

From: James Corbett <valdostamac@gmail.com>
Sent: Wednesday, August 12, 2026 4:36 PM
To: Matt Martin
Subject: Opposition to Proposed Planned Development – Cherry Creek Road & Lake Laurie Drive

Dear Members of the Greater Lowndes Planning Commission and Valdosta Mayor-Council,

I am Dr. James E. Corbett, a resident of Cherry Creek Hills Subdivision. I am writing to express my opposition to RST Construction's request for Planned Development approval for the proposed 87-lot residential development at the northwest corner of Cherry Creek Road and Lake Laurie Drive.

I recognize that this proposal differs from the previous request for this property. The current proposal maintains single-family residential use under R-15 zoning, which is more compatible with the surrounding area than the previously proposed multi-family development. However, I remain very concerned about the density of the proposed development, its compatibility with the surrounding area, traffic impacts, infrastructure capacity, and environmental consequences.

Density and Compatibility with the Surrounding Area

The plan provided to neighboring property owners proposes **87 residential lots on approximately 30.63 acres**, with many lots substantially smaller and narrower than what would ordinarily be expected under R-15 development standards.

Valdosta's R-15 standards specify a 15,000-square-foot minimum lot size, 100-foot minimum lot width, and maximum density of 2.9 units per acre.

I recognize that Planned Development approval allows flexibility from normal development standards. However, the City's Planned Development regulations identify maintaining general integrity and compatibility with the underlying zoning district and its development density as an objective. Planned Developments are intended to achieve a more desirable development pattern than would be possible through strict adherence to standard regulations.

That raises an important question that I respectfully ask the Commission and Council to consider:

What substantial benefit to the surrounding community justifies allowing these deviations from normal R-15 development standards at this particular location?

Traffic and the Specific Location of this Development

Traffic is one of my greatest concerns, particularly because of where these 87 homes would be located.

Staten Road/Cherry Creek Road is not simply a neighborhood street serving nearby homes. It functions as an established travel route for motorists coming into Valdosta from areas north of the city in the morning and leaving the city during afternoon commuting hours. As a resident of this area, I see the substantial peak-hour commuter traffic this corridor already carries.

Importantly, concerns about traffic on this corridor are not new.