

SUMMARY

MEETING DATES:

GLPC Work Session:
GLPC Regular Meeting:
Dasher City Council:

Monday, June 20, 2022/5:30 PM Monday, June 27, 2022/5:30 PM Monday, July 6, 2022/6:00 PM

SUBMITTED BY:

Loretta Hylton/Southern Georgia Regional Commission

SUBJECT: Application No. DA-ZA-2022-01, Petition by Larry Wisenbaker to rezone property located off 41 S in Dasher, also known as a portion of Parcel ID 01901 039, from A-U/Agricultural Use to S-A/Suburban Agricultural. The property currently consists of 167.4 acres, and the applicant wants to subdivide two parcels out of the total acreage, with one parcel being 3.17 acres and one being 3.19 acres. The remainder of the property will continue to be A-U, Agricultural Use.

HISTORY: N/A

PREVIOUS ACTION: None

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



STAFF REPORT File Number: DA-ZA-2022-01

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Applicant & Contac	ct: Larry Wisenbaker
Address:	4814 Springbrook Dr, Hahira, GA 31632
Phone:	229-242-4736 Hm/229-560-7127/Cell
File Date:	May 12, 2022

CURRENT LAND USE:

Subject Property:	Agricultural	
North	Agricultural	

Agricultural
Residential
Agricultural and Residential
Agricultural

CURRENT ZONING:

Subject Property: A-U, Agricultural Use

North:	A-U, Agricultural Use
East:	A-U, Agricultural Use
South:	A-U, Agricultural Use and R-1, Single-Family Residential
West:	R-1, Single-Family Residential
CHARACTER ARE	EA

2 SOIC SOUTHERN GEORGIA DA-ZA-2022-01

Subject Property:	Rural Residential
North:	Rural Residential
East:	Rural Residential
South:	Rural Residential
West:	Rural Residential



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 mostly low-density (rural) residential and agricultural.

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

The proposed rezoning would not create an isolated district. The subject property directly abuts other properties zoned R-1 to the west, separated by the Old US Hwy 41, and there are other properties zoned R-1 south of this 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 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.

The staff is not aware of any changed 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 appropriate to the area's character.

6. Potential impacts on the environment include 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 any substantial additional costs required of the public.

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

The proposed change is not expected to be a deterrent to the value or improvement of the adjacent or nearby property development. Rural residential zoning for this property appears more appropriate for the area'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 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 with the general public.

The 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 2021 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. 129):

"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."

RECOMMENDATION: Staff recommends **Approval** of **Application No. DA-ZA-2022-01**, Petition by **Larry Wisenbaker** to rezone property of two parcels out of the total acreage, with one parcel being 3.17 acres and one being 3.19 acres. The remainder of the property will continue to be A-U, Agricultural Use.

ATTACHMENTS: Zoning Map Location Character Area Map

















REZONING APP	LICATION
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CITY of DASHER, GEORGIA

and the second second second second	OFFICIA	L USE ONLY	1 . L 27
Date Received: 5/12/22	Complete:	Reviewer Initials:	File#:
Filing Fees:	Paid:	Scheduled Hear	ing Dates (tentative):
Application Fee:	\$		1
Notification letters:	s	Planning Commission:	June 27,202
TOTAL Filing fee:	s 192.50	Dasher City Council:	July 18th, 20.

This is an application for a Zoning Map amendment to the Dasher Zoning Ordinance. This application form, together with all required attachments and fees, must be completed and returned to the Zoning Administrator by one of the established monthly deadlines in order to initiate review and consideration of a rezoning request. All properties listed in a single application must be contiguous and under a single local government jurisdiction. The applicant is responsible for the completeness, accuracy, and timely submittal of this application including all of its attachments and fees. Unless otherwise stated, please type or neatly print the responses to each of the following.

1. <u>Applicant Information</u> <u>Contact person</u> authorized to receive all communication regarding this application:

	2. <u>Property Information</u> :	
	General Location Description: OFF Hw7 415 IN DASHER	
	Existing Use of the property: AU-FARMING Proposed Use: SA - Home	4
	Acreage (or square footage if less than 1 acre) 3.17 ACRES Current Zoning: AU Proposed Z	oning: <u>SA</u>
	Has this property been denied a zoning change during the past 12 months ? NO	
	Has any public hearing been held regarding this property during the past 3 years ? (If so, descr	110
	, in so, descr	IDE.) <u>IVC</u>
3	Owner Informations (If the availance line 1.1.	
3.		ten list the name
3.	and address of all owners of record for each property that is subject of this application. Attach she	ten list the name ets if necessary.)
3.	And address of all owners of record for each property that is subject of this application. Attach she Map/Parcel Number Owner of Record Mailing Address	ten list the name ets if necessary.)
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- 4. <u>Date</u> of required "First Step" development (pre-application) meeting:
- 5. <u>Attachments:</u> The following items **must be submitted in full prior to acceptance of** this application:
- A. Letter of Intent, stating the request and why the request is being made.
- B. Letter of Authorization; if the applicant is not the current owner or is one of multiple owners. This shall be a notarized letter signed by the owner(s) authorizing the applicant to submit and be responsible for this application.
- C. Survey Plat (for rezoning purposes); mechanically drawn and prepared by a licensed surveyor registered in the State of Georgia. Drawing shall include the following:
 - Scale of drawing should be 1" = 100' or other more appropriate scale. Include north arrow and graphic scale.
 - 2. Inset map showing location relative to major roads, government boundaries, etc.
 - 3. All existing site improvements including buildings and drives.
 - All existing water and sewer facilities, including their sizes and existing easements if any, as well as location of nearest fire hydrants.
 - 5. Depict base 100-year flood lines or note that property is not in flood zone.
 - Notation of surrounding properties include current ownership, intersecting boundary lines, right-of-way lines, etc..
- D. Legal description by metes and bounds.
- E. List of **all** current owners of record for properties located immediately adjacent to or directly across the street or railroad right-of-way from the subject property. The list shall include the current names, mailing addre4sses and tax Map-Parcel numbers as reflected on the current tax roll of Lowndes County. (This information my be obtained from the Lowndes County Tax Assessor's Office.)
- F. Proposed conceptual site plan (at the discretion of the Planning Director or designee). Details and contents of this shall be determined at the required "First Step" development review (Pre-application) meeting.
- G. Zoning Change Questionnaire.



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	ZONING CHANGE QUESTIONNAIRE City of Dasher, Georgia
Apj	plicant: LARRY WISENBAKER Date: 5/12/2022
safe "Sta any ansy que	tion 12-5 c of the Dasher Zoning Ordinance states that in order to promote the public health, ety, morality and general welfare of City of Dasher against unrestricted use of property, certain andards for the Exercise of Zoning Powers" will be included by the City Council in making zoning decision. These standards address are summarized in the questions below and will be wered by staff as part of the review period. The applicant is encouraged to also answer these stions to help gain some understanding as to why rezoning requests may or may not be roved.
1.	Is the proposed zoning change consistent with the surrounding land use pattern?
2.	Are there other zonings of this type adjacent to the property or nearby?
	MANY SURPOUNDING PARCELS ARE SMALLER
3.	Will the proposed change cause an increase to population density?
4.	<u>No-will one AD TWE FAMILIES/HOMES</u> Will the proposed change likely increase traffic on roads, increase the demand on public utilities, fire or police protection, or other public services (thereby increasing public costs)?
5.	Will the proposed change have negative impacts on the quality of life in the neighborhood or surrounding community?
6.	Will there be any negative affects on the environment (wetlands, flood plain, air quality, groundwater, etc)?
7.	Will the proposed change negatively affect marketability or development of surrounding properties?
8.	Is the proposed change out of scale with the needs of the community?
2	No
9.	Could the proposed change be considered a grant of special privilege for the subject property that is not enjoyed by surrounding properties?
	No



I do hereby certify that to the best of my knowledge, the above information and attachments are true and correct.

Slizkozz

Applicant's Signature

Date



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Larry Wisenbaker 4814 Springbrook Drive Hahira, GA 31632 229-242-4736 / 229-560-7127

City of Dasher 3686 US Highway 41 S Valdosta, GA 31601-2252

Date: May 12, 2022

Subject: Rezoning Application - Letter of Intent

Portion of Parcel 0191 039 owned by Larry Wisenbaker

Hello:

My request for rezoning is attached. The application involves two proposed parcels containing 3.190 and 3.170 acres. The proposed parcels are currently part of larger tract containing 167.40 acres of which I am the owner.

The proposed parcels will be used by my children for homesites - one home will be built on each parcel for a total of two homes within the rezoned area.

Thank 5/12/2022 Larry Wisenbaker













- Larry Franklin Wisenbaker
 4814 Springbrook drive
 Hahira, Ga 31632
 Parcel ID 0191 039
 Parcel Address: S Hwy 41 (per qpublic)
 Parcel Address: 3719 Old US 41 South (address I got from the address dept at City Eng Office)
- 2 SALE GRAHAM T JR 5004 SEQUANI DR LAKE PARK, GA 31636 Parcel ID 0191 029 Parcel address: 3720S Old Hwy 41
- 3 ORICIAGA RENE 2286 COPELAND RD VALDOSTA, GA 31601 Parcel ID 0191 030 Parcel address: ??
- 4 SWIPES SELITA GAIL TUCKER & MICHAEL ANDREW 3748 OLD HWY 41 S VALDOSTA, GA 31606 Parcel ID 0191 031 Parcel Address: 3748 Old Hey 41 S
- 5 FORD JAMIE S & JONI M 3649 MAGGIE LANE VALDOSTA, GA 31606 Parcel ID 0191 028 Parcel address: 3747 S Old Hwy 41

