

Southern Gardens Letter of Intent

February 1, 2024

TO: Lowndes County Planning and Zoning Department
FROM: DHM Valdosta, LP
3548 North Crossing Circle
Valdosta, Georgia 31602

DHM Valdosta, LP, headquartered in Valdosta, Georgia is requesting, as applicant, to rezone a vacant parcel totaling 5.00 +/- acres at 4609 Bemiss Road in Lowndes County, Georgia from General Commercial (G-C) to Planned Development (PD).

This requested change of zoning from G-C to PD is to allow for the development of a multi-family apartment community featuring 60-residential units, a Community Center, and several other amenities. The development will be comprised of modern apartments with exteriors consisting of stone and brick. It will be connected to an existing adjacent development by sidewalks, thus creating a walkable living environment.

We have reviewed the Lowndes County Unified Land Development Code and would like to highlight the following:

- The 2021 Greater Lowndes Comprehensive Plan pages 17 and 18 references the housing needs and opportunities in Lowndes County as:
 - Address blight in areas where it exists.
 - Support and encourage affordable housing.
 - Remove slum and blight.
 - Encourage private developers to promote a variety of housing types.

This multi-family development will meet this purpose by providing a mixed income apartment community and vastly improving the appearance of the property.

- The current zoning for the adjacent properties is as follows:
 - Adjacent (south): C-G
 - Adjacent (west): PD
 - Adjacent (north): PD and C-H
 - Adjacent to Bemiss (east): PD

Based on the current zoning of the adjacent properties (shown above), the rezoning of this property from C-G to PD would be appropriate for the area.

- County utilities (water, sanitary sewer, and stormwater) are currently available to the property.
- The request to change zoning to PD for the apartment community will allow for EarthCraft Community Development. The EarthCraft Community development helps to alleviate environmental concerns and rising energy costs along with conserving natural resources, improving air quality and reducing energy costs.
- Under the G-C zoning, an apartment community would not be able to be developed. The only zoning designation that allows for multifamily housing is PD or PD-R designation.

We believe this rezoning request is in conformity with the policy in place by Lowndes County and will be an ideal multi-family development due to its proximity to schools, retail, and commercial establishments.