

May 3, 2019

Joshua Knudson

5133 Rocky Ford Rd

Valdosta, Ga 31601

City of Valdosta / Lowndes County ZBA

Dear Board Members,

Our plan for 3435 Bemis Knights Academy RD to acquire the below variances.

1. Variance for the Buffer Wall. Instead of tearing down natural growth and trees to build a fence or wall up we would like to use setbacks of heavy untouched woods. The property line that abuts the neighborhood already has a fence up. Also at the 150 ft mark that abuts the neighborhood we plan to do netting as an extra barrier. Our goal with this net would be that it is unseen from the property line.
2. Variance for landscaping. Instead of planting new trees and shrubs I would like to use the existing trees, shrubs and growth around the property. The property is already lined with several trees over 15 feet tall some over twice that. Along with the trees it has natural undergrowth and shrubbery. I would like a variance because this would be counterproductive to tear up and plant younger trees to replace what has been in place for several years. The current buffer vegetation would serve the purpose of a buffer far better than anything we could plant.
3. Variance for the setback on recreation areas. Since we will be leaving heavy woods at all property lines we would like to have a 100ft setback on the eastern part of the property abutting the road Bemiss Knights Academy Rd. Lastly, on the southern part of the property and western part of the property that abut the railroad we would like to have setbacks of 50ft. All setbacks will be made up of natural vegetation/untouched woods. We will be leaving the standard setback of 150 ft on the northern part of the property that abuts the Crestwood neighborhood.
4. Variance for the parking lot. We have around 800k sq-ft of activity area and the requirement is 800 parking spaces. We plan to utilize 1 acre of parking area with 50 spaces, once regular handicap parking spot, and once van accessible handicap parking spot. Our estimation is that we will have 50 people on average visit us at a given time.

Attached is a site plan that outlines the above variances.