

Staff:	Yes, the current zoning for the property has a reasonable economic use; however, the highest economic use, due to the current development patterns of the area, would be commercial.
(4) Whether the proposed rezoning will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.	
Applicant:	No, the proposed rezoning is not of the scale that could cause an excessive or burdensome use of existing streets or transportation facilities or any other public facilities.
Staff:	No adverse impacts.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	Yes, the proposed rezoning is in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan.
Staff:	Yes, The proposed C-C zoning is compliant in the CAC Character Area and supported by the Goals & Policies of the Comprehensive Plan.
(6) Whether there are other existing or changing conditions affecting the use and development of the property that give supporting grounds for either approval or disapproval of the proposed rezoning.	
Applicant:	Yes, the transition of the neighborhood around the subject property from a residential neighborhood to a commercial use neighborhood and as such give grounds for the approval of the proposed rezoning.
Staff:	Yes, the development pattern over the past few years, especially specific to this area, give supporting grounds for approval.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	There will be no significant adverse impacts on the natural environment by the proposed rezoning
Staff:	No adverse impact.
(8) Whether the proposed change will constitute a grant of special privilege to the individual owner as contrasted with adjacent or nearby property owners or the general public.	
Applicant:	No, there will be no grant of special privilege to the individual owner of the property as the neighborhood around this property is consistently commercial.
Staff:	No. The proposed rezoning would not constitute 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.

Building Inspections: No comments for this CUP

Fire: Fire Dept has no comments.

Engineering: No comments

Landscape: < No comments received >

Police: < No comments received >

Utilities: < No comments received >

Public Works: No comments

Attachments:

Zoning Location Map
Character Area Map
Aerial Location Map

Boundary Survey
Conceptual Site Plan