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July 1, 2025

Lowndes County Board of  
Commissioners & GLPC  
327 N. Ashley Street  
Valdosta, GA 31601

Re: Application for Rezoning for Map and Parcel No. 0248 044A

Dear Board Members:

Please allow this letter to serve as an application for rezoning the property located off GA Highway 135, Map & Parcel Number 0248 044A. The property is currently zoned as E-A. We would like to rezone the property from E-A to C-C.

This lot is currently owned by ENCC, LLC, and the deed is recorded in Deed Book 7138, Page 108 in the Lowndes County public records. A copy of the application form, recorded deed, list of adjacent property owners, map, and payment are attached.

Amending the zoning classification of this property would be consistent with the Goals & Policies of the 2021 Joint Comprehensive Plan Update. Specifically, rezoning would promote Land Use Goal 5 through “efficient and compatible uses of land; the principal of the owner, along with predecessors in title, have utilized the property for cabinet making for over 25 years. Rezoning to C-C merely brings the classification in line with the historical use of this property, its highest and best use. For more historical particulars, please see Exhibit “A” attached hereto (Policy 5.2 states, “Available land should be utilized in the most efficient manner while focusing on redevelopment of land where feasible.”).