

..... DOVER MILLER KARRAS LANGDALE & BRANTLEY

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

Re: Application for Rezoning for Tax Parcels 0198 044, 0198 045, and 0198 046

Dear Board Members:

Please allow this letter to serve as an application for rezoning for the property located off Moss Oak Trail, Map & Parcel Numbers 0198 044, 0198 045, and 0198 046. These lots are currently zoned as R-10. This application is to request the property be rezoned from R-10 to C-G.

These lots are currently owned by Dorothy Pittman, Karla Phelps, and Carole K. Leonard, and the deeds are recorded in Deed Book 1646, Page 115; Deed Book 2058, Page 57; and Deed Book 4683, Page 171, all of the Lowndes County public records. A copy of the recorded deeds are attached hereto as Exhibit "A." A survey of the property is included as Exhibit "B". A list of adjacent property owners is attached hereto as Exhibit "C."

Given the changing nature of this area, a commercial zoning classification represents the best application and use of these properties. Additionally, this is an older neighborhood that has not been fully developed as residential. While these lots are part of an established residential designation, so too was the neighboring golf course which was ultimately rezoned for commercial use. This area has been approached by restaurant and retail facilities which has not taken away from the existing residences. The owners would propose a generous landscaping buffer for any boundaries with a residential property, and care would be taken to limit light pollution in future development.

The requested rezoning does not frustrate the intent of the ULDC or the Comprehensive Plan. Rather, rezoning makes the subject property more useful to the community as a whole, by encouraging business development, increasing community revenue and employment, and placing this property at its highest and best use.