

From: js corbett <valdostamac@gmail.com>
Sent: Tuesday, March 17, 2026 11:02 AM
To: Matt Martin
Subject: Opposition to Case VA-2026-02 (Rezoning R-15 to R-M)

Dear Members of the Valdosta Planning Commission and City Council,

My name is Dr. James E. Corbett, and I am a resident of Cherry Creek Hills Subdivision. I am writing to formally oppose Case VA-2026-02, submitted by RST Construction, requesting rezoning of property on the north side of Lake Laurie Drive from R-15 (single-family residential) to R-M (multi-family residential).

While I understand the importance of growth in Valdosta, this request represents a significant and incompatible increase in density that raises serious concerns regarding traffic safety, infrastructure capacity, and environmental impact.

First, the proposed change from R-15 to R-M is a substantial shift from low-density, single-family housing to higher-density multi-family use. This is not consistent with the established character of surrounding neighborhoods, including Cherry Creek Hills, and would introduce an incompatible land use.

Second, traffic conditions on Cherry Creek Road are already strained. A school located east of the proposed development releases traffic directly onto Cherry Creek Road during peak hours, and additional traffic flows southbound from the north along the same corridor. Residents of Cherry Creek Hills rely on this road as a primary access point. Adding a multi-family development will increase congestion, raise safety concerns, and potentially impact emergency response times.

Third, and most importantly, Valdosta already experiences frequent wastewater overflows into Cherry Creek, which flows into the lake bordering our subdivisions and ultimately into the Withlacoochee River. These issues occur regularly enough that residents are often unable to safely fish or use the lake. Increasing density in this area will add additional strain to an already compromised system, increase runoff, and likely worsen existing water quality problems.

Additionally, there is no clear evidence that existing infrastructure—including sewer, stormwater, and roadways—can support the additional demand created by this development.

Given these concerns, I respectfully request that the Planning Commission and City Council deny this rezoning request. At a minimum, no approval should be granted without comprehensive traffic, wastewater, and environmental impact studies demonstrating that this development will not exacerbate existing issues.

Thank you for your time and consideration.

Sincerely,

Dr. James E. Corbett
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