

From: Sandra Or Hap <eplus12@bellsouth.net>
Sent: Sunday, March 22, 2026 8:51 PM
To: Matt Martin
Subject: Opposition to Rezoning Case VA-2026-02

CAUTION: This email originated from outside the City of Valdosta. Maintain caution when opening external links/attachments

March 22, 2026

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

RE: Opposition to Rezoning Request VA-2026-02

Dear Members of the Planning Commission:

I am a resident of 825 S Lakeshore Dr, 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

This represents a four to five times increase in density over what is currently permitted. Such a dramatic increase in dwelling units and population intensity is inconsistent with neighboring properties and with the expectations of homeowners who purchased and invested in this area under existing zoning.

3. NO IMPACT STUDIES HAVE BEEN CONDUCTED OR SUBMITTED