

LOWNDES COUNTY BOARD OF COMMISSIONERS
COMMISSION AGENDA ITEM

SUBJECT: REZ-2024-09 Dasher Grove Subdivision, A portion of (0072 191) ~193ac, R-1 to R-1, R-10 & C-G, County Utilities

DATE OF MEETING: May 14, 2024

Work
Session/Regular
Session

BUDGET IMPACT: N/A

FUNDING SOURCE:

- Annual
- Capital
- N/A
- SPLOST
- TSPLOST

COUNTY 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

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 on 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.

At the GLPC meeting, two members of the Grove Pointe Subdivision spoke in opposition, mainly raising concerns regarding traffic and potential impacts on the existing amenities for the residents. The applicants spoke in favor of the request, and agreed that the TRC conditions were appropriate, though they would prefer to increase the lot count requirement of Condition 2 in order to make the overall project viable.

The GLPC then discussed the concerns raised by the residents and the applicants, along with traffic concerns along Val Del, before making an initial motion to recommend denial, which failed (2-6), and ultimately