



January 30, 2023

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

John M. McCall, Vice President  
McCall Architecture  
3308 Country Club Rd.  
Valdosta GA 31605  
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**Re: Re-zoning of 7.862 Acres located at the intersection of James Rd.  
and Smith Street for Felix A. Flannigan  
(Tax Parcels 0087-163 & 0087-165, to be combined)**

Dear Commissioners,

On Behalf of Mr. Felix A. Flannigan, McCall Architecture submits this letter of intent to rezone 7.862 Acres of land from R-1 to P-D (Planned Development) for the intent of a multi-family development.

Mr. Flannigan's property is:

1. Located in the Urban Service Area;
2. In a "Neighborhood Activity Center" Character Area;
3. On James Road, a collector roadway, where infrastructure has been improved for the purposes of supporting a concentration of activities.

Per the Greater Lowndes 2021 Comprehensive Plan, a Neighborhood Activity Center is intended to be:

"A neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office, higher-density housing and appropriate public and open space uses easily accessible by pedestrians and bicycles."

Additionally, it defines among the listed permitted Zoning types:

1. Planned Development (P-D)
2. Multi-family Residential (R-M)

In summary, I feel that Mr. Flannigan's proposed P-D Zoning will be compatible with the James Road area as defined by the Lowndes Comprehensive Plan.

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