From:	Alon Boyd <boyd_alon@yahoo.com>
Sent:	Sunday, March 22, 2026 7:14 PM
To:	Matt Martin
Cc:	Scott J. Matheson; Vivian Miller-Cody; Sandra Tooley; Thomas McIntyre; Eric Howard; Tim Carroll; Andrew Gibbs; Nick Harden
Subject:	Opposition to Rezoning Case VA-2026-02

March 22, 2026

Greater Lowndes Planning Commission
c/o Valdosta Planning Division
300 North Lee Street
Valdosta, Georgia 31603

CC: Valdosta Mayor and City Council
216 East Central Avenue, Valdosta, Georgia 31601

RE: Opposition to Rezoning Request VA-2026-02

Dear Members of the Planning Commission and Mayor and City Council:

I am a resident of 3795 Cherry Creek Rd, and I am writing in strong opposition to Rezoning Case VA-2026-02, the request by RST Construction to rezone approximately 5.20 acres on the north side of Lake Laurie Drive from Single-Family Residential (R-15) to Multi-Family Residential (R-M).

1. THE PROPOSED REZONING IS INCOMPATIBLE WITH THE ESTABLISHED RESIDENTIAL CHARACTER OF THE AREA

The surrounding neighborhood consists of large, single-family estate homes on lots of one to two acres or more, with homes typically ranging from 3,000 to 4,000+ square feet. The City of Valdosta's own Comprehensive Plan designates this area as an "Established Residential" character area, a designation specifically intended to protect existing low-density neighborhoods from incompatible intensification. Multi-family residential development at R-M densities is fundamentally inconsistent with this designation and with the physical character of the surrounding area.

2. THE PROPOSED DENSITY IS 4 TO 5 TIMES GREATER THAN WHAT IS APPROPRIATE

The current R-15 zoning would yield approximately 10 to 15 single-family homes on the 5.20-acre parcel. The proposed R-M rezoning would permit, at minimum:

- 8 four-story buildings
- 8 dwelling units per building
- 64+ total units, and this number can increase after rezoning since the concept plan is not binding

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