

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.

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 Willis seconded the motion. All voted in favor (9-0). Motion carried.

Agenda Item #7

REZ-2026-14 6808 Wisenbaker Road, Map and Parcel 0225 017, ~8.5 acres
Current Zoning: M-1 (Light Manufacturing) and R-A (Residential Agricultural)
Proposed Zoning: M-2 (Heavy Manufacturing)

Mr. JD Dillard presented the case for a request to change the current zoning on the subject property from M-1 (Light Manufacturing) and R-A (Residential Agricultural) zoning to M-2 (Heavy Manufacturing) in order to unify the zoning to allow for a saw mill operation and related services. The subject property possesses road frontage on Lake Park Bellville/S Main St., a Major Collector, and Wisenbaker Road, a local County maintained road. The property is within the Urban Service and Rural Residential Character Areas, and within a groundwater recharge area, but there are no wetlands on the property.

Neighboring properties to the North, South, East and West are currently zoned M-1, while R-1 (Low Density Residential) parcels begin toward the Northeast along Wisenbaker Road.

The TRC analyzed the request, the standards governing the exercise of zoning power set forth in 10.01.05 of the ULDC, and factors most relevant to this application, including the neighboring land uses, lot sizes, and zoning patterns, the availability of County Water, the viability of septic drain fields, the potential environmental impacts, and therefore recommends approval of the request for M-2 zoning with the following conditions:

1. Any proposed commercial/industrial entrances off of Wisenbaker Road will require the developer to pave Wisenbaker Road from the entrance to South Main Street. The developer will also be responsible for the design, any acquisition of necessary right-of-way, relocation of utilities and construction costs for the paving of Wisenbaker Road from the development's easternmost entrance to South Main Street.
2. No Correctional Facilities, Transitional Care Facilities, and Junk and Salvage Yards shall be allowed

There being no questions for staff, Chairman Miller opened the public hearing.