

**DHM VALDOSTA, LP
3548 NORTH CROSSING CIRCLE
VALDOSTA, GEORGIA 31602
229-247-9956**

February 14, 2024

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

To Whom It May Concern:

The purpose of this letter is to request that our proposed multi-family apartment development at 4609 Bemiss Road in Lowndes County be allowed a reduction in the parking space requirements from 2 spaces per dwelling unit to 1.6 spaces per unit. This reduction in parking will help minimize the footprint of our development, creating more green space and generally a more environmentally friendly community for the residents and their neighbors. Based on our years of experience in both the development and management of comparable properties throughout Georgia, we feel that the proposed reduction in parking will provide adequate parking for a multi-family site of this density.

This development site is designed to be walkable and is located adjacent to an existing sidewalk network along Bemiss Road with on-call transit. By way of our proposed infrastructure, we will be able to connect to adjoining properties and provide a pedestrian-friendly development. This parking reduction request, from 2 to 1.6 parking spaces per unit, will not cause any impairment to the intent, purpose, and integrity of Lowndes County's plan for the area. In addition, it will not have any negative impact on the use and enjoyment of adjoining or neighboring properties. In fact, it will allow for more natural buffering and screening adjacent to adjoining properties with the reduced impervious surface.

We believe the development will provide the parking necessary for this family housing project and offer the benefits of a more open and green community. We appreciate your consideration and please let us know if you have any questions regarding the request.

Sincerely,

Houston Brown

Houston Brown