

(5) Is the proposed rezoning in conformity with the policy and intent of the Greater Lowndes Comprehensive Plan ?	
<i>Applicant:</i>	The proposed development falls under the CAC character area where R-P is a permitted zoning.
<i>Staff:</i>	Yes, R-P zoning is allowable in the Community Activity Center (CAC) character area.
(6) What existing or changing conditions affecting the use and development of this property, support grounds for either approval or disapproval of the proposed rezoning ?	
<i>Applicant:</i>	The subject property has single-family residential and highway commercial to the east and west. It is justified for zoning to R-P, and it is still remaining as residential for the area with increasing density needs of families.
<i>Staff:</i>	There are no existing or changing conditions that support disapproval of the proposed rezoning.
(7) To what extent will the proposed rezoning result in significant adverse impacts on the natural environment (including trees, wetlands, floodplain, groundwater, air quality, water quality, etc...) ?	
<i>Applicant:</i>	The proposed development will not occur within existing flood zones or wetland areas. It will not have an adverse impact on the natural environment.
<i>Staff:</i>	No adverse impacts.
(8) Will the proposed change 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>	The proposed rezoning meets characteristics of surrounding properties and will not grant any special privilege.
<i>Staff:</i>	The proposed rezoning would not be considered a grant of special privilege

Supplemental Standards of the LDR Applicable to the Proposed Use

LDR Section 218-13(W) Dwelling, Single-Family Attached (Townhouses)

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.

Engineering: No specific comments at this time; there are ongoing discussions with the applicant regarding the overall layout plan of the development.

Landscaping: Must comply with landscape requirements as outlined in LDR Chapter 328 at the time of development.

Building Plan Review: No comments or concerns regarding these requests at this time.

Fire: The Fire Dept has no comments or concerns at this time

Police: < No comments received >

Public Works: No comments received

Utilities: < No comments received >.

Attachments:

- Letter of Authorization
- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Boundary Survey
- Conceptual layout plan