

- **Parcel 3 – Bemiss Rd., Lowndes County Parcel No. 0145C 181**

Parcel 3 is an approximately 8.1-acre parcel currently zoned R-A (Residential Agriculture). Parcel 3 borders Parcel 1 and Parcel 2 their eastern property lines. Parcel 3 is vacant/undeveloped. Parcel 3 is owned by J and H Investments, LLC, Jason Bailey and is currently under contract for purchase by Applicant.

### **Proposed Use**

If approved for rezoning, Applicant will construct a multi-family residential development on parcels 0145C 182(yellow), 0145 181A(green), and a portion of 0145C 181(orange) respectively and a commercial area for future development on the remainder of parcel 0145C 181 (blue) on the subject property.

### **Site Plan, Rendering, Building Elevations**

Bemiss Road is a main thoroughfare in this region of Lowndes County. Major road improvement plans are proposed for construction at the intersection of Bemiss Road and Studstill Road, which directly impact the subject property. The road improvements to Bemiss Road include the addition of a signal light at the intersection as well as sidewalks which are tied into the development of the subject property.

I, along with Applicant, look forward to working the Community Development team, the Planning Commission, and the County Commission, and are happy to answer any questions or address any concerns.

Sincerely,  
Advanced Engineering Services, LLC



Matthew Inman, P.E.  
Senior Project Manager