

GREATER LOWNDES PLANNING COMMISSION  
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2024-09

Regular Meeting (x)

Work Session (x)

DATE OF MEETING: April 29, 2024

Recommendation (x)

Policy/Discussion ( )

BUDGET IMPACT: N/A

Report ( )

FUNDING SOURCE: ( ) Annual ( ) SPLOST ( ) Capital (X) N/A

ACTION REQUESTED ON:

REZ-2024-09 Dasher Grove Subdivision,

A portion of (0072 191) ~193ac,

R-1 to R-1, R-10 & C-G, County Utilities

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HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on the subject property from R-1 (Low Density Residential) zoning to R-1 (Low Density Residential) on ~49ac, R-10 (Suburban Density Residential) on ~130ac and C-G (Commercial General) zoning on ~32ac abutting Val Del Road. The general motivation in this case is for the applicant to continue the development of the adjoining Grove Pointe subdivision per the master plan from 2002. The subject property possesses road frontage Val Del Road and Dasher Grove Road, a major collector and local County Road respectively, and is within the Urban Service Area and Suburban Character Area.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the adjoining suburban land uses and zoning patterns, the various wetland locations, the availability of County utilities, and the future road improvements to Val Del, and therefore recommends approval of the request for R-1, R-10 and C-G zoning as depicted on the Dasher Grove Conceptual Layout dated 3/21/2024 with the following conditions:

1. All lots shall front interior roads
2. The owner of the subject property shall provide public road vehicular access to and from Val-Del Road within 120 days of the recording on the real estate records of the Clerk of the Superior Court of Lowndes County of a plat or plats of a portion or portions of the subject property which include a total of 120 or more residential lots.

OPTIONS: 1. Approve      2. Approve with Conditions      3. Table      4. Deny

RECOMMENDATION: Option 2

DIVISION: Planning

STAFF: JD Dillard

Recommendation by the Commission: \_\_\_\_\_



PROJECT NUMBER	68011	
DATE OF PLANS	3/21/24	
REVISIONS		
NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

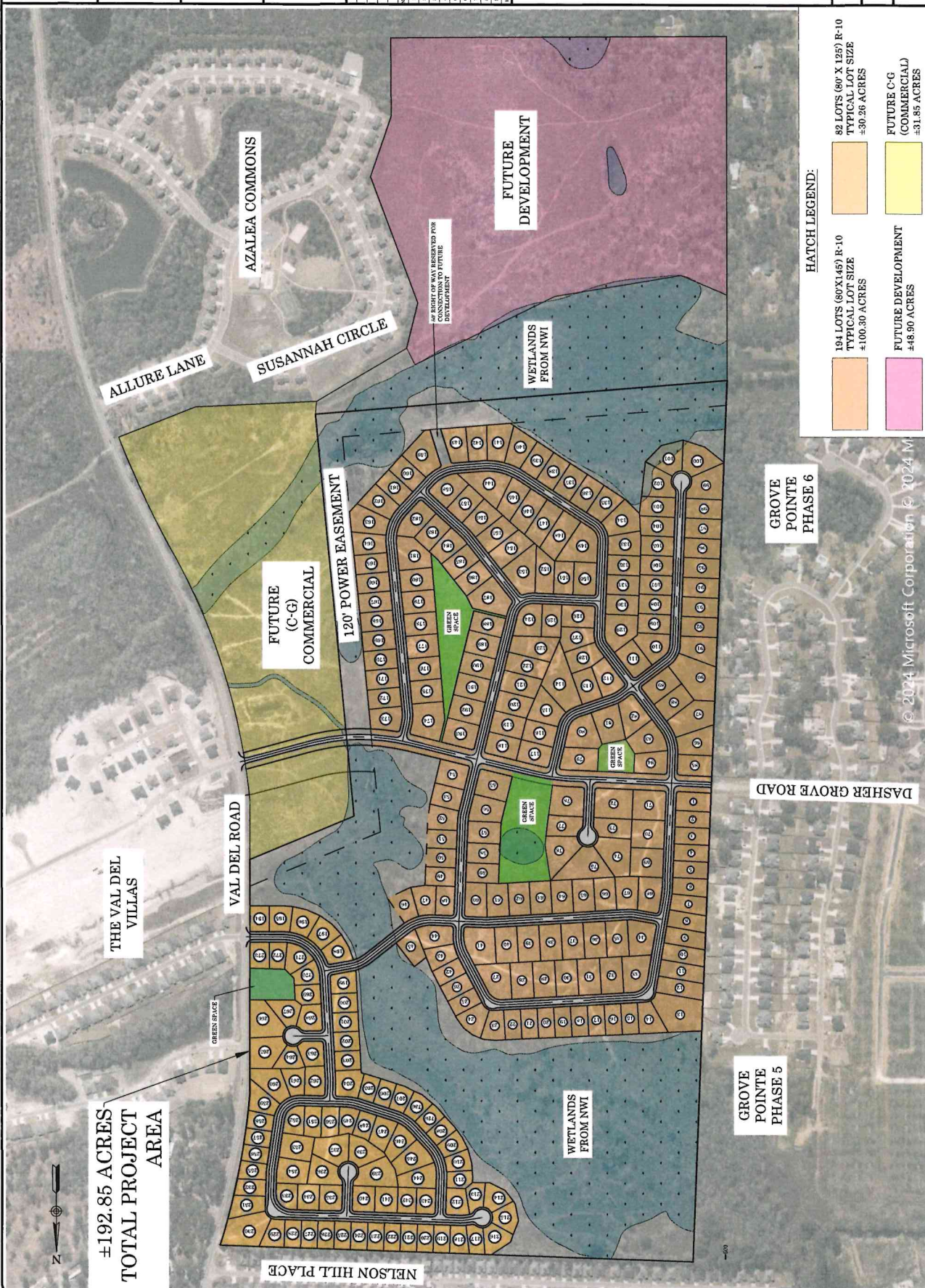
CONCEPTUAL LAYOUT  
PRIME PROPERTIES

DASHER GROVE ROAD DEVELOPMENT

LOWNDEN COUNTY, GEORGIA

1 OF 1 SHEET

GRAPHIC SCALE 1" = 200'



±192.85 ACRES  
TOTAL PROJECT AREA

**HATCH LEGEND:**

	194 LOTS (80' X 145') R-10 TYPICAL LOT SIZE ±100.30 ACRES
	FUTURE DEVELOPMENT (COMMERCIAL) ±48.90 ACRES
	82 LOTS (80' X 125') R-10 TYPICAL LOT SIZE ±30.26 ACRES
	FUTURE C-G (COMMERCIAL) ±31.85 ACRES

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April 9, 2024

**Electronic Mail to:** [jdillard@lowndescounty.com](mailto:jdillard@lowndescounty.com)

Lowndes County, Planning and Zoning Director  
Attn: JD Dillard  
327 N. Ashley St  
2<sup>nd</sup> Floor  
Valdosta, Georgia 31601

RE: LETTER OF INTENT in relation to Dasher Grove Subdivision Application for Rezoning from R-1 to R-10 & C-G for the property located off Val Del Rd. and Dasher Grove Rd., Valdosta, Lowndes County, Georgia

I, Howard Dasher (“Applicant”) in connection with its application for rezoning approval (the “Application”). This Letter of Intent is intended to supplement the Application and be incorporated therein.

The Applicant is seeking Lowndes County approval to rezone the property commonly known as parcel 0072 191 located on Dasher Grove Rd, in Valdosta, Lowndes County, Georgia, from R-1 (Low Density Residential) to R-10 (Suburban Density Residential) and R-1 (Low Density Residential) to C-G (General Commercial).

**Subject Property – General Information**

The total acreage for parcel # 0072 191 is 358.14. The subject property total to be rezoned for is 192.85 acres; 130.56 acres for residential development, 31.85 acres for commercial use and remaining acreage are wetlands. Upon rezoning approval, a new plat will be submitted for review and approval.

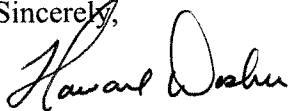
The Parcel is currently zoned R-1 (Low Density Residential). It is located off Val Del Rd., is vacant/undeveloped and is owned by Howard Dasher.

**Proposed Use**

If approved for rezoning, Applicant will construct 276 single-family residential lots for development (orange) and a portion (yellow) commercial for future development on parcel 0072 191.

I look forward to working the Community Development team, the Planning Commission, and the City Council, and are happy to answer any questions or address any concerns.

Sincerely,



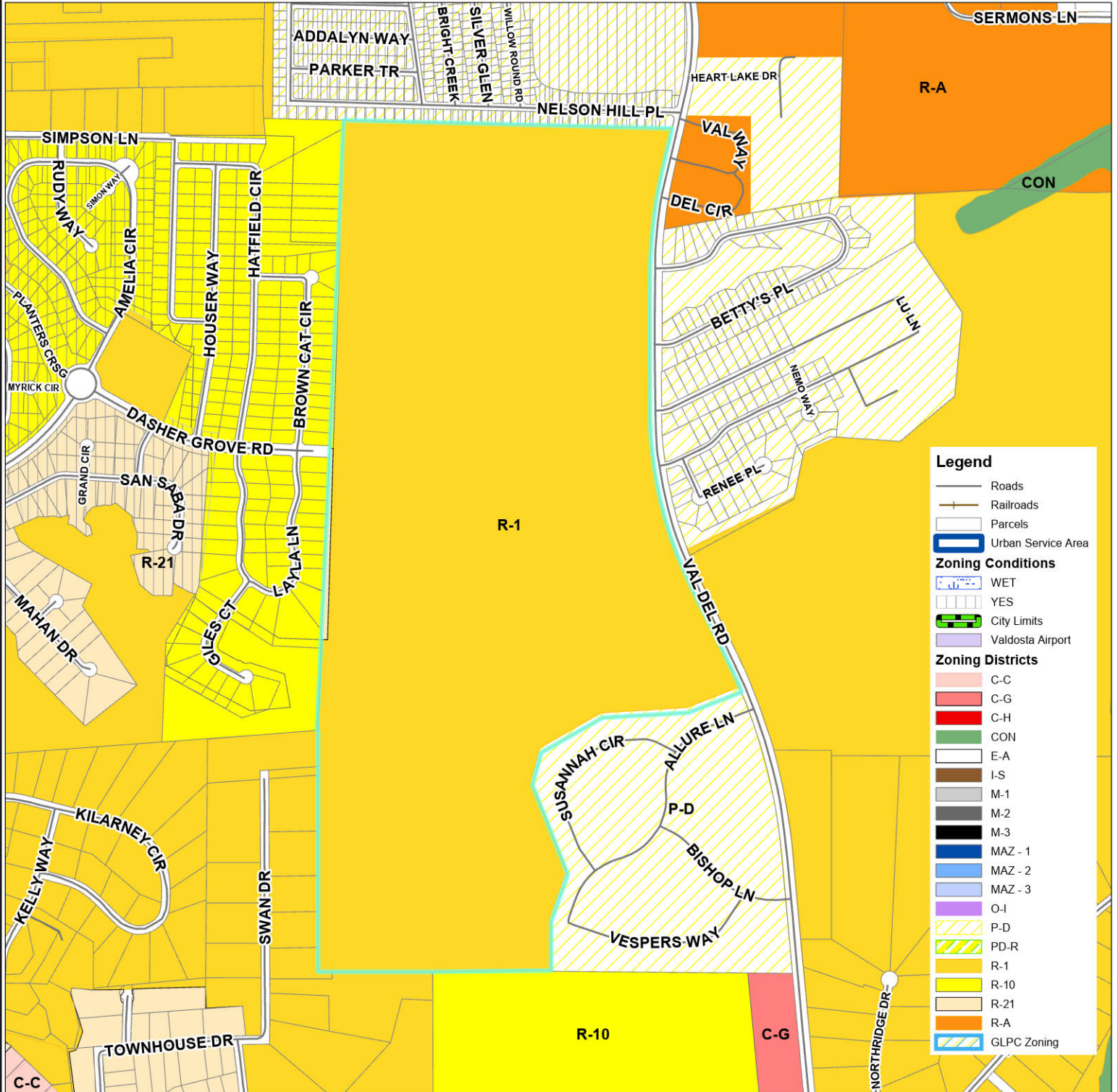
Howard Dasher

# REZ-2024-09

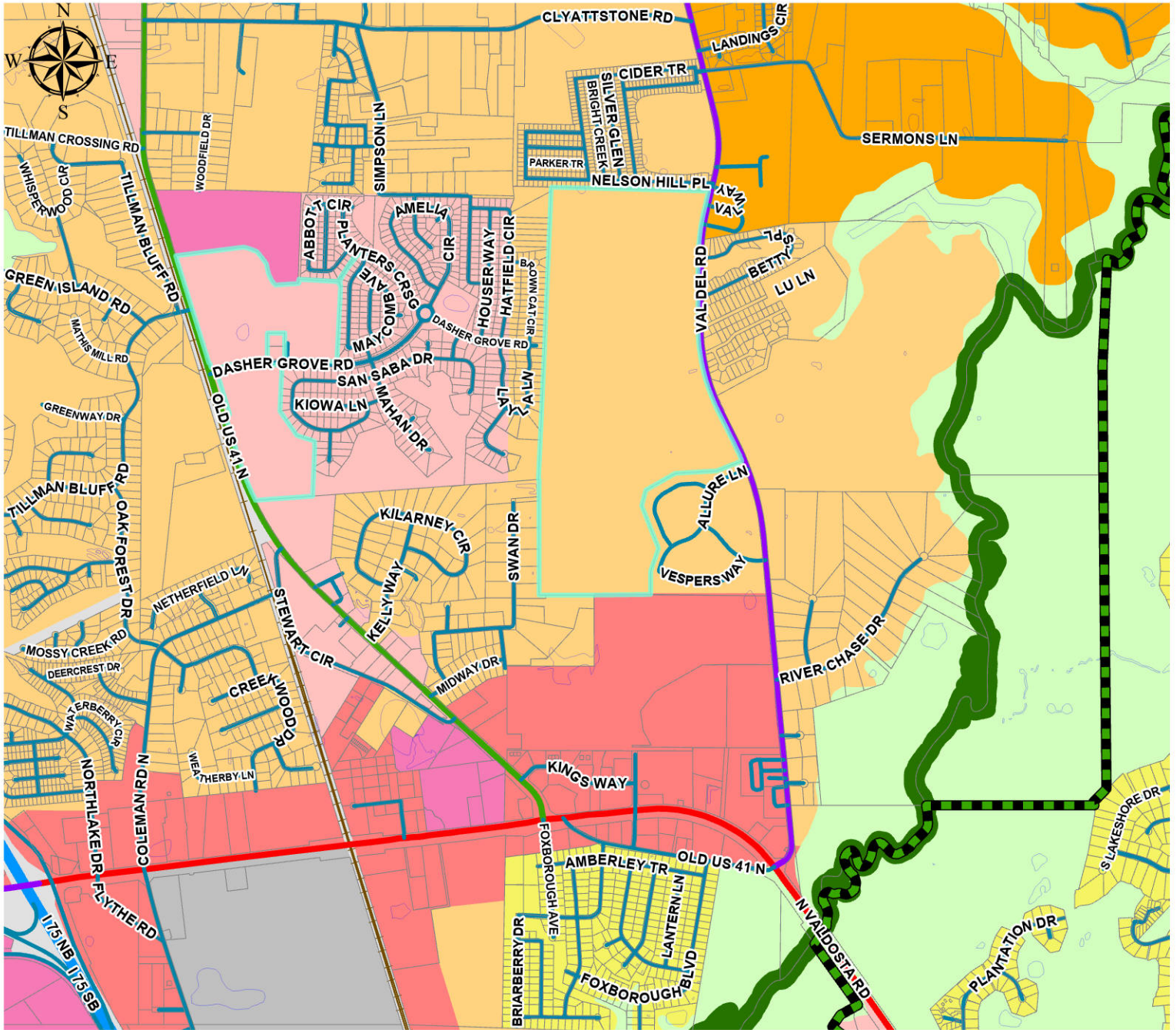
# Zoning Location Map

Dasher Grove  
Rezoning Request

CURRENT ZONING: R-1  
PROPOSED ZONING: R-10, C-G, R-1



## Dasher Grove Subdivision Rezoning Request



0 875 1,750 3,500 Feet



**sgirc** SOUTHERN GEORGIA  
REGIONAL COMMISSION

- Roads**
- Functional Classification**
- 1, INTERSTATE
  - 3, OTHER PRINCIPAL ARTERIAL
  - 4, MINOR ARTERIAL
  - 5, MAJOR COLLECTOR
  - 6, MINOR COLLECTOR
  - 7, LOCAL
  - Railroads

- Character Areas**
- Agriculture / Forestry
  - Community Activity Center
  - Downtown
  - Established Residential
  - Industrial Activity Center
  - Industrial Area

**Legend**

- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities

# REZ-2024-09

# WRPDO Site Map

## Dasher Grove Rezoning Request

### Legend

- Roads
- Railroads
- Park
- City Limits
- Crashzone
- Crashzone West
- Urban Service Area
- Open Water
- Valdosta Airport
- Wetlands
- 100 Yr Flood
- Hydrology
- Drastic
- Recharge Areas
- Parcels

