

service-oriented uses, while maintaining compatibility with existing development patterns in the area.

Staff recommends approval of application no. DA-2026-0503, petition by Elwood Godwin to change the zoning of 1.489 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, aligns zoning with current and proposed uses of the property, and is not expected to adversely impact surrounding properties.

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 of the request as presented. Commissioner Foreman seconded the motion. All voted in favor (9-0). Motion carried.

Agenda Item #6

DA-2026-0504 4432 US Hwy 41 S., Lake Park, GA, Map and Parcel 0195 006, ~1.48 acres
Special Exception: Single-Family Residential in C-H (Highway Commercial)

Ms. Arzayus presented the case in which the applicant is petitioning to request a special exception in C-H zoning of a 1.48-acre 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. 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. 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 CH (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.