



## JONES PROPERTY – COMPREHENSIVE PLAN AMENDMENT

### **DEMONSTRATION OF NEED**

Address the following statements with regard to the proposed land use amendment:

1. Could the proposed amendment promote substantial amounts of low-density, low-intensity, or single use development in excess of demonstrated need?

**The proposed CPA will allow for low density residential however, not necessarily promote the use. In accordance with the *Comprehensive Plan* policies for PM (site's current Land Use designation) a compatible progression for non-active PM designated properties in the County is to assign A/RR.**

2. Will passage of the proposed amendment allow a significant amount of urban development to occur in rural areas?

**The subject amendment request is not for urban development.**

3. Does the proposed amendment create or encourage urban development in radial, strip, isolated, or ribbon patterns emanating from existing urban development?

**The subject amendment request is not for urban development.**

4. Does the proposed amendment fail to adequately protect adjacent agriculture areas?

**The proposed future land use will promote agricultural uses on minimum 5-Acre lots.**

5. Could the proposed amendment fail to maximize existing public facilities and services?

**Public facilities and services are not available in this Rural area.**

6. Could the proposed amendment fail to minimize the need for future public facilities and services?

**No, the current site will not generate enough population to make an intense impact, that would require future public facilities and services.**

7. Will the proposed amendment allow development patterns that will disproportionately increase the cost of providing public facilities and services?

**No, the requested amendment will not be considered a development pattern.**

8. Does the proposed amendment fail to provide clear separation between urban and rural uses?

**The existing property is located in a rural development area, and is not adjacent to an urban development area.**

9. Will the proposed amendment discourage infill development or redevelopment of existing neighborhoods?

**The proposed amendment is for A/RR and would not be considered 'development.' The surrounding areas are primarily vacant.**

10. Does the proposed amendment fail to encourage an attractive and functional mixture of land uses?

**The request for A/RR will allow for Residential estate lots at a minimum lot size of five (5) acres.**

11. Could the proposed amendment result in poor accessibility among linked or related land uses?

**The subject site is located on Highway 98 E, and the proposed maximum development of the subject parcel is eight (8) dwelling units. The proposed will not impact accessibility of related land uses.**



12. As a result of approval of this amendment, how much open space will be lost?

**No open space will be lost; the request for A/RR requires a minimum lot size of five (5) acres. The footprint of a single-family home on five acres is de minimus to open space.**