

..... DOVER MILLER KARRAS LANGDALE & BRANTLEY .....

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February 4, 2020

Lowndes County Board of  
Commissioners & GLPC  
327 N. Ashley Street  
Valdosta, GA 31601

Re: Application for Rezoning for Tax Parcels 0071 055, 0071 056, and 0071 056A, approx.  
72.54 acres, from R-A to P-D.

Dear Board Members:

Please allow this letter to serve as an application for rezoning for the property located off Val Del Road, approximately 72.54 acres, Map & Parcel Numbers 0071 055, 0071 056, and 0071 056A. The property is currently zoned as R-A. We would like to rezone the property from R-A to P-D property.

The property is currently owned by Frank L. Wetherington, Jr. as Trustee of the Frank L. Wetherington Living Trust Dated January 30, 2018 as of February 28, 2018, and the deeds are recorded in Deed Book 6381, Page 292, Deed Book 6381, Page 295, Deed Book 6392, Page 224, all of the Lowndes County public records. A copy of the recorded deeds are attached hereto as Exhibit "A." The property will be surveyed in the future. Prior surveys of the properties are included as part of Exhibit "A". It is the owner's intention to develop the property for approximately 214 residential lots. A site plan of the proposed project is attached hereto as Exhibit "B". A list of adjacent property owners is attached hereto as Exhibit "C."

A rezoning of this property from R-A to P-D would be consistent with the Goals & Policies of the 2016 Greater Lowndes County Comprehensive Plan Update. Specifically, rezoning would promote Goal 4 by offering additional housing options and spurring growth to accommodate first-time homebuyers in the Lowndes County market. Additionally, construction of a new housing development in this area would support and grow local businesses engaged in providing the goods, services, and labor necessary to develop this project. Further, rezoning this property to P-D classification would promote Goal 4 by enabling the development of affordable housing options for first time homebuyers, young professionals, and military members, which is also consistent with