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August 15, 2024

Mr. Matt Martin
Planning Director
City of Valdosta, Georgia
300 N. Lee Street
Valdosta, Georgia 31603
Via E-Mail to: mattmartin@valdostacity.com

RE: Proposed Amendment to the City of Valdosta Future Development Map for City of Valdosta Tax Map Parcel Numbers 0161A 173, 0161A 174 and 0161A 175 (collectively the "Property")

Dear Mr. Martin:

Our firm represents James Warren in connection with the above referenced zoning matter. The enclosed Application for Future Development Map Amendment is being submitted to amend the City of Valdosta Future Development Map to establish a character area classification that is more consistent with the long-standing prior use and the existing use of the Property and the Comprehensive Plan and more compatible with the current and future character area classifications of adjacent property than the Property's current classification. As further detailed in our application, the commercial use and structure existing on the Property predate the classification of the Property as Established Residential Area. Amending the character area designation to Community Activity Center, as proposed in our application, would make the character area classification more consistent with the prior and existing use of the Property. Further, amending the character area designation to Community Activity Center would make the character area classification more consistent with the Comprehensive Plan, as the Property and the land immediately surrounding the Property are more closely aligned with the Comprehensive Plan's depiction of a Community Activity Center than an Established Residential Area.

Please note that City of Valdosta Tax Map Parcel Number 0161A 175 is owned by Lowndes County. Please find enclosed herewith a Letter of Authorization executed by JD Dillard, Lowndes County Director of Planning and Zoning, consenting to the inclusion of Tax Map Parcel Number 0161A 175 in the application and authorizing the applicant to act on the County's behalf in connection with this application.

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