



September 6, 2022

Electronic Mail to: jdillard@lowndescounty.com

Lowndes County, Planning and Zoning Director
Attn: JD Dillard
327 N. Ashley St
2nd Floor
Valdosta, Georgia 31601

RE: LETTER OF INTENT in relation to Stoker Utilities Application for Rezoning from C-G to P-D, R-A to P-D, and R-A to C-G for the properties located off Bemiss Rd. and Mulligan Rd., Valdosta, Lowndes County, Georgia

I, represent and serve as agent of Stoker Utilities (“Applicant”) in connection with its application for rezoning approval (the “Application”). This Letter of Intent is intended to supplement the Application and be incorporated therein.

The Applicant is seeking Lowndes County approval to rezone the properties commonly known as parcels 0145C 182, 0145C 181, and 0145C 181A located on Bemiss Rd, in Valdosta, Lowndes County, Georgia, from C-G (General Commercial) to P-D (Planned Development), R-A (Residential Agriculture) to P-D (Planned Development), and R-A (Residential Agriculture) to C-G (General Commercial).

Subject Property – General Information

The subject properties total 14.1 acres, including three separate parcels and submitted for plat approval upon Applicant’s purchase of the two additional parcels. Each parcel is described below.

- **Parcel 1 – Bemiss Rd., Lowndes County Parcel No. 0145C 182**

Parcel 1 is an approximately 3.5-acre parcel currently zoned C-G (General Commercial). Parcel 1 borders Parcel 2 on its southern property line and Parcel 3 on its western property line. It is located off Bemiss Rd. and is vacant/undeveloped. Parcel 1 is owned by Stoker Utilities.

- **Parcel 2 – Mulligan Rd., Lowndes County Parcel No. 0145C 181A**

Parcel 2 is an approximately 2.5-acre parcel currently zoned R-A (Residential Agriculture). Parcel 2 borders Parcel 1 on its northern property line and Parcel 3 on its northwestern property line. Parcel 2 is developed with two single-family residences, with 2 barns located to the left and behind one resident. Parcel 2 is owned by Mulligan Manor, LLC, Jason Bailey, and is currently under contract for purchase by Applicant.