



## City of Dasher

### STAFF REPORT

**CASE #DA-2026-0504**

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#### **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:**

Elwood Godwin

**Property Owner:**

**Elwood Godwin**

**Location:**

4432 US Hwy -41S, Lake Park, GA

**Tax Map and Parcel Number:**

All or Part of 0195 006 and 0193 011

**Parcel Size:**

1.15 plus 0.322 acres (Total size 1.48 acres)

**Subject Property Existing Zoning:**

A-U (Agricultural Use)

**Subject Property Existing Land Use:**

Site Built Home with metal siding office-workshop

**Subject Property Character Area:**

Rural Residential

**PROPOSED SPECIAL EXCEPTION:**

To allow the continued use of a residence and operation of a mobile home transport business within C-H (Highway-Commercial) zoning district

#### **GENERAL INFORMATION:**

**Item & Purpose:**

Application DA-2026-0504, petition by Elwood Godwin, to request a special exception in C-H zoning of 1.48 acres property located at 4432 US Hwy 41 S in the City of Lake Park, being more specifically described as Lowndes County Tax Map 0195 Parcel 006.

**History:**

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

**DA-2026-0504**

The subject property, owned by **Elwood Godwin** (Parcel 0195 006), is proposed to be reconfigured through the incorporation of approximately 0.322 acres from the adjacent Kimmel Family Living Trust property (Parcel 0193 011). This adjustment will increase the total size of the parcel to approximately 1.489 acres.

The property is currently developed with a site-built residence and is also used in conjunction with a mobile home transport business, including temporary parking of mobile homes and the presence of a metal office/workshop structure.

The applicant is requesting to rezone the property from A-U (Agricultural Use) to C-H (Highway Commercial) to bring the existing business activities into compliance with zoning regulations.

In conjunction with the rezoning, the applicant is also requesting a Special Exception within the C-H zoning district to allow for the continued use of the residence in its current and reconfigured condition, as well as the continued operation of the mobile home transport business.

Pursuant to the City of Dasher Zoning Ordinance, residential uses may be permitted within the C-H (Highway Commercial) zoning district only through approval of a Special Exception. This process allows the Planning Commission to evaluate site-specific conditions and ensure that such uses remain compatible with surrounding properties and the overall character of the corridor.

This request reflects the ongoing transition of properties along the US Highway 41 corridor from primarily agricultural and residential uses to a mix of commercial and service-oriented uses, while maintaining compatibility with existing development patterns in the area.

**STAFF ANALYSIS:**

**Mr. Goodwin operates a mobile home transport business. The vast majority of the operations are off site, but occasionally, there will be repairs or temporary storage of the manufactured homes in between transports. Therefore, since there is a current residence, but the rezoning is C-H, this will allow him to continue both the business and the residence on his property.**

**Standards for Special Exception Review:**

- 1) Whether the proposed use will not be contrary to the purpose of the zoning ordinances of the appropriate governing body**
  - The proposed use, which includes the continued residential occupancy of the property, is not contrary to the intent of the City of Dasher Zoning Ordinance. The C-H (Highway Commercial) district allows residential uses through the Special Exception process, which is intended to evaluate site-specific conditions and ensure compatibility. The request is consistent with this intent and allows for orderly transition of the property while maintaining existing residential use.

- 2) **The proposed use will not be detrimental to the use and development of adjacent properties, or the general neighborhood not affect adversely the health and safety of residents and workers.**
  - The continued residential use of the property is not expected to be detrimental to adjacent properties or the surrounding neighborhood. A privacy fence provides a visual buffer between the subject property and nearby residential uses. Existing activities associated with the mobile home transport business are limited in scale and are not anticipated to adversely affect the health or safety of residents.
- 3) **The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement, noise or fumes generation, or type of physical activity.**
  - The continued residential use does not introduce additional impacts related to traffic, noise, or activity. The mobile home transport business operates in a manner where customers do not regularly visit the site, as units are transported by the owner. As such, the use is not expected to create a nuisance or hazard.
- 4) **The proposed use will not be affected adversely by the existing uses; and the proposed use will be placed on a lot of sufficient size to satisfy the space**
  - The proposed Special Exception will allow the continued residential use on a property that also supports limited business activity. The subject property size is being increased, which provides additional separation and buffering from adjacent properties. The use is compatible with existing surrounding uses and reflects conditions already present on the site.
- 5) **The parking and all development standards set forth for each particular use for which a permit may be granted have been met.**
  - The subject property is capable of meeting applicable development standards for a home and a business of the type. Any additional buffering or site design considerations will be addressed during future development review, as applicable.
- 6) **The appropriate governing body may impose or require such additional restriction and standards as may be necessary to protect the health and safety of workers and residents of the community, and to protect the value and use of property in the general neighborhood; and provided that wherever the appropriate governing body shall find, in the case of any permit granted pursuant to the provisions of these regulations that any term, conditions or restrictions upon which such permit was granted are not being complied with, said appropriate governing body shall rescind and revoke such permit after giving due notice to all parties concerned and granting full opportunity for a public hearing.**
- 7) **Special Exceptions granted by the appropriate governing body shall be valid for a period of twelve (12) months from date of approval, shall not be transferable except upon written approval of the appropriate governing body, shall be executed within the grant period or become null and void and subject to procedures for resubmission as hereinabove established.**

**STAFF RECOMMENDATION:**

Staff recommends Approval of Application no. DA-2026-0504, petition by Elwood Godwin for a Special Exception to allow the continued residential use within a Highway-Commercial (C-H) zoning district on approximately 1.489 acres located along US Hwy 41 S in the City of Dasher, being more specifically described as Map No. 0195, Parcel 006, of Lowndes County.

The request is consistent with existing conditions along the US Highway 41 corridor, allows for the continued use of an established residence, and is not expected to adversely impact surrounding properties.

**Planning Commission Recommendation:** Approval of Application No. DA-2026-0504.

**ATTACHMENTS:**

Site Plan

