

..... DOVER MILLER KARRAS LANGDALE & BRANTLEY
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March 31, 2026

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

Re: Application for Rezoning Amendment for part of Tax Parcel 0145B 094B

Dear Board Members:

Please allow this letter to serve as an application for rezoning for the property located off Bemiss Knights Academy Road, approximately 1.67 acres, part of Map & Parcel Number 0145B 094B. This application is to request rezoning to C-G (General Commercial) zoning classification.

The property is currently owned by Blackwater Development, LLC as of March 30, 2026, and the deed is recorded in Deed Book 7231, Page 637, of the Lowndes County public records. A copy of the recorded deed is attached hereto as Exhibit "B." A survey of the property is included as Exhibit "C". A site plan of the proposed project will be provided at a later date. A list of adjacent property owners is attached hereto as Exhibit "D."

Please note that according to the plat, a portion of this property is zoned R-1, and the majority is zoned R-10. The property is currently zoned as R-10 pursuant to a 2006 rezoning application and Notice of Decision (Case REZ-2006-25). A copy of the Notice of Decision is attached hereto as Exhibit "A." VALORgis also shows a portion in R-1 and a portion in R-10, but VALORgis also indicates that the property to the north, Map & Parcel Number 0145B 094A, is over 1 acre more than depicted on the most recent plat.

This property has a long history. The property was previously zoned as A-U and R-15 before the adoption of the ULDC. In 2006, the property owners appealed the new Countywide Zoning of R-1 and R-21, by requesting E-A and R-10 for their properties (Case REZ-2006-25). The property immediately to the north of the subject property operated as a fish farm, an allowable use in the pre-ULDC A-U zoning. The subject property was rezoned as R-10.