compatibility with the underlying zoning districts and their prescribed standards of use and development density.

Section 218-13 Standards of Use and Development (W) Single-Family Attached Dwellings (townhouses)

- (1) Minimum lot depth: 100 feet.
- (2) Minimum spacing between buildings: 15 feet.
- (3) Minimum building façade height: 18 feet.
- (4) Maximum building height: 3 stories..
- (5) Maximum building length, width, and depth: 200 feet
- (6) Maximum building floor area (all floors): 10,000 square feet.
- (7) Minimum first floor building size (other than garages and unoccupied storage buildings): 2,000 square feet of heated floor area.
- (8) Maximum impervious surface: 65% of parcel
- (9) No more than six or fewer than three continuous townhouses shall be connected in a row within the same building.
- (10) Garages must be accessed from an alley located behind the rear yard.
- (11) Exterior walls shall be constructed of brick, stone, stucco or siding. Exposed concrete block is not permitted.
- (12) Preliminary architectural building elevations of single-family attached dwellings shall be submitted prior to approval of rezoning or building permit.

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all inclusive as additional items may appear during the plan review process.

Building Plan Review: < No comments received >

Utilities: < No comments received >.

Fire: No comments at this time.

Landscape: Development must comply with LDR Chapter 238.

Public Works: No comments or concerns

Police: < No comments received >

Engineering: No issues with this Planned Development proposal:

Attachments:

Letter of Authorization
 Letter of Intent
 Boundary Survey
 Zoning Location Map
 Character Area Map
 Aerial Location Map

Example Building Elevations
 Conceptual Master Plan

October 21, 2022

George H. Biles
3463 Knights Academy Road
Valdosta GA 31605

City of Valdosta Planning and Zoning Division
300 N. Lee Street, Room #111
Valdosta GA 31601

RE: Letter of Authorization

To Whom it may concern:

As Owner of the property at corner of North Forrest Street Extension and Branch Point Drive, I hereby authorize Jerry Stoker to act on my behalf in matters relating to the rezoning of Parcel 0146C 305.

George H. Biles James P. Biles by George H. Biles A.I.F.
George H. Biles

Notarization For Owner's Signature

Signature of Notary: *Christine Cortez*

Date: *10/21/2022*

Commission Expires: *March 30, 2025*

VA-2022-22





November 17, 2022

Electronic Mail to: mlmartin@valdostacity.com

City of Valdosta, Planning and Zoning Director
Attn: Matt Martin
300 North Lee Street, Room #111
Valdosta, Georgia 31601

RE: LETTER OF INTENT in relation to Stoker Utilities Application for Planned Development for the property located off Forrest Street Ext. and Branch Point Dr., Valdosta, Lowndes County, Georgia

I, represent and serve as agent of Stoker Utilities (“Applicant”) in connection with its application for planned development approval (the “Application”). This Letter of Intent is intended to supplement the Application and be incorporated therein.

The Applicant is seeking City of Valdosta approval for a planned development for the property commonly known as parcel 0146C 305 located on Forrest Street Ext., in Valdosta, Lowndes County, Georgia.

Subject Property – General Information

The subject property is a of total 6.34 acres. The parcel is described below.

- **Parcel 1 – Forrest Street Ext., Lowndes County Parcel No. 0146C 305**

Parcel 1 is an approximately 6.34-acre parcel currently zoned R-6. It is located off Forrest Street Ext. and is vacant/undeveloped. Parcel 1 is owned by George H. Biles.

Proposed Use

If approved for planned development, the Applicant will construct a multi-family residential development of 42 units, on parcel 0146C 305.

Site Plan, Rendering, Building Elevations

Forrest Street Ext. is a main thoroughfare in this region of Lowndes County. The proposed improvements will include a driveway that will be tied into the development of the subject property from Forrest Street Ext.. An additional driveway is proposed off Branch Point Dr. that will directly impact the subject property. The proposed use of the property will provide the highest and best use of the land as it’s shape does not allow for traditional single-family development due to the

shape of the property not meeting the requirements for setbacks, building areas and other limitations.

I, along with Applicant, look forward to working the City Planning and Zoning team, the Planning Commission, and the City Council, and are happy to answer any questions or address any concerns.

Sincerely,
Advanced Engineering Services, LLC

Matthew Inman, P.E.
Senior Project Manager

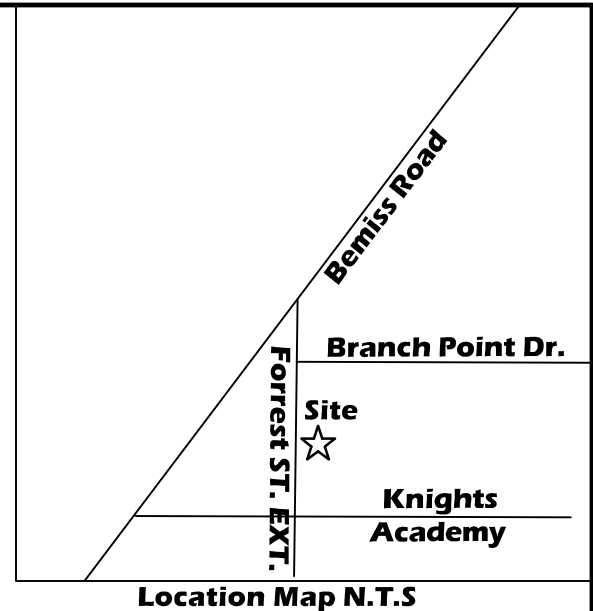
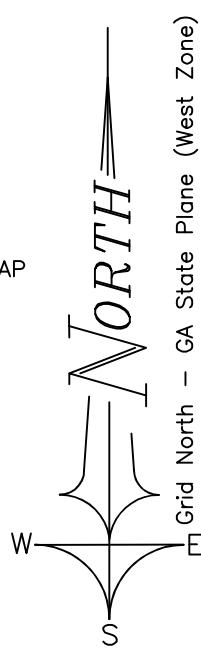
LEGEND	
○	= Iron Pin Found
●	= Iron Pin Set (1/2" rebar)
□	= Concrete Marker Found
■	= Concrete Marker Set
△	= Corner NOT monumented

SURVEY DATA

Error of closure (plat): 1 in 50,000+
 Error of closure (field): Relative Positional Precision 0.05'
 Field work started on: 10-15-2022
 Field work completed on: 10-19-2022

THE SURVEYOR CERTIFIES THAT NO DWELLINGS, ACCESSORY BUILDINGS, SEPTIC SYSTEMS, WELLS, SIGNS, OR SWIMMING POOLS ARE LOCATED WITHIN THIRTY (30) FEET OR THE APPLICABLE ZONING SETBACK LINE WHICHEVER IS GREATER FROM ANY PROPERTY LINE ON THE SITE (10.02.01(A)(4)).

THIS PROPERTY IS LOCATED IN ZONE "X" ACCORDING TO FLOOD INSURANCE RATE MAP FOR THE CITY OF VALDOSTA COUNTY OF LOWNDES STATE OF GEORGIA COMMUNITY PANEL NO. 13185C0120E EFFECTIVE DATE: 09-26-2008

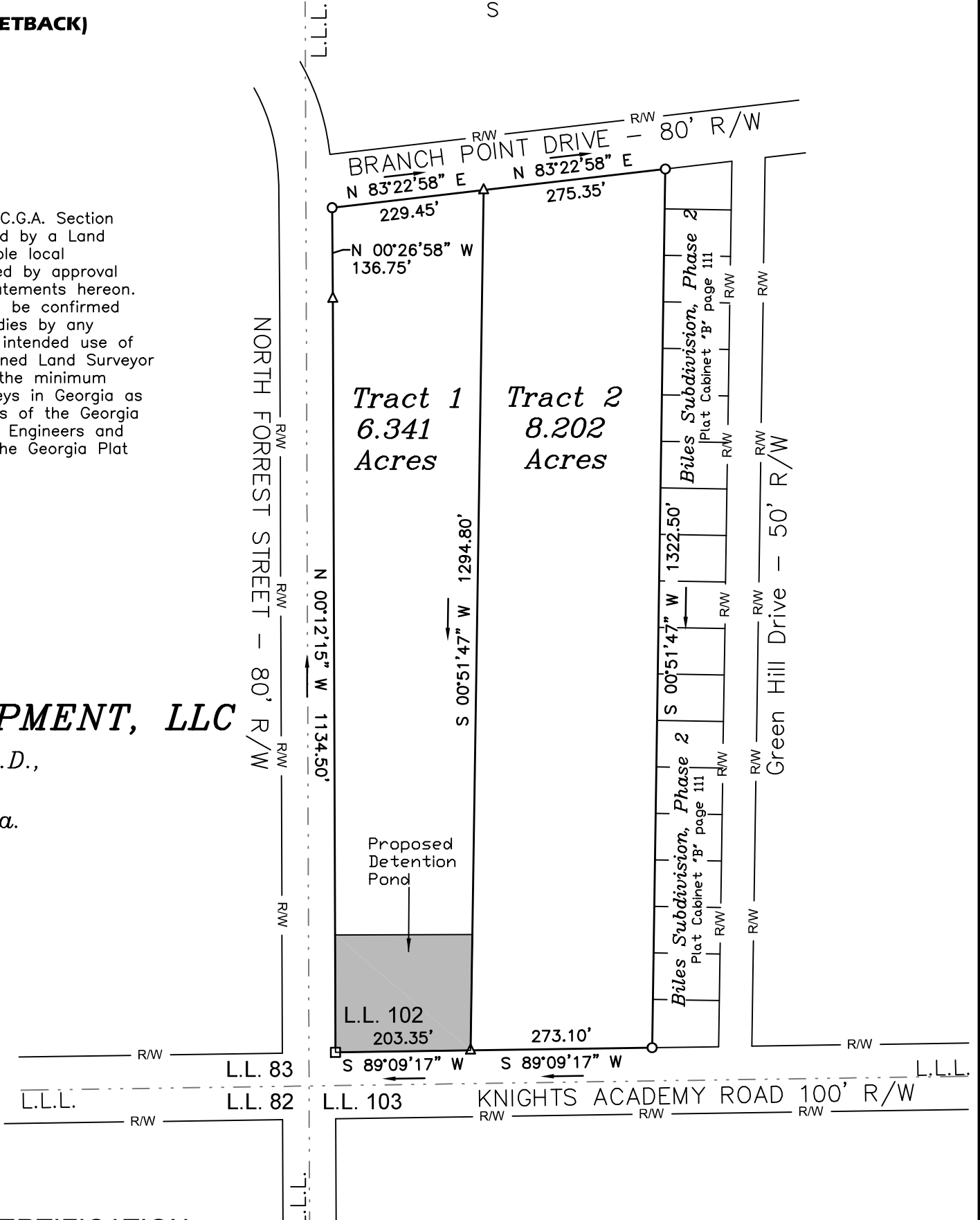


SITE INFORMATION

MUNICIPALITY: LOWNDES COUNTY
TOTAL ACREAGE: 14.543 ACRES
TOTAL LOTS: 2
CURRENT ZONING: R-6
MINIMUM LOT WIDTH: 60' (AT SETBACK)
SETBACKS:
FRONT: 65'
REAR: 30'
SIDE: 8'
CORNER: NA
UTILITIES: City of Valdosta
WATER AND SEWER

As required by sub-section (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a Land Surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned Land Surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the Rules and Regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

Rezoning Map for:
STOKER DEVELOPMENT, LLC
 Land Lot # 102, 11th L.D.,
 City of Valdosta
 Lowndes County, Georgia.
 Scale: 1" = 200'
 October 21, 2022



SURVEYORS CERTIFICATION

I certify that all measurements are correct and were prepared from an actual survey of the property made under my supervision: the equipment used Topcon Powerstation 3" and a Carlson Surveyor 2 Data Collector: the field data upon which this map or plat has an average relative accuracy of 0.05 feet at the 95% confidence level according to the Federal Geographic data committee part 3. This plat has been calculated for closure and is found to be accurate within one (1) foot in 310,245 feet: monument and pin locations are correctly shown by the labels, all new property corner pins are (1/2"x24" rebar) with an orange cap stamped (G M CARTER RLS 2959).

Signed: _____
 Surveyor, Georgia Registration No. 2959.

Date: _____



Graphic Scale

Carter Surveying, L.L.C.
 246 McCrea Road
 Willacoochee, Georgia 31650
 Established 2004

Job # 0071-19	Plat # 0071-19
Tax Map / parcel(s) 0145C-305	
Ph. 912.534.5065 email gmcsurveying@gmail.com	

VA-2022-22 Zoning Location Map



Stoker Utilities LLC
Planned Development Request

North Forrest Street Ext
Tax Parcel #: 0146C – 305

Current Zoning: R-6

** Map NOT to scale

Map Data Source: VALOR GIS November 2022



VA-2022-22 Future Development Map



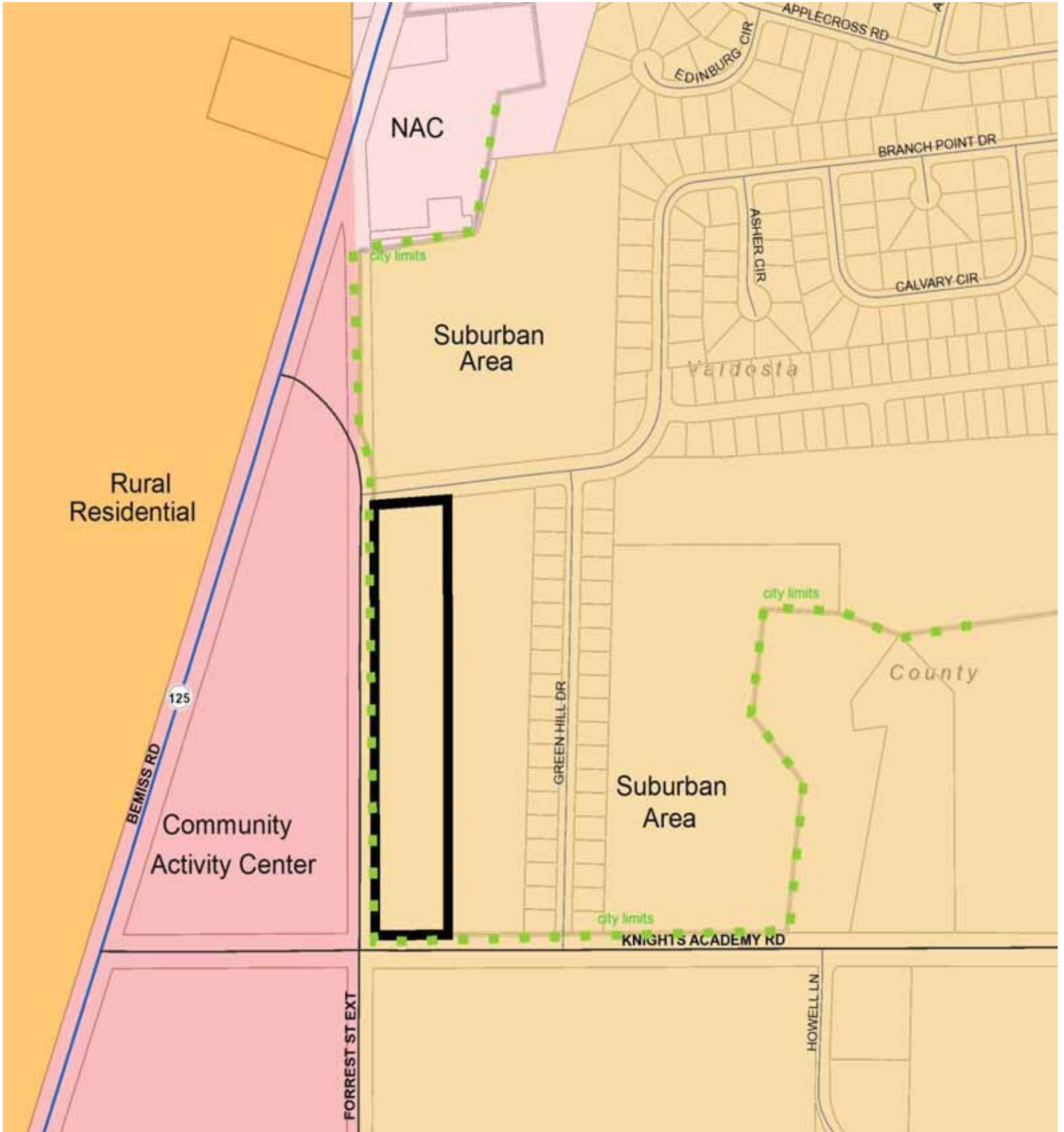
Stoker Utilities LLC
Planned Development Request

North Forrest Street Ext
Tax Parcel #: 0146C – 305

Character Area:
"Suburban Area"

** Map NOT to scale

Map Data Source: VALOR GIS November 2022



VA-2022-22 Aerial Location Map



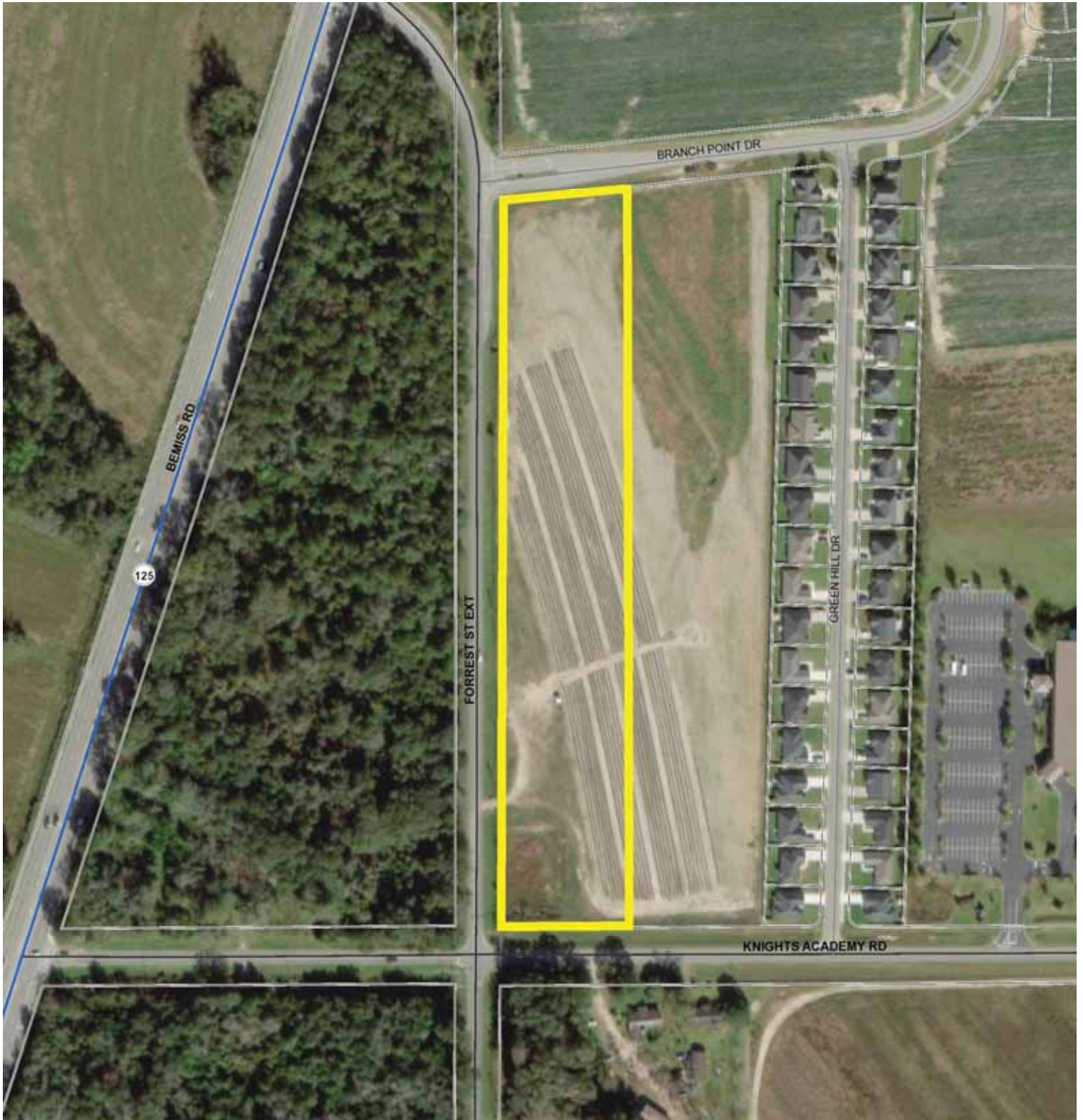
Stoker Utilities LLC
Planned Development Request

North Forrest Street Ext
Tax Parcel #: 0146C – 305

~ 2020 Aerial Imagery

** Map NOT to scale

Map Data Source: VALOR GIS November 2022

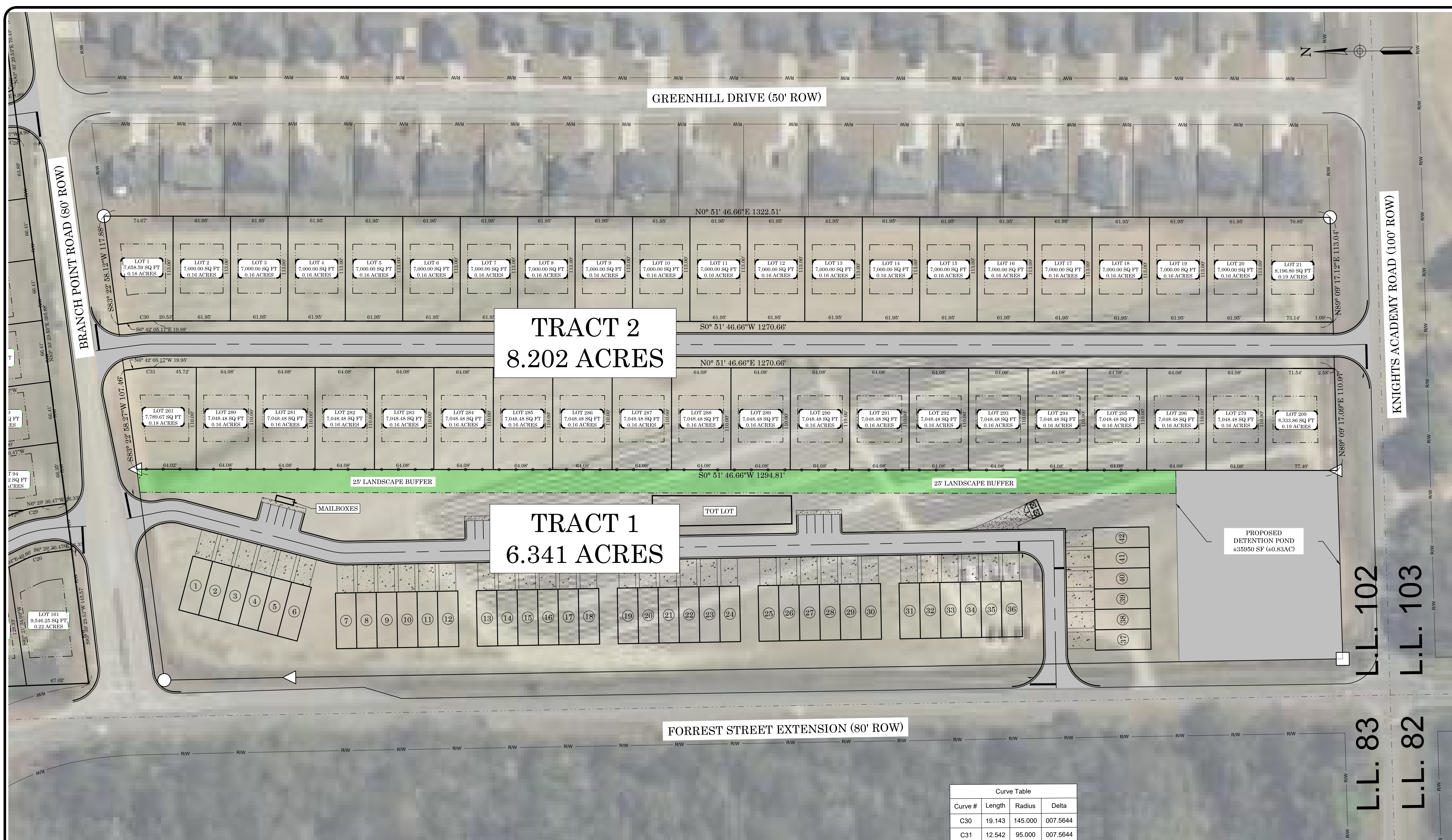


VA-2022-22 Example Building Elevations



*





AES PROJECT NUMBER
60127

DATE OF PLANS
10/25/22

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

BILES SUBDIVISION
 STOKER UTILITIES
 CONCEPTUAL SOUTH

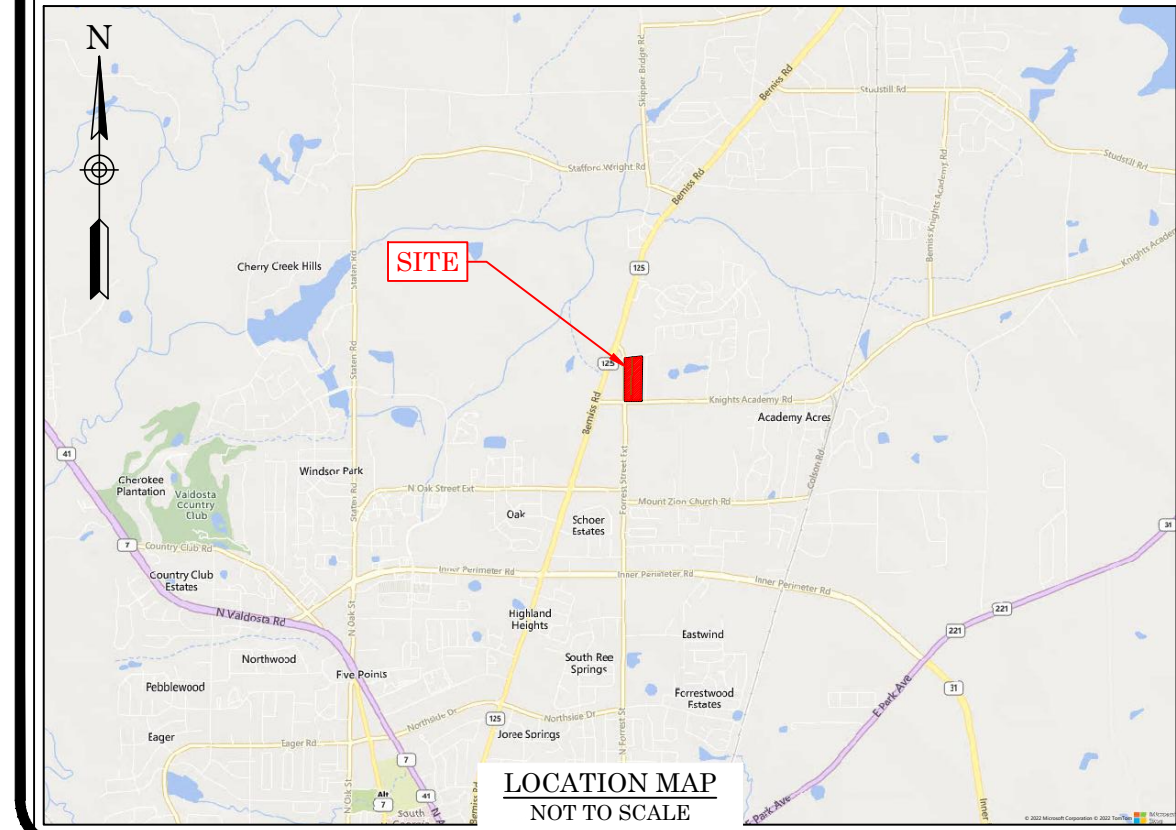
VALDOSTA, LOWNDES COUNTY, GEORGIA

GRAPHIC SCALE 1" = 50'

SHEET
1 OF 1

Curve Table

Curve #	Length	Radius	Delta
C30	19.143	145,000	007.5644
C31	12.542	95,000	007.5644



SITE INFORMATION

PROJECT ADDRESS	TBD, VALDOSTA, GEORGIA 31605
PARCEL NUMBER	0146C 305 (28.74 AC)
PROJECT AREA	28.62 ACRES
JURISDICTION	VALDOSTA

ZONING INFORMATION

CURRENT PARCEL ZONING	R-6
PROPOSED ZONING	R-6, R-6S
OVERLAY DISTRICT	N/A
BUILDING SETBACK	LANDSCAPE SETBACK / BUFFERS

ZONE	R-6	R-6S	ZONE	R-6	R-6S
FRONT	30	30	FRONT	N/A	N/A
SIDE	8	8	SIDE	N/A	N/A
REAR	30	30	REAR	N/A	N/A

HATCH LEGEND:

	ASPHALT PAVEMENT		CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT		

CONCEPTUAL DISCLAIMER:

INFORMATION SHOWN ON THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY AND IS NOT FOR CONSTRUCTION. BOUNDARY AND SETBACK INFORMATION SHOWN MAY NOT BE FIELD LOCATED OR VERIFIED AND ARE SUBJECT TO CHANGE. MEASUREMENTS SHOWN ARE BASED ON THIS INFORMATION.

