

The subject property is within the Rural Residential Character Area in the 2016 Comprehensive Plan for Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta. The description of the Rural Residential Character Area is as follows (Lowndes Comp Plan, p. 128):

“Rural, undeveloped land likely to face development pressures for lower density (one unit per 2.5 acres) residential development. These areas will typically have low pedestrian orientation and access, very large lots, open space, pastoral views, and a high degree of building separation.”

The development strategy for the Rural Residential Character Area is as follows:

“The rural atmosphere should be maintained while accommodating new residential developments utilizing rural cluster or conservation subdivision design that incorporates significant amounts of open space. Compatible architecture styles should be encouraged to maintain the regional rural character. ‘Franchise’ or ‘corporate’ architecture should be discouraged. Where possible, there should be connections to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.”

#### **STAFF RECOMMENDATION:**

Staff recommends **Approval** of Application no. DA-21-01, the petition by **Jason Wisenbaker** to change the zoning of a 3.38-acre property located at the corner of U.S. #41 & Ben Lyn Road in the City of Dasher, being more precisely described as a portion of Map No. 0189, Parcel No. 58A, of Lowndes County, from A-U (Agricultural) to R-1 (Single Family Residential).

#### **ATTACHMENTS:**

Land Use Aerial Map  
Location Map  
Zoning Map  
Application