

Langdale Vallotton, LLP

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LV File No. 200257

December 16, 2024

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

RE: Proposed Application for Rezoning for City of Valdosta Tax Map Parcel Numbers 0161A 173 and 0161A 174 (collectively the "Property")

Dear Mr. Martin:

Our firm represents James Warren in connection with the above referenced zoning matter. The enclosed Application for Rezoning is being submitted to rezone the Property from its current Single-family Residential District (R-6) zoning classification to Community Commercial District (C-C) which is more 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.

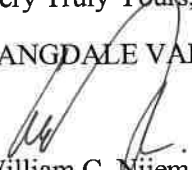
Please note that the Property is owned by Paul Edward Dufresne. Please find enclosed herewith a Letter of Authorization executed by Paul Edward Dufresne authorizing the applicant to act on Mr. Dufresne's behalf in connection with this application.

Please also find enclosed a boundary drawing of the Property related to the proposed rezoning and a corresponding legal description. We have also included a plat recorded March 10, 1926 in Plat Book 1, Page 251 of the Lowndes County, Georgia deed records which depicts the Property and a Warranty Deed recorded December 30, 2024 in Deed Book 6868, Page 189 of the Lowndes County, Georgia deed records which includes a metes and bounds legal description of the Property.

Please let us know if you need any additional information for the processing of this application. If you should have any questions, please do not hesitate to contact me.

Very Truly Yours,

LANGDALE VALLOTTON, LLP


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