

LOWNDES COUNTY BOARD OF COMMISSIONERS
AGENDA ITEM

SUBJECT: Rezoning Case REZ-2016-17

DATE OF MEETING: September 13th 2016

BUDGET IMPACT:

Regular Meeting (x)
Work Session (x)
Recommendation (x)
Policy/Discussion ()
Report ()

FUNDING SOURCE:

() Annual () SPLOST () Capital (X) N/A

ACTION REQUESTED ON:

REZ-2016-17 Grove Pointe Ph 6, Dasher Grove Rd
R-21, R-10 & R-1 to R-10, Water/Sewer, 124.62 acres

HISTORY, FACTS AND ISSUES:

This request represents a change in zoning on ~124 acres from Medium Density Residential (R-21) zoning, Suburban Density Residential (R-10) zoning, and Low Density Residential (R-1) zoning to R-10 zoning. The motivation for the zoning change is aimed at increasing the residential density on the southern portion of the tract that is currently zoned R-21. Access to and from the property is gained off of Dasher Grove Rd. Dasher Grove Rd is a county-maintained minor collector rd. Typical traffic flow capacity of a minor collector is between 1,500 and 3,000 AADT. Per GDOT definition the Annual Average Daily Traffic (AADT) is the average number of vehicles that pass by a counter during a 24-hour period in a certain year. Concerning the 2030 Comprehensive Plan Future Development Map the subject property is within the Urban Service Area and depicted as a Suburban Area Character Area and a Neighborhood Activity Center Character Area. Per Comprehensive Plan guidance R-10 is not listed as a permitted zoning in a Neighborhood Activity Center but is listed as a permitted zoning in a Suburban Area. Staff believes the motivation for not listing R-10 as a permitted zoning in a Neighborhood Activity Center is related to how residential densities greater than those typically found in R-10 zoning are encouraged in that character area. With this request the following factors should be considered: the precedent set with the potential approval of this request for the property to the east, the different already developed R-21 residential densities to the west, the differences between R-21 and R-10 zoning¹, the investment in the subject property, and the utilization and extension of County water and sewer. Ultimately, Planning found this request overall consistent with the Comprehensive Plan and the TRC recommended for its approval. The GLPC reviewed this request at their August regular meeting and also recommended for its approval by a 5-0 vote. One of the developers spoke for the request and one adjacent neighbor spoke against it.

OPTIONS:

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

RECOMMENDED ACTION: Option #1

¹ A key difference between R-21 and R-10 zoning is Lot Width (R-21 = 100')(R-10=80') e.g. on a 1000' stretch 10 lots could be developed in R-21 zoning while 12 lots could be developed in R-10 zoning.

DIVISION: Planning

County Planner: Jason Davenport *JD*


County Manager

Action by the Board: _____