

| | |
|--|---|
| (5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan ? | |
| Applicant: | Yes. |
| Staff: | Yes, C-C zoning is allowable in the Community Activity Center (CAC) character area. |
| (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 subject property, except for the existence of a restaurant which can hopefully remain on the property at a different location, is largely vacant. Demand is high for development adjacent to I-75 and Highway 84, and we believe this zoning classification better lends itself to a mixed-use development, including commercial and residential, which is needed on the west side of the City. |
| Staff: | There are no existing or changing conditions that support disapproval of the proposed rezoning. |
| (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: | Any impact to surrounding or sub-surface water will be marginal. The development will be professionally engineered to minimize any potential impact to floodplain, wetlands, groundwater, or air quality. Few trees are currently located on the site but a professional landscaping plan will include the planting of trees in accordance with the City's land development regulations. |
| 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: | The proposed rezoning would not be considered a grant of special privilege |

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: No comments or issues

Utilities: < No comments received >.

Landscaping: Future development must comply with LDR Chapter 328

Building Plan Review: No comments or concerns

Public Works: No issues or concerns

Police: No issues from the PD

Fire: No issues or concerns

Attachments:

- Letters of Authorization (2)
- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Boundary Survey