



City of Dasher

STAFF REPORT

CASE #DA-2026-0502

MEETING DATES:

PLANNING COMMISSION MEETING: June 29, 2026 at 5:30pm
DASHER CITY COUNCIL: July 13, 2026 at 6:00pm

Staff Report by: Alexandra Arzayus, SGRC Senior Planner

Authorized Applicant: Edwin Smith

Property Owner: Kimmel Family Living Trust

Location: US-41, Lake Park, GA

Tax Map and Parcel Number: Part of 0193 011

Parcel Size: 1.003

Subject Property Existing Zoning: A-U (Agricultural Use)

Subject Property Existing Land Use: Vacant

Subject Property Character Area: Rural Residential

PROPOSED ZONING: C-H (Highway-Commercial)

GENERAL INFORMATION:

Item & Purpose: **Application DA-2026-0502, petition by Edwin Smith to change the zoning of 1.003 acres property located the lot north of 0195 005 and currently vacant, being more specifically described as Lowndes County Tax Map 0193 Parcel 011.**

History: This application is **part of a series** of coordinated zoning and subdivision requests involving multiple adjoining parcels along the US Highway 41 corridor.

The subject property is a portion of Parcel **0193 011** (2.31 acres), currently owned by the Kimmel Family Living Trust, which is proposed to be subdivided into multiple lots. As part of this subdivision, approximately 1.0 acre will be retained and combined with the adjacent Kimmel property (Parcel 0193 010) and will remain zoned A-U (Agricultural Use).

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An additional portion of approximately **1.003 acres** will be conveyed to Edwin Smith, who intends to incorporate the property into his existing commercial operations. Mr. Smith operates “The Trailer Place,” a long-standing business along the US Highway 41 corridor, and the additional acreage is intended to support expansion of that use.

The rezoning associated with this request is intended to bring the newly created parcel into compliance with its intended commercial use (C-H zoning), while maintaining the remaining acreage to A-U zoning. This application reflects the ongoing transition of properties along the corridor from agricultural to commercial uses in response to development patterns in the area.

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 pattern of development along the US Highway 41 corridor. While the newly created parcel will abut property that will remain zoned A-U and used residentially, this condition is common in transitional corridors where agricultural and commercial uses coexist. Adequate site design and buffering at the time of development can help mitigate potential impacts between uses.
- 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 1.003 acre for commercial use is not expected to significantly increase intensity 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 subject property is part of a larger subdivision and reconfiguration effort to accommodate expanding commercial activity along the US Highway 41 corridor. The proposed rezoning reflects changing land use patterns in the area and supports the expansion of an existing nearby business.

- 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-2026-0502, petition by Edwin Smith, on behalf of the Kimmel Family to change the zoning of 1.003 acres located along US Hwy 41 S in the City of Dasher, being more specifically described as Map No. 0193, Parcel 011, 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, supports the expansion of an existing commercial operation, and is not expected to adversely impact surrounding properties.

Planning Commission Recommendation: Approval of Application no. DA-2026-0502.

ATTACHMENTS:

Aerial Map
Future Map
Zoning Map
Site Plan

DA-2026-0502

WRPDO Site Map

Edwin Smith 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 | |



Edwin Smith Rezoning Request



0 130 260 520
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

Edwin Smith Rezoning Request

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



