

I Am Not Opposed to Reasonable Development

I want to emphasize that I am not opposed to reasonable single-family development of this property.

The developer's decision to move away from the previous multi-family proposal and instead propose single-family housing is a meaningful improvement.

My objection is to placing 87 homes on this particular property through substantial deviations from ordinary R-15 development standards, especially given the existing traffic, wastewater, stormwater and environmental conditions surrounding the site.

I therefore respectfully request that the Greater Lowndes Planning Commission recommend **denial of the proposal in its present form**, and that Mayor-Council deny the request unless and until the applicant can satisfactorily demonstrate:

- that the proposed density, lot sizes and other deviations are justified under the City's Planned Development standards and are compatible with the surrounding residential area;
- that a traffic analysis using actual peak-hour conditions demonstrates that Staten Road/Cherry Creek Road and the surrounding road network can safely accommodate the additional traffic, including existing school, Boys & Girls Club, commuter and residential traffic;
- that the proposed entrances will not create unreasonable additional turning, merging or congestion problems on Staten Road/Cherry Creek Road;
- that adequate wastewater capacity exists without increasing the risk of sanitary sewer overflows affecting Cherry Creek or downstream waters; and
- that the stormwater plan adequately addresses the cumulative effects of the development's additional impervious surfaces on Cherry Creek and the adjoining lake.

I support responsible growth in Valdosta. But responsible growth should take into account where a development is being placed, the character of the surrounding community, and the capacity of the infrastructure that must support it.

In this case, I believe 87 homes is simply too dense for this particular location, especially at a point where significant commuter, school, community-facility and residential traffic already converge and where water quality and wastewater capacity are legitimate concerns.

I respectfully ask the City to require a development plan more consistent with the established residential character and infrastructure capacity of the Cherry Creek area.

Thank you for considering the concerns of those of us who already live here and will experience the long-term effects of this decision.

Sincerely,

James E. Corbett, Ed.D.
Cherry Creek Hills Subdivision
Valdosta, Georgia