

Staff:	No adverse impact.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	C-C zoning is a permitted zoning district in the Neighborhood Activity Center Character Area per the Greater Lowndes 2030 Comprehensive Plan.
Staff:	Yes. The proposed C-C zoning is compliant in the NAC Character Area.
(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:	Eliminating the condition, which limits the uses to C-N, will allow for the proposed building supplies store and contractor office to be developed without the need for a Conditional Use Permit (CUP).
Staff:	Yes, the development trends in this immediate area have been for commercial development, as evidenced on lands to the west and north..
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	Currently, the lot is vacant with no trees or wetlands, nor is it in a floodplain. The proposed rezoning will only be removing conditions placed on the property so there will not be any adverse impacts on the natural environment.
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, this will remove conditions placed on the subject property so that zoning will match the commercial property along Brookfield and Murray.
Staff:	No. The proposed rezoning would not constitute a grant of special privilege.

Supplemental Regulations in the LDR Applicable to the Proposal

< 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 Plan Review: No comments

Engineering: No comments at this time

Fire: The Fire Dept has no comments regarding the proposed rezoning

Landscape: No comments (R-6 zoning is exempt from Landscape).

Police: < No comments received >

Public Works: No issues or concerns

Utilities: < No comments received >

Attachments:

Letter of Authorization
Zoning Location Map
Character Area Map
Aerial Location Map
Boundary survey
Conceptual site plan
Zoning use comparison chart (2 pages)