



Lowndes County Rezoning – Letter of Intent

“Exhibit A”

To Whom it may concern,

Mr. Steven Dasher is requesting that his property located at 1776 Clyattville Rd. be rezoned from **EA** and **CON** to **M-2** and **CON**. Mr. Dasher who lives in North Carolina purchased this property from his mother to help her financially prior to her passing. Speaking candidly, Mr. Dasher resides in North Carolina and his mother’s old residence, which remains on the property, has been abandoned for six years and is inconsequential to the property’s highest and best use.

To the point, we are requesting that only a small percentage of the property be rezoned **M-2** and the balance remain in the **CON** zoning. We have no prospects at this time, as we are holding off of marketing the property until we can assure potential buyers that zoning is already in place thus enabling them to consider locating or relocating their business(es) in Lowndes County near the airport and in proximity to other industries. Once the rezoning is approved, we intend to market the property for future development.

The property is located within the Regional Activity Center Character Area, which includes M-1 Industrial, C-G & C-H Commercial zoning. We feel that M-2 would be compatible with uses such as these based on the fact that oversight by the **Technical Review Committee** will set the standard for any potential industrial development that takes place here. Also, its proximity to the airport and other proximate industries makes it a viable candidate for this rezoning. We wish to assure the County Officials and Commissioners that we understand and will disclose to any and all future prospects that **Technical Review Committee** standards must be met and approvals must be given by the governing bodies prior to any development.

The rezoning of this 115-acre property includes **16.45 acres** of usable uplands to be rezoned to **M-2**, and **98.73 acres** of lowland and wetlands to remain as **CON**. This rezoning will meet the goals as outlined in the Policies mandated by Lowndes County Officials. See the standards referenced by Policy number listed below:

Land Use Policies - 5.1, 5.2, 5.4, 5.6, 5.10, 5.16; **Natural Resources Policies** - 6.3, 6.4, 6.5, 6.7, 6.8, 6.10, 6.12, 6.17; **Transportation Policies** - 8.15, 8.16

Sincerely,

Mike Newsome

US Land & Farms, LLC, Qualifying Broker/Owner

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