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March 4, 2022

220125/B

Lowndes County Georgia
Mr. JD Dillard, County Planner
327 N. Ashley Street
Valdosta, GA 31601

Re: Letter of Intent regarding: Application for Rezoning
Property Map/Parcel No.: 0039 039B & a portion of 0092 039 (the "Property")
Property Address: 3263 Old Clyattville Road
Property Owner: Palmetto Holdings, LLLP
Rezoning Request for: Palmetto Holdings, LLLP

Dear Mr. Dillard:

Please allow this correspondence to serve as the Letter of Intent required by Lowndes County in connection with the above-referenced Rezoning Request, which is further explained below. William P. Langdale, Jr. of Langdale Vallotton, LLP, as the owner and authorized Agent respectfully submits the Application on behalf of the property owner, Palmetto Holdings, LLLP ("Palmetto").

Palmetto seeks to rezone the Property from RA to PD, which meets the Comprehensive Plan goals and policies, as discussed in further detail below. The Property is located off of the Old Clyattville Road, a county paved road, and is currently zoned as RA. Palmetto plans to use this Property as a multipurpose venue.

The Property consists of 15.620 acres and is part of a larger tract of 180 acres, more or less, which is and has been for more than 30 years used for a pecan plantation. Palmetto acquired the pecan plantation more than 10 years ago. When Palmetto acquired the Property there was a beautiful home, barn, lake and other amenities located on the Property, which was the property of the late Jimmy Dowling and the home of the late Harry Roberts. The site which is the subject of this application is perched on a hill overlooking the lake and nestled in pecan trees and is one of the most serene and beautiful sites in Lowndes County.

Being surrounded by our pecan plantation and with the intense nature of pecan farming, this isolated Property is not suitable for residential use; therefore, since we acquired the Property, we have used it for political gatherings, family reunions, weddings, and other special events. The Property has been perfect for this use given the location and existing amenities on the Property and the fact there are no fulltime residents on the Property who may consider necessary and normal pecan operations a nuisance.