

Loch-Winn Farms Letter of Intent

July 30, 2024

TO: Lowndes County Planning and Zoning Department
FROM: Loch-Winn Farms LTD
1201 Evergreen Dr
Thomasville, GA 31792

Loch-Winn Farms, LTD, headquartered in Thomasville, Georgia is requesting, as applicant, to rezone a vacant parcel totaling 62.414 +/- acres at Loch Laurel Road in Lowndes County, Georgia from Residential Agriculture District (R-A) to Residential (R-1).

This requested change of zoning from R-A to R-1 is to allow for the development of residential subdivision with 1.25+ acre lots.

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

- The current zoning for the adjacent properties is as follows:
 - Adjacent (south): R-A
 - Adjacent (west): R-1
 - Adjacent (north): R-1
 - Adjacent (east): R-1

Based on the current zoning of the adjacent properties (shown above), the rezoning of this property from R-A to R-1 would be appropriate for the area.

- Under the R-A zoning, an residential subdivision would not be able to be developed. The only zoning designation that allows for residential housing is an R-1 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.