



## GLPC AGENDA ITEM # 5

MARCH 27, 2023

### Planned Development approval by Stoker Utilities LLC File #: VA-2023-04

Stoker Utilities LLC is requesting an “amended” Planned Development approval for a proposed single-family attached residential development (townhouses) in an R-6(c) zoning district. *\*\* This is the same property and similar proposal (same applicant) as file # VA-2022-22 which was approved a few months ago by City Council on December 8, 2022. Because the originally-approved master plan is undergoing significant changes, the entire Planned Development must be completely re-reviewed under a new public hearing process.*

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). Just as with the previous proposal from a few months ago, 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 and a shared internal access drive. However, the complex will now have clusters of townhouse buildings that all face each other, with the front sides of buildings facing a shared internal courtyard and the rear sides facing a shared driveway/alley system. The applicant has also added a shared community center building with a private pool & cabana area. There will still be shared visitor parking, mailboxes, playgrounds, 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:** As with the previous Planned Development approval, find this amended proposal 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 for individual dwelling units. All non-building areas of the site shall be a shared Common Area with shared access, parking, and open/recreation space.

- (2) Architectural design of these buildings shall be consistent with the general form of the submitted building elevation drawings, but shall exclude vinyl siding and shall utilize a variety of other exterior wall materials for each dwelling --- with a minimum of 3 different material designs being used..
- (3) 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.
- (4) 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.
- (5) Pedestrian walkways shall be installed along the interior shared driveway of the development, and properly 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 solid fence or wall shall be installed along the entire east property line. There shall also be a transitional vegetative Buffer Yard installed along the east property line which is at least 20' wide with vegetation requirements consistent with LDR requirements for such buffer yards. As part of the required landscaped Street Yard, a minimum 3' decorative landscape wall or berm shall be installed along the western and northern property lines, in the areas between the shared driveway and the abutting street right-of-way lines. All perimeter and internal landscaping shall be consistent with LDR requirements for multi-family development.
- (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

<b>Applicant:</b>	Stoker Utilities LLC		
<b>Owners:</b>	George H. Biles & James P. Biles		
<b>Request:</b>	Planned Development approval for a “single-family attached” residential development in an R-6 zoning district.		
<b>Property General Information</b>			
<b>Size &amp; Location:</b>	A total of 6.34 located along the east side of North Forrest Street Extension, between Knights Academy Road and Branch Pointe Drive		
<b>Street Address:</b>	< not yet assigned >		
<b>Tax Parcel ID:</b>	Map # 0146C Parcel 305	<b>City Council District:</b>	4 <i>Councilman Howard</i>
<b>Zoning &amp; Land Use Patterns</b>			
		<b>Zoning</b>	<b>Land Use</b>
<b>Subject Property:</b>	Existing:	R-6(c)	Vacant land, cleared
	Proposed:	R-6(c)	Single-family attached (townhouses)
<b>Adjacent Property:</b>	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)
<b>Zoning &amp; Land Use History</b>	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.		
<b>Neighborhood Characteristics</b>			
<b>Historic Resources:</b>	No significant historic resources on or near the property.		
<b>Natural Resources:</b>	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.	
<b>Public Facilities</b>			
<b>Water &amp; Sewer:</b>	Existing Valdosta water & sewer services along Branch Point Drive and Green Hill Drive to the east of the subject property		
<b>Transportation:</b>	North Forrest Street Extension (Minor Arterial) Knights Academy Road (Minor Collector)    Branch Point Drive (local street)		
<b>Fire Protection:</b>	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”**

<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>	
<b>Code Requirement</b>	<b>Applicant's proposal</b>
<b><u>Minimum Lot Area for Single-Family Attached, (individual lots for each dwelling):</u></b> * Minimum lot area for SF-Attached (townhouse) type development in R-6 zoning is 2,500 square feet. [ LDR 214-1, Table 1 ]	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.
<b><u>Supplemental Standards for Townhouses:</u></b> * Minimum lot depth: 100 feet. [ LDR 218-13(W)(1) ]	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.
<b><u>Supplemental Standards for Townhouses:</u></b> * Garages must be accessed from an alley located behind the rear yard. [ LDR 218-13(W)(10) ]	Proposal is for each dwelling unit to have a 2-car garage facing the rear of each building – the rear of each building will be in the sides of each clustered building pad facing one another. Access will still be in the form of a shared common driveway in between each building cluster.

## **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:*

<b><i>(1) Is the proposed development 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></b>	
<b><i>Applicant:</i></b>	Yes. The proposed development has been designed following the intent of the Valdosta Land Development Regulations and designed to fulfill such requirements.
<b><i>Staff:</i></b>	Yes. And in some ways, the proposed master plan exceeds these minimum requirements of R-6 zoning.
<b><i>(2) Is the proposed development compatible with the land uses on adjacent properties, including the size, scale and massing of buildings and lots.</i></b>	
<b><i>Applicant:</i></b>	Yes, the proposed development is very compatible with the land use of adjacent properties, in sharing a similar size, scale and massing.
<b><i>Staff:</i></b>	Yes. The proposed development is compatible with the residential development to the east, and also the likely future commercial development to the west.
<b><i>(3) Is the ingress and egress to the subject property, and all proposed buildings, structures, and uses thereon adequate? Are the public streets providing access to the property adequate to safely handle the traffic generated by the proposed development?</i></b>	
<b><i>Applicant:</i></b>	Yes, the internal drives within the project will provide adequate traffic flow. The public streets adjacent to the project are able to handle the marginal increase in traffic that the development will add.
<b><i>Staff:</i></b>	Yes. The proposed ingress/egress is adequate to serve the proposed development.
<b><i>(4) How will the proposed development impact other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities? Are these facilities and services adequate to support the proposed development?</i></b>	
<b><i>Applicant:</i></b>	The proposed development will have only minor impact to public facilities and services. There is adequate support of the current facilities and services to support the proposed development.
<b><i>Staff:</i></b>	Yes. Other public facilities will remain adequate to serve the proposed development.
<b><i>(5) Will the proposed development 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 development?</i></b>	
<b><i>Applicant:</i></b>	No, the proposed development will not create any adverse impacts to the nearby/adjacent properties. It is to be multi-family housing, which is similar to the nearby properties.
<b><i>Staff:</i></b>	No adverse impacts.
<b><i>(6) Will the proposed development adversely affect adjoining land properties by reason of the manner of use or the hours of operation of the proposed use(s)?</i></b>	
<b><i>Applicant:</i></b>	No, the proposed development will not affect adjoining properties by manner of use.
<b><i>Staff:</i></b>	No adverse impacts.
<b><i>(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc.)?</i></b>	
<b><i>Applicant:</i></b>	No, the proposed development will not occur within existing flood zones or wetland areas. It will not have an adverse impact on the natural environment.
<b><i>Staff:</i></b>	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 or concerns

**Utilities:** < No comments received >.

**Fire:** No comments at this time.

**Landscape:** No comments or concerns.0

**Public Works:** No issues or concerns

**Police:** < No comments received >

**Engineering:** (A) 24' wide travel lane typically required with 90d angle parking. Traveled way shown here is 24' back of curb to back of curb which leaves us with a 23' wide travel lane assuming they put in high back. They may be planning on using rollback which would make this dimension fine I think. Wider would be better for the residents and it appears as though they have the room for it.

(B) Access off Forrest controlled by LC Engineering Dept. Ensure sight plan complied with LC access standards.:

**Attachments:**

Letter of Authorization  
Zoning Location Map  
Character Area Map  
Aerial Location Map  
Boundary Survey  
PD # VA-2022-22 --- Land Use Certificate (2 pages)  
PD # VA-2022-22 --- original master plan  
Revised new master plan  
Example Building Elevations

## LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission  
Valdosta City Council

Regarding property located at Forrest Street Ext and Branch Point Dr Valdosta Ga  
(street address) 0146C 305  
(Tax Map/Parcel #)

I / We the owner(s) of the above described real property in the City of Valdosta, Georgia, do hereby authorize Jerry Stoker to act as agent on my/our behalf, in submitting an application requesting Planned Development approval for my/our property, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application.

M. H. B. L.  
Signature(s)

GEORGE H. BILES  
PRINT name(s)

03-1-23  
Date

### NOTARY PUBLIC

State of Georgia, County of Lowndes

Sworn to and subscribed to me on this 1 day of March 2023,

My commission expires \_\_\_\_\_.

Mary Kate Hitchcock  
Notary Public



(seal)

VA-2023-04



# VA-2023-04 Zoning Location Map



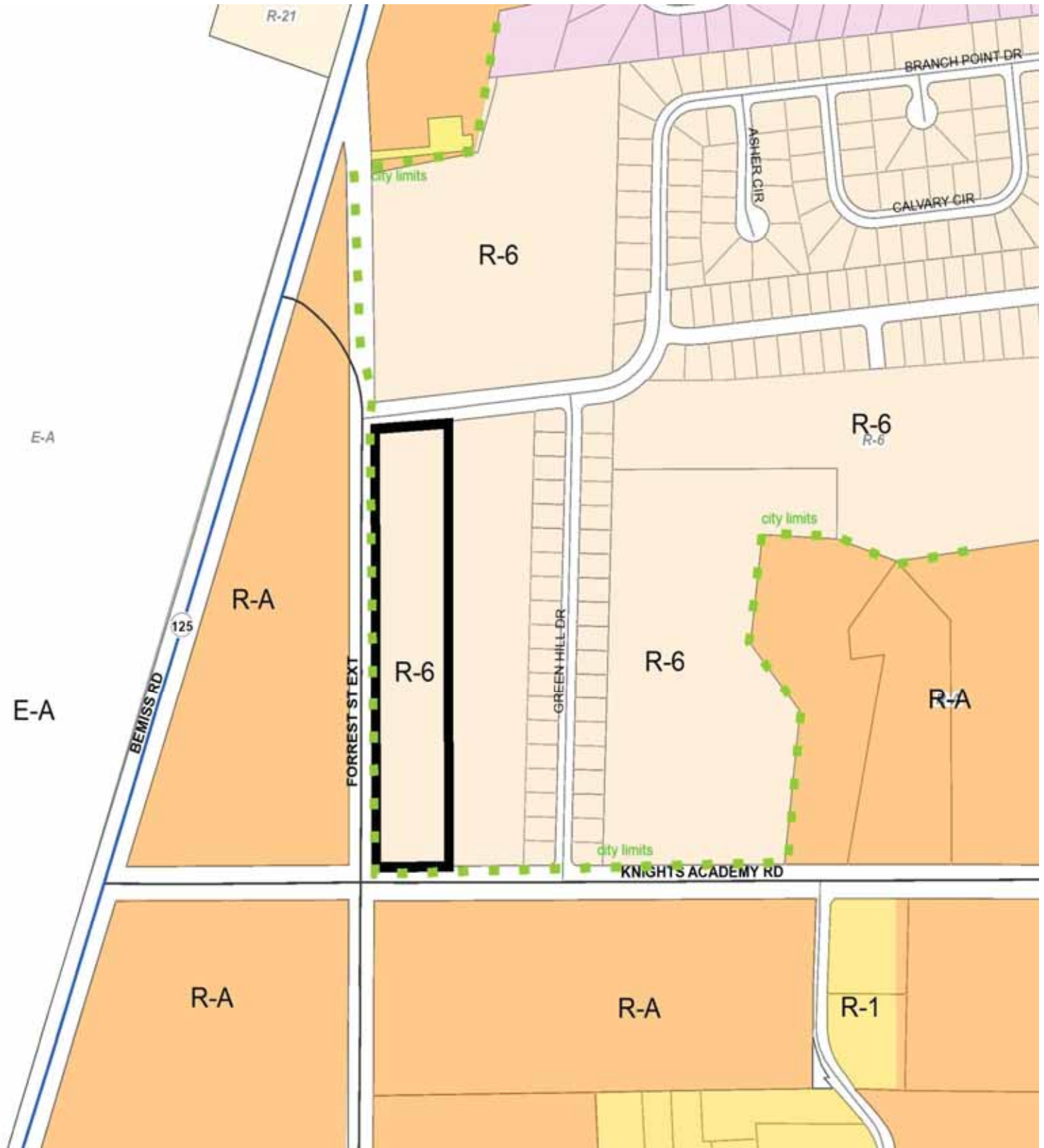
**Stoker Utilities LLC**  
**Planned Development Request**

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

Current Zoning = R-6

\*\* Map NOT to scale

Map Data Source: VALOR GIS March 2023



# VA-2023-04 Future Development Map



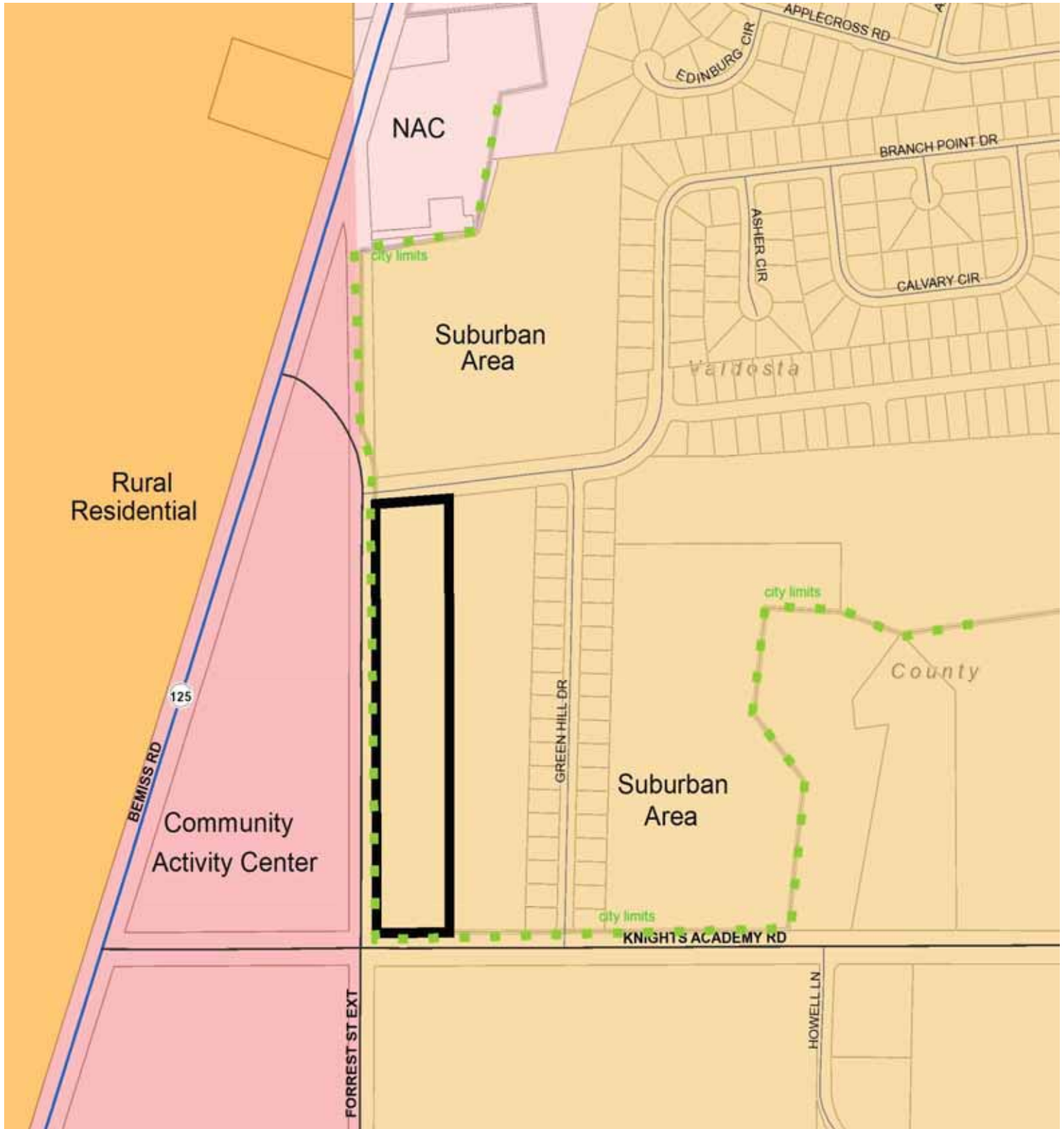
**Stoker Utilities LLC**  
**Planned Development Request**

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

Character Area:  
“Suburban Area”

\*\* Map NOT to scale

Map Data Source: VALOR GIS March 2023





# VA-2023-04 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 March 2023



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

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

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)).

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.

**TOTAL ACREAGE: 14.543 ACRES**  
**TOTAL LOTS: 2**  
**CURRENT ZONING: R-6**  
**MINIMUM LOT WIDTH: 60' (AT SETBACK)**  
**SETBACKS:**  
**FRONT: 30'**  
**REAR: 20'**  
**SIDE: 8'**  
**CORNER: NA**  
**UTILITIES: CITY OF VALDOSTA**  
**WATER AND SEWER**

Subdivision Plat for:  
**STOKER DEVELOPMENT, LLC**  
Land Lot # 102, 11th L.D.,  
City of Valdosta  
Lowndes County, Georgia.  
Scale: 1" = 200'  
November 03, 2022

SURVEYORS CERTIFICATION

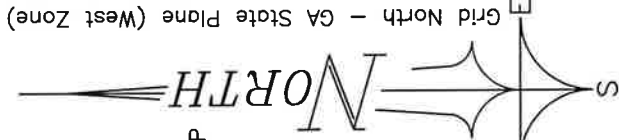
I certify that all measurements are correct and were prepared from an actual survey of the property made under my supervision: the equipment used Topcon Powerstation 3" and a Carlson Surveyor 2 Data Collector: the field data upon which this map or plat has an average relative accuracy of 0.05 feet at 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.

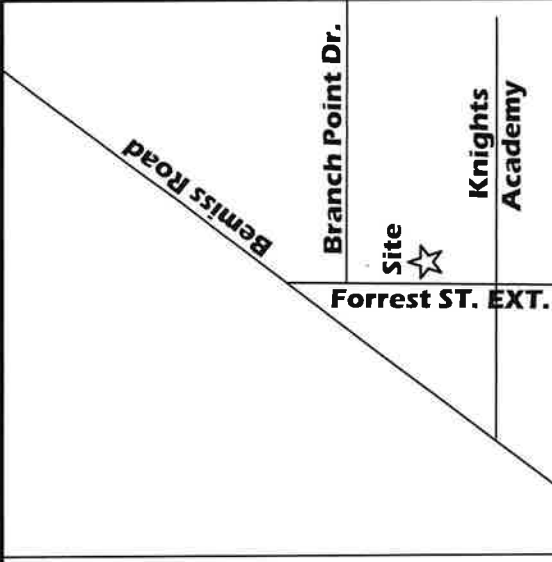
Date: 11-03-22

Carter Surveying, L.L.C.  
246 McCreas 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

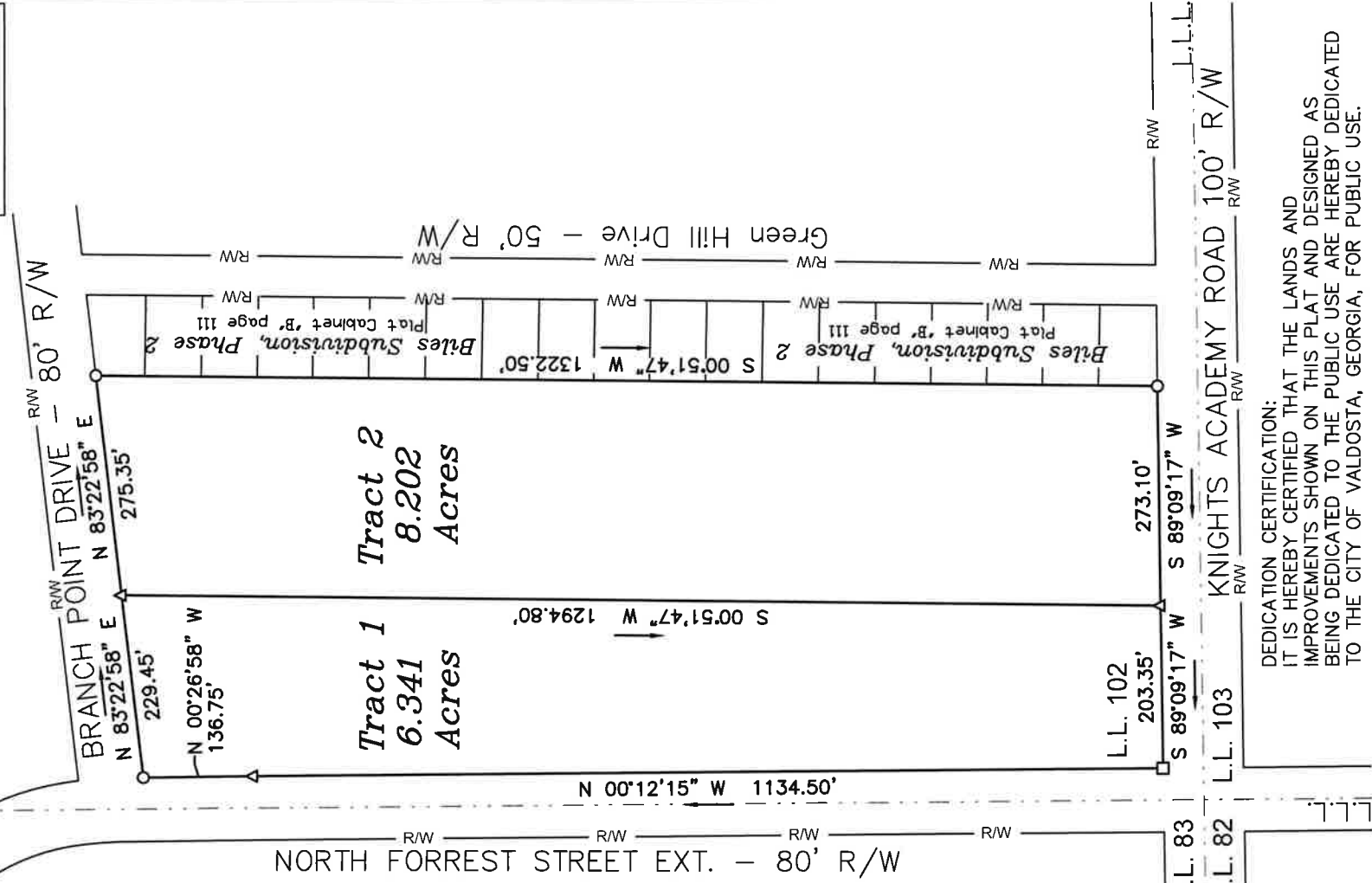


Grid North - GA State Plane (West Zone)



Location Map N.T.S

- LEGEND
- = Iron Pin Found
  - = Iron Pin Set (1/2" rebar)
  - = Concrete Marker Found
  - = Concrete Marker Set
  - △ = Corner NOT monumented



DEDICATION CERTIFICATION:  
IT IS HEREBY CERTIFIED THAT THE LANDS AND  
IMPROVEMENTS SHOWN ON THIS PLAT AND DESIGNED AS  
BEING DEDICATED TO THE PUBLIC USE ARE HEREBY DEDICATED  
TO THE CITY OF VALDOSTA, GEORGIA, FOR PUBLIC USE.

OWNER: \_\_\_\_\_

DATE: \_\_\_\_\_

CITY ENGINEER, VALDOSTA, GA.

DATE: \_\_\_\_\_

PLANNING AND ZONING ADMINISTRATOR, VALDOSTA, GA.

DATE: \_\_\_\_\_



Graphic Scale





## CERTIFICATE OF LAND USE DECISION

### CITY OF VALDOSTA, GEORGIA

The following described property is subject to the following site-specific land use approvals, conditions, and regulations as of the date set forth below:

**Tax Map Number: 0146C**

**Parcel Number: 305**

**Property Size and Location:** A total of 6.34 acres located along the east side of North Forrest Street Extension, between Knights Academy Road and Branch Point Drive.

**Address:** < address not yet assigned >

PLANNED DEVELOPMENT REQUEST	
Applicant: <b>Stoker Utilities LLC</b>	File #: <b>VA-2022-22</b>
Description of the proposed Planned Development: <b>Single-Family Attached residential development in R-6(c) zoning</b>	
Date of Final Public Hearing: <b>December 8, 2022</b>	
<p>Valdosta Mayor/Council <u>APPROVED</u> the Planned Development Approval request to allow the proposed Single-Family Attached residential development in R-6(c) zoning, subject to the following 7 conditions (6-0 vote):</p> <ol style="list-style-type: none"><li>(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.</li><li>(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.</li><li>(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.</li><li>(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.</li><li>(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</li></ol>	

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.

The summaries of information and conditions on this Certificate are for general information only, and may not be relied upon exclusively. Except for approved variances, this property is still subject to applicable zoning, subdivision, building, and other codes and regulations of the City of Valdosta, Georgia.

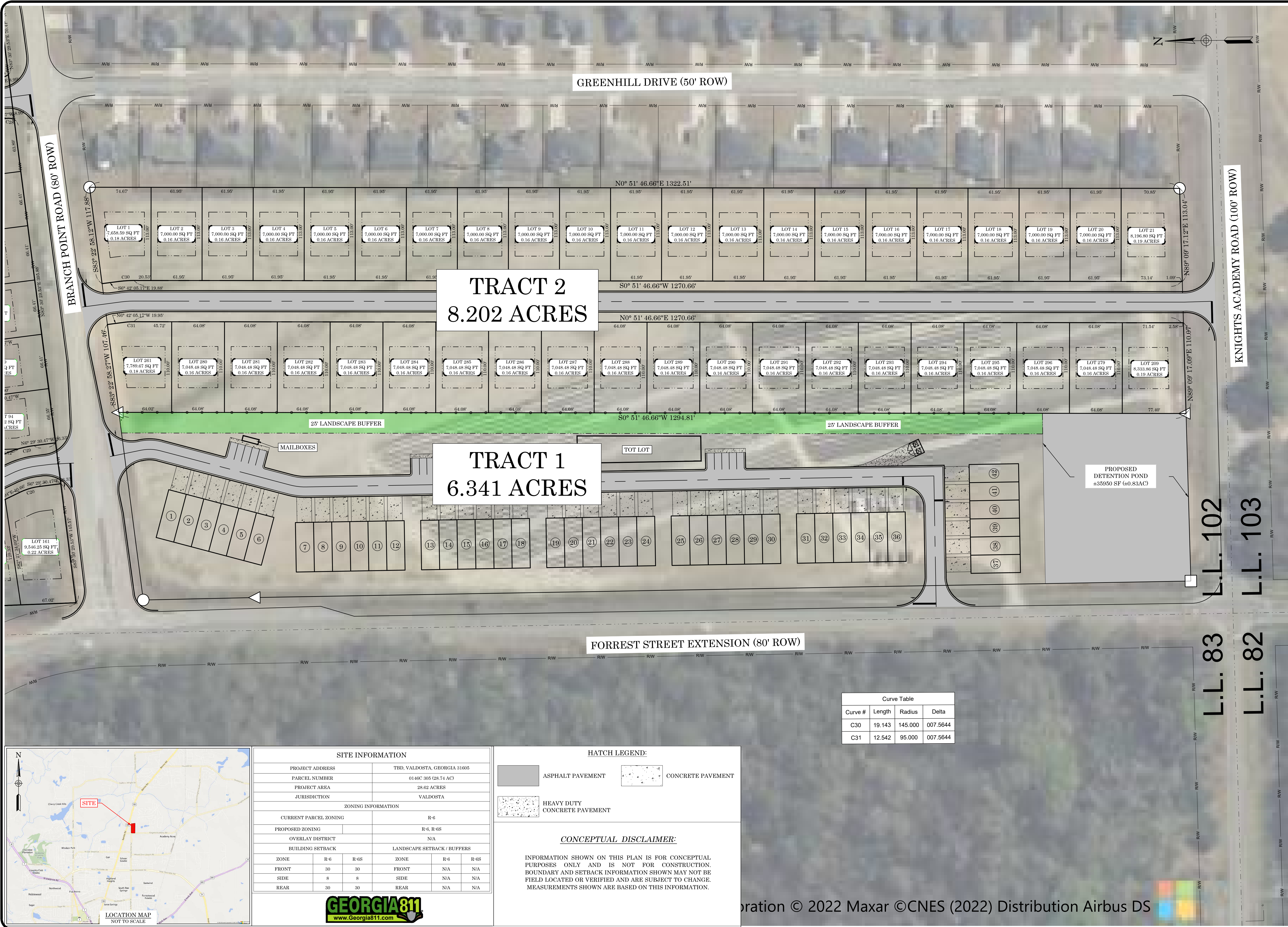
This Certificate reflects the status of the property as of December 8, 2022.



\_\_\_\_\_  
PLANNING DIRECTOR

12-8-2022  
DATE





Advanced Engineering Services, LLC  
ALBANY VALDOSTA  
1741 PHILEMA RD 4560 E VALNORTH DR.  
WARNER ROBINS  
110 ATAMMY SW/MAKER DR.  
(800) 416-8136

AES PROJECT NUMBER  
60127

DATE OF PLANS  
10/25/22

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

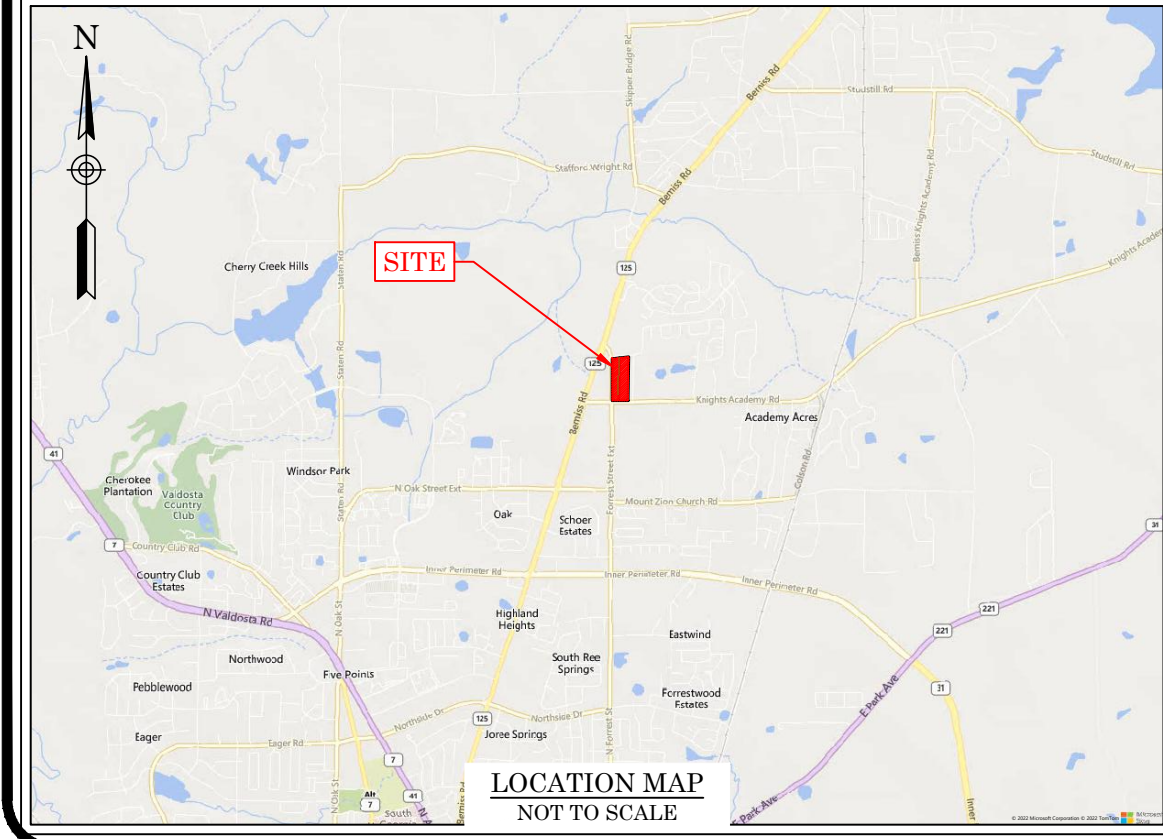
BILES SUBDIVISION

STOKER UTILITIES


CONCEPTUAL SOUTH

VALDOSTA, LOWNDES COUNTY, GEORGIA

SHEET  
1 OF 1



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



**GEORGIA811**  
www.Georgia811.com

HATCH LEGEND:

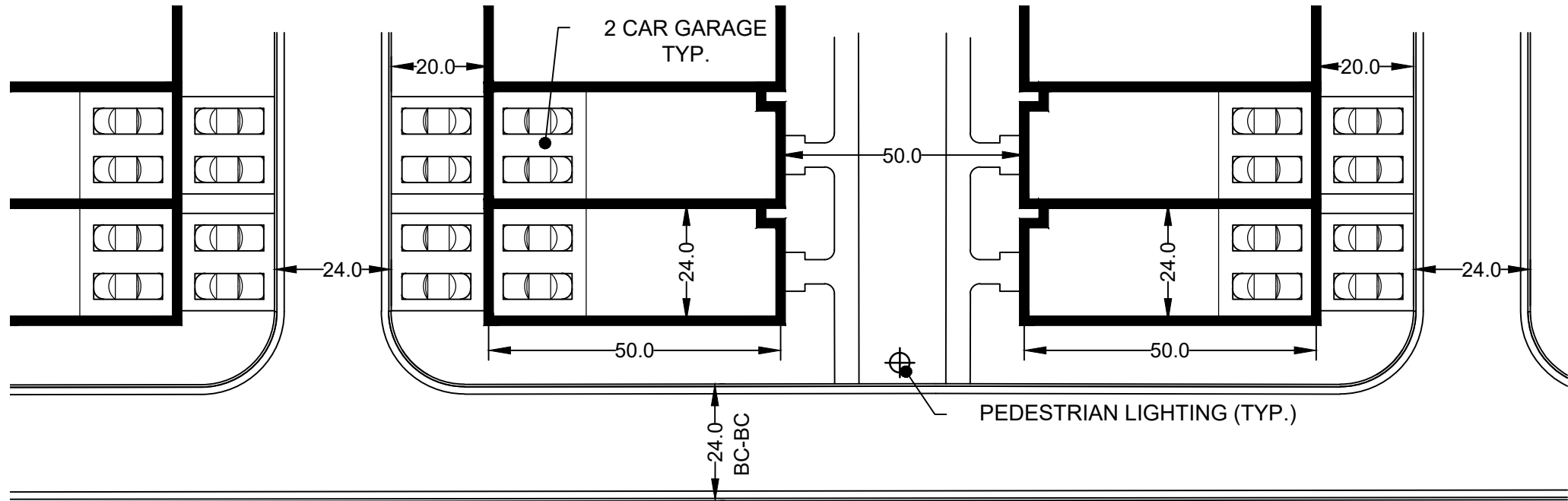
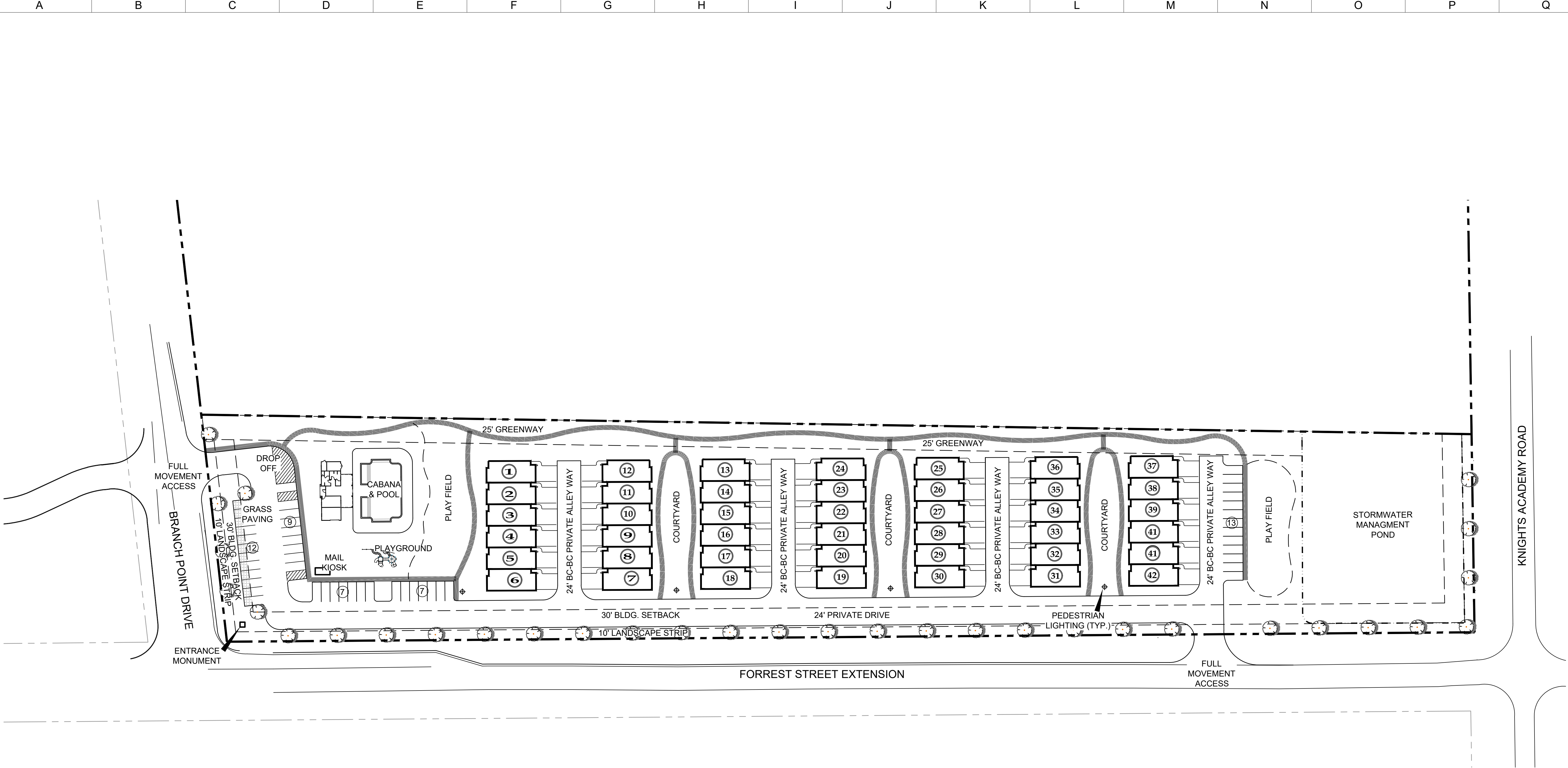
	ASPHALT PAVEMENT		CONCRETE PAVEMENT
	HEAVY DUTY CONCRETE PAVEMENT		

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





REAR ENTRY TOWNHOME  
TYPICAL LOT DETAIL

SITE DATA	
GROSS AREA	+/- 7.52 ACRES
NET AREA	+/- 7.52 ACRES
TOTAL UNITS	42 UNITS
GROSS DENSITY	5.59 U/A
NET DENSITY	5.59 U/A
AMENITY PARKING	48 SPACES
TOWNHOME PARKING	4 / UNIT

ALLIANCE

ENGINEERING + PLANNING + LAND SURVEYING  
LANDSCAPE ARCHITECTURE

CIVIL ENGINEERING + LAND PLANNING + LAND SURVEYING

279 SOUTH MAIN ST., SUITE A1 | ALPHARETTA, GA 30009

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DEVELOPER  
STOKER DEVELOPMENT, LLC.  
4002 N. OAK STREET EXT. VALDOSTA, GA. 31605  
24 HR CONTACT: JERRY STOKER - 259-333-8030  
STOKERUTILITIES@WINDSTREAM.NET

Site Concept Plan for  
Bilis Property

Orig. Issue 3.1.2023  
Designed by KN  
Checked by bw  
Project # 23023

NORTH

SCALE: 1"= 50'

0 50

SITE  
CONCEPT  
PLAN  
3.1.23





