

MY CONCERN

I would like to first characterize my concern as to a more limited area than Lowndes County overall, but rather to focus on the area that I would define as bounded on the East by I-75, the South by Highway 122, the West by the Little River/Brooks County line and the North by the Cook County line. With minute exception, this entire area is zoned E-A (Estate Agricultural District) (5 Acre). The Lowndes County Unified Land Development Code, Zoning Districts and Uses, Chapter 2, paragraph 2.01.02, item "A" provides the description of zoning Code E-A as follows: This district is intended to provide for agricultural activities, including those related to crops, livestock, and timber, protected from the effects of suburban residential development. Single-family homes, and specified accessory structures and uses are permissible.

The project proposed does not meet the criteria of Code E-A. Thus, a special privileged exception to the rule is being requested. Whether it is couched in the form of a rezoning, a variance or an exception, I see it as an exception to the rule, that is grossly unfair to the citizens, taxpayers, owners, workers and residents of the area, most of whom have been here most of their lives and have relied on the protection of Code E-A as expressed in the Lowndes County Unified Land Development Code and the Greater Lowndes Comprehensive Plan.

To grant this exception, would, in my opinion, establish a precedent for all future rezoning requests of this nature. In short order, this entire area of the county could go from E-A to PD-R with very little effort, because just a few property owners control almost the entire area. I am listing the major ones below:

- Salem United Methodist Church and members
- SOD Revocable Trust (Stephen Drew)
- Berkley Mackey (Lost Corner, LLC)
- Stalvey Family
- Larry Webb
- Langdale Family
- Neal Carter
- PLB Limited Partnership
- Killgore Farms, LLC
- Folsom Family
- Sonny Taylor Family
- Little River Farms of Hahira, LLC
- Gene Webb Family
- Barfield Family
- Acree Investments
- Fulp Family
- Cowart Family

CONCLUSION

The proposed rezoning and described project do not directly affect me as my personal property (that is directly owned by me in the subject area) is not contiguous to the PLB property. My concern is that approving the rezoning request will soon change the character of the entire area and diminish the confidence we thought we had through the Unified Land Development Code. I recommend the Commissioners follow the lead of the Planning Commission and deny the request.