

The subject property, owned by Kenneth Allen 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. 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 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.

There being no questions for staff, Chairman Miller opened the Public Hearing portion of the case.

Speaking in favor of the requests:

- Edwin Smith – 5370 Tucker Road
- Elwood Godwin – 4432 Highway 31.

Mr. Smith spoke in favor of the request, stating that he plans to expand his trailer business for inventory.

Mr. Godwin spoke in favor of the request, stating that he was present to answer any questions.

No one spoke in opposition to the request.

There being no further discussion, Chairman Miller called for a motion. Motion by Commissioner Webb to recommend approval. Commissioner Bailey second. Nine voted in favor, none opposed (9-0). Motion carried.

Agenda Item #4

DA-2026-0502	West US Hwy 41 S., Lake Park, GA, Map and Parcel 0193 011, ~1.003 ac
Current Zoning:	A-U (Agricultural Use)
Proposed Zoning:	C-H (Highway Commercial)

Ms. Arzayus presented the case in which the applicant is petitioning to change the zoning of a 1.003-acre property located at the lot north of map and parcel 0195 005 and currently vacant. 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