

(5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan ?	
Applicant:	Yes.
Staff:	Yes, the proposed C-C zoning is compliant with the Community Activity Center (CAC) character area designation.
(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 property is located in a commercially developed area with most properties in the area being zoned for commercial use consistent with the proposed zoning.
Staff:	Yes. Recent redevelopment trends in the area have been for additional commercial 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:	It will not have a significant adverse impact.
Staff:	No adverse impact.
(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

Section 218-13 Supplemental Use Standards (MM) Kennel, Pet Boarding

- (1) The lot size shall be no less than two acres..
- (2) Any building or enclosed structures for the housing of animals shall have minimum side and rear setbacks of at least 100 feet..
- (3) All areas maintaining animals outside shall be completely enclosed by walls or fences at least 6 feet in height and shall be located no closer than 200 feet from property lines or street right-of-way.

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 regarding rezoning, but comments may arise during the plan review approval process.

Fire:: Upon future development, the Fire Dept will be requesting site plans and floor plans for review

Landscaping: Upon development, the site must comply with LDR Chapter 328.

Public Works: No comments

Police: No issues or concerns.

Building Plan Review: < No comments received >

Utilities: < No comments received >

Attachments:

Zoning Location Map
Character Area Map
Aerial Location Map
Boundary Survey