

**PLANNING AND LAND USE STANDARDS COMMISSION  
COURTHOUSE 3<sup>RD</sup> FLOOR COMMISSION CHAMBERS  
APRIL 17, 2017  
6:00 P.M.**

**AGENDA**

1. Call meeting to order.
2. Approve minutes of March 20, 2017, meeting.

**PUBLIC HEARING/NEW BUSINESS**

3. Application #17-4-1 – Anton Huber, III, agent for property owner, requests a zoning change for property located on East Pinetree Boulevard and Old Boston Road (2.895 acres, more or less, Map 46H, Parcels 106, 107, and 108) from CG (Commercial General) to RM-11 (Multi Family Residential) so as to allow for the construction of apartments for senior citizens ages 55 and up.
  4. OLD BUSINESS
  5. Adjourn
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**PLANNING AND LAND USE STANDARDS COMMISSION  
OFFICIAL MINUTES  
MARCH 20, 2017 – 6:00 P.M.**

The Planning and Land Use Standards Commission met Monday, March 20, 2017, at 6:00 p.m. in the 3rd floor Commission Chambers of the Thomas County Historic Courthouse. Commission members present were: Kay Davis, Vice-Chairman Mark Manley, Chairman David McGill, Lamar Miller and Britt Wetherington. Commission members not present were: Carolyn Scott and David Theobald. Also, present were Bill Eddings, Planning Director and Donna Holbert, Zoning Administrator.

David McGill called the meeting to order, stated the purpose of the board, and explained policy and procedure.

**Election of Chairman and Vice- Chairman**

A motion was made by Lamar Miller and seconded by Mark Manley to appoint David McGill as Chairman of the Commission. The motion passed unanimously with those voting for as follows: Kay Davis, Mark Manley, Lamar Miller, and Britt Wetherington.

A motion was made by Lamar Miller and seconded by Kay Davis to appoint Mark Manley as Vice-Chairman of the Commission. The motion passed unanimously with those voting for as follows: Kay Davis, David McGill, Lamar Miller, and Britt Wetherington.

**Approval of Minutes**

A motion was made by Mark Manley and seconded by Kay Davis to approve the minutes of the October 17, 2016, meeting. The motion passed unanimously with those voting for as follows: Chairman McGill, Vice Chairman Manley, Kay Davis, Lamar Miller, and Britt Wetherington.

**Application #17-2-1 Brian Lameier, agent for property owner, U.S. 319 North**

Bill Eddings, Planning Director, introduced application #17-2-1, Brian Lameier, agent for property owner, requesting the rezoning for property located on U.S. Highway 319 North owned by Thomasville Stockyards, Inc. (21.5 acre, more or less, portion of Map 45, Parcel 22) from AG (Agricultural) to CG (Commercial General) so as to allow for the property to be used for commercial purposes. Mr. Eddings stated that this rezoning request is compatible with the Thomas County Comprehensive Plan. Also, he stated that a proposed development plan is normally presented along with a rezoning application. At this time there is no proposed development plan for the subject property.

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Chairman McGill opened the public portion of the meeting.

Brian Lameier, agent for the property owner, stated that the front portion of the property is currently zoned CG (Commercial General.) The owner wants to rezone the remainder of the

property to CG (Commercial General) to allow for the entire property to be used for commercial purposes.

There being no one to speak in favor or opposition to this rezoning request, Chairman McGill closed the public portion of the meeting.

Vice-Chairman Manley was concerned with the fact that the subject property is a large parcel without a proposed development plan.

### **Motion**

A motion was made by Lamar Miller and seconded by Britt Wetherington to approve this rezoning request from AG (Agricultural) to CG (Commercial General.) The motion passed on a 3 to 2 vote. Those voting for as follows: Chairman McGill, Lamar Miller, and Britt Wetherington. Voting against Kay Davis and Vice-Chairman Manley.

### **Application #17-2-2 Thomas County Board of Commissioners ordinance amendments**

Bill Eddings, Planning Director, introduced application #17-2-2 Thomas County Board of Commissioners requests to amend the Thomas County Land Use Standards Ordinance Section 2.200 Definitions, Section 3.215 Accessory Uses and Structures, 3.260 Supplemental Regulations, and Section 3.270.5 Permitted Use Chart, Table 4.

At this time Chairman McGill opened the public portion of the hearing.

John Holt, attorney for Alexander and Vann, stated that he is of the opinion that the proposed setbacks are excessive. Also, he was concerned with the proposed height for the evergreen buffer at the time of planting. At this time Mr. Holt presented the Commission with a handout using his client's (Mike Barnes) proposed project as an example. He stated that Mr. Barnes' proposed project would be required to have a 1000 foot setback. He was of the opinion that if the proposed amendments are passed as written, there would not be many solar projects in Thomas County and that Thomas County would lose revenue.

Allan Rickets, Hannah Solar, Valdosta, Georgia, stated that he is of the opinion that the proposed setbacks are excessive and arbitrary. At this time Mr. Rickets presented a drawing of what a proposed solar project would look like when developed with a 100 foot setback. He was of the opinion that the proposed setbacks would require property that would not be needed. Also, he was concerned with the proposed height restriction on solar panels. He was of the opinion that the proposed height restriction needs to be increased.

Steve Chiariello, Inman Solar, Atlanta, Georgia, stated that he is representing a company who is in the process of installing solar on their property. He was of the opinion that the proposed setbacks are excessive. Also, he stated that by requiring a vegetative buffer would shield neighboring property from a solar facility. He stated that a solar facility requires minimal maintenance and creates no traffic. Also, he was concerned with the proposed height restriction of solar panels. He suggested that the setbacks for a solar facility be 50 feet from the property lines and the setback

from a residential district or residential structure be 100 feet. Also, he suggested that the audible level of the equipment be no more than 70 decibels.

Robert Henderson, 1453 Egg and Butter Road South, stated that he was of the opinion that the proposed setbacks are excessive. He stated that if Thomas County wants solar in this community, we would need to change the proposed setbacks.

There being no one else requesting to speak on this application, the public portion of the hearing was closed.

Vice-Chairman Manley stated that he heard the following concerns from the audience:

- Proposed setbacks are too excessive.
- Proposed buffer height at time of planting is too excessive.
- Proposed height restriction of solar panels needs increasing.

### **Motion**

After a discussion among the Commission, a motion was by made by Vice-Chairman Manley and seconded by Britt Wetherington to approve the proposed amendments to the Land Use Standards Ordinance with the following changes as listed below. The motion passed unanimously. Those voting for were: Chairman David McGill, Vice-Chairman Manley, Kay Davis, Lamar Miller, and Britt Wetherington.

- 50 foot setback from the property lines.
- 100 foot setback from a residential district or habitable residential dwelling.
- Twelve (12) foot height restriction on solar panels.
- Three (3) foot height requirement on the vegetative buffer at time of planting and reaching the required height within five (5) years.

There being no further business, the meeting was adjourned.

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Chairman David McGill

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Secretary Donna Holbert

**Application for  
Land Use District Classification Change  
Thomas County, Georgia**

Application#: 17-4-1

Date: March 24, 2017

Map & Parcel #: Map 46H, Parcels 106,107, and 108 (2.895 acres, more or less)

Applicant's Name: Anton Huber, III, Agent for property owner

Address: 115 Junius Street, Thomasville, GA 31792

Property Location: E. Pinetree Boulevard and Old Boston Road (2.895 acres, more or less, portion of parcel)  
(Attach plat and legal description)

Present Land Use Classification: CG (Commercial General)

Present use of property: 2 parcels (106 and 107) are vacant and 1 parcel (108) has a ice machine located on this parcel.

Proposed use of property: RM-11(Multi Family Residential)

Has a change in classification of this property ever been requested? No

If so, when and what action was taken?

Attach the following documents:

1. Statement as to why you are requested a change in land use classification.
2. Disclosure of campaign contributions and gifts.
3. Plat and legal description of property.
4. Check made payable to Thomas County.

I hereby certify that I am the owner, or legal agent of the owner, in fee simple of the above described property.

Witness: Donna Helbert Applicant: Anton Huber III

Date: March 24, 2017 Date: March 24, 2017

Posting Fee: 1,000. Date: 3-24-17 Received by: D. Helbert

\*\*\*\*\*

PLUS Commission recommendation:  
Approval: \_\_\_\_\_ Denied: \_\_\_\_\_  
Date: \_\_\_\_\_

Thomas County Board of Commissioners:  
Granted: \_\_\_\_\_ Denied: \_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Chairman

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS AND GIFTS**

(Required by Title 36, Chapter 67A, Official Code of Georgia Annotated)

Reference: Application filed on March 24<sup>th</sup>, 20 17 to reclassify Land Use District of real property described as follows:

Map 46H, Parcels 106, 107, + 108  
East Pinetree Blvd. + Old Bostein Rd.

Within the two years preceding the above filing date, the applicant has made campaign contributions or gifts aggregating \$250.00 or more to each official of the Thomas County Planning and Land Use Standards Commission or the Thomas County Board of Commissioners who will consider the application and is listed below. List (1) the name and official position of the local government official and (2) the dollar amount, description, and date of each such campaign or gift contribution.

N/A.

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I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this 24<sup>th</sup> day of March 2017.

Donna Holbert  
Notary Public  
GEORGIA  
JULY 17, 2017  
PUBLIC  
THOMAS COUNTY

Donna Holbert  
Applicant

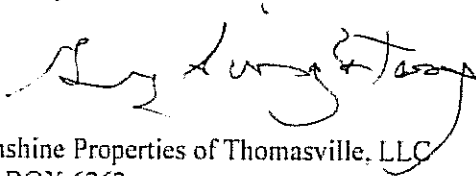
March 22, 2017

Thomas County Georgia  
Department of Planning & Zoning, Inspections and Code Enforcement  
227 West Jefferson Street  
Thomasville, GA 31799  
(229) 225-4120

Re: Owner Authorization – Zoning Request  
Pinetree Boulevard & Old Boston Road Site (2.89ac +/-)  
405 Old Boston Rd  
Thomas County, GA 31757

This letter is to confirm that Southport Financial Real Estate LLC and/or its assign as designee (“Applicant”) is currently under contract to purchase from Sunshine Properties of Thomasville, LLC (“Owner”) that certain 2.89 acre site (parcel #'s 046H 106 046H 107 & 046H 108) located at the southeast corner of Pinetree Boulevard and Old Boston Road in Thomas County, Georgia. The Owner has authorized the Applicant to submit on the Owner’s behalf the zoning request application and all documents related to such applications.

Sincerely,



Sunshine Properties of Thomasville, LLC  
PO BOX 6262  
Thomasville, GA 31758

# SOUTHPORT FINANCIAL REAL ESTATE LLC

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March 22, 2017

Thomas County Georgia  
Department of Planning & Zoning, Inspections and Code Enforcement  
227 West Jefferson Street  
Thomasville, GA 31799  
(229) 225-4120

Re: Zoning Request  
Pinetree Boulevard & Old Boston Road Site (2.89ac +/-)  
405 Old Boston Rd  
Thomas County, GA 31757

The subject zoning change request relates to the site located at 405 Old Boston Rd in Thomas County. The approximate 2.89ac site is currently zoned commercial with contemplated development plans for a self-storage facility.

The subject zoning request involves adding a RM-11 zoning classification to the property, which would permit the property to be developed with up to 11 multi-family apartment units per acre (31 total units +/-). The applicant's current development plan contemplates the construction of +/- 31 apartment units within a single two-story building, offering a mix of one and two bedroom units to seniors (55+) in the Thomas County community.

The proposed conceptual development plan follows all current ordinances. The proposed use is congruent with surrounding and nearby uses, which include office, retail, multi-family and an RV park, and is the highest and best use for the subject property.

The proposed request will enable investment in the development of Thomas County in a manner that will benefit the community. Thank you for your consideration.

Sincerely,



PJ Hornik  
Southport Financial Real Estate LLC



# SOUTHPORT FINANCIAL REAL ESTATE LLC

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March 24, 2017

Thomas County Georgia  
Department of Planning & Zoning, Inspections and Code Enforcement  
227 West Jefferson Street  
Thomasville, GA 31799  
(229) 225-4120

Re: Applicant Designee – Zoning Request  
Pinetree Boulevard & Old Boston Road Site (2.89ac +/-)  
405 Old Boston Rd  
Thomas County, GA 31757

Southport Financial Real Estate LLC and/or its assign as designee (“Applicant”) is currently under contract to purchase from Sunshine Properties of Thomasville, LLC (“Owner”) that certain 2.89 acre site (parcel #'s 046H 106 046H 107 & 046H 108) located at the southeast corner of Pinetree Boulevard and Old Boston Road in Thomas County, Georgia. Applicant hereby designates Mr. Tony Huber / A3 Engineering Group, LLC (“Agent”) as its agent in connection with the zoning request submission to Thomas County. The Applicant has authorized the Agent to submit on the Applicant’s behalf the rezoning request application and all documents related to such application.

Sincerely,



PJ Hornik  
Southport Financial Real Estate, LLC

After recording please return to:  
McMichael & Gray, P.C.  
Attn: Randy McMichael  
2055 North Brown Road, Suite 250  
Lawrenceville, Georgia 30043  
GWT-140257 /kh

DOC# 001897  
FILED IN OFFICE  
04/21/2014 11:57 AM  
BK:1894 PG:236-240  
DAVID HUTCHINGS, JR.  
CLERK OF SUPERIOR  
COURT  
THOMAS COUNTY  
REAL ESTATE TRANSFER T  
AX  
PAID: \$150.00 14-0543

### Special Warranty Deed

**THIS INDENTURE**, Made effective as of the 16<sup>th</sup> day of April in the Year of Our Lord Two Thousand and Fourteen, between **Crimson Lewis Road, LLC.**, a Georgia limited liability company, party of the first part, and **SUNSHINE PROPERTIES OF THOMASVILLE, LLC** the State of Georgia and County of Thomas, party of the second part,

**WITNESSETH** That the said party of the first part, for and in consideration of the sum of ONE HUNDRED FIFTY THOUSAND AND 0/100 DOLLARS (\$150,000.00) Dollars in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said party of the second part, all that tract or parcel of land more particularly described on Exhibit "A" attached hereto and made a part hereof.

This conveyance is made subject to all matters set forth on Exhibit "B."

**TO HAVE AND TO HOLD** the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said party of the second part forever in Fee Simple.

**AND THE SAID** party of the first part will warrant and forever defend the right and title to the above described property, unto the said party of the second part against the claims of all persons claiming by, through or under the said party of the first part, but not otherwise.

*[Signature Page Follows]*

IN WITNESS WHEREOF, the said party of the first part has hereunto set hand and seal to be effective as of the day and year above written.

**GRANTOR**

Crimson Lewis Road, LLC  
a Georgia limited liability company

By: Sabal Financial Group, L.P.,  
in its capacity as Manager of Crimson Lewis Road,  
LLC

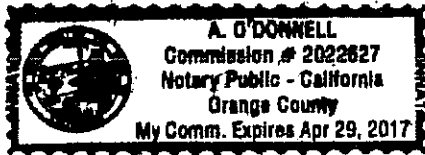
By: *K. McKenzie*  
Name: Kevin R. McKenzie  
Its: Authorized Signatory

Signed, sealed and delivered this 08<sup>th</sup> day  
of April, 2014, in the presence of:

*Peter Chen*  
Unofficial Witness  
*William C. [Signature]*  
Unofficial Witness

*A. O'Donnell*  
Notary Public

[NOTARIAL SEAL]



## Exhibit "A"

All that tract or parcel of land situate, lying and being in Land Lot 99 of the 13th Land District of Thomas County, Georgia, and being particularly described in a plat of survey prepared for Mike McCabe by Leroy Ouzts, Georgia Registered Surveyor, dated November 22, 1985, and recorded in Plat Book 6, page 61, in the Office of the Clerk of Superior Court of Thomas County, Georgia, said plat of survey being incorporated herein by reference for a complete description of the property conveyed. Said property is more particularly described as follows:

Begin at an iron pin located at the intersection of the southwest right of way margin of Old U.S. 84 with the east right of way margin of Pinetree Boulevard, thence run south 38 degrees 47 minutes east along the southwest right of way margin of Old U.S. 84, 871.51 feet to an iron pin; thence continue along the southwest margin of Old U.S. 84, south 45 degrees 01 minute east 210.0 feet to an iron pin; thence run south 21 degrees 18 minutes west 494.11 feet to an iron pin on the northeast margin of Seaboard Coastline Railroad; thence run north 60 degrees 54 minutes west along the northeast margin of Seaboard Coastline Railroad, 585.21 feet to an iron pin on the east right of way margin of Pinetree Boulevard; thence run north 00 degrees 29 minutes west along the east right of way margin of Pinetree Boulevard 305.02 feet to an iron pin; thence run north 00 degrees 16 minutes west along said margin of Pinetree Boulevard 358.57 feet to an iron pin; thence continue along said margin of Pinetree Boulevard, north 00 degrees 09 minutes east 340.11 feet to an iron pin and the point of beginning.

**EXCLUDED AND EXCEPTED** from the above described property are all lands described in the following recorded Deeds: Deed Book 221, page 821; Deed Book 223, page 141; Deed Book 242, page 783; Deed Book 246, page 241; Deed Book 248, page 405; Deed Book 251, page 427, all recording references being to the Deed Records of Thomas County, Georgia.

**ALSO EXCLUDED AND EXCEPTED** from the above described property are all lands described in that Right of Way Deed dated March 14, 1990, recorded in Deed Book 280, page 293, of the Deed Records of Thomas County, Georgia.

**LESS AND EXCEPT:** All that tract or parcel of land situate, lying and being in Land Lot 99 of the 13th Land District of Thomas County, Georgia, being Lot 1 on that certain plat of survey for Mike McCabe, dated October 7, 1986, prepared by Leroy Ouzts, Georgia Registered Land Surveyor No. 1654, recorded in Plat Cabinet 1, Folio 82-D, in the Office of the Clerk of Superior Court of Thomas County, Georgia, said plat of survey being incorporated herein by reference for a complete metes and bounds description of the property conveyed.

The above described property is a portion of the land conveyed by McKenzie Banking Company to Emmett Mitchell by Deed dated October 17, 1995, recorded in Deed Book 495, page 221, among the Deed Records of Thomas County, Georgia. Grantor herein and Grantee in the aforesaid deed from McKenzie Banking Company to Emmett Mitchell are one and the same person.



## UTILITY AVAILABILITY LETTER

Owner: Gary Singletary  
Sunshine Properties  
850 E. Pinetree Blvd  
Thomasville, GA 31792

Developer: Southport Development

Contact: Tony Hubber  
Contact information: Phone# 229-224-8638

Site Address: 405 Old Boston Rd  
Current zoning: CG - County  
Current land use: Existing Ice Machine and vacant land  
Proposed land use: Senior Apartment Complex – 31 Units

Expected utility load data:

Electric: 705 kVA (connected load)  
Water: 6,200 gal/day  
Natural Gas: \_\_\_\_\_ BTU's Pressure: \_\_\_\_\_ lbs. or inches of WC  
Wastewater: 9,500 gal/day

The City of Thomasville serves electricity to this site through the Municipal Electric Authority of Georgia's (MEAG) statewide transmission and power generation system, Thomasville can reliably serve any size electric load while maintaining a competitively priced cost of service.

The City of Thomasville provides a full complement of telecommunications services via either fiber or a hybrid fiber coax (cable) system. We have competitive rates for Ethernet and SONET based telecommunications services (T1 or higher), dedicated Internet access via fiber or cable modem, and telephony services.

The City of Thomasville advises that water, sewer, and natural gas services are available for the property listed above. Connection points for these utilities are as follows:

Water: 8" AC Water main – along E. Pinetree Blvd

Sewer: SSMH near end of Old Boston Rd across from pond  
Natural Gas: 2" gas main at intersection of Smith Ave and Pinetree Blvd.

I have attached a GIS maps indicating location and size of existing infrastructure for your use. In addition, please refer to Chapter 14 Article 05 and 06 of our Municipal Code describing the wastewater effluent limitations and the Industrial Discharge Requirements. Engineering and Operations staff are ready to assist you through the development and permitting of a pretreatment facility.

This letter is valid for one (1) year, provides general information, and is subject to change based on area consumption and use. The owner/developer may be responsible for part or all of the costs and construction of utility extensions to the above referenced parcel and all applicable tap fees. Plans must be approved by the City prior to construction.

Sincerely,

CITY OF THOMASVILLE

*Curtis Crocker*

\_\_\_\_\_  
Engineer III - R/W and Mapping Supervisor

Date: 3/23/2017

Enclosures

**THOMAS COUNTY PLANNING AND LAND USE STANDARDS COMMISSION  
NOTICE OF PUBLIC HEARING REQUESTING ZONING CHANGE**

Notice is hereby given that a public hearing will be held by the Thomas County Planning and Land Use Standards Commission at the Thomas County Historic Court House (3<sup>rd</sup> Floor Commission Chambers), 225 North Broad Street, Thomasville, Georgia, on April 17, 2017, at 6:00 p.m., and the Thomas County Board of Commissioners at the Thomas County Court House (3<sup>rd</sup> Floor Commission Chambers), 225 North Broad Street, Thomasville, Georgia, on April 25, 2017, at 6:00 p.m. The hearing will be held to consider a request to amend the Zoning Map of Thomas County as described below:

**Application No.: 17-4-1**

The property sought for rezoning is three parcels that consists of 2.895 acres, more or less. The property is identified on Thomas County Tax Map 46H, Parcels 106, 107, and 108 is located on East Pinetree Boulevard and Old Boston Road.

The property is owned by Sunshine Properties of Thomasville, LLC, P.O. Box, 6262, Thomasville, Georgia 31799. The current land use district is identified as CG (Commercial General.) The request is to rezone this property to RM-11 (Multi Family Residential) to allow for the property to be used for apartments for senior citizens age 55 and up.

All interested citizens are invited to examine the requested zoning change documents on file in the Office of the Thomas County Planning & Zoning Department, 227 West Jefferson Street, Thomasville, Georgia. Written comments regarding this request may be sent to the Thomas County Planning and Building Official, P.O. Box 1173, Thomasville, Georgia 31799. Verbal comments may be made in person or by representative at the hearing. Proponents and Opponents will be allowed ten (10) minutes with one (1) or two (2) spokespersons.

This 27th day of March, 2017.

FOR THE THOMAS COUNTY PLANNING AND LAND USE COMMISSION

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Donna Holbert, Zoning Administrator

To be advertised: Friday, March 31, 2017

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Property Owners  
TODD AND KIMBERLY STEPHENS  
216 TRAIL CREEK DRIVE  
THOMASVILLE GA 31757

LELA MITCHELL & THOMAS  
VANN  
P O BOX 5768  
THOMASVILLE GA 31758

SUNSHINE PROPERTIES  
P O BOX 6262  
THOMASVILLE GA 31799

IBEX CORPORATION  
PETROLEUM PRODUCTS  
P O BOX 2300  
THOMASVILLE GA 31799

GIBBS VILLAGE INC  
300 MABRY STREET  
TALLAHASSEE FL 32304

ALAN DISMUKE  
C/O SHOEMAKER AUTO SALES  
1706 SLAPPEY DR N  
ALBANY GA 31707

WAYNE MURPHY & EMMITT  
MITCHELL  
P O BOX 5768  
THOMASVILLE GA 31758

CHARLES HANCOCK  
P O BOX 706  
THOMASVILLE GA 31799

LARRY & DIANE BOZEMAN  
116 LILLIQUIN DRIVE  
THOMASVILLE GA 31757

RONALD COHEN LP  
WILLIAM BLACKBURN  
809 S BROAD STREET  
THOMASVILLE GA 31792

ADAM ROGERS  
28 MARCIA LANE  
THOMASVILLE GA 31757

BOULEVARD ACQUISITIONS LLC  
P O BOX 1196  
THOMASVILLE GA 31799

EMMITT MITCHELL & JAMES  
MURPHY  
P O BOX 309  
BOSTON GA 31626

FLASH FOODS INC  
P O BOX 2149  
WAYCROSS GA 31520

EMMANUEL & MARY ATHITAKIS  
6042 QUAIL RIDGE DRIVE  
TALLAHASSEE FL 32312

REALTY INCOME PROPERTIES  
ATTN PORTFOLIO MGMT 3411  
11995 EL CAMINO REAL  
SAN DIEGO CA 92130-2539

GLORIA GIBBS  
101 NORTHWOODS DRIVE  
THOMASVILLE GA 31757

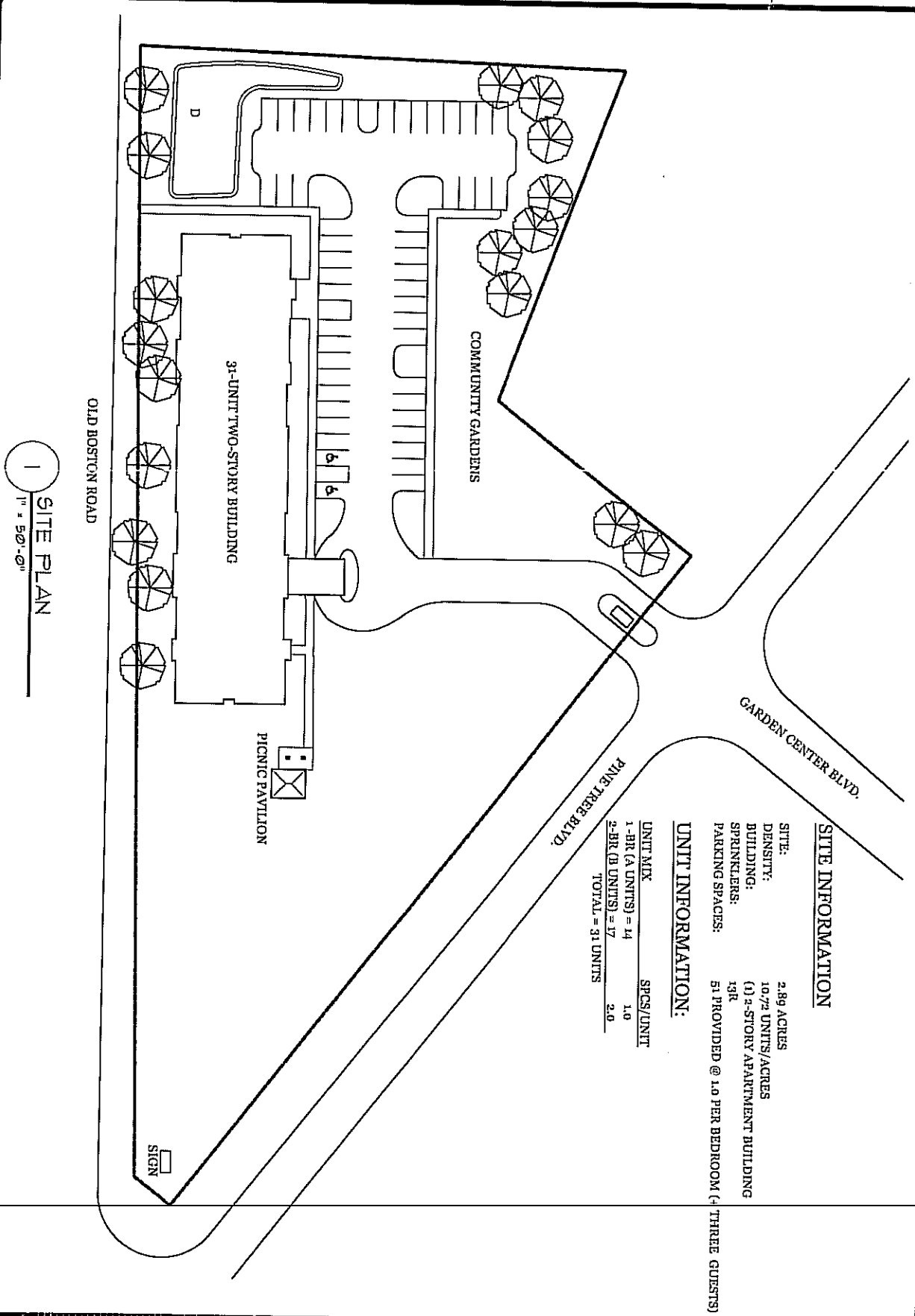
MORNINGSIDE METHODIST  
2005 SMITH AVENUE  
THOMASVILLE GA 31792

LAURA STEVENSON  
P O BOX 3032  
THOMASVILLE GA 31799

SOUTHERN HARVEST INS  
P O BOX 997  
CORDELE GA 31010

Within 400' of Subject Property





1 SITE PLAN  
1" = 50'-0"

**SITE INFORMATION**

SITE: 2.89 ACRES  
 DENSITY: 10.72 UNITS/ACRES  
 BUILDING: (1) 2-STORY APARTMENT BUILDING  
 SPRINKLERS: 13R  
 PARKING SPACES: 51 PROVIDED @ 1.0 PER BEDROOM (+ THREE GUESTS)

**UNIT INFORMATION:**

UNIT MIX	SPCS/UNIT
1-BR (A UNITS) = 14	1.0
2-BR (B UNITS) = 17	2.0
TOTAL = 31 UNITS	



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.  
 25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800  
 THOMASVILLE APARTMENTS  
 THOMASVILLE, GEORGIA

DATE	BY	REVISION
2-13-2017		

NOT RELEASED FOR CONSTRUCTION

# Subject Property



CITY

CITY

AG

GG

CITY

SMITH

CITY

CITY

GARDEN-CENTER

CITY

METCALF

CITY

PINETREE

108

107

106

OLD BOSTON

GG

RM11

GG

GG

MHP

R3

MHP

I

HWY 19