



City of Dasher

STAFF REPORT

CASE #DA-2026-0501

MEETING DATES:

PLANNING COMMISSION MEETING:
DASHER CITY COUNCIL:

June 29, 2026 at 5:30pm
July 13, 2026 at 6:00pm

Staff Report by:

Alexandra Arzayus, SGRC Senior Planner

Authorized Applicant:

Edwin Smith

Property Owner:

Kenneth Allen

Location:

4406 US-41, Lake Park, GA

Tax Map and Parcel Number:

0195 005

Parcel Size:

Current Size is 0.987

Subject Property Existing Zoning:

A-U (Agricultural Use)

Subject Property Existing Land Use:

Commercial

Subject Property Character Area:

Rural Residential

PROPOSED ZONING:

C-H (Highway-Commercial)

GENERAL INFORMATION:

Item & Purpose:

Application DA-2026-0501, petition by **Edwin Smith**, on behalf of the property owner **Kenneth Allen**, to change the zoning of 0.987 acre property located at 4406 US Hwy 41 S in the City of Lake Park, being more specifically described as Lowndes County Tax Map 0195, Parcel 005

History:

This application represents the first of a series of coordinated zoning requests associated with the subdivision and reconfiguration of multiple adjoining parcels along the US Highway 41 corridor.

The subject property, owned by Kenneth Allen (Parcel 0195 005), is currently developed and used in conjunction with an existing commercial operation known as "The Trailer Place," which has been operated by Edwin Smith on the property for approximately 15 years.

DA-2026-0501

The applicant is seeking to rezone the property from A-U (Agricultural Use) to C-H (Highway Commercial) in order to bring the existing commercial use into compliance with zoning regulations and to support continued commercial activity on the site.

While no immediate change in use is proposed, the rezoning is also being pursued in anticipation of a potential future sale of the property to Edwin Smith, who intends to continue and potentially expand his business operations. This request is part of a broader effort involving adjacent properties to align zoning designations with existing and proposed commercial uses along the US Highway 41 corridor.

STAFF ANALYSIS:

Standards for Exercise of Zoning Powers:

- 1) Whether the proposed rezoning request is compatible with the existing land uses and the Zoning classifications of nearby property.**
 - The proposed C-H (Highway Commercial) zoning is generally compatible with the existing development pattern along US Highway 41, where several properties have transitioned to commercial uses. The subject property is currently being used commercially, and the request would bring it into compliance.

- 2) Whether the proposed zoning will create an isolated district unrelated to adjacent and nearby district**
 - The proposed zoning district will not create an isolated district, as it is located along a corridor that already contains a mix of agricultural, rural residential, and commercial uses, including existing C-H zoning nearby.

- 3) Whether the existing population density pattern and the possible increase of the load on public facilities.**
 - The rezoning of approximately 1.0 acre for commercial use is not expected to significantly increase population density or create an undue burden on public facilities due to its location along an existing commercial corridor

- 4) Whether changed or changing conditions make the passage of the proposed amendment reasonable.**
 - The property fronts US Highway 41 and is already developed with a commercial use. The proposed rezoning reflects existing conditions and development patterns along the corridor.

- 5) Whether the proposed change will adversely influence existing conditions in the neighborhood or the community at large.**
 - The applicant has indicated that the proposed rezoning will not adversely impact surrounding properties, and the request is consistent with similar uses within the area.

- 6) **Whether the proposed zoning will have 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 significant environmental impacts have been identified associated with this request.

- 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 request is not expected to require substantial additional public investment in infrastructure, as the site is already served by an existing roadway and utilities along US Highway 41

- 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 rezoning is not expected to deter the value or development of nearby properties and is consistent with the existing pattern of commercial development along the corridor.

- 9) **Whether the proposed change is out of scale with the needs of the neighborhood or the City of Dasher.**
 - The proposed rezoning is limited in size and scale and is consistent with existing and anticipated commercial development along the corridor.

- 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 proposed rezoning does not constitute a grant of special privilege, as similar zoning and uses exist in the surrounding area.

- 11) **The extent to which the zoning decision is consistent with the adopted local Comprehensive Plan as determined by the Planning Commission.**
 - The Character Area Map designates the property as Rural Residential. While the request introduces commercial zoning, it is located along a major transportation corridor where similar transitions are occurring and is generally consistent with development trends in the area.

STAFF RECOMMENDATION:

Staff recommends **Approval** of Application no. DA-2026-0501, petition by Edwin Smith, on behalf of Kenneth Allen to change the zoning of 0.987 acres located at 4406 US Hwy 41S in the City of Dasher, being more specifically described as Map No. 0195, Parcel 005, of Lowndes County, from A-U (Agricultural) to C-H (Highway-Commercial). The request is consistent with existing conditions along the US Highway 41 corridor, and the Comprehensive Plan, and is not expected to adversely impact surrounding properties.

Planning Commission Recommendation: Approval of Application no. DA-2026-0501

DA-2026-0501

ATTACHMENTS:

Aerial Map
Future Map
Zoning Map
Site Plan

DA-2026-0501

WRPDO Site Map

Kenneth E. Allen Rezoning Request

Legend

- | | | |
|------------------|-----------------------|---------------|
| — Roads | □ Open Water | ▭ Tax Parcels |
| — Railroads | ▭ Valdosta Airport | ▭ portion |
| ▭ Park | ▭ Wetlands | |
| ▭ City Limits | ▭ 100 Yr Flood | |
| ▭ Crashzone | — Hydrology | |
| ▭ Crashzone West | ▭ High Drastic Rating | |
| | ▭ Recharge Areas | |



Kenneth E. Allen Rezoning Request



0 75 150 300
US Feet



sgirc SOUTHERN GEORGIA
REGIONAL COMMISSION

Roads

Functional Classification

- 1, INTERSTATE
- 3, OTHER PRINCIPAL ARTERIAL
- 4, MINOR ARTERIAL
- 5, MAJOR COLLECTOR
- 6, MINOR COLLECTOR
- 7, LOCAL
- Railroads

Character Areas

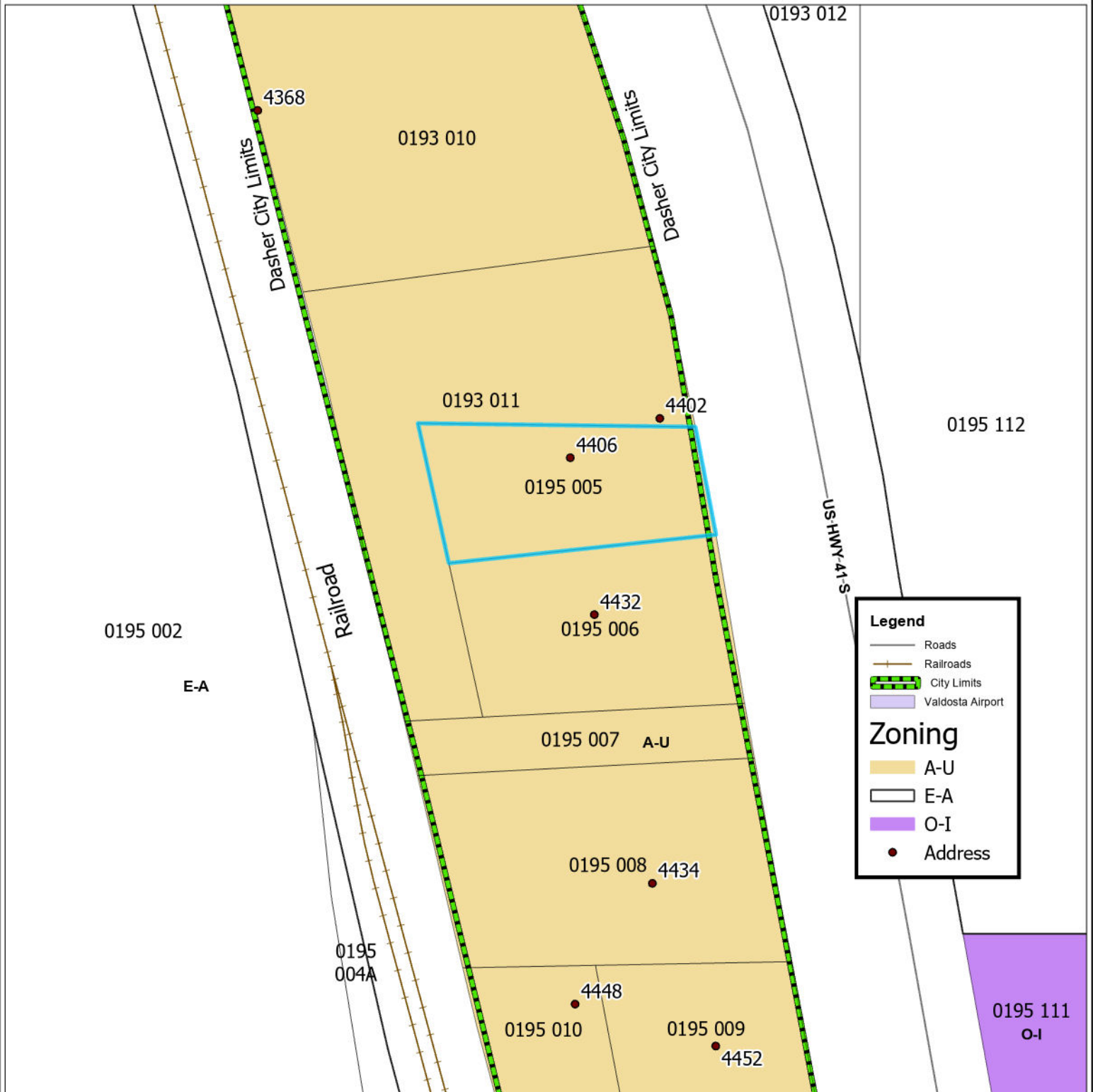
- Agriculture / Forestry
- Community Activity Center
- Downtown
- Established Residential
- Industrial Activity Center
- Industrial Area

Legend

- Institutional Activity Center
- Linear Greenspace/Trails
- Mill Town
- Moody Activity Zone
- Neighborhood Activity Center
- Park/Recreation/Conservation
- Public / Institutional
- Regional Activity Center
- Remerton Neighborhood Village
- Rural Activity Center
- Rural Residential
- Suburban Area
- Transitional Neighborhood
- Transportation/Communication/Utilities
- DynamicTextLayer

Kenneth Allen Rezoning Request

CURRENT ZONING: A - U
PROPOSED ZONING: C - H

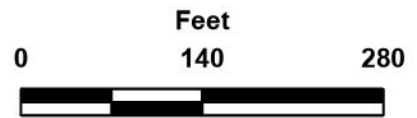


Legend

- Roads
- Railroads
- City Limits
- Valdosta Airport

Zoning

- A-U
- E-A
- O-I
- Address



COMBINATION SURVEY FOR
THE KIMMEL FAMILY LIVING TRUST
KENNETH E ALLEN, EDWIN SMITH
AND
ELWOOD GODWIN

BEING IN LAND LOT 31 OF THE 16TH LAND DISTRICT,
 DASHER, LOWNDES COUNTY, GEORGIA

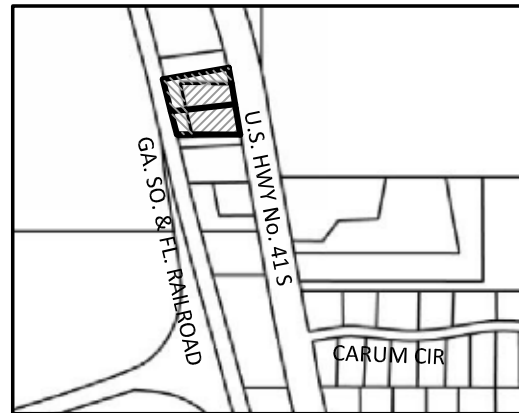
SURVEY DATE: APRIL 21, 2026
 PLAT DATE: MAY 1, 2026

RESERVED FOR THE CLERK OF THE
 SUPERIOR COURT.



GRAPHIC SCALE : 1 INCH = 100 FT.

PROPERTY IS LOCATED IN
 THE CITY OF DASHER AND
 ZONED AU

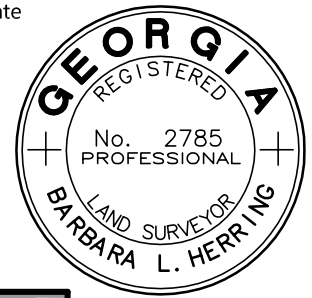


N. OR F. GA SOUTHERN & FLA RAILROAD (100' R/W)

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval of recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Barbara L. Herring 5-1-26
 Barbara L. Herring, RLS #2785 Date

 Dasher City Clerk Date



Southeastern Surveying, Inc.
 601 N. St. Augustine Rd. Telephone: 229-259-9455
 Valdosta, GA 31601 Fax: 229-259-9926
 E-mail: bherring@sesurveying.com
 GA Certificate of Authorization No. 685

IPS - IRON PIN SET - 5/8" REBAR
 C.M.F. - CONCRETE MONUMENT FOUND
 R/W - RIGHT OF WAY
 NM - NOT MONUMENTED
 EQUIPMENT USED: TOPCON PS-103A "TOTAL STATION"
 FIELD MEASUREMENTS WERE BASED UPON
 REDUNDANT MEASUREMENTS OF THE PROPERTY
 CORNERS WITH RESPECT TO EACH OTHER WITHIN
 THE SURVEY AND CONFORMS TO BOARD RULE
 180-7-.03 FOR HORIZONTAL MEASUREMENTS FOR
 SUBJECT AREA.
 PLAT CLOSURE: 1'/1,463,077
 BEARINGS SHOWN WERE CALCULATED FROM
 FIELD ANGLES TURNED REFERENCED TO
 PB 36 PG 24

