



19 April 2022

Lowndes County Board of Commissioners
327 North Ashley Street
Valdosta GA 31601

Stan Folsom, GA RLS #2284
1309 Edgewood Drive
Valdosta GA 31601
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**Re: Re-zoning of 7.862 Acres located at the intersection of James Road & Smith Street
for Felix A. Flannigan (Tax parcels 00187 084 & 0087 165, to be combined)**

Dear Commissioners;

On behalf of Mr. Felix A. Flannigan, Folsom Surveying LLC submits this letter of intent to rezone 7.862 Acres of land to **C-G (General Commercial)**.

Mr. Flannigan's property is:

1. Located within the Urban Service Area;
2. In a "Neighborhood Activity Center" Character Area, "a neighborhood focal point with a concentration of activities such as general retail, service commercial, professional office";
3. On James Road, a collector roadway, where infrastructure has been improved for the purpose of supporting a concentration of activities;
4. Within 500' of a "Community Activity Center" Character Area, "a focal point for several neighborhoods that has a concentration of activities such as general retail, service commercial, office professional"; and
5. Within 500' of property located within the "Community Activity Center" Character Area that is zoned C-H.

Greater Lowndes 2030 Comprehensive Plan:

Goal 7: LAND USE - To ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

Policy 7.1 - The Urban Service Area, based on existing and planned infrastructure improvements, shall serve as a guide for future development.

Objective 7.2.1 – Locate new development within the Urban Service Area.

In summary, I feel that Mr. Flannigan's proposed C-G Zoning is compatible with the James Road area.

Thank you for your consideration.

Sincerely;
Stan Folsom, GA RLS #2284

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