



GLPC AGENDA ITEM # 7

AUGUST 31, 2026

Planned Development approval by RST Construction File #: VA-2026-10

RST Construction is requesting Planned Development master plan approval of a non-conventional residential development in a Single-Family Residential (R-15) zoning district. The subject property consists of two parcels totaling 30.63 acres located at the NW corner of Cherry Creek Road and Lake Laurie Drive. The property is currently undeveloped. The applicant is proposing to replat and develop the property with 87 single-family dwellings in phases on small individual lots, arranged throughout a designated open space area along a private street system that has gated access from the public streets outside the development. Lot sizes will average just a little more than 6,000 square feet, with homes mandated to be at least 2,100-sf of indoor heated floor area and a maximum of 2 floors. The overall development will feature a perimeter buffer yard with walking trails, an HOA with restrictive covenants, lots of open space with onsite amenities. Please refer to the attached draft master plans and schematics (7 pages), as well as the Letter of Intent for additional development details.

On the Future Development Map of the Comprehensive Plan, the subject property is split between a **Parks/Recreation/Conservation (PRC)** Character Area for the western lake parcel (8.46 acres), and an **Established Residential (ER)** Character Area for the remaining large parcel (22.17 acres). R-15 is a compliant zoning district within each of these Character Areas.

The subject property has had a history of two (2) controversial Zoning-related requests. The first of these was in 2007 by a different applicant/owner (file # VA-2007-25, applicants = Mark Courson and Cove Partners LLC) for the 22-acre main parcel. This was a request to rezone to PRD to allow a very similar planned development consisting of 78 single-family homes on small lots. This request generated a tremendous amount of controversy with the nearby property owners, and after some tablings, it was eventually withdrawn by the applicant before reaching final public hearing by the City Council. The second of these requests was nearly 19 years later (this past spring) (file # VA-2026-02, by the current applicant) to rezone a 5.20 acre portion of the main parcel from R-15 to R-M. The main purpose of this request was to set the stage for a future "mixed-residential" Planned Development request, by increasing the potential density of the overall property and introducing a multi-family residential component to the proposal. This request also generated a large amount of controversy with nearby property owners, and it was withdrawn on March 27th by the applicant before reaching the GLPC public hearing.

In spite of the apparent high-quality nature of this proposal, and all the proposed amenities of the development which go beyond the minimums required by R-15 zoning, planning staff has some very major concerns about the overall density of the proposed development and stretching the limits of what should be considered eligible for Planned Development under R-15 zoning.

The entire subject property totals 30.63 acres. When dividing this raw acreage by R-15 density (15,000-sf lot size), the result is 88 lots which is considered the "absolute maximum" that can be considered for such a Planned Development without utilizing any potential bonus densities that might otherwise be requested. However, when more realistically considering this in terms of conventional R-15 development, this reduces to a maximum total of 66 lots (when assuming a typical 25% acreage reduction due to the use of rights-of-way for internal access, some open space areas and some of the lots exceeding the R-15 minimum areas). However, this analysis is still somewhat misleading by virtue of the fact that the 8.46 acre "pond parcel" is mostly unbuildable area. When calculating the maximum allowable # dwelling units for just the 22.17 acres, the total gross acreage would yield just 64 units. When subtracting-out 25% for rights-of-way etc., this number reduces to a maximum of 48 dwelling units. Therefore, in terms of just the raw numbers, it is clear that the proposal for

87 dwelling units pushes these calculations to the extreme, and is well-beyond what would be normally expected for a proposed Planned Development under R-15 zoning.

Section 212-1 of the City's Land Development Regulations (LDR) spells out the purpose and intent of the Planned Development approvals and the prescribed objectives (see pages 6-7 for the complete text). One of these objectives is that they should "maintain general integrity and compatibility with the underlying zoning districts and their prescribed standards of use and development density." Section 212-2 of the LDR pertains to the relationships between Planned Development approval and the underlying zoning district. Included in this is the statement that "Planned Developments shall closely conform to the allowable uses and the development density standards of the zoning district which already applies to the subject property" (see page 7 for more of Section 212-2). This Section also states that all proposed deviations from the City's development standards shall be itemized and depicted as part of the proposal. These deviations are much like "variances" and for this particular case, they are itemized and described on page 4. Most of these deviations pertain to the basic (minimal) dimensional standards of R-15 zoning, such as lot sizes and minimum building setbacks. It should be clearly noted that for this Planned Development request, the ONLY basic R-15 zoning standards that are not being deviated, are the single-family residential use of the properties, the minimum dwelling floor area requirement of 1,200 square feet, and that only two (2) of the proposed 87 lots meeting the R-15 minimum lot width requirement of 100 feet. None of the 87 lots meet the minimum lot size requirement of 15,000 square feet. Only one (1) lot meets the R-10 standard of 10,000 square feet. The average lot size for all 87 lots combined (12.13 acres) is only 6,073 square feet. If you subtract the 2 largest lots of the proposed development, this average for the remaining 85 lots falls to just 5,960 square feet which does not even meet the minimum requirement of R-6 zoning. It should also be noted that the minimum lot widths for 84 of these lots are depicted as ranging from 45 feet to 58 feet, which is far less than the 100 feet normally required in R-15 and even less than the 60 feet required in R-6. However, the applicant is proposing a minimum dwelling unit size of 2,100 square feet which far exceeds the minimum 1,200 square feet requirement of R-15. However, to accomplish this on such smaller lots, the applicant is proposing greatly reduced minimum building setbacks from all sides of the lot; 10 feet in the front, 5 feet on both sides, and a range of 3-5 feet in the rear. (refer to the lot information table on the master plan drawings for more detail).

The applicant has also submitted a series of building schematics/renderings that appear to be borrowed from another residential development in another community. These are very conceptual in nature and intended to simply give example of the proposed architectural styles being contemplated for this particular development. Staff's concern is that without this conceptual nature being clearly understood, these schematics/renderings seem to be misleading in terms of how the buildings appear to be spaced farther apart and farther from the street, than what is actually being depicted in the proposed layout (site) plans. For example, the proposed minimum development standards indicate dwellings with pitched roofs that are 2-story (and potentially 30 feet) tall, only 10 feet apart from one another, only 10 feet back from the street curb, and therefore very likely to have short driveways that are not adequate to contain most vehicles.

Again, in spite of the apparent high-quality nature of this proposal, planning staff is very concerned about its overall high density elements which are inconsistent with R-15 zoning, inconsistent with the established development pattern of the adjacent Cherry Creek Hills subdivisions, as well as the purpose and intent of the City's Planned Development process.

Staff Recommendation: Find inconsistent with the Comprehensive Plan and the Planned Development Review Criteria, and recommend **DENIAL** to the City Council.

Planning Analysis & Property Information

Applicant:	RST Construction		
Owner:	Connell Cabinets Inc. (Phillip Connell)		
Request:	Planned Development approval for a non-conventional single-family residential subdivision in an R-15 zoning district.		
Property General Information			
Size & Location:	Two (2) contiguous parcels totaling 30.63 acres located at the at the NW corner of Cherry Creek Road and Lake Laurie Drive.		
Street Address:	< No street address has yet been assigned >		
Tax Parcel ID:	Tax Map # 0106 Parcels 248 & 248B	City Council District:	5 <i>Councilman Carroll</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-15	Vacant land
	Proposed:	R-15	Single-family residential subdivision (non-conventional)
Adjacent Property:	North:	R-15	Single-family residential subdivision
	South:	R-15	Single-family residential subdivision
	East:	R-21, R-1	(county) agricultural / farmland
	West:	R-15	Single-family subdivision
Zoning & Land Use History	The subject property has been zoned R-15 for more than 35 years. It was the subject of a formal Rezoning request to rezone from R-15 to PRD in 2007, for a proposed high-density single-family development consisting of 78 homes (file # VA-2007-25) (Mark Courson, Cove Partners LLC). That request was initially tabled by the Planning Commission & City Council for one month, and then WITHDRAWN by the applicant before reaching a final vote by City Council. A 5.20 acre portion of the subject property was proposed for Rezoning to R-M a few months ago during the Spring of 2026 (file # VA-2026-02) (applicant = RST Construction). It was withdrawn by the applicant before reaching public hearing. No other public hearings on the subject property have been held.		
Neighborhood Characteristics			
Historic Resources:	There are no known historic resources located on or near the subject property.		
Natural Resources:	Vegetation:	Natural forest – relatively new growth (since 2012)	
	Wetlands:	There are depicted NWI wetlands along the east side of the adjacent pond.	
	Flood Hazards	Located well-outside the currently-depicted FEMA designated 100-year floodplain	
	Other resources:	Staff is not aware of any endangered species or any archaeological resources in the immediate area.	

Public Facilities	
Water & Sewer:	Existing Valdosta water & sewer services along Lake Laurie Drive, as well as along Cherry Creek Road
Transportation:	Lake Laurie Drive (local street)
Fire Protection:	Fire Station # 5 (N Oak Street Ext) = approximately 0.90 miles to the south

Proposed Deviations from “standard development regulations”

LDR Section 212-2(A): Planned Developments shall meet the intent of all applicable development regulations of the City of Valdosta. Where such regulations are in conflict, the Planned Development Approval's plans, terms and conditions shall take precedence. All proposed deviations from the City's development standards shall be itemized and depicted in the Planned Development's proposal. City standards regarding emergency vehicle access and utilities shall be met in all approved Planned Developments without deviation or variance.

Code Requirement	Applicant's proposal
<u>Street Design:</u> * Local streets shall have a minimum right-of-way width of 50', and a sidewalk installed along the E side of a north/south road. Private roads shall still be built to City standards [LDR Title 3]	A PRIVATE internal street system within an overall “Common Area”, with three (3) gated entrances from surrounding public streets. Internal streets will have 24' wide pavement to facilitate 2-way traffic, and be constructed to City standards. Streets are depicted to have curb & gutter, with immediately adjacent sidewalks.
<u>Minimum Lot Area – R-15 zoning district:</u> * Minimum lot area in R-15 zoning is 15,000-sf [LDR 214-1, Table 1]	Proposing 87 single-family residential lots across a total area of 12.13 acres. This yields an overall average lot size of 6,073 square feet. Proposed master plan depicts lot sizes ranging between 4,680 – 13,000 square feet. (only 3 lots are larger than 6,400-sf, the other 84 lots are smaller than 6,400-sf)
<u>Minimum Lot Width – R-15 zoning district:</u> * Minimum lot width in R-15 zoning is 100 feet [LDR 214-1, Table 1]	There are two (2) lots that exceed 100' lot width, and one (1) lot that is 80' wide. The other 84 lots range for 45' – 58' wide.
<u>Minimum Building Setbacks – R-15 zoning district:</u> * Minimum setbacks are as follows: Front yard: 30 feet Secondary front yard: 25 feet Side yard: 10 feet Rear yard: 25 feet [LDR 214-1, Table 1]	Proposing a variety of setback distances as indicated on the master plan... The proposed one (1) large lot will mostly comply with R-15 standards, except for a reduced FY setback of 20 feet. The remaining non-customized lots will have reduced setback ranges as follows: Front yard: 10 feet Side yard: 5 feet Rear yard: 3 - 5 feet ** External setbacks around the perimeter of the development will feature a 30' wide buffer yard, that includes a vegetative fence and a walking trail.
<u>Subdivision entrance – landscaped street yard:</u> * All residential subdivisions are required to have a landscaped street yard at the primary street entrance to the development. The street yard shall be landscaped the entire length of the lot line fronting on a public street at a minimum depth of 10', and include a minimum 3 trees and 20 shrubs per 75 linear feet.	The proposed master plan does not indicate any special landscaped street yard at the development entrances.

Comprehensive Plan Issues

Character Area: Established Residential

Description: Typically an older neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures....

Development Strategy: Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area...

Character Area: Parks / Recreation / Conservation

Description: Undeveloped, natural lands with significant natural features including floodplains, wetlands, watersheds, wildlife management areas and other environmentally sensitive areas not suitable for development of any kind.

Development Strategy: The natural, rural character should be maintained by not allowing any new development and promoting use of conservation easements. Roadways in these areas should be widened only when absolutely necessary. Roadway alterations should be carefully designed to minimize the visual impact. These areas should be promoted for passive-use tourism and universally designed recreational destinations.

Goals and Policies:

POLICY 3.10 ---- The community's anticipated growth should be guided to occur in a well-integrated yet organized fashion which protects our community's character and resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development and a diverse population.

GOAL 5: LAND USE ---- Protect community resources through efficient and compatible uses of land that promote opportunities for investment and growth.

POLICY 5.2 ---- Available land should be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

POLICY 5.4 ---- Efforts should be made to ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community character and resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development and a diverse population.

POLICY 5.6 ---- Future development should be encouraged to expand in areas contiguous to existing developed areas through sequential and phased utility extensions, infill, redevelopment, compact development, conservation, and increased densities, thereby reducing development pressure on agricultural land.

GOAL 6: NATURAL RESOURCES ---- Promote and protect natural resources and opportunities for recreation through public access and conservation. A key component of this goal is the desire for community beautification of public and private land through behavior change to reduce littering and through an increased focus on landscaping maintenance of property.

Planned Development Review Criteria

The following criteria shall be applied in evaluating and deciding any application for a Planned Development Approval. No application for a Planned Development Approval shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following criteria, all of which are applicable to each application:

(1) Is the proposed development consistent with all the requirements of the zoning district(s) in which it is located, including required parking, loading areas, setbacks and transitional buffers.

Applicant:	Not all R-15 requirements have been met, but they are consistent.
Staff:	No. There are numerous identified “deviations” from the standard requirements of R-15 zoning, such as minimum lot area, lot width, and building setbacks.
(2) Is the proposed development compatible with the land uses on adjacent properties, including the size, scale and massing of buildings and lots.	
Applicant:	Yes.
Staff:	No. The single-family residential land use and the size of the proposed dwellings is generally compatible with the adjacent properties. However, collective scale and massing of the proposed development is out of character and very inconsistent with that of the surrounding development pattern
(3) Is the ingress and egress to the subject property, and all proposed buildings, structures, and uses thereon adequate ? Are the public streets providing access to the property adequate to safely handle the traffic generated by the proposed development ?	
Applicant:	Yes.
Staff:	Yes. The proposed ingress/egress to the overall development is adequate to serve a residential development of this size.
(4) How will the proposed development impact other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities ? Are these facilities and services adequate to support the proposed development ?	
Applicant:	No impact on other public facilities and services. Yes, facilities and services are adequate.
Staff:	Public facilities and services will remain adequate to serve the proposed development.
(5) Will the proposed development create adverse impacts upon any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration, or by the character and volume of traffic generated by the proposed development ?	
Applicant:	No.
Staff:	No adverse impacts. The modest increase in traffic volume will be spread across three (3) access points for the development.
(6) Will the proposed development adversely affect adjoining land properties by reason of the manner of use or the hours of operation of the proposed use(s) ?	
Applicant:	No.
Staff:	No adverse impacts.
(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplains, etc..) ?	
Applicant:	No.
Staff:	No adverse impact. There will likely be increases in stormwater runoff volume affecting the existing pond on the subject property, which is a man-made water feature.

Supplemental Regulations in the LDR Applicable to the Proposal

Chapter 212 Planned Development Approval Section 212-1 Purpose and Intent.

Planned Development Approvals are intended to provide an alternative method of land development and redevelopment not available within the framework of the City's standard zoning districts. The standards and procedures of Planned Development Approvals are intended to promote flexibility of design and allow for planned diversification and integration of uses and structures while at the same time, retaining in the Mayor/Council the absolute authority to establish such conditions, limitations and regulations as it deems necessary to maintain community aesthetics and to protect the public health, safety and general welfare. In doing so, Planned Development Approvals are designed to achieve the following objectives:

- (A) Accomplish a more desirable development pattern than would be possible through strict adherence of standard development regulations.
- (B) Accommodate a mixture of uses and/or development patterns which are compatible both internally and externally through limitations on building orientation, architecture, site layout, buffering, signage control, or other techniques which may be appropriate to a particular development proposal.
- (C) Encourage flexible and creative concepts of site development design which meet changing needs, technologies, market economics and consumer preferences.
- (D) Permit the combining and coordinating of architectural styles, building forms and building relationships within a Planned Development.
- (E) Preserve natural amenities of the land by encouraging scenic and functional open areas.
- (F) Encourage an efficient use of land, where appropriate and beneficial to the City, resulting in smaller networks of streets and utilities thereby lowering development and housing costs.
- (G) Maintain consistency with the Goals, Policies, Future Development Character Areas, and related Community Agenda elements of the Comprehensive Plan.
- (H) Maintain general integrity and compatibility with the underlying zoning districts and their prescribed standards of use and development density.

Section 212-2 Relation to Zoning Districts and Other Regulations.

Planned Development Approvals are not the same as a zoning change, but instead reflect a special development approval which supersedes the underlying zoning district regulations. If development approval is by some means revoked or deleted, then all development regulations of the underlying zoning district will apply. A Planned Development Approval may also be ignored and the property may still be developed at any time in accordance with the current zoning district regulations. However, once development has commenced under a Planned Development Approval, development must continue under the terms and conditions of the approval until it is completed or until the Planned Development Approval is properly amended or deleted.

- (A) Planned Developments shall meet the intent of all applicable development regulations of the City of Valdosta. Where such regulations are in conflict, the Planned Development Approval's plans, terms and conditions shall take precedence. All proposed deviations from the City's development standards shall be itemized and depicted in the Planned Development's proposal. City standards regarding emergency vehicle access and utilities shall be met in all approved Planned Developments without deviation or variance.
- (B) Planned Developments shall closely conform to the allowable uses and the development density standards of the zoning district which already applies to the subject property, as well as provisions of any applicable Overlay Zoning District. Applicants may request up to a maximum 20% increase in otherwise allowable development density, in exchange for superior aesthetics and creative site design with due justification. Applicants may also request approval of land uses which are deemed less intensive than the allowable uses of the existing zoning district.
- (C) Planned Developments within the local Historic District shall remain subject to the City's Historic Preservation requirements and applicable approvals from the Historic Preservation Commission.
- (D) Planned Development Approvals shall not be used as merely a means to avoid full compliance with standard development regulations for purposes of private gain. Development proposals that can easily be accomplished under standard development regulations and/or a different zoning classification or a Conditional Use Permit, will not be considered for Planned Development Approval.
- (E) Planned Development proposals for traditional neighborhood design, and/or infill residential development on small parcels, are encouraged to utilize the design guidelines for these found in Appendix F and Appendix E respectively.

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all inclusive as additional items may appear during the plan review process.

Building Inspections: No comments, but later pointed out the minimum 5' building setback requirement of the IRC.

Engineering: The intensity of the development appears to have been reduced as compared to previously submitted proposals, and the Planned Development is an attractive alternative to conventional R-15 development.

Fire: No major comments but there are questions concerning the hydrants (later answered by Utilities staff)

Landscape: No comments

Police: No issues on behalf of the police department

Public Works: < No comments received >

Utilities: < No comments received >

Attachments:

Zoning Location Map

Character Area Map

Aerial Location Map

Letter of Authorization

Letter of Intent (3 pages)

Boundary Survey

Conceptual master layout plan (internal property lines & common areas)

Conceptual master layout plan (streets & homesites, amenities) b/w

Conceptual master layout plan (streets & homesites, amenities) color

Conceptual master layout plan -- color rendering

Conceptual building facades & architectural styles (3 pages) ** *from another development*

Public response letters & emails (multiple pages)

VA-2026-10 Zoning Location Map



RST Construction

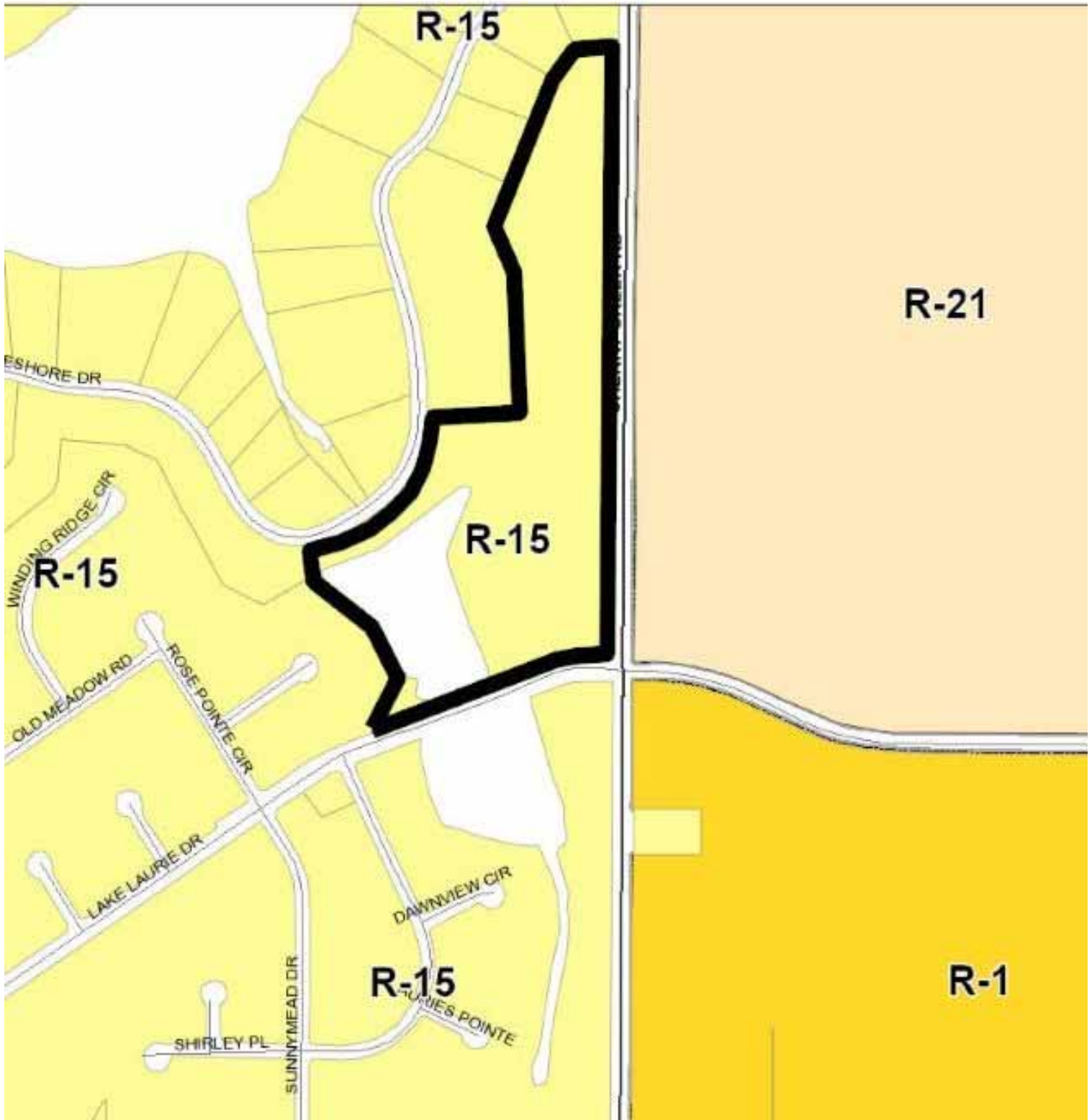
NW corner of Cherry Creek Rd & Lake Laurie Dr

Current Zoning = R-15

Planned Development Request

Tax Map: # 0106 Parcels: 248 & 248B

** Map NOT to scale Map Data Source: VALOR GIS July 2026



VA-2026-10 Future Development Map



RST Construction

NW corner of Cherry Creek Rd & Lake Laurie Dr

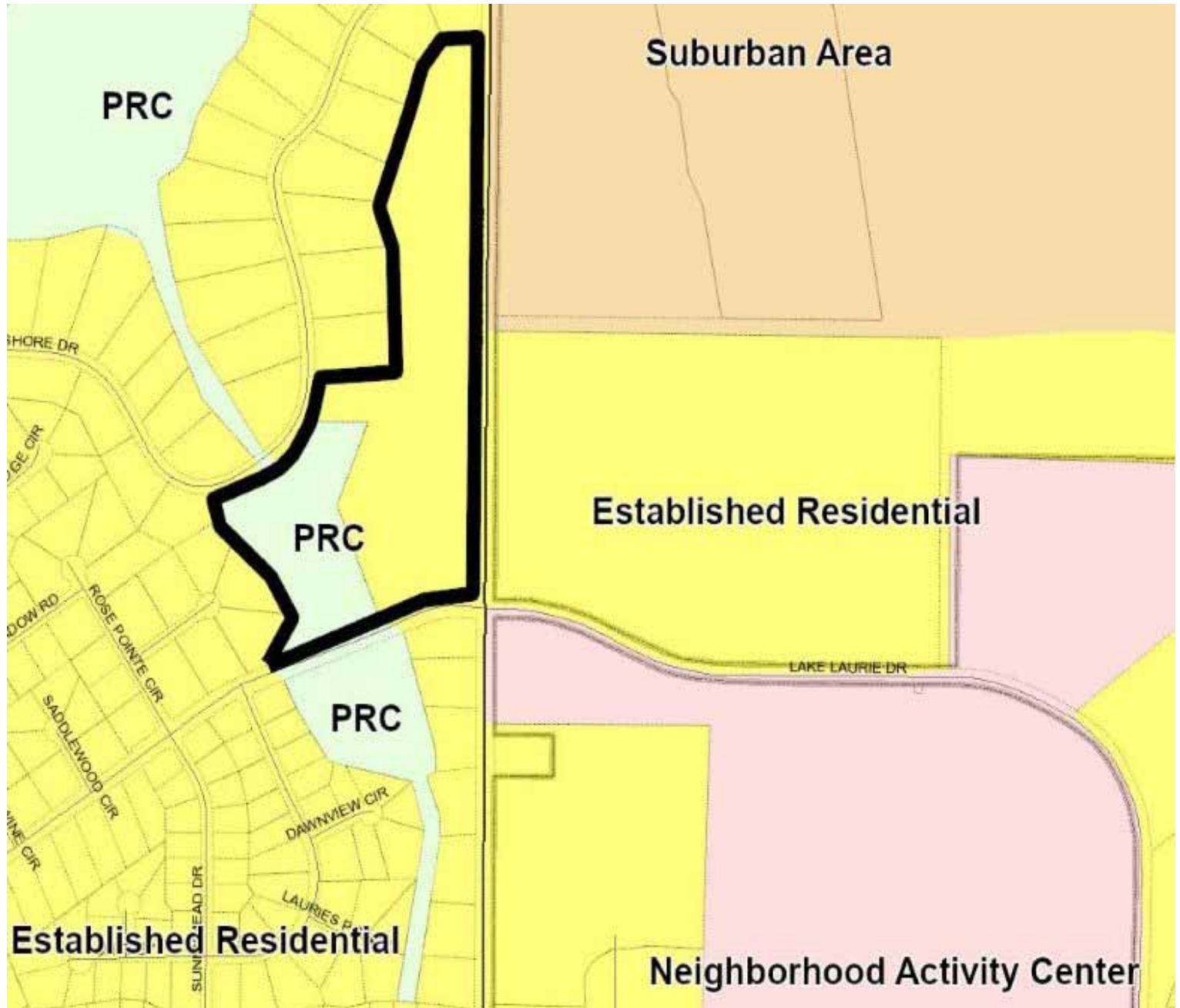
Character Area = ER & PRC

Planned Development Request

Tax Map: # 0106

Parcels: 248 & 248B

** Map NOT to scale Map Data Source: VALOR GIS July 2026



VA-2026-10 Aerial Location Map



RST Construction
Planned Development Request

NW corner Cherry Creek Rd & Lake Laurie Dr ~ 2025 Aerial Imagery
Tax Map: # 0106 Parcels: 248 & 248B

** Map NOT to scale Map Data Source: VALOR GIS July 2026



LETTER of AUTHORIZATION

To: Greater Lowndes Planning Commission
Valdosta City Council

Regarding property located at Lake Laurie Drive & Cherry Creek 0106 248 &
(street address) 0106 2483
(Tax Map/Parcel #)

I / We the owner(s) of the above described real property in the City of Valdosta, Georgia, do hereby authorize RST CONSTRUCTION to act as agent on my/our behalf, in submitting an application requesting Planned Development approval for my/our property, and to represent me/us in all public hearings and other matters with the City of Valdosta relating to this application.

Phil Connell
Signature(s)

Phillip Connell
PRINT name(s)

06/25/2026
Date

NOTARY PUBLIC

State of GA, County of LOWNDES

Sworn to and subscribed to me on this 25 day of JUNE 2026.

My commission expires 2-18-29.

STEPHEN CODY CALIFF
Notary Public





LETTER OF INTENT

North Park
Parcels: 0106 248B, 0106 248
Cherry Creek Road

Rusty Trancygier, with RST Construction, intends to develop a residential subdivision on 30.36 acres that are currently zoned R-15. Based on current zoning, 88 residential lots would be allowed. With this application, it is intended to provide an alternative method of land development not available within the framework of the conventional R-15 zoning standards. This Planned Development application is intended to promote flexibility of design and allow for planned diversification and integration of uses and structures to maintain community aesthetics and to protect public health, safety and general welfare. The plan, as presented, achieves the following objectives:

- (A) Accomplishes a more desirable development pattern than would be possible through strict adherence of standard development regulations,
- (B) Accommodates a mixture of uses and development patterns which are compatible both internally and externally through limitations on building orientation, architecture, site layout, buffering, signage control, and other techniques which may be appropriate to a particular development proposal,
- (C) Encourages flexible and creative concepts of site development design which meets changing needs, technologies, market economics and consumer preferences,
- (D) Permits the combining and coordinating of architectural styles, building forms and building relationships,
- (E) Preserves natural amenities of the land by encouraging scenic and functional open areas,
- (F) Appropriately encourages efficient land use, beneficial to the City and surrounding neighborhoods, resulting in smaller networks of streets and utilities thereby lowering development and housing costs,
- (G) Maintains consistency with the Goals, Policies, Future Development Character Areas, and related Community Agenda elements of the Comprehensive Plan, and
- (H) Maintains general integrity and compatibility with the underlying zoning district and its prescribed standards of use and development density.

INNOVATE!

Engineering & Surveying

General Overview:

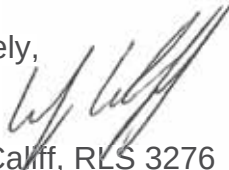
This Planned Development has the following general standards and characteristics that define a few development standards compared to what would normally be allowed in the R-15 base zoning district:

- 88 lots proposed (87 single-family residential lots and 1 HOA lot)
- Developer will maintain unified control over the project during construction and the land development process. After construction is complete, the project will be governed by the HOA with restrictive covenants
- Project will be developed in phases that will be determined based on market trends and needs
- Residential lots vary in size based on the style of single-family home proposed. Minimum lot size will be 45'x104' with a 10' front yard setback and 5' side and rear setbacks.
- Any detached building will comply with the R-15 zoning standards
- Dwelling unit floor areas will vary in size with the minimum being 2,100 sq.ft. and will consist of no more than 2 floors
- Number of bedrooms vary from 2-bedroom units to 4-bedroom units.
- Professional landscaping service will be maintained by the HOA contractor
- Perimeter landscaping and buffering will consist of a 6' vegetative fence along abutting residential lots; as well as berms and other screening methods along the exterior roadways
- The development will be a decoratively landscaped gated community with private roads that will be constructed to City of Valdosta standards and specifications
- Decorative streetlights will be installed
- Shared outdoor spaces on the HOA property include small pavilions for passive recreation, existing lake with added perimeter trails, golf cart paths for internal access, community clubhouse and fenced pool, and mail kiosk.

In addition to the above, the development will include several different architectural styles. To help paint the picture of this development, an architectural narrative has been attached.

Please review and approve the request.

Sincerely,


Cody Caff, RLS 3276

2026-06-12 – North Park Narrative

Site Planning:

The site is a long, narrow parcel of land with varying topography. The geography provides challenges to creating a Community atmosphere with functional, accessible lots with realistic infrastructure planning/costs. With the majority of the Courtyard homes fronting Staten Road, the design of the homes is turned inward toward the interior of the development, with privacy provided by the Courtyard configuration. From the interior of the development the remaining homes are designed to be front lot facing with a more traditional back living area for privacy. Home groupings are connected by various green access spaces, walking paths, garden/landscaped areas and common facilities.

Architectural Guide:

The intent of the Architectural Guide is to maintain architectural integrity, aesthetic integrity and protect individual property values and value of the development. The Architectural styles are conservative with the ability to provide modernization, and contribute to a collective aesthetic.

Architectural Styles:

American Classical: Conservative, well proportioned massing and fenestrations with detailing directed in focal point areas. Federal type massing with trimmed detailing. The intent of this style is to provide the foundation of the development aesthetic.

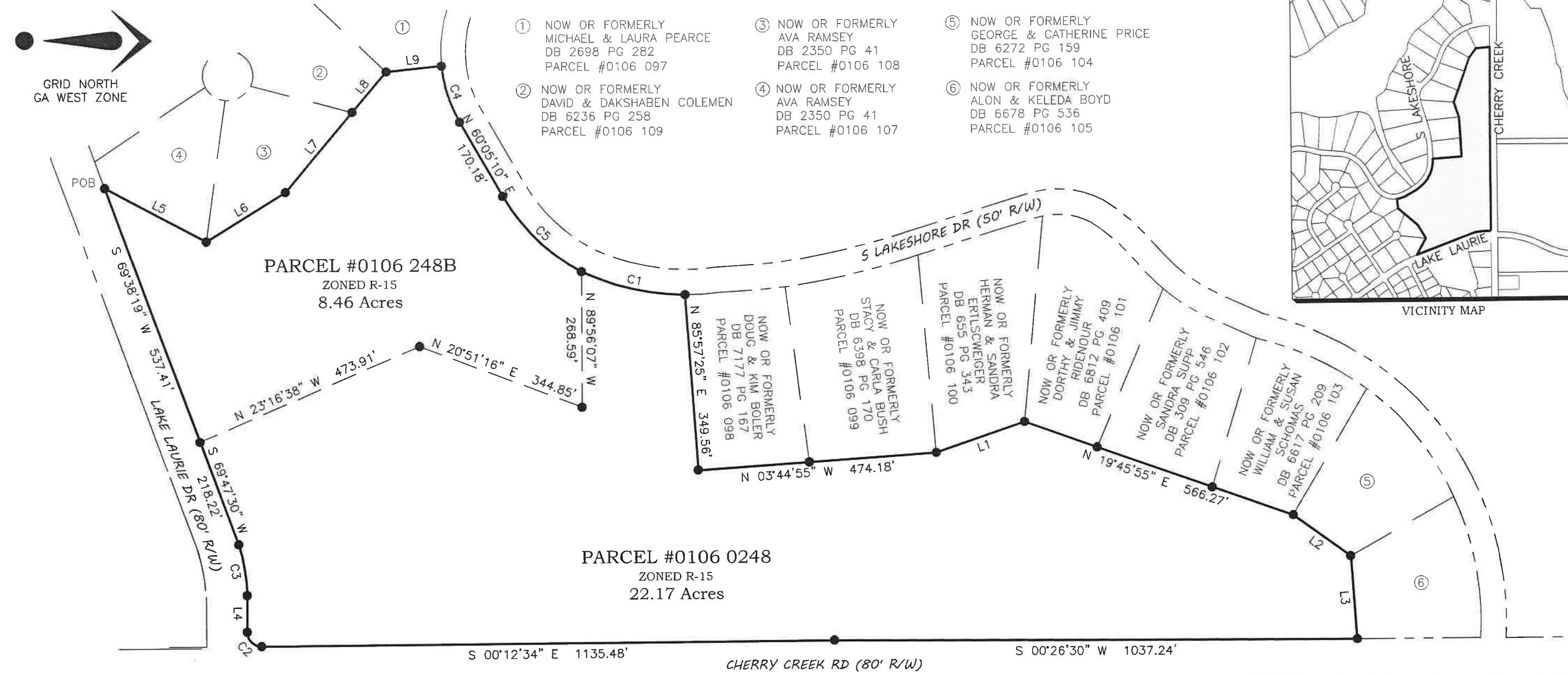
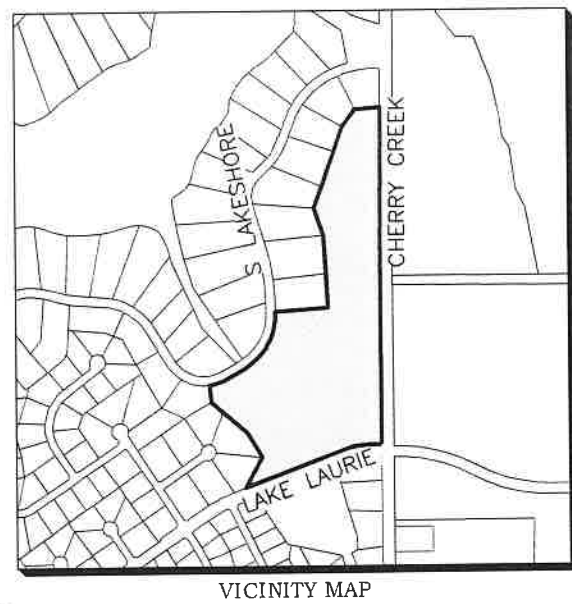
English Country: Massing and forms that are generally associated with English Architecture. Simple forms with trimmed detailing in focal point areas. The intent of this style is to provide alternate massing on the street elevations. High end but less formal.

Deco Modern: Forms and massing associated with Art Deco Architecture. Perceived as modern but has a historical architectural base. A style that infiltrates small and large towns in varying capacities, and provides opportunities for owners to depart from the traditional and still contribute the development aesthetic.

Common Design Elements:

Common design elements, including millwork, lighting, landscaping etc. are intended blend the various architectural styles with the overall development aesthetic.

I:\PROJECTS\1903-THE COVE AT LAKE LAURIE\SURVEY\1903 OVERALL REZONE.DWG 6/26/2026 10:31 AM



- THE PURPOSE OF THIS PLAT IS TO REZONE FOR A P-D OVERLAY:
DEED BOOK 5729 PAGE 51 (PARCEL 0106 248)
DEED BOOK 6566 PAGE 206 (PARCEL 0106 248B)
- ACCORDING TO FLOOD INSURANCE RATE MAP FOR LOWNDES COUNTY, GA. MAP #13185C0120E EFFECTIVE DATE SEPTEMBER 26, 2008. THIS PROPERTY IS IN FLOOD ZONE "X". AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	492.09'	211.83'	N 12°54'21" E	210.19'
C2	28.22'	45.05'	S 45°21'46" W	40.41'
C3	344.71'	102.71'	S 80°44'23" W	102.33'
C4	279.11'	117.93'	N 72°11'18" E	117.05'
C5	387.29'	218.66'	N 43°54'41" E	215.77'

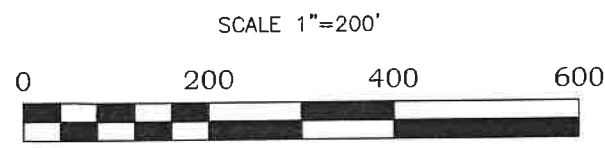
LINE	BEARING	DISTANCE
L1	N 18°54'54" W	185.09'
L2	N 36°12'56" E	139.63'
L3	N 85°59'38" E	165.90'
L4	N 89°56'47" W	72.64'
L5	N 28°01'05" E	227.23'
L6	N 31°30'11" W	184.77'
L7	N 49°45'46" W	206.03'
L8	N 49°46'01" W	104.65'
L9	N 05°39'18" W	110.49'

INNOVATE!

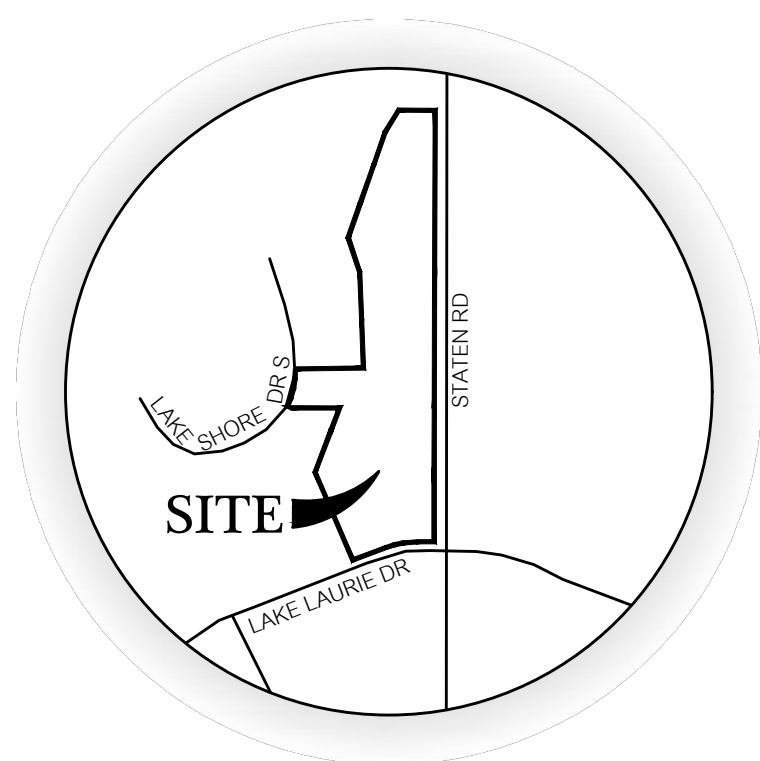
Engineering & Surveying

PHONE: 229-249-9113 www.innovatees.com
2214 N. Patterson Street, Valdosta, GA 31602

P-D OVERLAY MAP FOR:
NORTH PARK



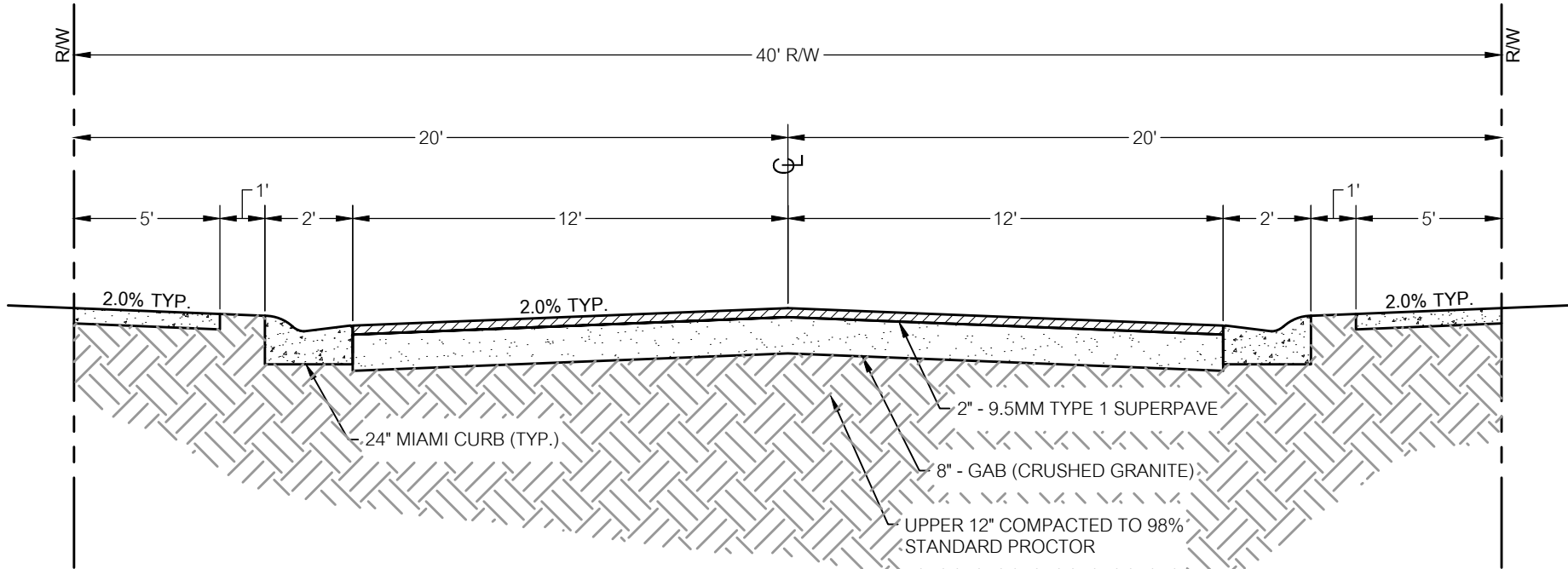
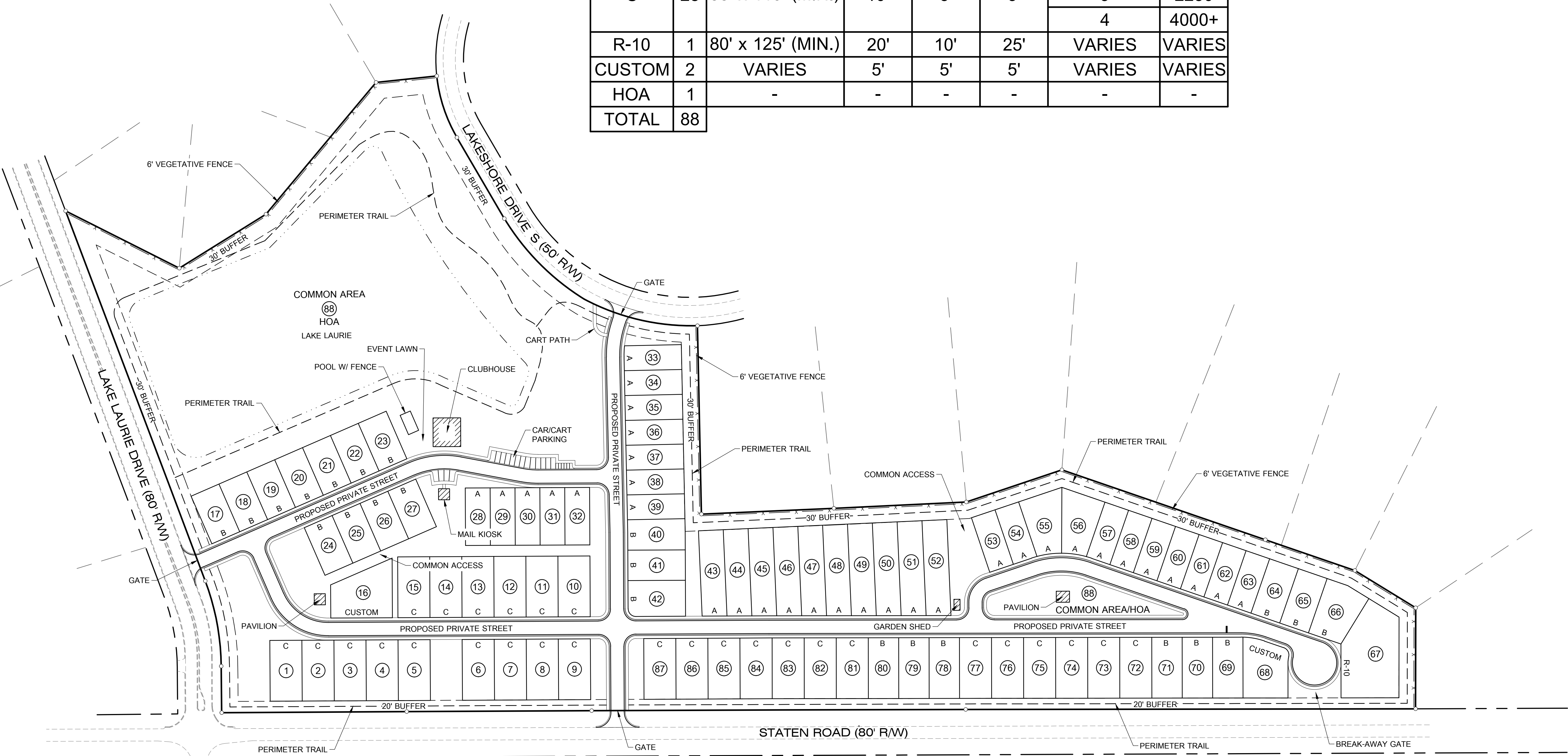
LOCATED IN
LAND LOT 37
11th LAND DISTRICT
CITY OF VALDOSTA,
LOWNDES COUNTY, GA
MAP DATE: 6/12/2026



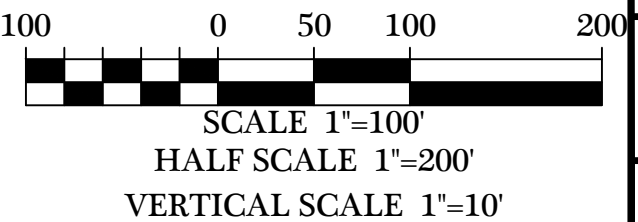
LOCATION MAP
N.T.S.

LOT INFORMATION			BUILDING SETBACKS			DWELLING	
STYLE	#	DIMENSION	FRONT	SIDE	REAR	BEDROOMS	S.F.
A	33	45' x 104' (MIN.)	10'	5'	5'	3	2300
B	23	55' x 94' (MIN.)	10'	5'	5'	2	2100
						3	2260
C	28	58' x 110' (MIN.)	10'	5'	3'	3	2250
						4	4000+
R-10	1	80' x 125' (MIN.)	20'	10'	25'	VARIES	VARIES
CUSTOM	2	VARIES	5'	5'	5'	VARIES	VARIES
HOA	1	-	-	-	-	-	-
TOTAL	88						

COMMON AREA	18.50 ACRES
87 LOTS	12.13 ACRES
TOTAL AREA	30.63 ACRES



TYPICAL ROAD SECTION
NOT TO SCALE



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Engineering & Surveying
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2214 N. Patterson Street, Valdosta, GA 31602

NOT FOR CONSTRUCTION

DATE: 06/12/2026
DRAWN BY: M. WILSON
CHECKED BY: B. KENT

SHEET 1 of 1

PROJECT NUMBER 1903

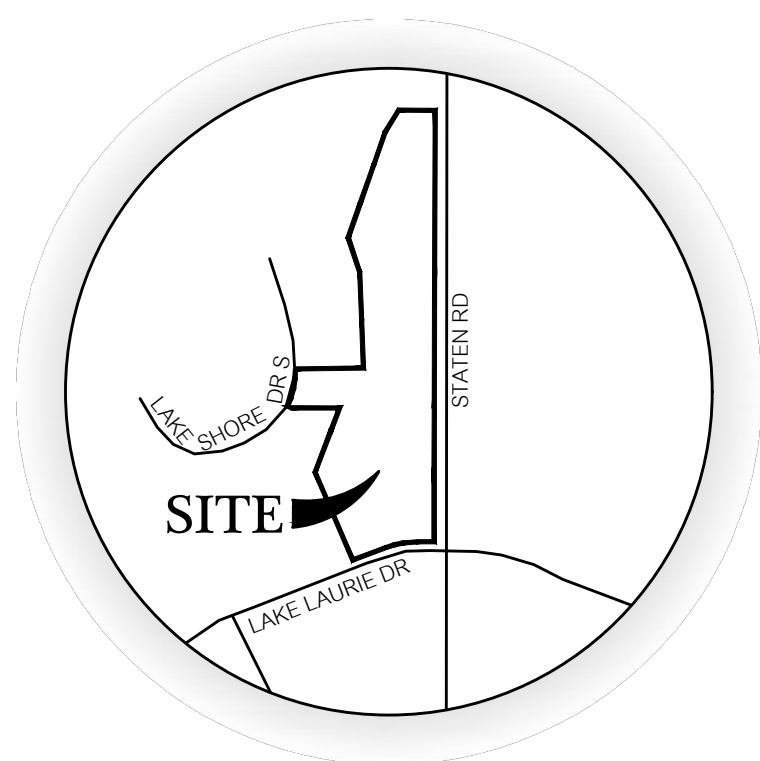
REVISIONS

DATE: 06/24/2026

REVISIONS PER CITY COMMENTS

1. 06/24/2026: 1. THIS DRAWING IS THE PROPERTY OF INNOVATE ENGINEERING & SURVEYING. 2. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM INNOVATE ENGINEERING & SURVEYING. 3. DOCUMENTS OF PUBLIC RECORD MAY BE COPIED BUT NOT ALTERED.

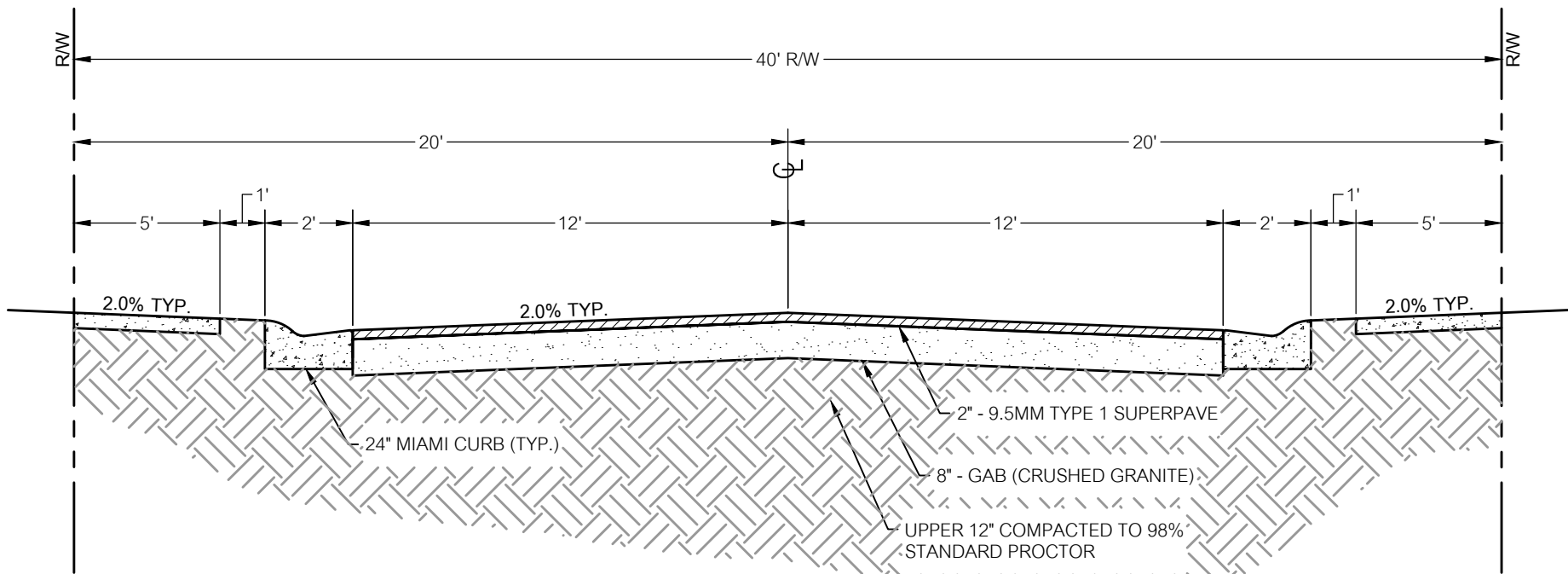
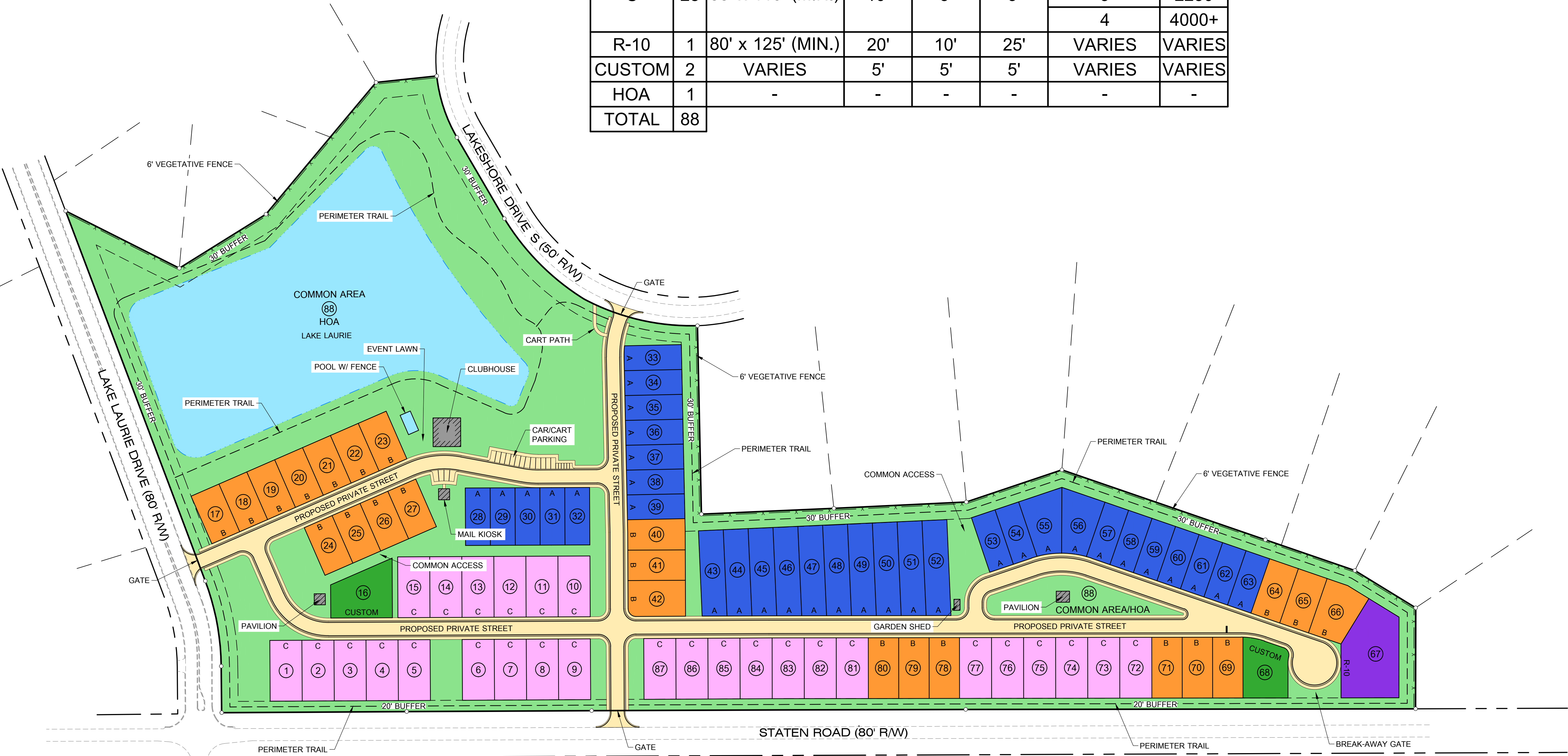
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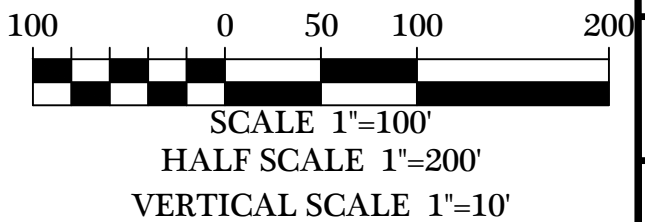
LOCATION MAP
N.T.S.

LOT INFORMATION			BUILDING SETBACKS			DWELLING	
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HOA	1	-	-	-	-	-	-
TOTAL	88						

COMMON AREA	18.50 ACRES
87 LOTS	12.13 ACRES
TOTAL AREA	30.63 ACRES



TYPICAL ROAD SECTION
NOT TO SCALE



REVISIONS	DATE	DESCRIPTION	REVISIONS PER CITY COMMENTS
1	06/12/2026		

NORTH PARK
CITY OF VALDOSTA, LOWNDES COUNTY, GA
LAND LOT 37 OF THE 11th LAND DISTRICT

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NOT FOR
CONSTRUCTION

DATE:
06/12/2026
DRAWN BY:
M. WILSON
CHECKED BY:
B. KENT

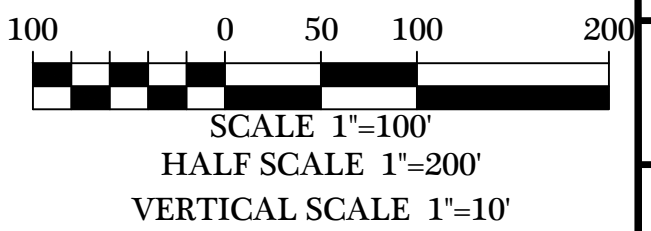
SHEET
1 of 1

PROJECT NUMBER
1903

PD CONCEPT



COMMON AREA	18.50 ACRES
87 LOTS	12.13 ACRES
TOTAL AREA	30.63 ACRES



PD CONCEPT

NORTH PARK
CITY OF VALDOSTA, LOWNDES COUNTY, GA
LAND LOT 37 OF THE 11th LAND DISTRICT

INNOVATE!
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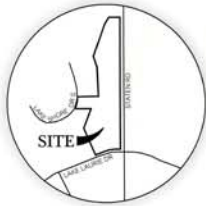
NOT FOR
CONSTRUCTION

DATE:
06/10/2026
DRAWN BY:
M. WILSON
CHECKED BY:
B. KENT

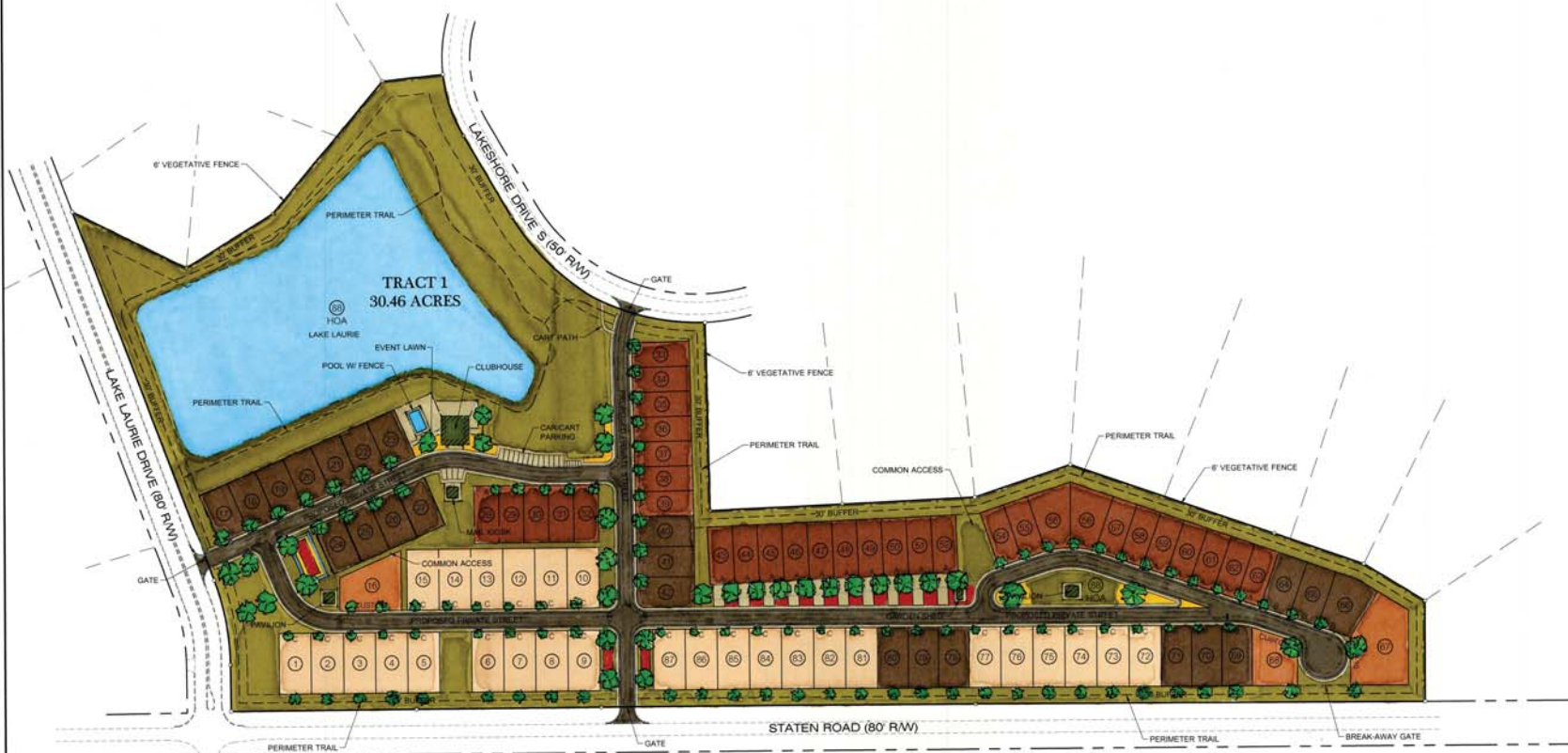
SHEET
1 OF 1

PROJECT NUMBER
1903

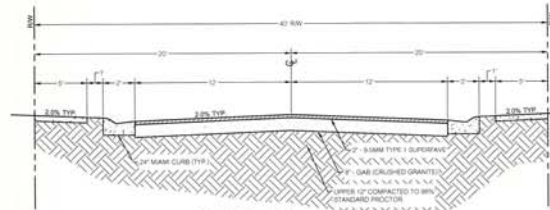
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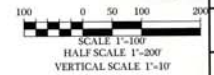
LOCATION MAP
N.T.S.



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HOA	1	-	-	-	-	-	-
TOTAL	88						



TYPICAL ROAD SECTION
NOT TO SCALE



PD CONCEPT

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www.Georgia811.com

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Engineering & Surveying, Inc.
PHONE: 229-246-6113 • www.innovatecs.com
2234 N. Patterson Street, Valdosta, GA 31602

NORTH PARK
CITY OF VALDOSTA, LOWNDOS COUNTY, GA
LAND LOT 37 OF THE 11th LAND DISTRICT

DATE: 06/10/2008
DRAWN BY: M. WILSON
CHECKED BY: R. KENT

NOT FOR CONSTRUCTION

SHEET
1 OF 1

PROJECT NUMBER
1903









PUBLIC RESPONSE

Letters & Emails

Casefile # VA-2026-10

** As of 8-23-2026



Lisa Thomas Gill
541 Shirley Place
Valdosta, GA 31605

August 10, 2026

Matt Martin
City of Valdosta Planning Director
PO box 1125
Valdosta, GA 31603-1125

Ref: File VA-2026-10

Mr. Martin,

I would like to formally object to the densely populated family planned development.

My home located at 541 Shirley Place on the corner of Lake Laurie Drive and Shirley Place, is in very close proximity to the property under consideration. I have been a resident of this neighborhood for approximately 30 years and have witnessed firsthand the impact of continued development in this area. Over time, traffic along Cherry Creek Road (Staten Road) has increased significantly. This two-lane road already experiences substantial congestion, particularly since the construction of Sallas Mahone School. Morning and afternoon traffic is routinely backed up and the addition of 87 residential homes would further worsen conditions and hinder traffic flow.

The introduction of a densely populated family housing development is inconsistent with the established character and long-standing vision of our subdivision. This development is building houses with very little buffer between houses. The setbacks meet the bare minimum for the City's requirements, which is not the historic character of the existing Cherry Creek Subdivision.

I made a long-term investment in this community in good faith, and I am concerned that permitting densely populated housing development will negatively impact property values and undermine the quality and cohesion of our neighborhood.

I fully understand that growth and development are inevitable. However, any new construction on this property should align with the existing aesthetic and residential character of the area. Appropriate development would consist of upscale single-family homes on spacious lots, consistent with the original intentions of the subdivision's design and covenants.

Lisa Thomas Gill
541 Shirley Place
Valdosta, GA
Lthomas541@gmail.com

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.

When the Staten Road Bridge was preparing to reopen in 2009, the official minutes of the Valdosta City Council recorded that the City anticipated complaints about increased traffic on Staten Road and Cherry Creek Road. During that same discussion, Councilman Carroll discussed roadway striping as a means of helping mitigate the **“large increase in traffic once Staten Bridge is opened.”**

That anticipated increase has long since become part of the everyday traffic conditions experienced by residents of this area.

The situation is further compounded by Sallas-Mahone Elementary School immediately east of the proposed development area. Each school day, arrival and dismissal traffic feeds into this same Staten Road/Cherry Creek Road corridor. The nearby Boys & Girls Club of South Georgia adds another source of regular vehicle traffic in the immediate area.

The issue, therefore, is not simply how many vehicle trips 87 additional households might generate during an average day. It is the concentration of those additional trips at a location where commuter traffic, elementary-school traffic, Boys & Girls Club traffic, and existing residential traffic already converge, particularly during morning and afternoon peak periods.

I understand that the revised development plan includes multiple access points, including an entrance directly onto Staten Road and access involving South Lakeshore Drive. Multiple entrances may improve circulation within the development, but they do not eliminate the additional vehicles placed onto the surrounding road network. An entrance directly onto Staten Road/Cherry Creek Road could introduce additional turning and merging movements into an already heavily traveled corridor.

For these reasons, I respectfully request that approval not be based simply upon theoretical roadway capacity. Before approval, a traffic impact analysis should examine actual morning and afternoon peak-hour traffic counts, including school arrival and dismissal periods, and evaluate the additional turning movements associated with each proposed entrance.

Wastewater, Stormwater and Water Quality

I am equally concerned about wastewater, stormwater and water quality.

Cherry Creek is part of a watershed that directly affects the lake adjoining our residential area and ultimately the Withlacoochee River. Residents have repeatedly experienced periods when water-quality concerns interfere with our ability to fish and enjoy the lake.

This concern is not hypothetical. In April 2024, the City reported a sanitary sewer overflow in which approximately 5,000 gallons entered the stormwater system, which the City stated ultimately drains through a detention pond into the Withlacoochee River via Cherry Creek.

More broadly, the City has acknowledged the vulnerability of its wastewater system to excessive infiltration and inflow. In August 2025, for example, the City reported that heavy rainfall caused a hydraulic overload of the sanitary sewer collection system and an overflow at the Withlacoochee Water Pollution Control Plant.

Adding 87 residences means additional wastewater demand as well as new streets, roofs, driveways and other impervious surfaces.

Given the history of wastewater and water-quality problems affecting our area, I believe it is reasonable to require the City and developer to demonstrate that existing wastewater and stormwater infrastructure can accommodate this development without increasing the risk of adverse effects on Cherry Creek, the adjoining lake or downstream waters.

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

August 14, 2026

Amy Woods
1339 Winding Ridge Circle
Valdosta, GA 31605

Re: Rezoning Request VA-2026-10

Members of the Valdosta City Council:

I respectfully request that you reject the Proposed Rezoning Request VA-2026-10. My husband and I didn't purchase our home of 20 years to live beside a development of 88 residential lots, some or many of them 2 story homes, on 30.36 acres. This is the same developer that just this past March wanted to put in high-rise Apartment building(s) and wisely withdrew those plans. The density of this many homes would be awful. This number of building(s) far exceeds the current R-15 zoning and would be harmful to the current and new residents. 88 homes would increase traffic, noise, crime, trash, create a huge eye sore and result in loss of beautiful trees. The high number of lots would negatively impact our property values and the wildlife in the area. Traffic on Cherry Creek Road is already over-loaded and this would make the daily commute to work even more difficult (as the City of Valdosta doesn't have plans to widen the road for some time in the future), dangerous and time consuming. The noise of allowing this many residents on such a small piece of property would be like apartment living and disrupt the quiet family-oriented status that we currently have. The look of the homes is not similar to the rest of the Cherry Creek area. This huge increase of density greatly reduces the desirability of new homeowners from coming to purchase homes in our community. I can't imagine them being right next to our homes.

The new development that was approved about 18 months South on Cherry Creek Rd probably not even a mile from this area was not approved with double the lot sizes within R-15 zoning so I can't imagine why the Board would approve this type development. The RST Construction developers should have to comply with the current R-15 zoning per the Comprehensive Plan.

I would welcome single family homes into that area, as it is currently zoned, even if that caused for a little bit of an increase in traffic as I understand families need affordable houses in which to live but not to change the zoning to open up double the number of houses that are so close together that it reminds me of San Francisco, California. One Fire and many houses could be consumed at once. The developers knew the zoning of the area when they purchased it.

Please deny this rezoning request.
Amy Woods

From: Stephen Johnson <stephenallanjohnson@gmail.com>
Sent: Monday, August 17, 2026 2:09 PM
To: Matt Martin
Subject: NW Corner Cherry Creek and Lake Laurie Drive: Objection to request for Planned Development (North Park)
Attachments: Objection of North Park street access - S Johnson 872 S Lakeshore.pdf

Mr. Martin,

As an adjacent property owner to the above referenced property, I object to a private road connecting to S Lakeshore Drive. See attached image and separated PDF.

This is an unnecessary incursion directly into this neighborhood.

If it is necessary to create an egress in case of fire, I would recommend a breakaway gate.

Thank you,

Stephen Johnson
872 S Lakeshore Drive
Valdosta, GA 31605
229-300-0884

