

Comprehensive Plan Issues

Character Area: Transitional Neighborhood

Description: An area that has most of its original housing stock in place, but housing conditions may be worsening due to low rates of homeownership and/or decline of property maintenance. There may be a lack of neighborhood identity and gradual invasion of different types and intensities of uses that may be incompatible with the neighborhood residential use. These areas may be transitioning into a mix of single-family residential, multi-family, light office professional and light commercial uses. These areas are typically located in the older, core areas of the community.

Development Strategy: Focus should be on strategic public investments to improve conditions, allow appropriate infill development on scattered vacant sites, and encourage more homeownership and maintenance or upgrade of existing properties. Public assistance and investment should be focused where needed to ensure that the neighborhood becomes a more stable, mixed-income community with a larger percentage of owner-occupied housing. Vacant properties offer an opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area.

Goals and Policies:

POLICY 4.4 –The continued protection and utilization of historic resources shall be encouraged and actively supported.

GOAL 7: LAND USE – To ensure the community’s anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

POLICY 7.4 – Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.

Standards for the Exercise of Zoning Power (Review Criteria)

In reviewing and making a decision on a rezoning request, the City staff, Planning Commission and City Council shall consider the following standards. The proposed responses to these standards by the applicant and staff are listed below.

(1) Is the proposed zoning change consistent with the surrounding land use pattern and will it permit a range of uses that are suitable with regard to the use and development of adjacent and nearby properties?.	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes.
(2) How will the proposed rezoning will adversely affect the existing use(s) or usability of adjacent or nearby properties?	
<i>Applicant:</i>	The rezoning will have no adverse effect.
<i>Staff:</i>	No adverse impact.
(3) How does the property to be affected by a proposed rezoning have a reasonable economic use as currently zoned?	
<i>Applicant:</i>	The property is already being used as a church and needs to be rezoned to align with this use.
<i>Staff:</i>	It doesn’t with the current existing use. The property needs to be rezoned to rectify an outdated zoning classification.
(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?	
<i>Applicant:</i>	No.
<i>Staff:</i>	No.
(5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan?	
<i>Applicant:</i>	Yes