

Letter of Intent for Rezoning Application

I respectfully request the Lowndes County Board of Commissioners to rezone the subject property located on **Stewart Circle** from **C-C (Community-Commercial)** and **R-1 (Residential Single-Family)** to **C-H (Highway Commercial)**.

The purpose of this request is to allow the property to be developed for **highway-oriented commercial uses such as retail, office, and service businesses**. The C-H district, as defined in the Lowndes County Unified Land Development Code (ULDC), is intended for commercial activities that serve both local residents and the traveling public, which makes it a more appropriate zoning classification for this site than the existing combination of C-C and R-1.

The subject property is well-suited for this rezoning for the following reasons:

- **Location & Access** – The property is located on Stewart Circle with convenient access to major corridors including [HWY 41/I-75], making it ideal for highway commercial uses.
- **Surrounding Development** – Nearby parcels include both commercial and residential uses. Rezoning to C-H will provide a logical transition between these development types while encouraging investment in the area.
- **Utilities & Infrastructure** – Lowndes County water and sewer service is available or nearby with adequate capacity. Other utilities and infrastructure are either in place or can be extended to support development.
- **Future Development Alignment:** The Stewart Circle property is consistent with the County's Comprehensive Plan and appears to lie within a **Community Activity Center (CAC)**, supporting its use for highway-oriented commercial development.
- **Community & Economic Benefit** – The proposed rezoning will support additional commercial opportunities in the County, create jobs, expand the local tax base, and provide convenient services to residents and highway travelers.

For these reasons, I respectfully request approval of this rezoning application from **C-C and R-1** to **CH**.

Thank you for your time and consideration. I look forward to working with Lowndes County to ensure the property is developed in a manner consistent with the ULDC and the County's growth objectives.

Respectfully submitted,

Kevin Hollis
Edward Jennings LLC
PO Box 5437 Valdosta, Ga 31603
kvn2741@gmail.com
229-563-2837