

STAFF REPORT

Application Number: LP-2026-01

Nature of the Request

Application No. LP- 2026-01, Petition by The City of Lake Park for a rezoning upon annexation request to rezone and annex 1.12 acres from R-1 (Single-Family Residential, County) to R-15 (Single-Family Residential, City) located at 304 and 402 Long Pond Road, Lake Park, GA. More specifically described as Tax Map No. 0221C Parcels 003 and 002

Planning Considerations

- 1) Subject Property: R-1 (Single Family Residential, County)
 - North: R-15 (Single Family Residential, City)
 - East: R-15 (Single Family Residential, City)
 - South: R-10 (Single Family Residential, City)
 - West: R-10 (Single Family Residential, City)
- 2) Land Use:
 - North: Calvary Baptist Church
 - East: School
 - 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-15 (Single-Family Residential) zoning district is compatible with the surrounding zoning and uses. The purpose of the R-15 zoning is to provide residential areas restricted to single-family uses with a minimum lot size of 15,000 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 and actually resolves a long-standing inconsistency with development in the area as a county island within Lake Park.
- 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. There will be no change in service obligations, and will create administrative consistency.