

(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:	No.
Staff:	No adverse impacts – as planned.
(5) Whether the proposed rezoning is in conformity with the policy and intent of the Comprehensive Plan.	
Applicant:	Yes.
Staff:	Yes. The proposed M-2 zoning is compliant in the Industrial AC Character Area and it supports cohesiveness with this overall planned industrial park.
(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:	An industry with a significant job gain and capital investment impact on Valdosta Lowndes County located in Bassford Business Park. Approval of this rezoning request would further support the industry’s decision to locate in our community.
Staff:	Yes, the development trend for all of these nearby properties along the north side of the road is for industrial development..
(7) Whether, and the extent to which, the proposed rezoning would result in significant adverse impacts on the natural environment.	
Applicant:	There will be no adverse impacts to wetlands or stormwater in the immediate area.
Staff:	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.	
Applicant:	No.
Staff:	No. The proposed rezoning would not constitute a grant of special privilege.

Attachment: VA-2024-19 City Council attachments (3856 : Gipc Va-2024-19)

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

Utilities: < No comments received >

Fire: No comments or concerns

Engineering: No comments or concerns

Landscape: Development must comply with applicable regulations of LDR Chapter 328.

Public Works: < No comments received >

Police: < No comments received >

Attachments:

- Zoning Location Map
- Character Area Map
- Aerial Location Map
- Boundary survey