

(4) Will the proposed rezoning result in a use that will or could cause an excessive or burdensome use of existing streets or other transportation facilities, and capacity of other public facilities – including utilities, parks, schools and other community facilities ?	
Applicant:	No. .
Staff:	No significant adverse impact other than likely increases in traffic volumes from some O-P uses.
(5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan ?	
Applicant:	Yes..
Staff:	Yes, O-P zoning is allowable in the Transitional Neighborhood character area, but it may be considered a little too intensive for the surrounding land use pattern.
(6) What existing or changing conditions affecting the use and development of this property, support grounds for either approval or disapproval of the proposed rezoning ?	
Applicant:	The proposed rezoning will have little to no impact on the area. No structural changes are being made the flow of traffic will continue to be extremely minimal. We have personally spoke to our neighboring occupants on the street, notified them of our intentions, to which they had no issue or objection.
Staff:	Building occupancy in this surrounding area remains high and there are no apparent “changing conditions” that warrant this zoning change and introduction of a new zoning designation to this neighborhood.
(7) To what extent will the proposed rezoning result in significant adverse impacts on the natural environment (including trees, wetlands, floodplain, groundwater, air quality, water quality, etc...) ?	
Applicant:	There will be no adverse impacts.
Staff:	No adverse impacts.
(8) Will the proposed change constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public ?	
Applicant:	No.
Staff:	Yes. The proposed rezoning could be considered a grant of special privilege due to its difference from ALL of the surrounding R-P zoned properties.

Supplemental Standards of the LDR Applicable to the Proposed Use

< none >

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.

Engineering: It appears that the driveway for this property was installed/repaved with physical work in the City right-of-way without a Permit from the Engineering Dept, and also appears that several trees have been recently removed without a required Tree Removal Permit. These existing violations need to be discussed with City Engineering staff --- regardless of any approved/disapproved zoning change..

Utilities: < No comments received >.

Building Plan Review: No comments or concerns

Public Works: No issues or concerns .

Police: < No comments received >

Fire: No comments

Landscaping: No issues or concerns