



16 May 2024

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

Stan Folsom, GA RLS #2284
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Valdosta GA 31601
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Re: Re-zoning of 4.72 Acres, Tax Parcel 0240 037, located on Glen Road.

Dear Commissioners;

On behalf of the property owner, Mr. Robert Carter, Folsom Surveying LLC submits this letter of intent to rezone 4.72 Acres of land from E-A to **R-1, Low Density Residential (1 acre)**. **This district is intended to provide for single-family residential dwellings on individual lots at a low density of development, consistent with the use of private wells and septic tanks.**

1. This area has multiple residential uses, many of them 1.0 Acre, that dates back 40 years. R-1 Zoning would comply with Lowndes County's 2030 Comprehensive plan and blend with existing development.
2. Tax Parcel 0240 037 is located on Glen Road, which was widened to 80' and paved in to promote growth in the area.
3. Tax Parcel 0240 037 is located in the Rural Residential Character Area.

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 7.2.1 – Locate rural residential...uses within the rural service area.

Policy 7.6.2 – Encourage future development to expand in area contiguous to existing developed areas...

In summary, I feel that the proposed R-1 Zoning is compatible with the Greater Lowndes 2030 Comprehensive Plan, and with the existing land uses adjoining and surrounding it.

Thank you for your consideration.

Sincerely,
Stan Folsom, GA RLS #2284

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