

(3) Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned.	
<i>Applicant:</i>	Yes, but not much new construction for single-family development occurring on W Gordon St
<i>Staff:</i>	No. Logical buildout with R-6 zoning would be a new subdivision for either single-family homes or duplexes (or mixture of both) on individual lots. The only way to achieve this is to create a connecting or cul-de-sac street down the middle of the property, which would be cost-prohibitive with the small number of lots that are achievable
(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.
<i>Staff:</i>	No adverse impacts.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
<i>Applicant:</i>	Yes, we believe so.
<i>Staff:</i>	Yes. The proposed R-M zoning is compliant in the NAC Character Area and supported by the Goals & Policies of the Comprehensive Plan
(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 existing home was crushed by a tree (from Hurricanes Idalia/Helene). Multi-family zoning is adjacent and across the street. C-C zoning is also adjacent – which also allows multi-family development.
<i>Staff:</i>	Yes, the recent development trend for all of these adjacent/nearby properties has been for multi-family development
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
<i>Applicant:</i>	None.
<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.
- (5) Architectural Standards for multi-family development:
 - (a) Building facades shall incorporate architectural modulations at intervals of no more than every 25 feet.
 - (b) Buildings must have pitched roofs with a minimum of 4:12 pitch.
 - (c) No exposed concrete masonry units may be used on exterior building walls.