

STAFF REPORT

Application Number: LP-2025-01

Nature of the Request

Application No. LP-2025-01, request by Lake Park Church of Christ/Steve Magee to change the zoning of 8,007 Square feet from R-15 (Single-Family Residential) to R-10 (Single-Family Residential) located at 610, 614, & 618 Sheavette Road, Lake Park, GA. This request is a condition of approval for a subdivision for 3 lots in the Sand Ridge Subdivision Phase 2.

Planning Considerations

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|----------------------|----------------------------------|
| 1) Subject Property: | R-15 (Single Family Residential) |
| North: | R-15 (Single Family Residential) |
| East: | R-10 (Single Family Residential) |
| South: | R-10 (Single Family Residential) |
| West: | R-15 (Single Family Residential) |
| 2) Land Use: | |
| North: | Church of Christ |
| East: | Single-Family Residential |
| South: | Single-Family Residential |
| West: | Single-Family Residential |
| 3) Character Areas: | Suburban Area |

Staff Analysis

Lake Park Zoning Ordinance § 12-2.7 (c). Standards for Exercise of Zoning Powers: In order to promote the public health, safety, morality and general welfare of the City of Lake Park against the unrestricted use of property, the recommendation of the Planning Commission, the following standards, and any other factors relevant to balancing the above stated public interest, will be considered by the City Council in making any zoning decisions:

- 1. Whether the proposed rezoning request is compatible with the existing land use pattern.**
Yes, the surrounding zoning districts are R-10 and R-15, both Single-Family Residential. The surrounding uses are single family homes and a church. The proposed R-10 (Single-Family Residential) zoning district is compatible with the surrounding zoning and uses. The purpose of the R-10 zoning is to provide residential areas restricted to single-family uses with a minimum lot size of 10,000 square feet.
- 2. Whether the proposed rezoning request creates the isolated district unrelated to adjacent and nearby districts.**
No, the rezoning request does not create an isolated district as it is consolidating the districts into a consistent uniformed zoning of R-10 (Single-Family Residential) for these 3 lots.
- 3. Whether the request will cause change to the existing population density pattern and the possible increase or overtaxing of the load on public facilities.**
No, the request will not cause any change to the existing population density pattern or any increasing of the load on public facilities. These lots will be serviced by Lake Park Water and Lowndes County Sewer.