

Letter of Intent for Rezoning Application

I respectfully request the Lowndes County Board of Commissioners to rezone the subject property from R-1 (Residential Single-Family, minimum 1.0-acre lots) to P-D Planned Development (mixed-use), R10, and CG.

The reason for the request is to develop the property for a creative and unique mix of residential, office and retail uses. Such a mix is not covered by a single zoning category in the Lowndes County Unified Land Development Code (ULDC). The P-D zoning was created specifically for this purpose, as described in the ULDC as follows:

“2.01.07 Planned Development Districts: PD, Planned Development and PD-R, Rural Planned Development. These districts are intended for the development of a combination of residential, office, and limited commercial uses. These districts are established to encourage creative and resourceful projects that include compatible, interrelated uses and related public facilities unified by a development plan and tailored to either an urban or rural setting.”

My intent is to develop the property per the site plan included, in phases, over time, as demand merits. The subject is especially suited for a mixed-use development of this type. There are multiple positive reasons to support such a development in this area, as follows:

- Located in the crosshairs of a significant growth pattern in the northern suburban area of Valdosta-Lowndes County.
- Excellent and easy access to and from multiple major highways including North Valdosta Road, Old U.S. Hwy. 41, and Val Del Road.
- ±1,000' frontage on Val Del Road; direct access to Camelot Crossing, a public right-of-way that connects directly to North Valdosta Road; Less than two miles away is I-75, Exit 22 with its rebuilt, expanded interchange.
- Lowndes County water-sewer utilities are at or very close to the site, with adequate capacity according to County officials. All other utilities, services and required infrastructure are in place and available.
- There is a shortage of residential, office and retail development in this large sub-market. Within a few miles of this site are multiple new residential developments, with more on the way. New homes being built nearby are sold even before they're finished. The existing commercial development in Camelot Crossing is almost completely built-out. Residents in north Lowndes must travel many miles to find adequate commercial services and amenities. This new development will meet this pent-up demand.
- We're in a new era with newer generations demanding new types of development that have been built elsewhere but not here yet. This includes "Town Village" lifestyle shopping centers replacing the old traditional enclosed Malls; new, unique types of residential living including high-tech smaller cluster or townhomes on smaller lots, better-suited for singles and small families, mixed in and around on-site amenities and recreational areas for residents, their families and pets; and distinct, high-tech, executive small-office suites that are built better, newer and safer than traditional older office buildings; with much greater appeal to younger workers moving up.
- This development will create significant, multi-million-dollar economic benefits to the community over many years, including: significant new revenues from property and sales tax revenues, and utility payments; millions spent locally for construction labor and materials as each section is phased in; new employment payrolls; and another draw for new residents to move to this community.
- Lowndes County has been wise to pro-actively invest in infrastructure here, anticipating and preparing for new growth. This development will help create a positive return on that investment for many years.

Valdosta and Lowndes County are ready for the next generation of community amenities to serve existing residents and attract new ones. This new planned site will lead the way to meet that need. I appreciate the opportunity to partner with Lowndes County to create a new, unique and exciting mixed-use development.

Thank you for your consideration. Charlie Hand