

3. No; the Property's economic use is commercial in nature and considered to be nonconforming due to the Property's current zoning classification of Single-family Residential District (R-6). As such, the Property's economic use is limited by the City of Valdosta Land Development Regulations regulating nonconforming uses and the Property, as currently zoned, does not have a reasonable economic use.
4. No; the proposed rezoning will not cause an excessive or burdensome use of existing streets or transportation facilities, or the capacity of other public facilities such as utilities, parks, or schools. The Property's longstanding and existing commercial use has not resulted in an excessive or burdensome use of the existing surrounding infrastructure nor will the continued use result in an excessive or burdensome use of the existing surrounding infrastructure.
5. Yes; the proposed rezoning is in conformity with the Greater Lowndes Comprehensive Plan and the requested Community Commercial District (C-C) is a permitted zoning district in the Community Activity Center (CAC) character area.
6. The existing use and conditions of the Property support the approval of the proposed rezoning. The Property's classification as a Community Activity Center (CAC) character area further supports the approval of the proposed rezoning.
7. The rezoning will not have significant adverse impacts on the natural environment.
8. No; the proposed rezoning will not constitute a grant of special privilege to the Property owner as opposed to adjacent or nearby property owners or the general public.