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Mr. J.D. Dillard
Planning and Zoning Director
Lowndes County, Georgia
327 N. Ashley Street, 2nd Floor
Valdosta, Georgia 31601
Via E-Mail to: jdillard@lowndescounty.com

RE: Proposed Rezoning of 3974 Old U.S. Highway 41, Valdosta, Lowndes County, Georgia (the “Property”) from R-21 to OI.

Dear Mr. Dillard:

Our firm represents Mineola Holding Company, LLC (“Mineola”), the Property owner, in connection with the above referenced zoning matter. This rezoning application is being filed to rezone the Property from its current Medium Density Residential (R-21) zoning classification to Office Institutional (OI) for the purpose of developing office institutional approved space on the Property. Rezoning the Property to OI is appropriate to provide for the development of business and professional facilities that will benefit the surrounding residential and commercial communities.

The Property sits on the intersection of Old U.S. Highway 41 and Kelly Way. The Property abuts a parcel zoned Crossroads Commercial (C-C) and sits directly across from parcels zoned General Commercial (C-G). While the Property also abuts and sits on Kelly Way directly across from parcels zoned Low Density Residential (R-1), the existing vegetation along Kelly Way, which Mineola intends to keep, will serve to buffer such adjacent residences. Mineola also intends to use the existing curb-cut off of Old U.S. Highway 41 to access the Property and is not seeking an access drive off of Kelly Way, unless required by the County.

Further, the proposed rezoning is compatible with the Greater Lowndes Comprehensive Plan (the “Plan”) as the Plan classifies the Property as Suburban Character Area within which OI zoning is permitted. The Plan also provides that new development in the Suburban Character Area should be master-planned with mixed uses, including blending residential developments with businesses and services.