



23 September 2022

Lowndes County Board of Commissioners
327 North Ashley Street
Valdosta GA 31601

Stan Folsom, GA RLS #2284
1309 Edgewood Drive
Valdosta GA 31601
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Re: Re-zoning of 3.83 Acres comprised of:

**3958 Seckinger Road, Tax Parcel 0092 044, property of Mr. Clarence L. Luke Jr.; and
3946 Seckinger Road, Tax Parcel 0092 045, property of Mr. Rodney C. Luke**

Dear Commissioners;

On behalf of the property owners, Folsom Surveying LLC submits this letter of intent to rezone 3.83 Acres of land from E-A to **R-1 (Low Density Residential (1 acre). This district is intended to provide for single-family residential dwellings on individual lots at a low density of development, consistent with the use of private wells and septic tanks.)**.

3946 & 3958 Seckinger Road are:

1. Located within the Urban Service Area;
2. Located in a "Suburban Area" Character Area;
3. Located on Seckinger Road, which was widened and paved in 1996 to promote growth in the area;
4. Bounded on the east by property Zoned R-1.

Greater Lowndes 2030 Comprehensive Plan:

Goal 7: LAND USE - To ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

Policy 7.6 – A recognizable transition from the Urban to the Rural areas of the community shall be developed.

Objective 7.2.1 – Locate new development within the Urban Service Area.

In summary, I feel that the proposed R-1 Zoning is compatible with both the goals of the Comprehensive Plan and with the Seckinger Road area.

Thank you for your consideration.

Sincerely;
Stan Folsom, GA RLS #2284

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