

New Urban Development Lake Park GA, LLC
5445 Triangle Parkway, Suite 220
Peachtree Corners, GA 30092
(404) 808-1145

April 3, 2019

Lowndes County Board of Commissioners
327 North Ashley Street
Valdosta, GA 31601
ATTN: Molly Stevenson
(229) 671-2422
mstevenson@lowndescounty.com

RE: Statement of Intent for Rezoning of a Portion of Land Parcels 0198 139 and 0198 142

Dear Ms. Stevenson:

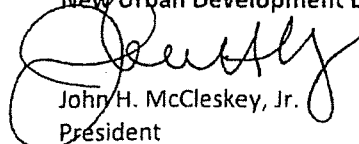
The Applicant is seeking to rezone a portion of land parcels 0198 139 and 0198 142 from R-10 (Suburban Density Residential) to C-H (Highway Commercial). The street address of parcel 0198 142 is 1075 Lakes Boulevard. Parcel 0198 139 is not currently addressed to the Applicants knowledge.

The portions of land sought for rezoning from R-10 to C-H are currently, and have historically been, developed for commercial and non-residential uses. Additionally, the portions of land sought for rezoning are accessed from Lake Park Drive (State Route 376) which is a major thoroughfare, and which currently supports highway commercial uses in the vicinity of the subject parcels.

If rezoned, the proposed development would be a redevelopment of a portion of an existing motel and a closed restaurant which is aligned with the intent of Section 5 of the 2016 Greater Lowndes Comprehensive Plan Update regarding the desire for future development to focus on redevelopment opportunities and development in urban areas.

Thank you for your time and consideration.

Sincerely,
New Urban Development Lake Park, GA, LLC


John H. McCleskey, Jr.
President

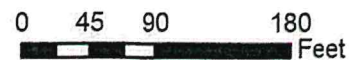
REZ-2019-07

WRPDO Site Map

Legend

- | | |
|----------------------|--------------------|
| — Roads | □ Open Water |
| — Railroads | ▨ Valdosta Airport |
| ▨ Park | ▨ Wetlands |
| ▭ City Limits | ▨ 100 Yr Flood |
| ● Crashzone | — Hydrology |
| ● Crashzone West | ⊖ Drastic |
| ▭ Urban Service Area | ▨ Recharge Areas |
| | ▭ Parcels |

LAKE PARK CFA Rezoning Request

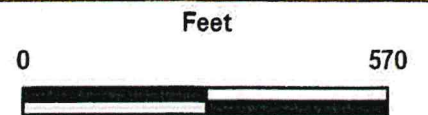
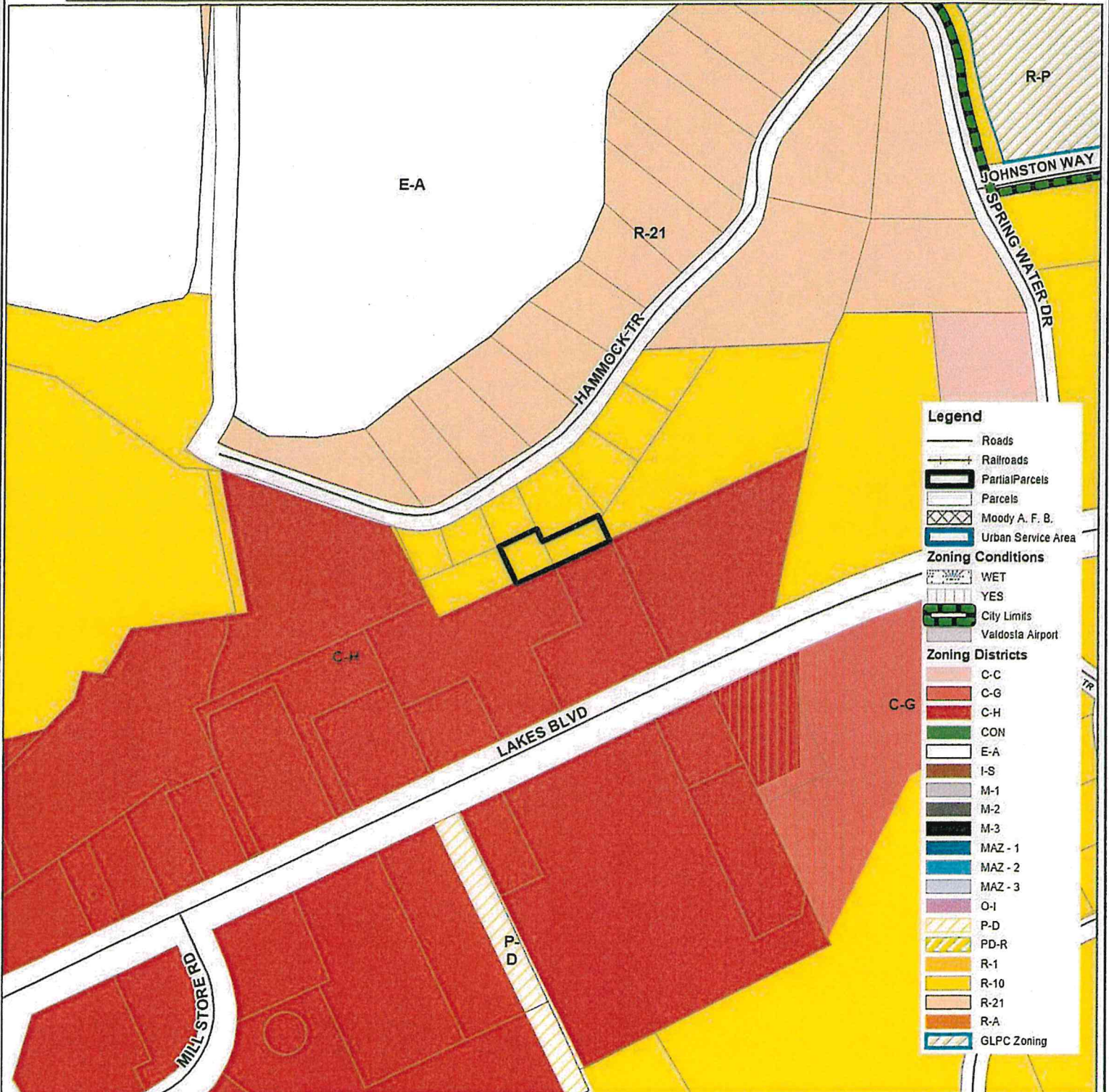


REZ-2019-07

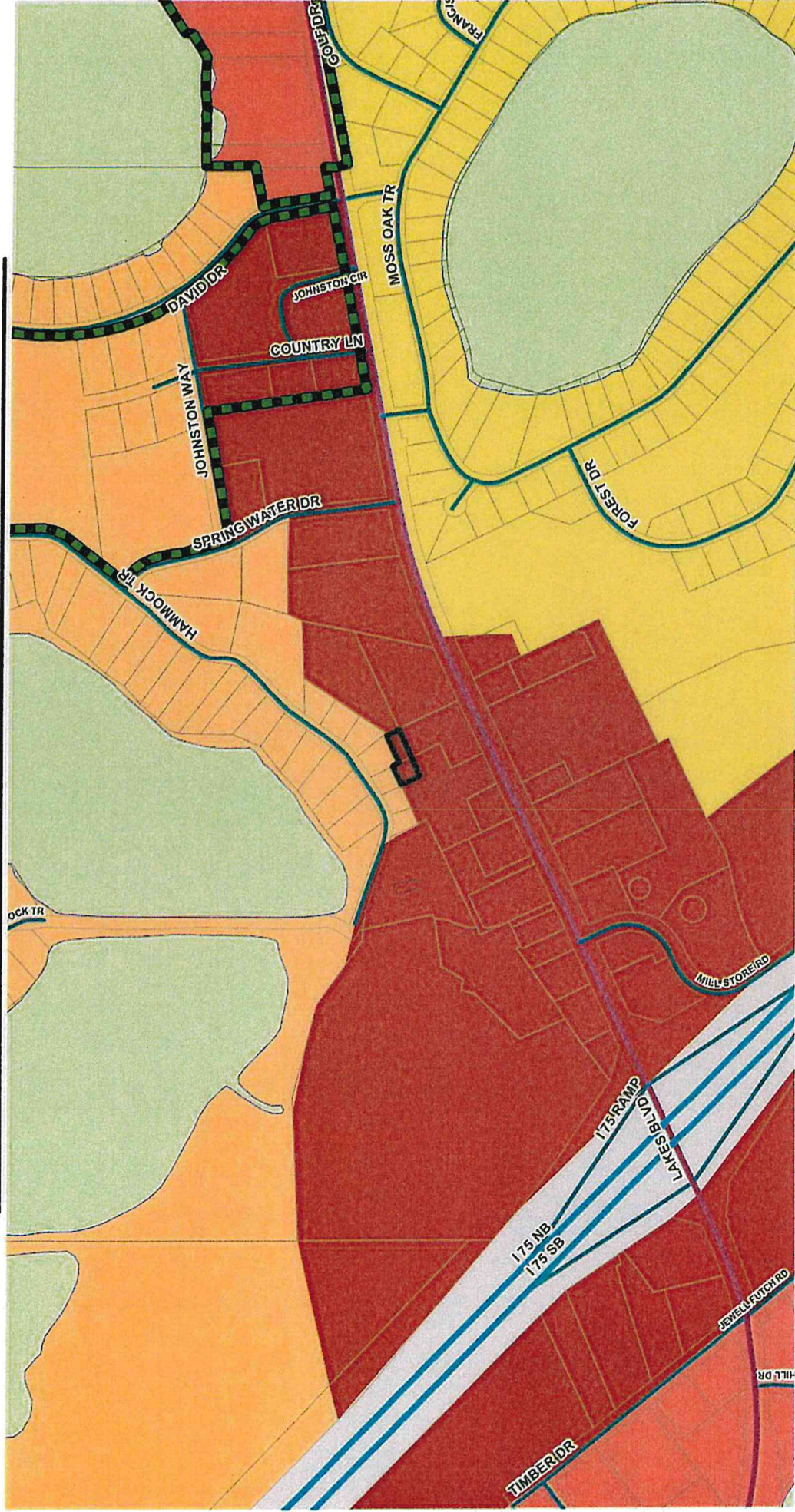
Zoning Location Map

LAKE PARK CFA
Rezoning Request

CURRENT ZONING: C-H & R-10
PROPOSED ZONING: C-H



LAKE PARK CFA Rezoning Request



Roads

Functional Classification

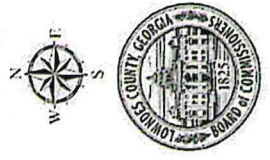
- 1. INTERSTATE
- 3. OTHER PRINCIPAL ARTERIAL
- 4. MINOR ARTERIAL
- 5. MAJOR COLLECTOR
- 6. MINOR COLLECTOR
- 7. LOCAL
- Railroads

Urban Service Area

- City Limits
- Parcels
- Open Water

Land Use Categories

- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area
- Institutional Activity Center
- Linear Greenspace/Trails
- Mit Town
- Mossy Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remanent Neighborhood Villages
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities



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