

REZONING SURVEY FOR:
HICKORY HEIGHTS

LYING AND BEING IN
LAND LOT 15 OF THE 11TH LAND DISTRICT,
CITY OF VALDOSTA, LOWNDES COUNTY, GA

DATE: SEPTEMBER 15, 2023



GRAPHIC SCALE : 1 INCH = 60 FT.

NOT TO BE RECORDED

THIS IS NOT A PLAT OF SURVEY
- IT IS COMPILED FROM VARIOUS
MAPS. THEREFORE THIS MAP DOES
NOT MEET THE GEORGIA PLAT ACT
AND IS NOT TO BE RECORDED OR
USED FOR CONVEYANCE OF TITLE.

GRID

HICKORY ROAD (33' R/W)
AS PER PLAT BOOK A, PG. 74
N 11°28'35" W 167.93'
N 12°27'40" E 123.83'
5/8" IPF / BENT

TRACT 1
1.300 ACRES

TAX PARCEL 0084A 034
(AREA TO THE SOLID BOLD LINES)
TO BE REZONED: R-M

N OR F PROPERTY OF
TERRY L BENNETT
PARCEL NO. 0084A 035
DEED BOOK 5687, PG. 86
PLAT BOOK 6, PG. 279

N OR F PROPERTY OF
DASHER PROPERTIES LP
PARCEL NO. 0084A 026
DEED BOOK 1744, PG. 0308
PLAT BOOK 5, PG. 265

N OR F PROPERTY OF
VANCE W FOURAKER
PARCEL NO. 0084A 027
DEED BOOK 5262, PG. 5
PLAT BOOK 5, PG. 265

TRACT 2
0.896 ACRES

TAX PARCEL 0084A 032
(AREA TO THE SOLID BOLD LINES)
ZONED: R-M

TRACT 3
0.897 ACRES

TAX PARCEL 0084A 032
(AREA TO THE SOLID BOLD LINES)
ZONED: R-M

TRACT 4
0.609 ACRES

TAX PARCEL 0084A 031
(AREA TO THE SOLID BOLD LINES)
TO BE REZONED: R-M

TRACT 5
0.609 ACRES

TAX PARCEL 0084A 030
(AREA TO THE SOLID BOLD LINES)
TO BE REZONED: R-M

N OR F PROPERTY OF
TERRY L BENNETT
PARCEL NO. 0084A 029
DEED BOOK 5548, PG. 122
PLAT BOOK 6, PG. 159

ZONING NOTES:

THE SUBJECT PROPERTY IS
ZONED R-M (MULTI-FAMILY
RESIDENTIAL) & R-10
(SINGLE-FAMILY RESIDENTIAL)

THE PROPOSED ZONING IS R-M
(MULTI-FAMILY RESIDENTIAL)

MINIMUM BUILDING SETBACKS
FOR R-M:

FRONT - 15' FEET
SIDE - 8'/15' FEET
REAR - 25' FEET

FLOOD CERTIFICATION

THIS PROPERTY IS LOCATED IN AN "X"
ZONE, WHICH IS DESIGNATED AS "AREAS
DETERMINED TO BE OUTSIDE THE 0.2%
ANNUAL CHANCE FLOODPLAIN", ACCORDING
TO THE FEDERAL EMERGENCY MANAGEMENT
AGENCY'S FLOOD INSURANCE RATE MAP
13185C0205E, DATED 09/26/08.



09/15/23
DRAWN BY: ALH
6123 REZONING.DWG



**ASA ENGINEERING
& SURVEYING, LLC.**

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