

## **EXHIBIT A**

### **Public Hearings Held Regarding Property in Past Three Years**

A hearing on an Application for Future Development Map Amendment (the "Prior Application") regarding City of Valdosta Tax Map Parcel Numbers 0161A 173 and 0161A 174 (the "Property") was held by the Greater Lowndes Planning Commission on October 28, 2024. A subsequent hearing for final action on the Prior Application was held by the City of Valdosta City Council on November 7, 2024 which ultimately resulted in the Council's approval of the Prior Application.

### **Description and Rationale of the Proposed Rezoning**

On November 8, 2024, following the grant of the Prior Application by the City of Valdosta City Council, the City of Valdosta Planning Director issued a Certificate of Land Use Decision certifying that the Property's character area classification is being amended to Community Activity Center (CAC). This rezoning application is being submitted for the purpose of rezoning the Property from its current Single-family Residential District (R-6) zoning classification to Community Commercial District (C-C) under the City of Valdosta Land Development Regulations. The rationale supporting the requested rezoning arises from the need to ensure the Property's zoning classification is consistent with the Property's Community Activity Center (CAC) character area, the long-standing prior use of the Property, and the existing use of the Property.

### **Zoning Change Questionnaire**

1. Yes; the proposed rezoning is consistent with surrounding land use patterns and will permit a range of uses that are suitable with the use and development of adjacent properties.
2. The proposed rezoning will not adversely affect the existing use(s) or usability of the adjacent and nearby property located within the City of Valdosta. The Property has been used as a commercial business for decades, and surrounding property owners are accustomed to its commercial use.