



GLPC AGENDA ITEM # 7

MARCH 25, 2024

Rezoning Request by Park-Hawthorne LLC File #: VA-2024-06

The applicant is requesting to rezone 6.34 acres from conditional Single-Family Residential (R-6)(c) to Multi-Family Residential (R-M). The subject property is located along the east side of North Forrest Street Extension, between Knights Academy Road and Branch Pointe Drive. This property last received Planned Development approval on 4-20-2023 for a 42-unit non-conventional townhouse style development in R-6(c) zoning (file # VA-2023-04). The applicant is now proposing a more conventional multi-family residential development with 48 dwelling units, fewer onsite amenities, but still keep a general townhouse style to the buildings. The applicant is seeking the conventional R-M zoning in order to have more flexibility as their layout design details continue to evolve.

The subject property is located within a **Suburban Area (SA)** Character Area on the Future Development Map of the Comprehensive Plan which allows the possibility of R-M zoning.

The subject property is currently undeveloped (farm field). The applicant is proposing to develop this property as one residential complex with 48 townhouse-style apartments divided into 8 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 clustered buildings that all face each other, with the front sides of the buildings facing a shared internal courtyard and the rear sides facing a shared driveway/alley system. There will still be shared visitor parking, mailboxes, playgrounds, general open space, as well as a 25' landscaped buffer along its east boundary line.

The surrounding development pattern is 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 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 planned to be eventually widened to 4 lanes with a significant increase in traffic. Therefore, under these long-term scenarios, higher density residential development along this eastern portion of the road frontage, seems to make more sense than continued additional single-family development.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Standards for the Exercise of Zoning Power (SFEZP) and recommend approval to the City Council.

Planning Analysis & Property Information

Applicant:	Park-Hawthorne LLC (Jerry Stoker)		
Owner:	James Biles		
Request:	Rezone from R-6(c) to R-M		
Property General Information			
Size & Location:	A total of 6.34 acres located along the east side of North Forrest Street Extension, between Knights Academy Road and Branch Pointe Drive.		
Street Address:	< no street address has yet been 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 / cleared
	Proposed:	R-M	Single-family attached (townhouses)
Adjacent Property:	North:	R-6	Vacant / cleared
	South:	R-A	Rural residential
	East:	R-6	Vacant / cleared
	West:	R-A	Natural Forest / undeveloped
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 known historic resources on or near the subject 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 area.	
	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		

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.

Standards for the Exercise of Zoning Power (Review Criteria)

In reviewing and making a decision on a rezoning request, the City staff, Planning Commission and City Council shall consider the following standards. The proposed responses to these standards by the applicant and staff are listed below.

(1) Is the proposed zoning change consistent with the surrounding land use pattern and will it permit a range of uses that are suitable with regard to the use and development of adjacent and nearby properties?	
Applicant:	Yes, extending the residential up to Forrest Street Ext.
Staff:	Yes. The proposed development is compatible with the residential development to the east, and also the likely future commercial development to the west.
(2) How will the proposed rezoning adversely affect the existing use(s) or usability of adjacent or nearby properties?	
Applicant:	Rezoning the proposed should have no adverse impact on usability of nearby properties.
Staff:	No adverse impact.
(3) Does the subject property of the proposed rezoning have a reasonable economic use as it is currently zoned?	
Applicant:	The current zone and proposed rezone have the same reasonable economic use.
Staff:	Yes, the property is currently zoned for multi-family development.
(4) Will the proposed rezoning result in a use that will or could cause an excessive or burdensome use of existing streets or transportation facilities, or the capacity of other facilities such as utilities, parks, schools?	
Applicant:	The proposed development will be phased in logical pattern to allow no burden be added to existing streets, utilities or schools.
Staff:	Public facilities will remain adequate to serve the proposed development.
(5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan?	
Applicant:	The proposed development falls under the Suburban Area, where R-M is a permitted zoning.
Staff:	Yes, the proposed R-M zoning is consistent with the Suburban Area (SA) character area designation.
(6) What existing or changing conditions affecting the use and development of the property give supporting grounds for either the approval or disapproval of the proposed rezoning?	

<i>Applicant:</i>	The subject property has single-family/multi-family residential to the north, east and south. It is justified for zoning R-M as it is remaining residential for the area with increasing density needs of families.
<i>Staff:</i>	The location of the subject property is appropriate for multi-family density and transition between future commercial property to the west and single-family neighborhoods to the east.
(7) To what extent will the proposed rezoning result in significant adverse impacts on the natural environment (including trees, wetlands, floodplain, groundwater, air quality, water quality, etc.)?	
<i>Applicant:</i>	The proposed development will not occur within existing flood zones or wetland areas. It will not have an adverse impact on the natural environment.
<i>Staff:</i>	No significant adverse impact.
(8) Will the proposed change constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public?	
<i>Applicant:</i>	The proposed rezoning meets surrounding characteristics and will not grant special privilege.
<i>Staff:</i>	The proposed rezoning would not be considered a grant of special privilege.

Supplemental Standards of the LDR Applicable to the Proposed Use

Section 218-13 Standards of Use and Development (V) Multi-Family Dwellings

- (1) Multi-family dwelling units shall not consist of more than 4 bedrooms.
- (2) Multi-family developments with more than 150 units must have access to a collector or arterial street as classified in the most recent GDOT Functional Classification System for the City of Valdosta.
- (3) Minimum building spacing. Buildings shall be separated by a minimum of 15 feet side to side, 40 feet front to back or front to front, and 25 feet back to back or back to side.
- (4) No building façade shall measure greater than 250 feet in length.
- (5) Architectural Standards for multi-family development:
 - (a) Building facades shall incorporate architectural modulations at intervals of no more than every 25 feet.
 - (b) Buildings must have pitched roofs with a minimum of 4:12 pitch.
 - (c) No exposed concrete masonry units may be used on exterior building walls.
 - (d) Preliminary architectural building elevations shall be submitted prior to approval of rezoning or building permit.
- (6) Streets and Circulation.
 - (a) Private streets may be permitted, provided such streets meet the standards of public streets as specified in Chapter 332, Article 1.
 - (b) Adequate provision is made for vehicular traffic to and from the premises and for vehicular traffic and pedestrian traffic to and from the proposed buildings, structures and parking areas on the premises; including firefighting and police equipment and personnel, ambulance service, garbage collection service, postal service, delivery service and other public and private services and individuals who would require access to the premises.
- (7) Open Space and Recreation: In residential zoning districts, multi-family residential developments with more than 50 dwelling units shall provide a minimum of 300 square feet of open space or outdoor recreation per dwelling unit.
- (8) Parking
 - (a) Parking areas shall be screened from view of public streets by buildings or by an evergreen hedge, solid fence, or wall not less than 4 feet in height.
 - (b) If parking is provided in covered garages or carports, such parking shall be within the principal building or in separate garages that are constructed of similar materials, roof slope, and design as the principal structure.
 - (c) Required parking for multi-family developments shall be provided off-street in small parking lots grouped in bays with no more than 100 parking spaces in a non-linear area. No off-street parking space shall be more than 200 feet, by the most direct route on the ground, from a ground floor exterior entrance of the dwelling unit it intends to serve.
 - (d) Parking areas with more than 25 parking spaces shall provide at least two points of access.

- (9) Non-residential zoning districts. Multi-family developments in non-residential zoning districts shall be located on their own parcel of land, unless otherwise approved as part of a Planned Development pursuant to Chapter 212.

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.

Engineering: No comments.

Fire:: No comments

Landscaping: Must comply with LDR Chapter 328 for landscape when developed.

Public Works: No comments received

Police: < No comments received >.

Building Plan Review: No comments

Utilities: No comments

Attachments:

Letter of Authorization
Zoning Location Map
Character Area Map
Aerial Location Map
Boundary Survey
Land Use Decision Certificate (Previous PD)
Site Plan

VA-2024-06

James Biles

3463 Knights Academy Rd

Valdosta, GA 31602

January 29, 2024

City of Valdosta Planning and Zoning Division

300 North Lee Street, Room #111

Valdosta, GA 31601

Subject: *Letter of Authorization*

To whom it may concern,

I, James Biles as Owner of the subject property hereby authorize Jerry Stoker to act on my behalf in matters relating to the rezoning of parcel 0146C 305, located at the corner of Forrest Street Ext. and Branch Point Dr.

Signed by:

James B. Biles by Jerry Stoker AIF

James Biles

Property Owner

Notarization For Owners Signature



Christine Cortez

Signature of Notary

Date: 1/31/2024

Commission Expires: March 30, 2025

VA-2024-06 Zoning Location Map



Park-Hawthorne LLC
Rezoning Request

North Forrest Street Ext
Tax Map # 0146C Parcel 305

Current Zoning = R-6(c)

** Map NOT to scale Map Data Source: VALOR GIS March 2024



VA-2024-06 Future Development Map

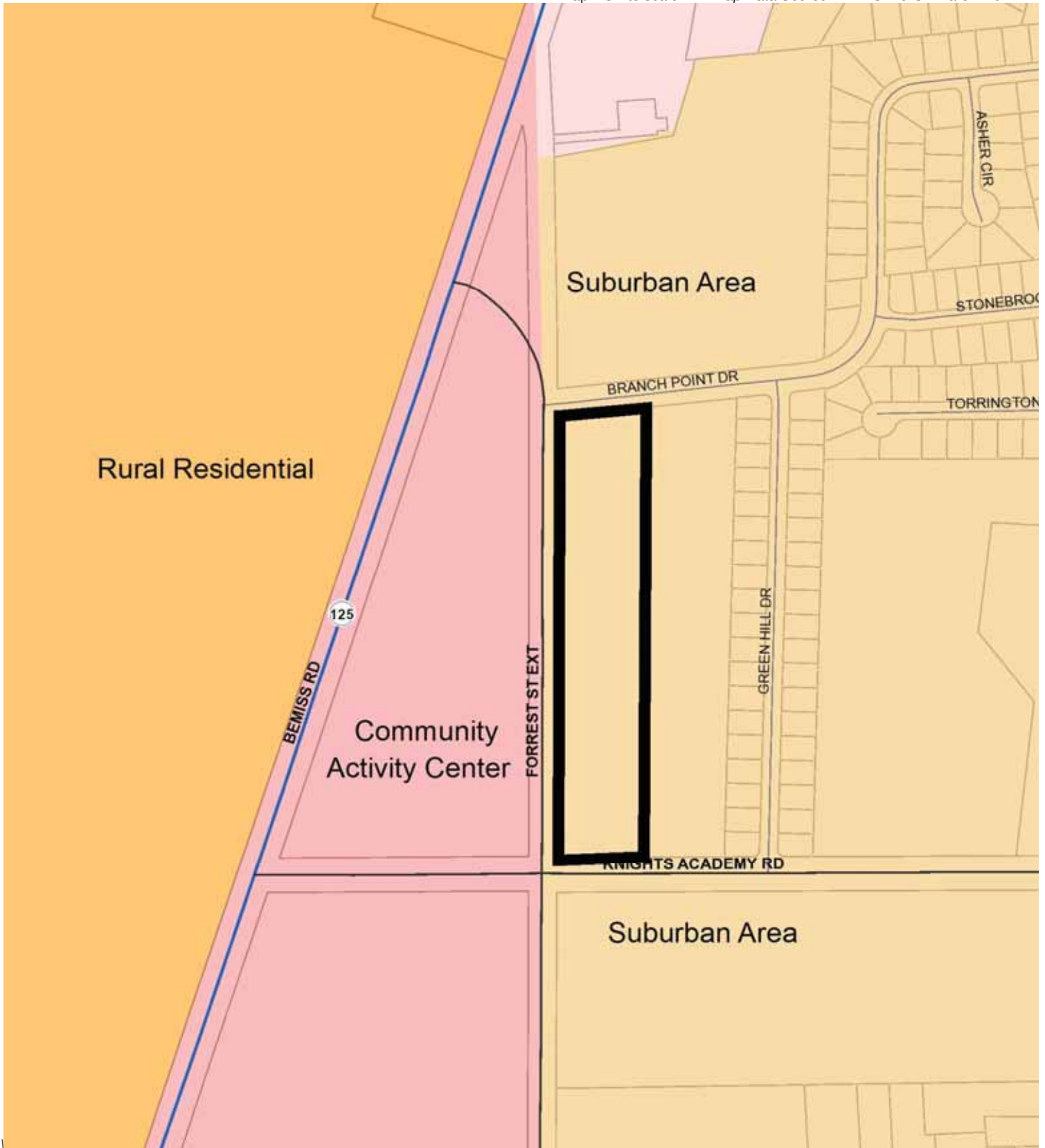


Park-Hawthorne LLC
Rezoning Request

North Forrest Street Ext
Tax Map # 0146C Parcel 305

Character Area = Suburban Area

** Map NOT to scale Map Data Source: VALOR GIS March 2024



VA-2024-06 Aerial Location Map



Park-Hawthorne LLC
Rezoning Request

North Forrest Street Ext
Tax Map # 0146C Parcel 305

~ 2022 Aerial Imagery

** Map NOT to scale Map Data Source: VALOR GIS March 2024



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

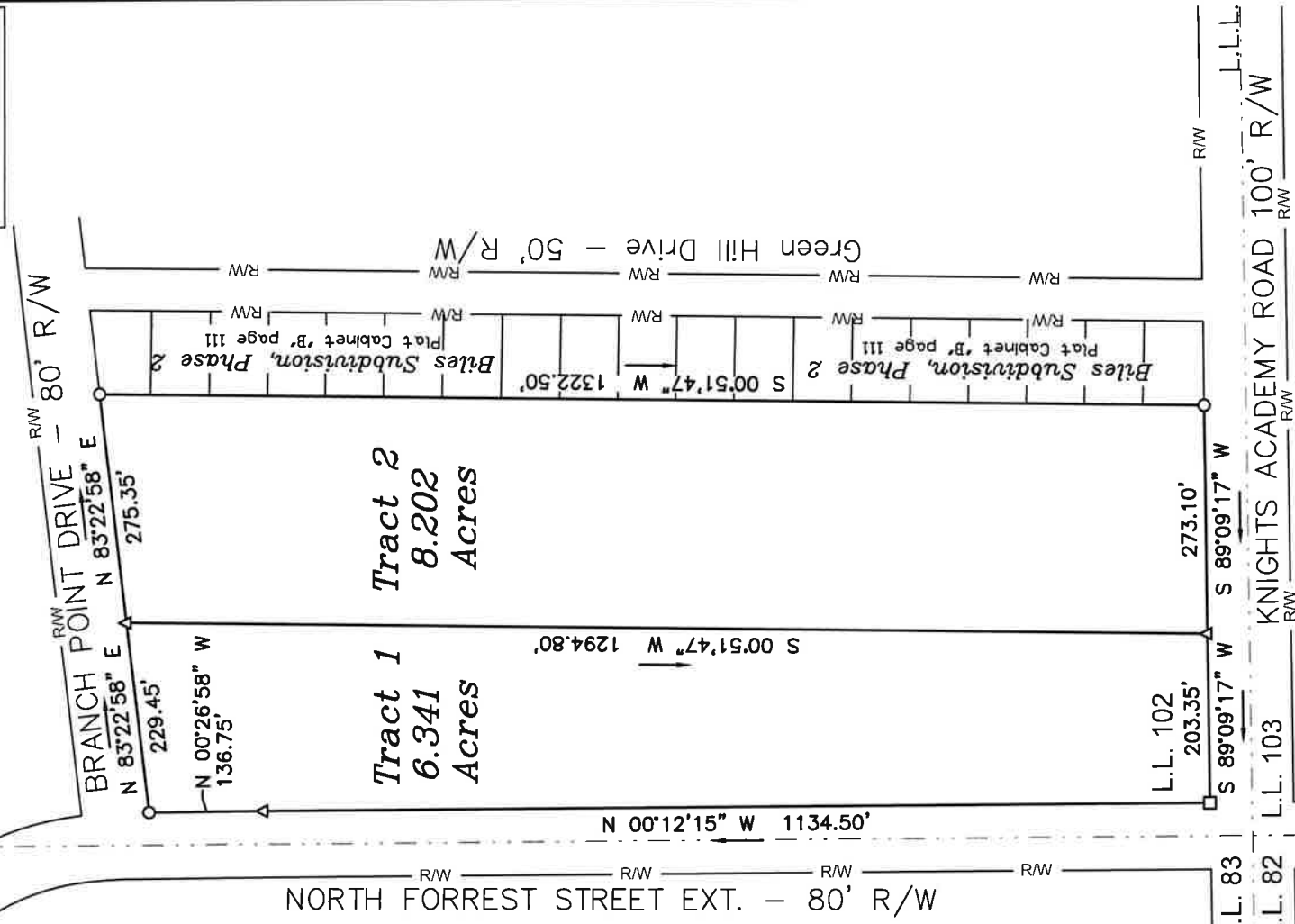
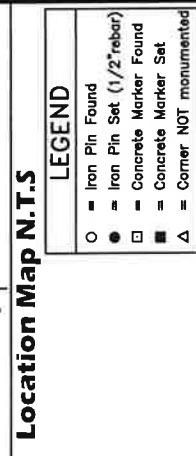
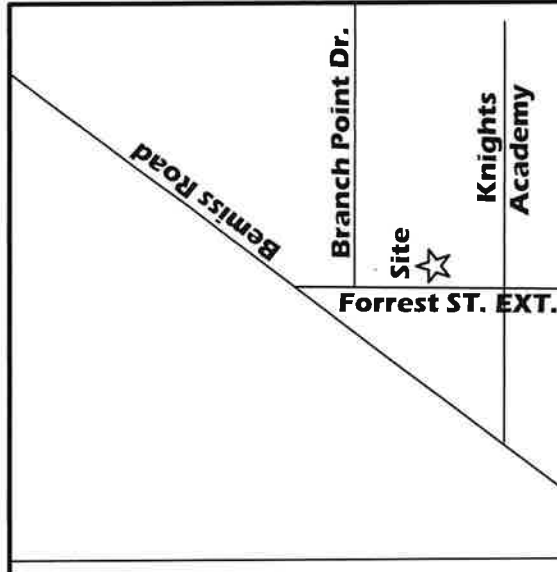
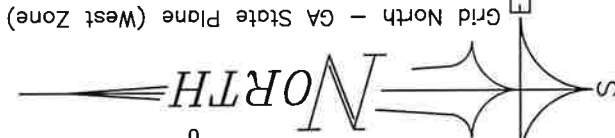
I certify that all measurements are correct and were prepared from an actual survey of the property made under my supervision: the equipment used Topcon Powerstation 3" and a Carlson Surveyor 2 Data Collector: the field data upon which this map or plat has an average relative accuracy of 0.05 feet at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



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: _____



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: Stoker Utilities LLC	File #: VA-2023-04
Description of the proposed Planned Development: Single-Family Attached residential development in R-6(c) zoning	
Date of Final Public Hearing: April 20, 2023	
<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">(1) Approval shall supersede and replace the approval for VA-2022-22, and 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..	

- (6) 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...
- (7) 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.
- (8) 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.

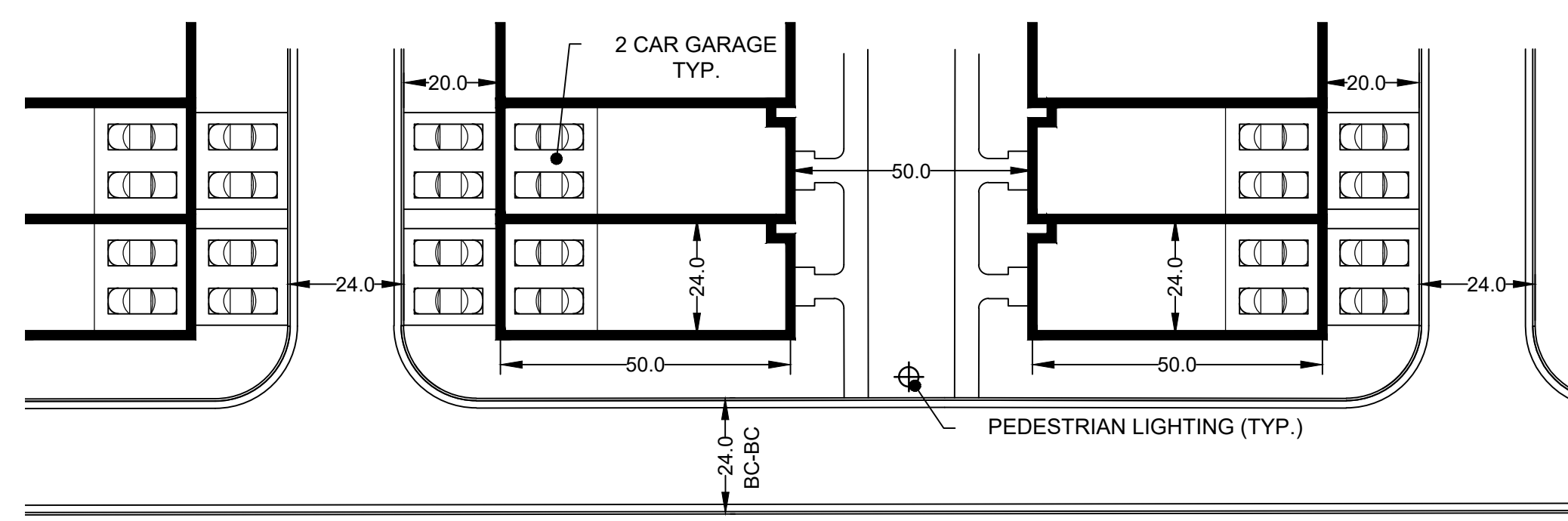
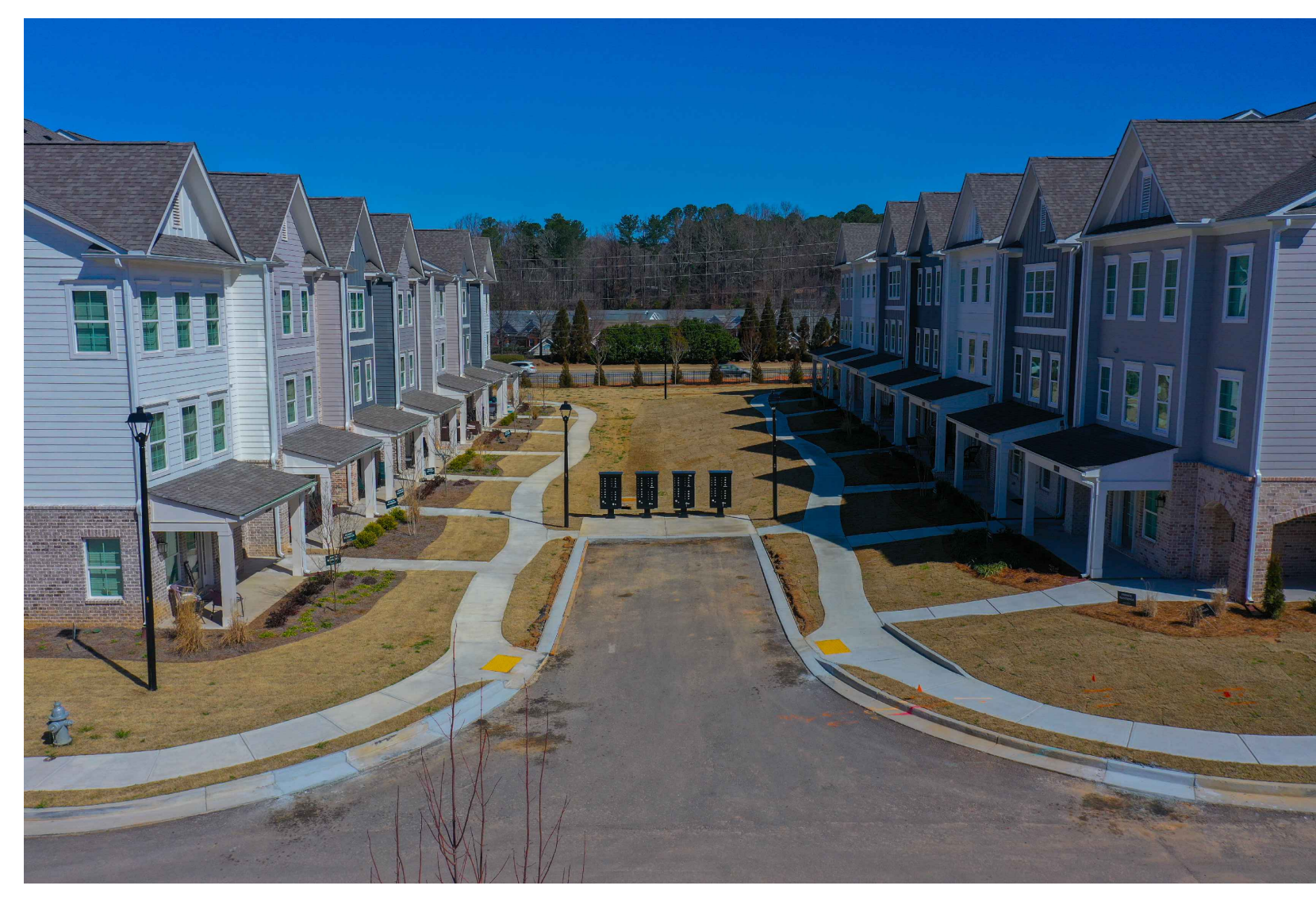
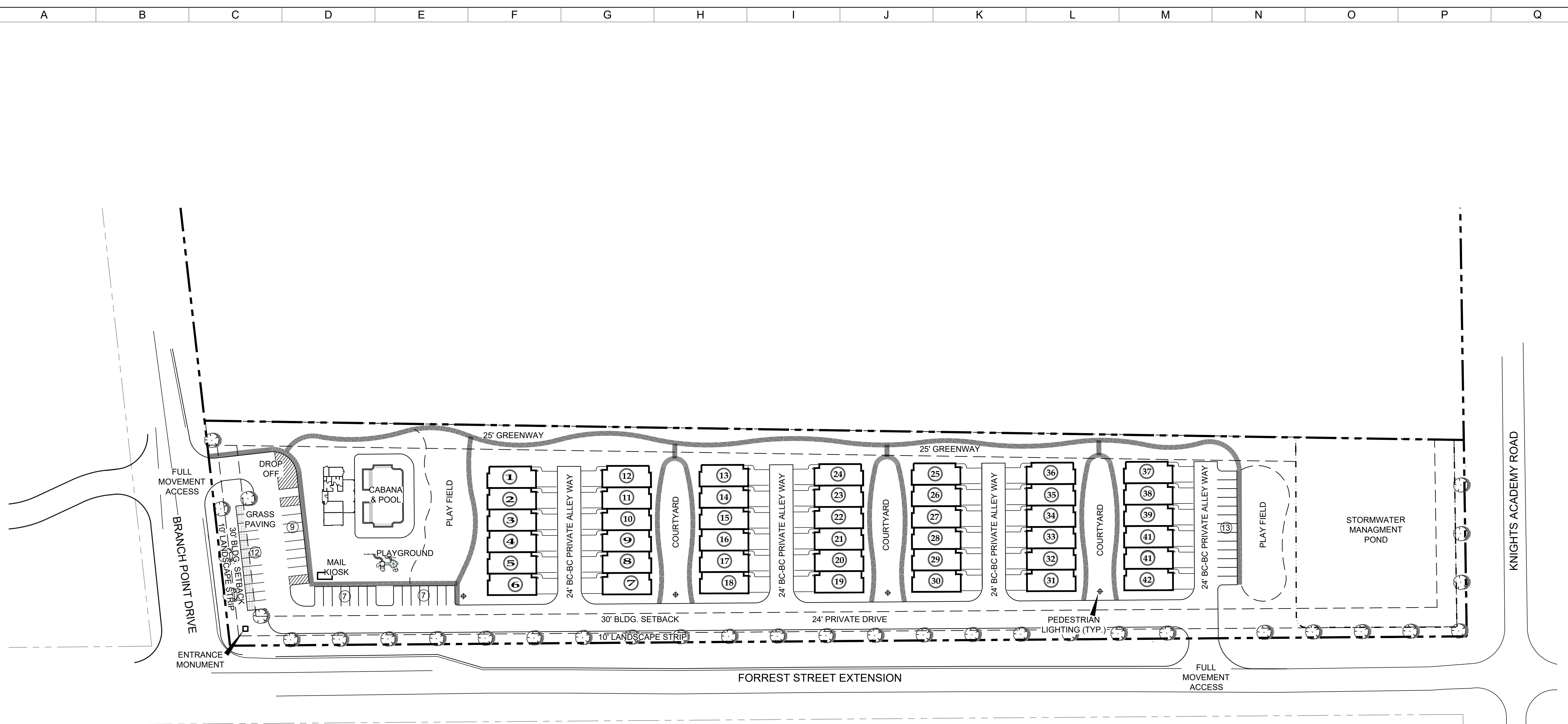
This Certificate reflects the status of the property as of April 20, 2023.



PLANNING DIRECTOR

4-23-2023
DATE

Plot Date: Wednesday, March 1, 2023 4:01:10 PM
 File Location: c:\users\hannah\app_data\local\temp\project\plan\hannah\23023 - hiles property\02-design\01-concept\23023 - hiles property 4



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

ABCDEFGHIJKLMNOPQ

123456789101112

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NOT
RELEASED
FOR
CONSTRUCTION

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

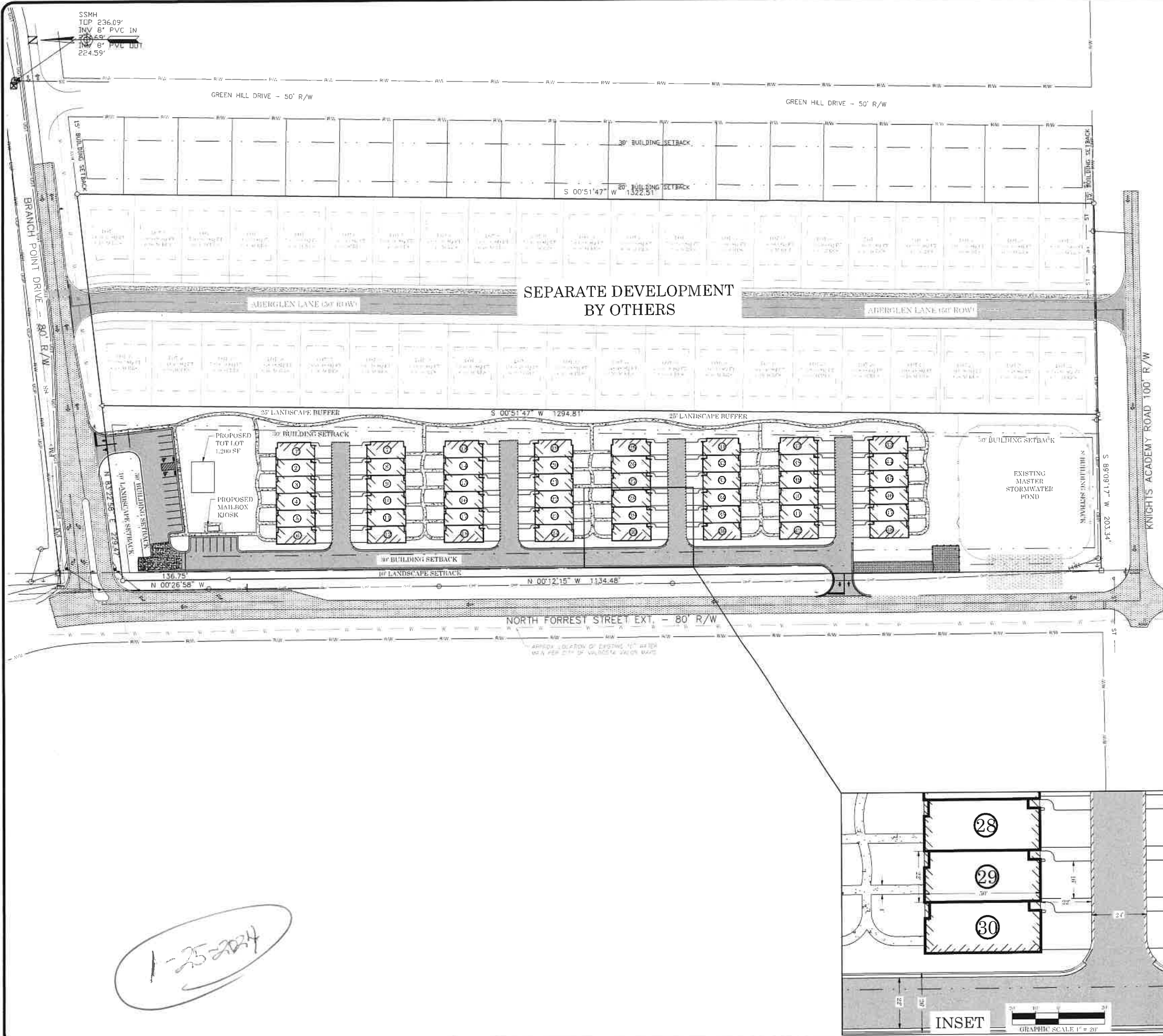
Site Concept Plan for
Biles Property

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

NORTH
SCALE: 1"= 50'

**SITE
CONCEPT
PLAN**

3.1.23



SITE INFORMATION	
PROJECT ADDRESS	740 BRANCH POINT DRIVE VALDOSTA, GEORGIA 31605
PARCEL NUMBER	0146C 005 (28.7 AC)
PARCEL ZONING	R-A (RESIDENTIAL AGRICULTURAL)
PROJECT AREA	6.34 ACRES
APPROXIMATE IMPERVIOUS AREA	± 130,842 SF = 3.00 AC (4.7%)
APPROXIMATE OPEN/Common AREA	± 142,877 SF = 3.25 AC (62%)
APPROXIMATE LIFT STATION AREA	± 2,700 SF = 0.06 AC (1%)
BUILDING DATA - 48 TOWNHOMES	BUILDING SQ. FOOTAGE
(S) 6 UNITS =	48 TOWNHOMES
	6,500 SF (GROUND FLOOR) = 52,000
BUILDING SETBACK	
LANDSCAPE SETBACK	
FRONT	30'
FRONT	10'
SIDE	8'
SIDE	0'
REAR	10'
REAR	25'

PARKING CALCULATIONS:

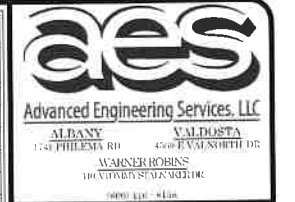
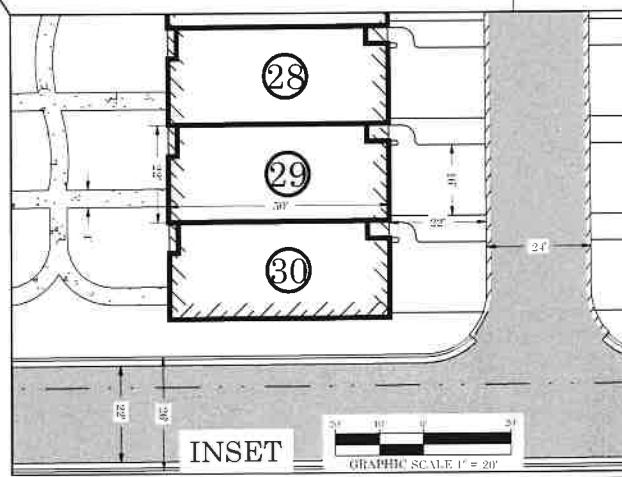
REQUIRED MINIMUM PARKING STALLS (MULTI-FAMILY DWELLING):
 1.5 SPACES FOR EFFICIENCY/STUDIO OR ONE-BEDROOM DWELLING UNIT, 1 SPACE PER BEDROOM FOR EACH DWELLING UNIT WITH TWO OR MORE BEDROOMS. PLUS VISITOR PARKING EQUAL TO 1 SPACE PER 10 DWELLING UNITS - MINIMUM OF 3 VISITOR SPACES
 18 DWELLING UNITS * 2 SPACES = 36 SPACES
 48 DWELLING UNITS * 1 SPACE PER 10 DWELLING UNITS = 5 SPACES
 66 SPACES - 5 SPACES = 101 SPACES REQUIRED
 REQUIRED MINIMUM PARKING STALLS (PUBLIC PARK/RECREATION FACILITY):
 1 SPACE FOR EACH 150 SF GROSS GROUND AREA
 1,200 SF / 150 SF * 1 SPACE = 8 SPACES REQUIRED
 TOTAL REQUIRED: 109 SPACES

PROVIDED PARKING STALLS (MULTI-FAMILY DWELLING):
 1 SPACE IN GARAGE = 2 SPACE IN DRIVEWAY = 3 SPACES PER DWELLING UNIT
 48 DWELLING UNITS * 3 SPACES = 144 SPACES PROVIDED
 PROVIDED PARKING STALLS (PUBLIC PARK/RECREATION FACILITY):
 19 STANDARD SPACES & 2 HANDICAPPED SPACES = 21 SPACES PROVIDED
 TOTAL PROVIDED: 165 SPACES TOTAL

- GENERAL SITE NOTES:**
- HANDICAPPED PARKING AND ACCESSIBLE ROUTES SHALL MEET THE AMERICANS WITH DISABILITIES ACTS STANDARDS FOR ACCESSIBLE DESIGN - LATEST EDITION. SIDEWALKS SHALL NOT EXCEED 5% MAXIMUM LONGITUDINAL SLOPE AND 2% MAXIMUM CROSS SLOPE. ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% MAXIMUM SLOPE IN ALL DIRECTIONS. ACCESSIBLE RAMPS SHALL NOT EXCEED 12H:1V GRADE.
 - ALL SIGNS AND STRIPING SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) - LATEST EDITION AND/OR DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
 - ALL DIMENSIONS ARE MEASURED TO THE FACE OF CURB (WHEN PRESENT), EDGE OF ASPHALT AND/OR EDGE OF BUILDING.
 - HORIZONTAL DATA SHOWN HEREON IS BASED ON NAD83 GEORGIA STATE PLANES, WEST ZONE, US FOOT. VERTICAL DATA SHOWN HEREON IS BASED ON NAVD 83 MSL.
 - STORMWATER MANAGEMENT WILL BE DIRECTED TO SHARED MASTER DETENTION FACILITY.
 - TOWNHOMES WILL BE SERVED BY CITY OF VALDOSTA WATER AND SEWER.
 - THE PROPOSED USE FOR THE PROPERTY IS THE DEVELOPMENT OF A 42 UNIT TOWNHOME MULTI-FAMILY DWELLING COMMUNITY.
 - THE DESIGNATED HOA WILL RETAIN OWNERSHIP, MANAGEMENT, MAINTENANCE, AND OPERATION OF INTERNAL DRIVEWAYS, OPEN COMMON AREAS, STORMWATER MANAGEMENT AREAS, LIFT STATION, AND RECREATIONAL AREAS.

HATCH LEGEND:

	HEAVY DUTY ASPHALT PAVEMENT		CONCRETE SIDEWALK
	HEAVY DUTY CONCRETE PAVEMENT		GRAVEL PAVEMENT



AES PROJECT NUMBER		
60167		
DATE OF PLANS		
11/07/2023		
REVISIONS		
NO.	DATE	DESCRIPTION
1	11/22/2023	REVISED SITE PLAN
2		
3		
4		
5		
6		
7		
8		

HAWTHORNE VILLAS TOWNHOMES
 STOKER DEVELOPMENT, LLC
REVISED SITE PLAN

VALDOSTA, LOWNDES COUNTY, GEORGIA

SHEET
 C4.0 OF 36

1-25-2024

