

## Comprehensive Plan Issues

**Character Area:**     Suburban Area

Description: Area where typical types of suburban residential subdivision development have occurred or pressures for such type of development are greatest due to availability of water and/or sewer service. These areas are characterized by low pedestrian orientation, high to moderate building separation, predominately residential uses with scattered commercial or civic uses, and varied, often curvilinear, street patterns.

Development Strategy: Moderate density should be promoted in these areas with a greater focus on Traditional Neighborhood Development (TND) style residential subdivisions; where possible, existing development should be retrofitted to better conform to traditional neighborhood development principles. These principles include creating neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences.

### Goals and Policies:

Objective 3.2.3 – Protect well established neighborhoods from incompatible uses.

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.*

<b>(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?.</b>	
<i>Applicant:</i>	Yes.
<i>Staff:</i>	Yes, the proposed zoning is identical to the adjacent existing subdivision to the north and west of the subject property, and is similar to the County R-21 zoning that was granted in 2021.
<b>(2) How will the proposed rezoning adversely affect the existing use(s) or usability of adjacent or nearby properties ?</b>	
<i>Applicant:</i>	There are no negative impacts and the use is consistent with neighboring residential developments.
<i>Staff:</i>	No adverse impacts.
<b>(3) Does the subject property have a reasonable economic use as it is currently zoned ?</b>	
<i>Applicant:</i>	No. The current zoning is County R-21 and comprises only one residence. The proposed request herein presents a greater opportunity to capture the highest and best use of the property.
<i>Staff:</i>	Yes. However, as this area of the community continues to gradually urbanize, a little higher residential density in the form of planned subdivisions is more reasonable.
<b>(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 ?.</b>	
<i>Applicant:</i>	No.
<i>Staff:</i>	No adverse impacts
<b>(5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan ?</b>	