

Langdale Vallotton, LLP

1007 N. Patterson Street | Valdosta, Georgia 31601
Tel: (229) 244-5400 | www.langdalelaw.com

William C. Nijem, Jr.

Direct Dial: (229) 588-7118
bnijem@langdalelaw.com

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J.D. Dillard
County Planner
Lowndes County, Georgia
327 N. Ashley Street, 2nd Floor
Valdosta, Georgia 31601
Via E-Mail to: jdillard@lowndescounty.com

RE: Proposed Rezoning of Lowndes County, Georgia Tax Map Parcel Numbers 0135 038, 0135 039, 0135 105, and 0135 118 (collectively the "Property")

Dear Mr. Dillard:

Our firm represents Willton, LLC, a Georgia limited liability company ("Willton"), in connection with the above referenced zoning matter. The enclosed rezoning application (the "Application") is being submitted to rezone the Property from its current Low Density Residential (R-1) and Highway Commercial (C-H) zoning classifications to Suburban Density Residential (R-10) and Highway Commercial (C-H) for the purpose of developing a residential subdivision on the Property. Rezoning the Property to R-10 and C-H is appropriate to provide for the development of additional housing and other accommodations that will benefit the citizens of Lowndes County, Georgia.

The proposed rezoning is compatible with the Greater Lowndes Comprehensive Plan (the "Plan"). The Plan classifies the two (2) southern parcels (0135 039 and 0135 105) as Suburban Character Area and the two (2) northern parcels (0135 038 and 0135 118) as Community Activity Center Character Area. Willton has proposed to rezone the majority of the Property to R-10, which is permitted within the Suburban Character Area. Though a portion of the Property sought to be rezoned to R-10 is located in the Community Activity Center Character Area and R-10 zoning is not explicitly permitted in the Community Activity Center Character Area, Willton's proposed development of the Property is directly in line with the development strategy of Community Activity Centers which promotes residential development that reinforces the town center through