

There will be no environmental impacts, as the developer will incorporate the storm drain system in the current Pointer's Ridge project. The developer will plant trees and shrubs.

7. Whether the proposed change will be detrimental to the value, improvement, or development of adjacent or nearby property in accordance with the existing regulations;

No, this rezoning will not be detrimental to adjacent or nearby properties.

8. Whether the proposed change is out of scale with the needs of the neighborhood or the City of Lake Park;

Zoning use is not out of scale with the needs of the neighborhood or City.

9. Whether the proposed change will constitute a grant of special privilege to the individual owner, as contrasted with the adjacent or nearby neighborhood or with the general public.

This change will not be a special privilege.

10. The extent to which the zoning decision is consistent with the adopted local Comprehensive Plan as determined by the Planning Commission. The rezoning will reestablish the same zoning as previously zoned in Lowndes County.

The Greater Lowndes County 2021 Comprehensive Plan establishes a future designation or Character Area of Suburban Areas. R-C, Cluster Residential, meets the exact requirements as R-6 Multi-Family Residential, with a minimum lot size of 6,000 square feet for a one-family dwelling and the maximum allowable density of 14 units per acre for multi-family housing.

Attachments:

Application
Zoning Map
Character Area Map
Location Map
Land Use Map