

quality, and water quality and quantity are expected to occur due to the proposed rezoning.

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 proposed rezoning is not expected to result in any substantial additional costs required of the public.

8. *Whether the proposed change will be a deterrent to the value or improvement of the development of adjacent or nearby property in accordance with existing regulations.*

The proposed change is not expected to be a deterrent to the value or improvement of the adjacent or nearby property development. Rural residential zoning for this property appears more appropriate for the area's development than agricultural zoning. The effect on the value or improvement of the development of the adjacent or nearby property is expected to be positive if there is any effect.

9. *Whether the proposed change is out of scale with the needs of the neighborhood or the City of Dasher.*

The proposed change is not considered out of scale with the needs of the neighborhood or the City of Dasher.

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 staff is not aware of any special privilege that the approval of the proposed rezoning would constitute.

11. *The extent to which the zoning decision is consistent with the adopted local Comprehensive Plan as determined by the Planning Commission.*

The subject property is within the Rural Residential Character Area in the 2021 Comprehensive Plan for Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta. The description of the Rural Residential Character Area is as follows (Lowndes Comp Plan, p. 129):

“Rural, undeveloped land likely to face development pressures for lower density (one unit per 2.5 acres) residential development. These areas will typically have low pedestrian orientation and access, very large lots, open space, pastoral views, and a high degree of building separation.”

The development strategy for the Rural Residential Character Area is as follows: