

# INNOVATE!

Engineering & Surveying

January 29, 2026

RE: Letter of Intent  
Planned Development Overlay  
Val-Del Mobile Home Community

APS Valdel, LLC intends to redevelop their mobile home community site on their property located along Val Del Road. The  $\pm 33.79$ -acre property is identified as Map 0071, Parcel 040. It is currently mixed zoning of R-A and P-D. They intend to rezone the entire property to P-D.

A master plan of a portion of the property was developed in 1998. That plan did not address the existing mobile home park facing Val Del Road. Since that time, individual parcels have been combined into the single parcel, but with mixed zoning. It is intended to bring the entire parcel under the P-D zoning, and to master plan the ultimate build-out of the project.

The property is bisected with a drainage feature and wetlands. Also, since 1998, Lowndes County water and sewer facilities are readily available for connection. It is our understanding Val Del Road is to be widened and improved soon allowing the homeowners better access in and out of the development. The parcel currently has 4 drives onto Val Del Road. For security purposes, APS Valdel desires to limit entry and exit to 2 drives.

Because of the unique configuration of the lot, the proposed P-D overlay will allow APS Valdel the flexibility of developing individual homesites based on market needs. The development will conform with Section 4.03.26 and 4.06.00 requirements.

APS Valdel understands they must bring the entire site into full compliance with the standards identified on the concept plan enclosed once the development has been completed.

Please accept and approve this P-D application.

Respectfully submitted,



William D. Kent, PE

Enclosures