

## 10.1.4 Procedures for Action by the Technical Review Committee

- A. For applications to be submitted to the Planning Commission, ZBA, or Board of Commissioners, the Technical Review Committee (TRC) shall review the application and all supporting materials and provide a report regarding compliance of the application with applicable standards and criteria. The TRC shall provide an analysis and recommendation regarding the following: (TRC Responses Are Provided Below Within Parenthesis)
1. Consistency of the application with the Greater Lowndes Comprehensive Plan; (TRC Response: Overall, the application is **consistent** with the Comprehensive Plan.)
  2. Compliance of the application with the application requirements and development standards set forth in the ULDC; (TRC Response: Staff is working with the applicant to ensure that the **submitted documents** meet ULDC requirements. Future development will be required to meet the development standards set forth in the ULDC.)
  3. For rezoning applications, an analysis and recommendation regarding the following:
    - a. The relation that the proposed amendment bears to the purpose of the overall zoning scheme with due consideration given to whether or not the proposed change will help carry out the purposes of this ULDC; (TRC Response: Overall this amendment is **not consistent** with the stated intent of the Planned Development (PD) zoning districts (2.01.07) due to its overall lack of office and limited commercial uses. Regarding the purposes of the ULDC, as copied from Section 1.04.00(B), the purpose of these regulations (The ULDC) is to:
      1. Lessen congestion in the streets; (TRC Response: Compared to the current use the proposed change **will not** help carry out this purpose.)
      2. Secure safety from fire, panic, and other dangers; (TRC Response: Compared to the current use and zoning the proposed change **will not** help carry out this purpose.)
      3. Promote health and the general welfare; (TRC Response: The proposed change **will** help carry out this purpose.)
      4. Provide adequate light and air; (TRC Response: The proposed change **will** help carry out this purpose.)
      5. Prevent the overcrowding of land; (TRC Response: The proposed change **will** help carry out this purpose.)
      6. Avoid undue concentration of population; (TRC Response: The proposed change **will** help carry out this purpose.)
      7. Prevent urban sprawl; (TRC Response: The proposed change **will** help carry out this purpose.)
      8. Assure the provision of required streets, utilities, and other facilities and services; (TRC Response: The proposed change **will** help carry out this purpose.)
      9. Assure the adequate provision of safe and convenient traffic access and circulation, both vehicular and pedestrian; (TRC Response: The proposed change **will** help carry out this purpose for vehicular traffic but **will not** for pedestrian traffic.)

10. Assure the provision of space for recreational, educational, and other public purposes; (TRC Response: The proposed change **will not** help carry out this purpose.)
  11. Promote desirable living conditions and the sustained stability of neighborhoods; (TRC Response: The proposed change **will** help carry out this purpose.)
  12. Protect against blight and depreciation; (TRC Response: The proposed change **will** help carry out this purpose.)
  13. Secure economy in governmental expenditures; (TRC Response: The proposed change **will** help carry out this purpose.)
  14. Conserve the value of buildings; (TRC Response: The proposed change **will** help carry out this purpose.)
  15. Encourage the most appropriate use of land, buildings, and structures; (TRC Response: The proposed change **will** help carry out this purpose.) and
  16. Assure that land is developed in conformity with the Comprehensive Plan. (TRC Response: The proposed change **will** help carry out this purpose.)
- b. Potential positive effects of the amendment on the character of the proposed zoning district, a particular piece of property, neighborhood, a particular area, or the County as a whole; (TRC Response: Positive effects of the amendment on the various aspects of this purpose include that it will raise the bar of development for residential PD's in Lowndes County and that it is likely to encourage additional investment in the area.)
  - c. The physical conditions of the site relative to its capability to be developed as requested, including topography, drainage, access, and size and shape of the property; (TRC Response: The subject property does have portions of it within a Wetland Protection District (ULDC Section 3.05.00), a Medium Pollution Susceptibility Groundwater Recharge Area Protection District (ULDC Section 3.03.00), and two geotechnical areas of concern. Phase Two of the development, which is not a part of this rezoning request, shows the presence of an existing sinkhole. Both the Wetland Protection Districts and the Medium Pollution Susceptibility Groundwater Recharge Area Protection District have ULDC regulations associated with their protection. The geotechnical areas of concern both show accommodation through increased distances to proposed residential unit construction. Pending compliance with ULDC regulations concerning the Wetlands and Groundwater Recharge Area the physical conditions of the site do not present any major issues relative to its capability to be developed. Regarding the geotechnical areas of concern staff will need to perform additional research before making a finding.)
  - d. The impact upon adjacent property owners shall the request be approved; (TRC Response: The additional uses will likely increase the noise and traffic in the area. The additional uses, marketability, and improvements have the potential to increase the appeal for further residential and non-residential development in the area.)
  - e. The potential impact of the proposed amendment on County infrastructure including water and sewerage systems; (TRC Response: Adequate Lowndes County Water and Sewer infrastructure is available.)
  - f. The impact of the proposed amendment on adjacent thoroughfares and pedestrian and vehicular circulation and traffic volumes; (TRC Response: No major negative impacts

are anticipated to the adjacent thoroughfares, pedestrian and vehicular circulation, and traffic volumes.)

- g. The merits of the requested change in zoning relative to any other guidelines and policies for development which the Planning Commission and Board of Commissioners may use in furthering the objectives of the Greater Lowndes Comprehensive plan; (TRC Response: Regarding the Procedures for Action by the Board of Commissioners in ULDC Section 10.01.05(A) the TRC did want to note the existing land use pattern.)
- h. The ability of the subject land to be developed as it is presently zoned; (TRC Response: Please see the attached use comparison table regarding the current uses allowed in R-1 zoning.)