

(5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan ?	
Applicant:	Yes
Staff:	Yes, C-H 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:	Again, the rezoning will make it consistent with surrounding properties in this retail corridor..
Staff:	All of the redevelopment trends in the area have been for either commercial or high-density residential development
(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:	No adverse impacts will be taking place
Staff:	No significant adverse impacts. Any new development/redevelopment of the property will need to comply with all applicable modern development standards which have environmental protective measures built-in.
(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 on any of these cases at this time

Fire:: < No comments received >

Building Plan Review: No comments or concerns

Police: < No comments received >

Landscaping: Future development will require compliance with LDR Chapter 328

Public Works: No New building(s) may require sanitation facilities

Utilities: < No comments received >.

Attachments:

- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Boundary Survey