

(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 result in or cause excessive or burdensome use of existing streets or transportation facilities, or the capacity of other public facilities.
Staff:	No adverse impacts.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	The proposed rezoning is in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan.
Staff:	Yes. The proposed C-C zoning is compliant in the Community Activity Center 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:	The existing conditions that affect the use and development of the property are due to the split-zoned nature of the property. Having the property rezoned to a zoning that is similar to the surrounding properties will allow for a more uniform development pattern in the area.
Staff:	Yes, the current surrounding zoning as well as the emerging development trends in this area support the proposed rezoning.
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	The property is currently vacant land and for the foreseeable future the property will stay vacant so there will be no adverse impacts on the natural environment as a result of this rezoning.
Staff:	No significant 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:	The proposed rezoning will not constitute a grant of special privilege to the individual owner.
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"

Fire: "No Comments"

Police: "No Comments"

Landscape: "No Comments"

Utilities: "No Comments"

Public Works: "No Comments"

Attachments:

Zoning Location Map
Character Area Map
Aerial Location Map
Boundary survey