

April 9, 2019

Joshua Knudson

Lowndes County Board of Commissions

Attn: Zoning Department

327 N. Ashley Street

Valdosta, GA 31601

Dear Commissions,

Our plan for 3435 Bemis Knights Academy RD to rezone approximately 14 acres of R-21 to RA.

The home will be occupied by Rick Knudson/my father and his family. He will also be the managing partner in our business. On the 26 acres south of the home which is the wooded part of the property we plan to open an outdoor airsoft arena Named "Valdosta Airsoft". The arena will be made up of approximately five areas of play that will all be connected. Each area will be made up of semi permanent structures. For example we will make a few structures out of steel shipping containers, others will be made of wood that will have a wood foundation somewhat like a crawlspace just not very far off the ground. Some of our more permanent structures for play will include two – two story houses simulating a cul-de-sac of a neighborhood with houses on either side. These will be built like a horse barn for example. They will not have a foundation. The other areas will utilize natural barriers such as trees or dirt hills. We want to keep the property as untouched as possible that way if we need to go another direction with the property it is not all cleared.

Everything we plan to build will be safe, and professional. We do not plan to do anything that will be aesthetically unappealing. This will help our business, and will be visually pleasing to anyone who may see it. Again, our plan will be to situate play structures away from the field of view of the adjacent properties.

We plan to leave a natural buffer of untouched woods at all property lines to eliminate as much field of view as possible. On the north end adjacent to the neighborhood we plan to have that woods buffer, and netting for extra protection against any projectiles even though the woods should stop any bb's. This net will not go the distance of the property line it will only be on the wooded part of the property so approximately 300 feet. The area in front of the house that is already cleared will not be used in any way for play.