

(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
<i>Applicant:</i>	The property is currently located in the unincorporated portions of Lowndes County and does not have access to any water and sewer infrastructure. This prohibits its economic use as it is currently zoned.
<i>Staff:</i>	No. Continued use as rural agricultural or rural residential, is not consistent with the redevelopment trends and patterns along this portion of the North Forrest Street Ext. corridor.
(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.	
<i>Applicant:</i>	No excessive or burdensome use is forecasted by this rezoning. The current infrastructure in place and planned by the City will adequately serve the intended use.
<i>Staff:</i>	No adverse impact as the City currently has water and sewer infrastructure in this area.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
<i>Applicant:</i>	Yes, the proposed rezoning is in conformity with the Comp Plan. The plan encourages appropriately located residential development that supports orderly growth, efficient use of infrastructure and housing opportunities within designated growth areas.
<i>Staff:</i>	Yes. The proposed R-P zoning is compliant in the Community Activity Center (CAC) 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.	
<i>Applicant:</i>	The Forrest Street corridor continues to experience residential and community-oriented and the subject property is well located to support additional residential uses. The R-P designation allows development that is more consistent with current land use trends and the City's long-term planning objectives.
<i>Staff:</i>	Yes, the emerging development trends in this area support high-density residential development.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
<i>Applicant:</i>	The proposed rezoning is not expected to result in significant adverse impacts on the natural environment. Any future development will be required to comply with all applicable federal, state, and local regulations related to stormwater management, wetlands, floodplains, and environmental protection.
<i>Staff:</i>	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.	
<i>Applicant:</i>	No.
<i>Staff:</i>	No. The proposed rezoning would not constitute a grant of special privilege.

Supplemental Regulations in the LDR Applicable to the Proposal

Section 218-13 Standards of Use and Development (V) Multi-Family Dwellings

- (1) Multi-family dwelling units shall not consist of more than 4 bedrooms.
- (2) Multi-family developments with more than 150 units must have access to a collector or arterial street as classified in the most recent GDOT Functional Classification System for the City of Valdosta.
- (3) Minimum building spacing. Buildings shall be separated by a minimum of 15 feet side to side, 40 feet front to back or front to front, and 25 feet back to back or back to side.
- (4) No building façade shall measure greater than 250 feet in length.