

..... DOVER MILLER KARRAS LANGDALE & BRANTLEY .....

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Lowndes County Board of  
Commissioners & GLPC  
327 N. Ashley Street  
Valdosta, GA 31601

Re:    Application for Rezoning for Tax Parcel 0145B-185B  
      Case No. REZ-2024-16

Dear Board Members:

Please allow this letter to serve as an application for rezoning the property located off Bemiss Road and Pine Grove Road, Map & Parcel Number 0145B 185B. The property is currently zoned as C-H. We would like to rezone the property from C-H to P-D.

This lot is currently owned by Nijem Properties, LLC, and the deed is recorded in Deed Book 2588, Page 195 in the Lowndes County public records. A copy of the recorded deed, a list of adjacent property owners, and the planned development concept plan are attached.

Amending the site plan of this property would be consistent with the Goals & Policies of the 2021 Joint Comprehensive Plan Update. Specifically, rezoning would promote Goal 4 by offering additional housing options and spurring growth to accommodate first-time homebuyers in the Lowndes County market. Additionally, construction of a new housing project in this area would support and grow local businesses engaged in providing the goods, services, and labor necessary to develop this project. Further, rezoning this property to P-D classification would promote Goal 4 by enabling the development of affordable housing options for first time homebuyers, young professionals, and military members, which is also consistent with Policy 4.3. Further, the intended use of this property will allow for redevelopment of the property and efficient utilization of land to promote opportunities for investment and growth, in accordance with Goal 5 and Policy 5.2.

Thank you for your consideration in amending the site plan of this property. If I can answer any questions about this request, please do not hesitate to contact me.