

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.

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.

(1) Whether a proposed rezoning will permit a range of uses that are suitable, in view of the use and development of adjacent and nearby property.	
Applicant:	The proposed rezoning is consistent with the surrounding land use pattern, with adjacent single-family residential to the south and east.
Staff:	Yes. The proposed use is compatible with the nearby and adjacent development patterns
(2) Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property.	
Applicant:	The proposed rezoning will not affect the existing use(s) or usability of adjacent or nearby properties.
Staff:	No adverse impacts.
(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
Applicant:	No, the subject property is currently vacant and undeveloped.
Staff:	Yes, however the approved master development plan is 21 years old and has never been implemented, nor has that plan been previously engineered for today’s guidelines.
(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:	The proposed rezoning will not affect existing 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 R-M and R-10 zonings are compliant in the ER and NAC Character Areas, 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:	Adjacent properties are zoned R-10 and will be developed in coordination with the subject property.
Staff:	Yes, the emerging development pattern in this immediate area has been for residential development.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	The proposed development and rezoning are not located in wetlands area or floodplain, and will not negatively impact the environment.
Staff:	Although portions of the property are impacted by potential floodplain and wetlands delineation, there are no significant adverse impacts anticipated – with good site plan engineering.