

# Justification for Zoning Request

1. As stated in Lowndes County's ULDC, R-A zoning will preserve the mixed Agriculture Residential character of the land.
2. Development would be 0.25 miles from a Rural Residential Area as shown on the Future Development Map of Lowndes County along Morven RD.
3. There is an existing Residential Subdivision just south of the property with 3 acre lot sizes.
4. Property is located on Miller Bridge Rd, 0.70 miles from the intersection of Morven Rd and 3 miles of the City of Hahira.
5. There will be minimal impact to County facilities or services, while increasing the tax revenue to the county approximately \$70k per year
6. The County has invested in Industrial Parks and Recreational Parks in the area
7. Almost every subdivision built in Lowndes County is adjacent to some form of agriculture or timber production