



SUMMARY

Rezoning Application Jason Wisenbaker Application No. DA-21-01

MEETING DATES:

Greater Lowndes Planning Commission Work Session:	January 24, 2021/5:30 PM
Greater Lowndes Planning Commission Regular Meeting:	January 31, 2021/5:30 PM
Dasher City Council:	February 7, 2022/6:00 PM

SUBMITTED BY: Southern Georgia Regional Commission

SUBJECT: **Application No. DA-21-1**, 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). The family is requesting this rezoning to allow the sale of the family home with the intent to keep the farm in the Wisenbaker Farm Trust.

HISTORY: N/A

FUNDS AVAILABLE: N/A

PREVIOUS ACTION: N/A

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). This is consistent with the Lowndes County and Cities Joint Comprehensive Plan, as this area is characterized as Rural Residential.

FINAL ACTION BY CITY COUNCIL:

- ☐ APPROVED AS REQUESTED BY THE APPLICANT
- ☐ APPROVED AN AMENDMENT TO INCLUDE A LESSER GEOGRAPHIC AREA OR LESS INTENSE ZONING DISTRICT OR CHARACTER AREA
- ☐ APPROVED WITH CONDITIONS
- ☐ DENIED

MEETING DATES:

Greater Lowndes Planning Commission: October 26, 2020, 5:30 p.m.
Dasher City Council: December 7, 2020, 6:00 p.m.

GENERAL INFORMATION:

Item & Purpose: **Application no. DA-21-1**, 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).

Applicant & Contact: Jason Wisenbaker
Address: 3523 Newsome Road, Valdosta, GA 31601
Phone: (229) 560-0892
File Date: November 11, 2021

CURRENT ZONING:

Subject Property: A-U (Agricultural)

North: A-U (Agricultural Use)
East: A-U (Agricultural Use)
South: R-1 (Single-Family Residential)
West: A-U (Agricultural Use)

STAFF ANALYSIS

To promote the public health, safety, morality, and general welfare of the City of Dasher against the unrestricted use of property, the recommendation of the Planning Commission, the following standards, and any other factors relevant to balancing the above stated public interest will be considered by the [City of Dasher City Council] in making any zoning decision: (*City of Dasher Zoning Ordinance, adopted March 2, 1998, as amended, p. 48*)

1. *The existing land use pattern.*

The subject property's existing land use pattern is low-density, primarily residential and agricultural.

2. *The possible creation of an isolated district unrelated to adjacent and nearby neighborhoods.*

The proposed rezoning would not create an isolated district. The subject property is across the road from other properties zoned R-1 to the west and other R-1 zoned property just northeast of the said property.

3. *The existing population density pattern and the possible increase of the load on public facilities.*

No substantial change in the existing population density pattern is expected from the proposed zoning change. Given the presence of many other properties also zoned R-1 in the immediate vicinity, no change in population density or increase in the load on public facilities is expected from this rezoning.

4. *Whether changed or changing conditions make the passage of the proposed amendment reasonable.*

Staff is not aware of any changes or changing conditions that would influence the reasonableness of the proposed rezoning.

5. *Whether the proposed change will adversely influence existing conditions in the neighborhood or the community at large.*

No adverse effects on the neighborhood or the community at large are expected. Since surrounding properties are also zoned R-1, the proposed rezoning is considered appropriate to the area's character. This property will be used for an existing single-family residence.

6. *Potential impacts on the environment, including but not limited to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplains, air quality, and water quality and quantity.*

No adverse impacts to drainage, wetlands, groundwater recharge areas, endangered wildlife habitats, soil erosion and sedimentation, floodplains, air quality, and water quality and quantity are expected to occur due to the proposed rezoning.

7. *The costs required of the public in providing, improving, increasing, or maintaining public utilities, schools, streets, and public safety necessities when considering the proposed change.*

The proposed rezoning is not expected to result in substantial additional costs for the public.

8. *Whether the proposed change will be a deterrent to the value or improvement of development of adjacent or nearby property in accordance with existing regulations.*

The proposed change is not expected to deter the value or improvement of adjacent or nearby property development. Given the subject property's location near the central area of the City of Dasher, single-family residential zoning for this property appears more appropriate for the site's development than agricultural zoning. The effect on the value or improvement of the development of the adjacent or nearby property is expected to be positive if there is any effect.

9. *Whether the proposed change is out of scale with the needs of the neighborhood or the City of Dasher.*

The proposed change is not considered to be out of scale with the needs of the neighborhood or the City of Dasher.

10. *Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with the adjacent or nearby neighborhood or the general public.*

Staff is not aware of any special privilege that the approval of the proposed rezoning would constitute.

11. *The extent to which the zoning decision is consistent with the adopted local Comprehensive Plan as determined by the Planning Commission.*

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

Jasen Wisenbaker
Rezoning
Case # DA -21 - 01
Land Use Map



sgirc SOUTHERN GEORGIA
REGIONAL COMMISSION

1 inch = 500 feet

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