

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

A T T O R N E Y S A T L A W

A PROFESSIONAL CORPORATION

J. Michael Dover  
Willis L. Miller III  
Patricia McCorvey Karras  
Jackson R. Langdale  
Nathanael D. Brantley  
Jennifer Stakich Walker\*  
Charles A. Shenton IV  
W. Cavan Perry

701 North Patterson Street  
Valdosta, Georgia 31601-4526

Mailing Address:  
Post Office Box 729  
Valdosta, Georgia 31603-0729

Telephone Number:  
229-242-0314  
General Facsimile:  
229-249-8685  
Real Estate Facsimile:  
229-242-6495

\*licensed in Florida

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

Re: Application for Rezoning Amendment for Part of Tax Parcel 0199 050

Dear Board Members:

Please allow this letter to serve as an application for rezoning amendment for the property located off Golf Drive, approximately 1.07 acres, part of Map & Parcel Number 0199 050. The property is currently zoned as C-G pursuant to a 2014 rezoning application and Notice of Decision (Case REZ-2014-14). A copy of the Notice of Decision is attached hereto as Exhibit "A." This application is to request removal of certain conditions in the Notice of Decision affecting this property.

The property is currently owned by Makesh, LLC as of October 14, 2021, and the deed is recorded in Deed Book 6843, Page 2497, of the Lowndes County public records. A copy of the recorded deed is attached hereto as Exhibit "B." A survey of the property is included as Exhibit "C". A site plan of the proposed project will be provided at a later date. A list of adjacent property owners is attached hereto as Exhibit "D."

The prior rezoning case addressed a larger piece of property than our subject property. As a result, some of the conditions listed in the Notice of Decision render compliance on this smaller parcel impossible. Specifically, we request removal of conditions 4, 8, 9, and 11 from the 2014 Notice of Decision. Condition 4 requires a 60 foot wide landscaped berm, which would render an 1.07 acre parcel unusable. With regards to Condition 8, removal is requested due to the Dairy Queen franchise specifications and design package. Prior to the Planning Commission meeting, the property owner will provide elevations to the GLPC and Board. Condition 9 is requested to be removed as the property is not 200 feet wide, so no location on the subject property would comply with this condition. Removal of Condition 11 is requested as light pollution will be addressed in the forthcoming site plan for the project.