



GLPC AGENDA ITEM # 7

JUNE 26, 2023

Planned Development approval by Machouse Investments File #: VA-2023-09

**** This is a TABLED item from the 5/22 GLPC meeting and the 6/8 City Council meeting. It has been fully readvertised for this month's review cycle. The applicant's proposed master plan has been revised under a slightly different layout which featured one less lot than originally proposed..*

Machouse Investments LLC is requesting a Planned Development Approval for a non-conventional single-family Residential development on 2.20 acres that is split-zoned Single-Family Residential (R-6) (1.08 acres) and Duplex Residential (DR-10) (1.12 acres). The subject property comprises a group of four (4) contiguous parcels located at 212 – 216 West Alden Avenue as well as 207 - 209 West Cranford Avenue. These are all located east of North Oak Street, between West Alden and West Cranford Avenues, and are located within the local Historic District. Two of the existing parcels currently contain historic single-family residences, while the other two are currently vacant. The applicant is proposing to collectively replat all of the properties into 10 individual lots for single-family homes in accordance with an overall master plan. Two of the re-platted lots would contain the existing historic houses. Each of the other lots would contain a new single-family residence ranging from 1,600 - 3,200-sf, and each will be individually reviewed and approved by the Historic Preservation Commission (HPC) for historic compatibility. The overall layout plan calls for the 3 lots fronting West Alden Avenue to have houses facing southward toward West Alden, while the remaining new houses will be oriented toward the interior of the development, with access coming from a shared private drive (private 40' right-of-way). Rear yards of these new lots along North Oak Street and West Cranford Avenue would feature a 7' high decorative garden wall and fence combination (brick & wood) along the right-of-way lines. Please refer to the attached draft master plan and Letter of Intent for additional development details.

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan. All of the property is located within the local Historic District, and the two existing houses are also both part of the Brookwood North National Register Historic District.

The applicant presented this Planned Development proposal to the Historic Preservation Commission (HPC) on May 1st and received approval of the overall concept plan, with the condition that the final design of each new individual house be brought back to them for final approval before construction. The HPC did however, approve the renovation of the historic McDonald house at 212 West Alden Avenue, as well as construction of the new larger house (3,186-sf) on the lot to the east. The remainder of the proposed subdivision is the non-conventional portion of the development, with a relatively short listing of proposed Deviations from the standard development codes (see page 5).

Conventionally under the existing R-6 and DR-10 zonings, the property can be subdivided and developed with either single-family dwellings on individual lots "or" residential duplexes on individual lots, utilizing a wide variety of possible lot configurations. Based on the total lot area of the property, the total amount of street frontage available, and the two existing residential buildings being retained, the MAXIMUM development scenario would be eight (8) duplex lots, for a total of 16 dwelling units, each with their own driveway connecting to the abutting street system. Minimum heated floor area for each of these units would be 800-sf in the R-6 portion, and 1,000-sf in the DR-10 portion. However, in lieu of all of this, the developer is instead proposing a creative subdivision layout that consists of ten (10) single-family residences on individual lots. Each will have more than twice the minimum allowable floor area, and will be arranged around a private internal shared private access drive. Except for the 3 houses facing Alden, all of the houses would face the interior of the property. The development would be governed by an HOA and appropriate deed restrictions, in addition to falling under the

HPC's purview for materials and design. This is less dense than what the existing conventional zoning would allow, and certainly less dense than the existing multi-family development to the north. Staff believes that the proposed quality of the development's construction and design, generally exceeds that of much of the surrounding area. With the appropriate level of Conditions of Approval, staff believes this would be a very positive form of infill development for the area.

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 single-family residential subdivision with a maximum of 10 detached dwelling units on individual lots, in general accordance with the layout of the submitted master plan, including the depicted minimum building setback distances for each Lot without variance.. Permitted uses in the development shall be limited to only single-family dwellings, private gardens, internal open space, keeping of household pets, or Home Occupations which produce no customer or client traffic and are in strict accordance with LDR Section 218-13(HH) without variance. There shall be no Home Businesses, Home Daycares, Accessory Dwellings, Personal Care Homes, short-term rentals, nor any other LDR defined permitted or conditional uses allowed.
- (2) All new dwellings within the development shall contain at least 1,400-sf heated GFA, with all architectural designs and use of materials for any new construction or exterior physical alterations being specifically approved by the Historic Preservation Commission (HPC). The two (2) existing historic single-family dwellings within the site shall be fully renovated/relocated on Lots 9-10 as approved by the HPC. All accessory buildings and structures within the development shall be approved by the HPC, with all buildings or roofed structures observing the same minimum setback requirements as the principal buildings. All other applicable development standards and permitting requirements shall be followed.
- (3) As depicted on the approved master plan, the development shall include an internal shared private "Common Area" which provides vehicular and utilities access to the interior portions of the subdivision. This Common Area shall include a shared private access roadway within a minimum 40' wide path that includes a minimum 22' pavement width, and is built to City standards as approved by the City Engineer. Shared access easements connecting individual shared residential drives to the Common Area, shall be permitted as depicted on the approved master plan with additional shared access drive(s) being permitted onto West Cranford Avenue. The Common Area shall also include a shared mailbox kiosk for the development, guest parking for at least 4 vehicles, and one or more decorative internal streetlights at a pedestrian scale. The use of decorative/pervious pavers for driveways and all parking areas is encouraged. The Common Area shall also include privately maintained stormwater management facilities for the development, with the final design and boundary layout of these facilities being approved by the City Engineer. Internal walkways or sidewalks within the development shall be considered optional.
- (4) Parking shall only be allowed within the designated shared parking spaces of the Common Area, or within the paved private driveways or carports/garages of the individual Lots. There shall be no parking within the travel way of the shared internal private road, nor along the abutting external public streets, nor on any unpaved surfaces. There shall be no outdoor parking or storage of any recreational vehicle or trailer, nor any overnight parking of any commercial vehicle.

- (5) Lots 1-7 shall be collectively enclosed by a minimum 7' high decorative opaque wall/fence combination as depicted on the submitted graphics. There shall be no direct access from these Lots to North Oak Street. There shall be no more than two (2) shared/unshared driveways through this wall to West Cranford Avenue via decorative gates. The exterior sides of this wall feature along North Oak Street and West Cranford Avenue shall be landscaped with trees and shrubs, including the use of preserved existing trees and transplanted Camelias or other existing shrubs from the property, as approved by the City Arborist and City Engineer. Maintenance of the vegetation within these abutting public right-of-way portions shall be borne by the individual lot owners or HOA in perpetuity.
- (6) All existing City "canopy trees" under the jurisdiction of the City Arborist (within or overhanging public rights-of-way) shall be preserved and maintained at the discretion of the City Arborist. Specimen Trees within the development shall be determined and designated by the City Arborist, with the preservation of these being encouraged and given special consideration where feasible. Existing significant small trees and large shrubs, including the site's historic camelias, shall also be preserved or relocated at the discretion of the City Arborist.
- (7) Development entrance signage shall be unlit and only consist of decorative mounted signs on the side pillars of the decorative walls of Lots 6 & 7 where they immediately abut the Common Area roadway,
- (8) The development shall include Restrictive Covenants with architectural standards and a Property Owners Association that is responsible for the ownership and proper maintenance of all Common Areas and private drainage/utilities infrastructure in perpetuity. The City shall not be petitioned at any point in the future by the Association nor any property owners within, for the acceptance or maintenance of any private infrastructure. The development's proposed Covenants shall be reviewed for these compliances and approved by the City Engineer, Planning Director and City Attorney before approval and recording of any subdivision plats for the development.
- (9) From the date of final City Council approval, construction of the development shall commence within 2 years, with recording of the Covenants and recording of at least a designated Phase 1 final plat portion of the development within 3 years. Otherwise, Planned Development approval shall automatically expire.

Planning Analysis & Property Information

Applicant / Owner:	Machouse Investments LLC		
Former Owners:	Ernest & Marjorie McDonald		
Request:	Planned Development approval for a non-conventional single-family residential subdivision development in an R-6 & DR-10 zoning district.		
Property General Information			
Size & Location:	Four (4) contiguous parcels totaling 2.20 acres located along the east side of North Oak Street, between West Alden Avenue and West Cranford Avenue.		
Street Address:	212 – 216 West Alden Avenue & 207 - 209 West Cranford Avenue		
Tax Parcel ID:	Tax Map # 0113D Parcels 100 - 103	City Council District:	6 <i>Councilman Gibbs</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-6 & DR-10	Vacant residential lots (& rear yard behind houses)
	Proposed:	R-6 & DR-10	Single-family residential lots (non-conventional)
Adjacent Property:	North:	R-P	“The Timbers” multi-family residential
	South:	DR-10	Single-family residential neighborhood
	East:	DR-10	Residential, professional offices along W Cranford
	West:	R-15	Single-family residential
Zoning & Land Use History	Approximately half (1.12 acres) of this property was rezoned from DR-10 to R-6 last fall (# VA-2022-19). The property has otherwise been zoned DR-10 for more than 35 years. The property contains two (2) existing historic single-family residences that were each built before the City’s adoption of zoning in 1966, and a portion of the property had a long history being used as the McDonald plant nursery with commercial greenhouses, etc..		
Neighborhood Characteristics			
Historic Resources:	Local Historic District. Both existing single-family residences are considered to be “contributing resources” to both the local Distract as well as the Brookwood North National Register District.		
Natural Resources:	Vegetation:	Urban forest	
	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 North Oak Street, West Alden Avenue and West Cranford Avenue		
Transportation:	North Oak Street (Major Collector) West Alden Avenue (Major Collector) West Cranford Avenue (local street)		

Fire Protection:	Fire Station # 4 (Gornto Road) = approximately 1.3 miles to the west Nearest fire hydrants are along North Oak Street and West Cranford Avenue
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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>	
Code Requirement	Applicant's proposal
<p><u>Street Design:</u> * Local streets shall have a minimum right-of-way width of 50', and a sidewalk installed along the E side of a north/south road. Private roads shall still be built to City standards [LDR Title 3]</p>	A small PRIVATE internal street which accesses very few lots: 40' private right-of-way as part of an overall Common Area, still meets minimum City pavement width and road construction standards. Utilizes an approved “hammerhead” turnaround in lieu of a conventional cul-de-sac. NO sidewalks installed due to the very low traffic volume and shortness of the street.
<p><u>Minimum Lot Area for Single-Family Dwellings:</u> * Minimum lot area for a single-family dwelling in DR-10 zoning is 10,000-sf [2008 Valdosta Zoning Ord.]</p>	Proposing a variety of lot sizes which range from a minimum of about 6,100-sf to a maximum of about 11,700-sf. All of the lots in the R-6 portion of the development meet the minimum lot area requirement of 6,000-sf in R-6. Four (4) of the lots in the DR-10 portion are below the minimum 10,000-sf requirement for DR-10 (one of them is larger)
<p><u>Minimum Lot Width:</u> * Minimum lot width in DR-10 zoning is 80 feet [2008 Valdosta Zoning Ord.]</p>	Only Lot 8 in the DR-10 portion fails to meet the minimum lot width requirement of 80' – when measured along the Alden frontage – but will measure more than 100' wide along the private road frontage. All other lots meet the minimum lot width requirements for their respective zoning districts.
<p><u>Minimum Building Setbacks:</u> * Depending on the zoning district area, minimum setback requirements along Alden and Cranford range from 20' to 30', and only 19' along Oak. Internal side yard setbacks range from 8' to 10'. Rear yard setbacks range from 20' to 30' [LDR 214-1, Table 1] [2008 Valdosta Zoning Ord.]</p>	Proposing a variety of setback distances as indicated on the master plan... External setbacks along Cranford = 6', along Oak = 15', along Alden = 10', along E boundary of Lot 8 = 10' Internal setbacks along the Private Road system and interior lot lines will range from 6'.to 10'.

Comprehensive Plan Issues

Character Area: Established Residential

Description: Typically an older neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures....

Development Strategy: Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area...

Goals and Policies:

GOAL 3: HOUSING – To ensure access to adequate and affordable housing options for all residents in all income levels.

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

GOAL 4: NATURAL AND CULTURAL RESOURCES – To provide for the continued protection of our natural and cultural resources for current and future generations.

POLICY 4.4 –The continued protection and utilization of historic resources shall be encouraged and actively supported.

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 7.4 – Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.

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) 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>	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Mostly, but there are few Deviations being proposed from the standard/conventional development codes (see above). Most of these pertain to street design and building setbacks
<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>	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes. The higher density portion of the development is along the Cranford frontage with the lowest density (largest lots) is along the Alden frontage.
<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>	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes. The proposed ingress/egress is adequate to serve the proposed development.
<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>	
<i>Applicant:</i>	Facilities and services are adequate.
<i>Staff:</i>	Yes. Other public facilities will remain adequate to serve the proposed development.
<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>	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impacts.
<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>	

Attachments:

Zoning Location Map
Character Area Map
Aerial Location Map
Boundary Survey
Letter of Intent
Conceptual master layout plan
Proposed housing design schematics (3+ pages)
Existing tree survey (depicting old proposed layout)
Neighborhood petition & location map (3 pages)

VA-2023-09 Zoning Location Map



Machouse Investments LLC

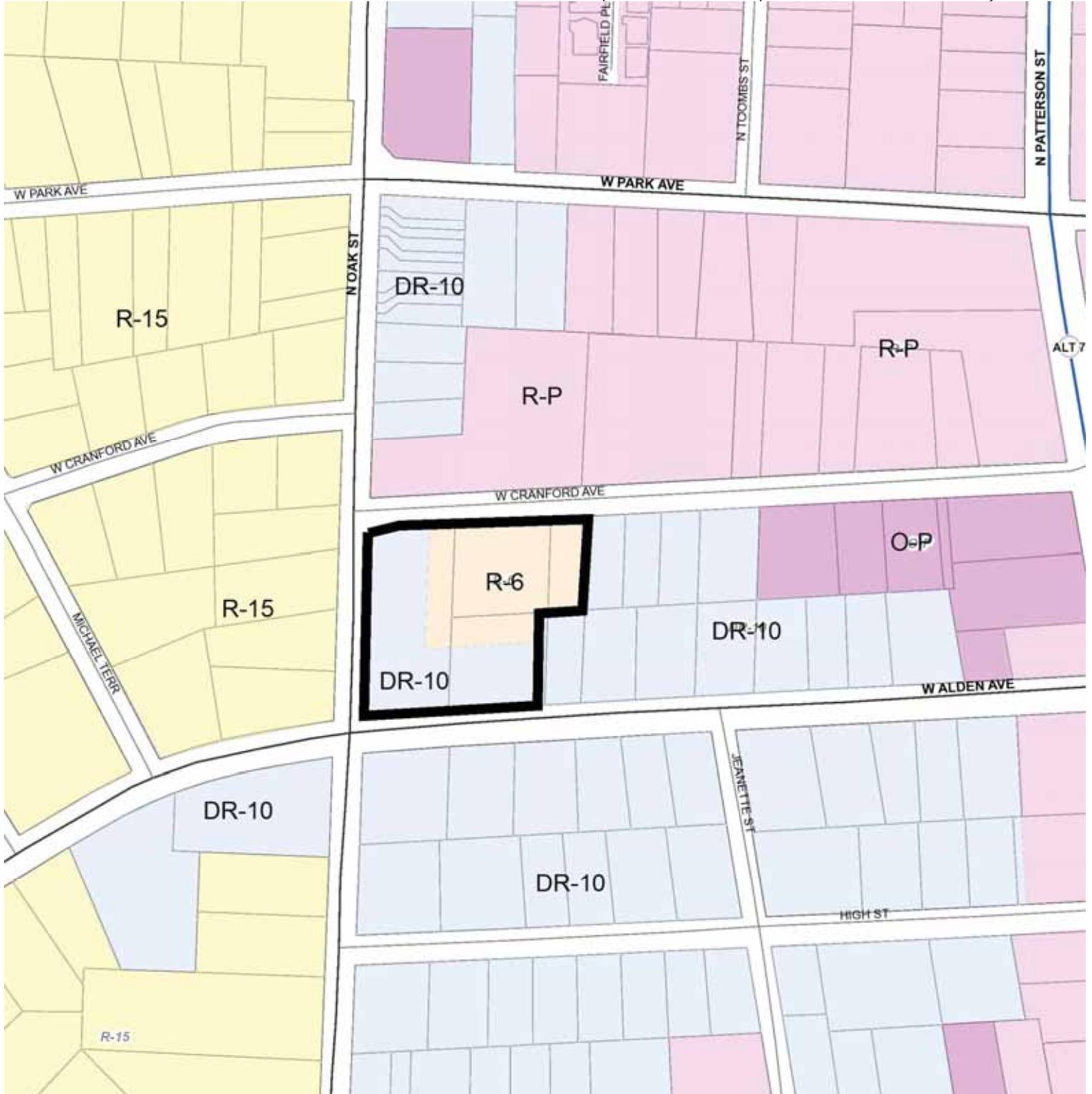
212 - 216 West Alden Avenue &
207 - 209 West Cranford Avenue

Current Zoning = R-6 & DR-10:

Planned Development Request

Tax Map # 0113D Parcels #: 100 - 103

** Map NOT to scale Map Data Source: VALOR GIS May 2023



VA-2023-09 Future Development Map



Machouse Investments LLC

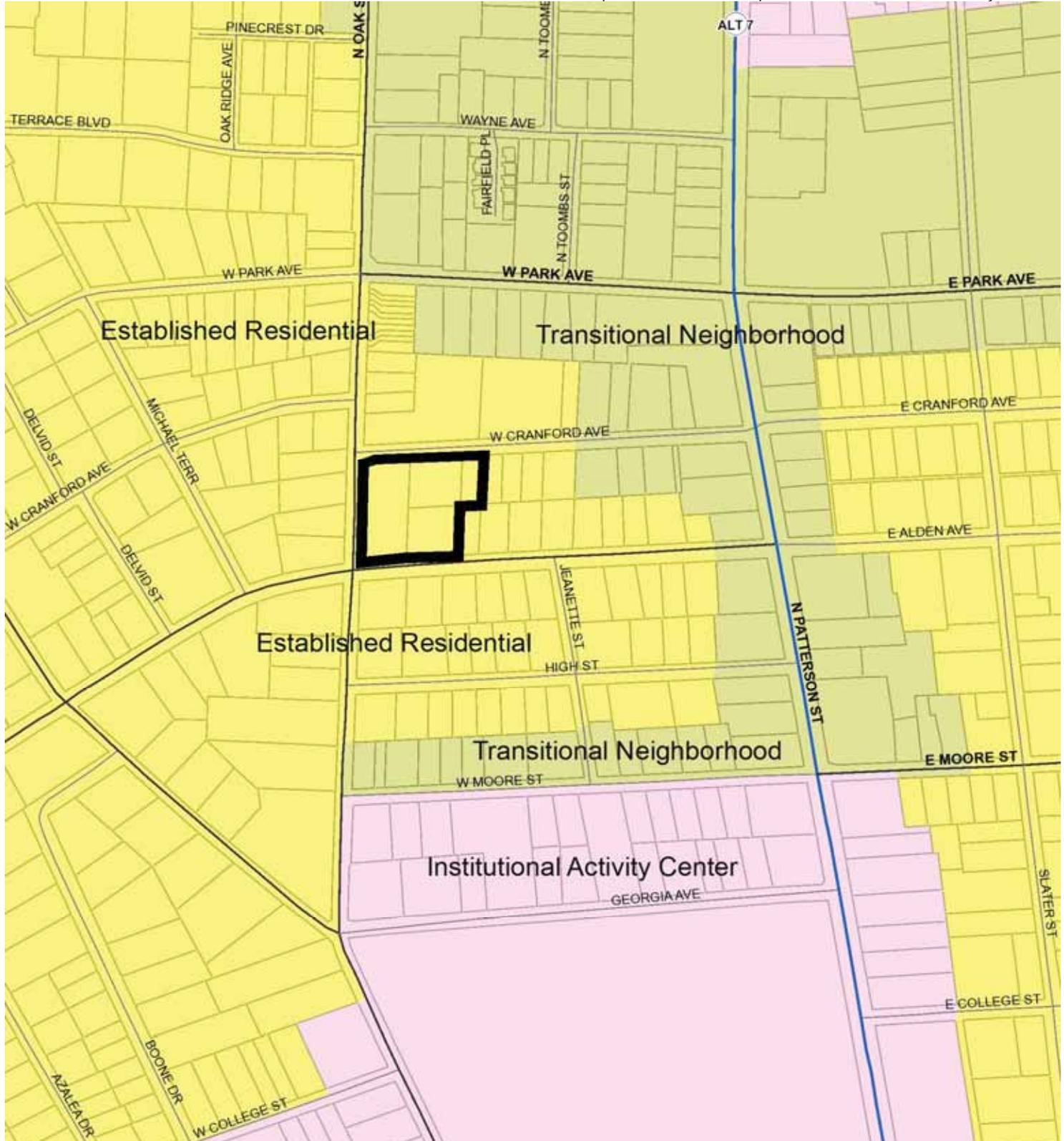
212 - 216 West Alden Avenue &
207 - 209 West Cranford Avenue

Character Area = ER:

Planned Development Request

Tax Map # 0113D Parcels #: 100 - 103

** Map NOT to scale Map Data Source: VALOR GIS May 2023



VA-2023-09 Aerial Location Map



Machouse Investments LLC

212 - 216 West Alden Avenue &
207 - 209 West Cranford Avenue

Aerial Imagery ~ 2021:

Planned Development Request

Tax Map # 0113D Parcels #: 100 - 103

** Map NOT to scale Map Data Source: VALOR GIS May 2023

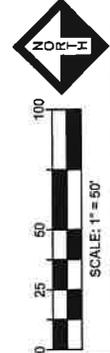


SITE INFORMATION

ADDRESS: 212 ALDEN AVE
 TOTAL ACREAGE: 2.202 ACRES
 CURRENT ZONING: DR-10
 ALLOWABLE DENSITY (DUPLEX):
 6.6 UNITS PER ACRE x 2.202 ACRES = 14.53 UNITS
 PROPOSED ZONING: SPLIT DR-10/R-6
 ALLOWABLE DENSITY (DR-10 DUPLEX):
 6.6 UNITS PER ACRE x 1.122 ACRES = 7.41 UNITS
 ALLOWABLE DENSITY (R-6 DUPLEX):
 4.8 UNITS PER ACRE x 1.080 ACRES = 5.18 UNITS
TOTAL UNITS ALLOWABLE: 12.59 UNITS



212 WEST
 ZONING BOUNDARY
 9-7-2022



Letter of Intent from Machouse Development, for a Planned Development located at 212 West Alden Avenue

The following is a narrative of a proposed project now commonly known as a single family residential development called **212 West**.

The project will consist of remodeling two existing historic homes currently on the property. For the purposes of this letter, the homes will be referred to as the Gulliver House which is on the corner of Oak Street and West Alden Avenue and the McDonald house immediately adjacent to it. The McDonald house will be relocated on the property to allow for a road entrance to be constructed accessing the interior of the 2.2 acres.

The interior of the development will be enclosed via brick and wood fencing. As the layout shows, primary access to the dwellings will be from West Alden Avenue. Four dwellings will have a private gate access off of Cranford Avenue.

Unified control will be administered via Covenants which will be developed by Machouse Development, LLC. All construction activity will be contracted through Machouse Development, LLC. Strict design guidelines with regard to community cohesiveness will be followed through the entire project buildout.

The dwelling unit sizes will range from 2,000 SF to 3,000 SF heated. The configuration of the units will include three bedroom, 2-1/2 bath minimum, a flex room, carport or garage. The development timeline is 24-36 months.



FRONT ELEVATION

1/4" = 1'



LEFT ELEVATION

1/4" = 1'

SHEET NUMBER

5

SCALE: 1/4" = 1'

4/12/2023

DRAWN BY: PSH

ELEVATIONS

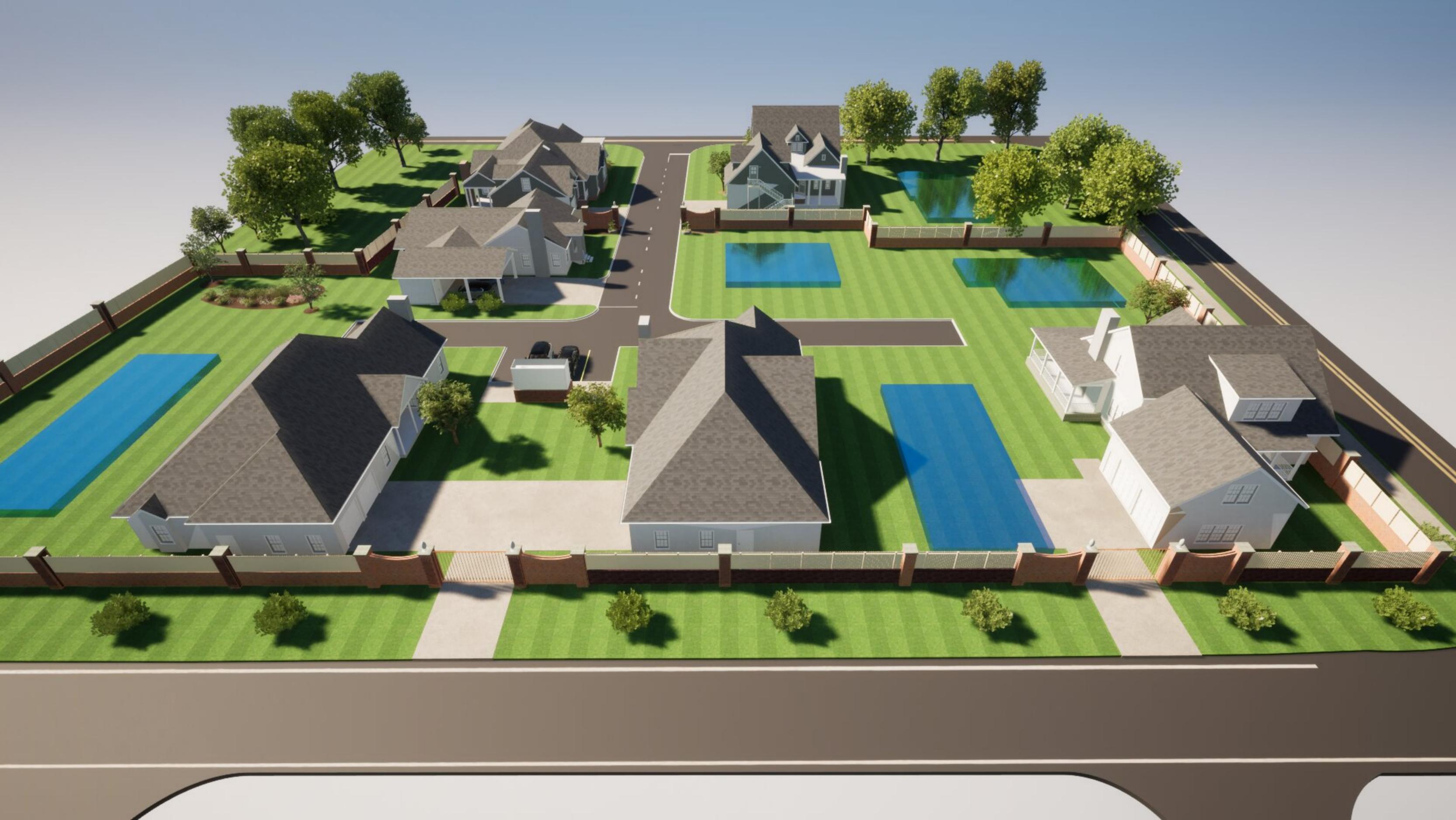
SANDERS RESIDENCE

LOT 9

Paul Hotchkiss

100 N. Patterson St.
Valdosta, GA. 31601
229-269-4690





Existing Tree Survey (old layout)



TREE INDEX		
Tag	Trunk (Inches)	Type
1	7	MAGNOLIA
2	17	PEAR
3	24	MAGNOLIA
4	12	CEDAR
5	27	PINE
6	10	CEDAR
7	8	CEDAR
8	16	PALM
9	9	CEDAR
10	22	PECAN
11	10	PALM
12	14	MAGNOLIA
13	19	PALM
14	18	PECAN
15	12	PALM
16	15	PALM
17	36	PINE
18	15	MAGNOLIA
19	36	PINE
20	24	PINE
21	11	MAGNOLIA
22	28	PINE
23	18	OAK
24	27	PINE
25	14	PINE
26	13	CREPE MYRTLE
27	38	PECAN
28	31	PINE
29	29	PINE
30	26	PINE
31	18	PINE
32	37	PINE
33	16	MAGNOLIA
34	14	OAK
35	11	PINE
36	23	PINE
37	13	CAMPHOR
38	30	PINE
39	18	PINE
40	20	PINE
41	11	OAK
42	37	PINE
43	19	OAK
44	13	MAGNOLIA
45	27	PECAN
46	38	PECAN
47	24	PECAN
48	23	PECAN
49	24	PINE
50	17	PINE
51	18	PINE
52	18	PINE
53	21	PINE
54	8	OAK
55	11	PINE
56	19	PINE
57	7	BAY
58	10	PINE
59	15	PINE
60	20	PINE
61	21	OAK
62	35	PINE
63	19	PINE
64	6	HOLLY
65	11	CREPE MYRTLE
66	37	PECAN
67	19	PINE
68	26	PINE
69	18	OAK
70	30	PINE
71	16	PECAN
72	10	CREPE MYRTLE
73	17	OAK
74	19	OAK
75	20	PECAN
76	10	MAGNOLIA
77	18	OAK
78	12	PALM
79	25	PINE
80	18	MAGNOLIA
81	26	PINE
82	19	PINE
83	21	PINE
84	20	PINE
85	30	PINE
86	22	PINE
87	17	PINE
88	22	PINE
89	16	MAGNOLIA
90	12	CREPE MYRTLE
91	17	PINE
92	18	PINE
93	18	PINE

Oak

NORTH OAK STREET (60' R/W)

VA-2023-09

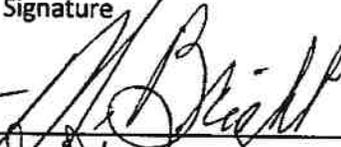
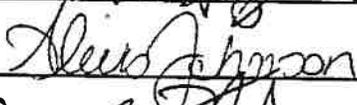
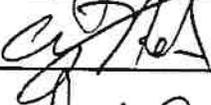
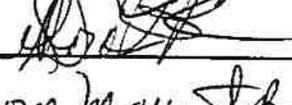
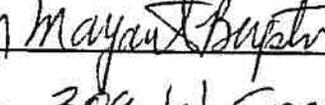
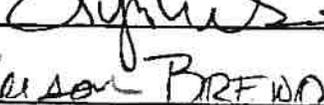
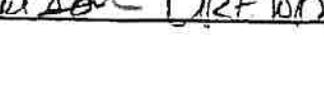
TO: Valdosta-Lowndes Planning Commission
City of Valdosta Mayor and Council
Planning Staff

23 May 2023

* Received 6-14-2023

We, the undersigned homeowners residing in and adjacent to the Brookwood North Historic District, ask that the following concerns and requests of ours be carefully considered and be read into the record at each public meeting in consideration of the proposed Machouse planned development bounded by N. Oak St., W. Alden Ave., and W. Cranford Ave. This property has for many decades been a rare example of an urban greenspace surrounded by a historic neighborhood, and it has many tall canopy trees that are important to the character of our neighborhood.

We ask that sensitivity be shown toward the goal of preserving as many of these specimen canopy trees as possible during both planning and construction. Exact placement and alignment of buildings, driveways, etc. should be decided *after* the locations of specimen canopy trees are precisely determined, so that whatever adjustments might be made in footprints will be made in preservation of important trees. We believe this will constitute added value to many prospective homeowners and future neighbors, just as many of us bought our homes, in part, because they were in a wooded neighborhood. We also urge the owner and developer to meet with us to discuss this issue more specifically.

Name	Signature	Address
1. MICHAEL BRIGHT		217 W Alden Ave
2. PATRICK MYERS		1906 N. OAK ST
3. Alexis Johnson		2001 Michael Ter.
4. Corey Nowotki		2110 Michael Ter
5. Jennifer Royle		306 W. Cranford Ave.
6. Deborah Robinson		307 W. Cranford Ave
7. MARGARET BERGSTROM		2101 Michael Ter.
8. Dana Hunt		309 W Cranford Ave.
9. Marty Ellison		2100 Michael Terrace
10. Larry Stephenson		305 W. Cranford Ave.
11. Lynne Wilson		206 w. Alden Ave.
12. Brenda Anderson		114 W. ALDEN AVE

(B)

VA-2023-09

TO: Valdosta-Lowndes Planning Commission
City of Valdosta Mayor and Council
Planning Staff

23 May 2023
* Received 6-14-2023

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Name Signature Address

1. Colleen McDonough Colleen McDonough 1631 Boone Dr. VALDOSTA, GA 31602
2. Sarah Bartholomew Sarah Bartholomew 11022 Boone Drive Valdosta, GA 31602
3. Brian Griffin Brian Griffin 1118 Boone Drive Valdosta, GA 31602
4. Darrell Hill Darrell Hill 1606 Boone Dr. Valdosta 31602
5. Vickie Everette Vickie Everette 307 Georgia Ave, Valdosta, Ga 31602
6. Stephen Manning Stephen Manning 1606 Boone Dr. Valdosta 31602
7. Brad Bergstrom Brad Bergstrom 2101 Michael Ter. 31602
8. David Van Arsdale David Van Arsdale 111 West Alden Avenue
9. Lorraine Schmertz Lorraine Schmertz 2006 N. Oak St.
10. Catherine L. Kosta Catherine L. Kosta 2105 N. Oak St.
11. _____
12. _____

VA-2023-10 Petition Signatures (location)



Machouse Investments LLC
Rezoning Request

(petitioner locations – June 14, 2023):

** Map NOT to scale Map Data Source: VALOR GIS June 2023

