

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

LV File No. 26-19690BN

April 28, 2026

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 Number 0195A 002A (the "Property")

Dear Mr. Dillard:

Our firm represents William Q. Touchton, Jr. ("Mr. Touchton") in connection with the above referenced zoning matter. The enclosed rezoning application (the "Application") is being submitted to rezone the Property from its current Highway Commercial (C-H) zoning classification to Suburban Density Residential (R-10) for the purpose of developing the Property into four (4) residential lots. Rezoning the Property from C-H to R-10 is appropriate to provide for the development of additional housing 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 Property as Community Activity Center Character Area. Though R-10 zoning is not explicitly permitted in the Community Activity Center Character Area, Mr. Touchton's proposed development of the Property is directly in line with the development strategy of Community Activity Center Character Areas which promote residential development that reinforces the town center through locating higher density housing options near the town center. The R-10 rezoning requested is also consistent with the residential zoning classification of adjacent properties. Moreover, Community Activity Center Character Areas promote mixed-income housing and the creation of viable communities by providing increased maintenance and security. As shown on the boundary drawing and preliminary subdivision plat attached hereto for your review, Mr. Touchton seeks to rezone the Property to R-10 to allow for the development of the