

<i>Staff:</i>	Yes, the proposed zoning is identical to existing M-2 zoning on two sides, and is compatible with the existing C-H zoning to the south – provided that all the proper development standards regarding setbacks and buffering are followed.
<b>(2) How will the proposed rezoning adversely affect the existing use(s) or usability of adjacent or nearby properties ?</b>	
<i>Applicant:</i>	The proposed rezoning will not adversely affect the existing use(s) or usability of the adjacent and nearby property located within the City of Valdosta as the adjacent property within the City is already zoned M-2.
<i>Staff:</i>	No significant adverse impacts.
<b>(3) Does the subject property have a reasonable economic use as it is currently zoned ?</b>	
<i>Applicant:</i>	Yes, however the economic use is limited under the property's current C-H/P-D/E-A zoning classifications due to the property being immediately adjacent to property located within the City of Valdosta currently zoned M-2. Zoning this property to M-2 will ensure that the uses amongst the adjacent properties are consistent with one another and therefore, compatible..
<i>Staff:</i>	Not entirely. The current split zoning is very irregular and awkward for any future development, and is likely to be negatively impacted by the current configuration of M-2 zoning nearby.
<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, the proposed rezoning will not cause an excessive or burdensome use of existing streets or transportation facilities, or the capacity of other public facilities such as utilities, parks, or schools. The property is located along Madison Highway, which is more than adequate for permitted uses under an M02 zoning district, as evidences by the currently zoned M02 property within the City which is adjacent to the subject property. Further, the property is not located near any parks or schools whose capacity would be overwhelmed by the proposed rezoning.
<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>	
<i>Applicant:</i>	No, the proposed zoning is not currently in conformity with the Greater Lowndes Comprehensive Plan. However, LDR Section 202-8(B) expressly contemplates the approval of the rezoning of annexed parcel concurrently amending the Comprehensive Plan. This Rezoning application is being submitted simultaneously with a City of Valdosta Annexation Application and as such, this Rezoning Application should be considered under the procedure provided for in LDR Section 202-8(B) and not denied on grounds of nonconformance with the Comprehensive Plan.
<i>Staff:</i>	Yes, upon satisfactory change of the Character Area designation
<b>(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 ?</b>	
<i>Applicant:</i>	Access to property suitable for manufacturing and distribution uses within the City of Valdosta has become increasingly limited. As Valdosta continues to develop industrially and commercially, access to property suitable for such manufacturing and distribution uses is crucial. The property is bordered by major roadways including Madison Highway and I-75, and is an ideal location for future manufacturing and distribution development in Valdosta..
<i>Staff:</i>	The last property in this area to annex into the City was 17 years ago, and it was given M-2 zoning
<b>(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...) ?</b>	
<i>Applicant:</i>	The rezoning will not have significant adverse impacts on the natural environment. However, if the proposed rezoning is granted, future development plans for M-2 compatible uses may require clean up and removal of certain trees and foliage located on the property. Any