



APPLICATION FOR REZONING

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Ephriam and Brenda Hickox				
AGENT:	Philip Griffin				
REQUESTED ACTION:	Rezoning of appx. 1.53 acres from Commercial General (CG) to Commercial Intensive (CI)				
LOCATION:	On the south side SR 200/A1A between Gressman Road and Sidney Thomas Lane				
CURRENT LAND USE + ZONING:	Commercial (COM) + Commercial General (CG)				
PROPOSED LAND USE + ZONING:	Commercial (COM) + Commercial Intensive (CI)				
EXISTING USES ON SITE:	Warehouse/Serv shop (built 2017)				
PROPERTY SIZE + PARCEL ID:	1.53 ac Parcel ID # 42-2N-25-0000-0017-0040				
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Year Built</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Gas station/ Vacant	1985	CN/GPU	COM/MDR
	South	Vacant	N/A	CI	COM
	East	Residential MH	2018	OR	AGR
	West	Warehouse/CD&D Landfill	1984	OR	COM

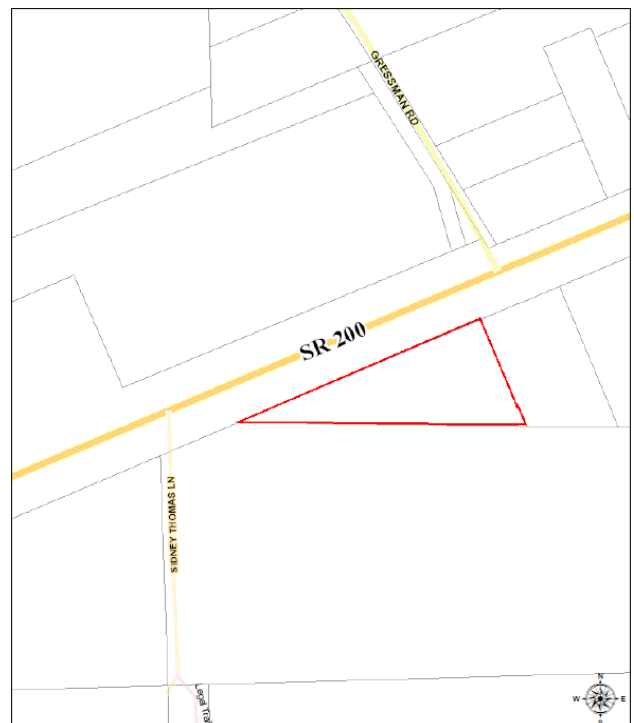
*** All required application materials have been received. All fees have been paid. All required notices have been made. All copies of required materials are part of the official record and have been made available on the County's website and at the Planning + Economic Opportunity Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The proposed rezoning comprises one parcel totaling 1.53 acres. The rezoning request is from Commercial General (CG) To Commercial Intensive (CI).

According to Article 17 of the LDC, the Commercial Intensive (CI) zoning district proposed for this site is a high-intensity commercial district intended to provide for the orderly development of local and regional commercial services and needs. All manner of retail and service establishments are permitted by right, and wholesale, light manufacturing and warehouse uses area permissible by conditional use. Properties in this district should have direct access to major thoroughfares suitable for efficiently carrying large volumes of traffic.

No application has been filed to amend the FLUM for this property. The CI zoning district would be consistent with the existing FLUM designation of Commercial (COM).





CONSISTENCY WITH THE COMPREHENSIVE PLAN

Policy FL.01.02(C)

According to Policy FL.01.02 (C), Land designated for Commercial use is intended for activities that are predominately associated with the sale, rental, and distribution of products or the performance of service. Typical uses in the Commercial land use category may include medical or professional offices, shopping centers and other retail uses of varying intensity, vehicle sales and service, restaurants of all types, hotels and other lodging, personal services and other similar commercial or professional services. Commercial land uses should be physically or spatially buffered from adjacent land uses of lesser density or intensity of use.

The proposed CI zoning district would be consistent with the uses permitted in the Commercial (COM) category. The property is adjacent to other properties designated Commercial (COM) which currently contain moderate to intensive commercial and industrial uses. It should be noted that the property to the west containing a construction and demolition debris (CD&D) landfill is designated Commercial, although zoning on the property is Open Rural(OR). The landfill is permitted by conditional use permit in this district (granted most recently in 2005).

Policy FL.08.05

Policy FL.08.05 states that the County shall direct commercial and multi-family residential uses into clustered or nodal development patterns that eliminate or reduce strip or ribbon development following major County or state roads.

The proposed CI zoning would not encourage strip development in new areas. The proposed rezoning will not expand commercial uses beyond the boundaries of what is presently designated as Commercial on the FLUM. This area surrounding the intersection of SR200 and Gressman Road is largely designated Commercial on the FLUM and has historically contained commercial uses for at least 30 years.

CONSISTENCY WITH THE LAND DEVELOPMENT CODE

ARTICLE 5. – PROCEDURES

Section 5.02. - Rezoning.

Pursuant to Section 5.02 (C) and (D), staff shall review all rezoning applications for consistency with the Nassau County Comprehensive Plan and provide a recommendation to the Planning and Zoning Board regarding the merits of the request based upon the goals, objectives and policies of the adopted comprehensive plan (see above).

The Planning and Zoning Board's recommendation to the Board of County Commissioners shall show that the planning and zoning board studied and considered:

- 1) The need and justification for the change; and
- 2) The relationship of the proposed rezoning to the County's general planning program.

The proposed CI zoning district would be consistent with the uses permitted in the existing Commercial (COM) FLUM category. The proposed rezoning will not expand commercial uses beyond the boundaries of what is



presently designated as Commercial on the FLUM. It would not encourage strip development in new areas. The proposed rezoning would allow a commercial zoning district that is compliance with the current Commercial (COM) FLUM designation and compatible with the existing commercial uses and zoning of surrounding parcels at this location on the SR200 corridor.

ARTICLE 17. - COMMERCIAL, INTENSIVE: CI

The purpose of the Commercial Intensive (CI) district is to designate areas for the orderly development of these commercial uses which will provide local and regional commercial services and needs. Certain establishments which will provide for the social, cultural and civic needs of county residents will also be encouraged to develop. Consumer related retail and service establishments, and wholesale, light manufacturing and warehouse uses, will be permitted to develop where appropriate. Areas in this district should have direct access to major thoroughfares suitable for efficiently carrying large volumes of traffic.

Regional commercial nodes will generally be located with convenient access to transportation corridors. Commercial Intensive District uses may be developed only in a nodal pattern. Commercial intensive nodes must abut a roadway classified as a collector or higher on the adopted functional highway classification map of the adopted comprehensive plan.

The subject property is capable of meeting the minimum lot size and for the CI zoning district found in Section 17.05. (Min. lot width: 100 ft; Min lot area: 20,000 sf)

The subject property has access to SR200, which is classified as a principal arterial roadway by the Functional Highway Classification Map (Future Transportation Map series FTMS-3) adopted in the Comprehensive Plan.

This area surrounding the intersection of SR200 and Gressman Road is largely designated Commercial on the FLUM and has historically contained commercial uses for at least 30 years, thus functioning as a commercial node. The proposed rezoning will not expand commercial uses beyond the boundaries of what is presently designated as Commercial on the FLUM. The proposed rezoning would allow a commercial zoning district that is compliance with the current Commercial (COM) FLUM designation and compatible with the existing commercial uses and zoning of surrounding parcels at this location on the SR200 corridor.



CONCLUSION

- Staff finds the that the proposed rezoning to Commercial Intensive (CI) is consistent with the Commercial (COM) land use category described in Comprehensive Plan Policy FL.01.02(C), and is generally consistent with the Goals, Objectives and Policies of the Comprehensive Plan.
- Staff finds, based on the above findings, that the requested action is compliant with the requirements of Sec. 5.02 of the County's Land Development Code, and meets the analysis criteria described in this report above.

Based on these findings, staff recommends APPROVAL of application R19-003.

Submitted by:

A handwritten signature in blue ink, appearing to read "Doug McDowell".

Doug McDowell, AICP
Principal Planner