



APPLICATION FOR REZONING

APPLICATION & SURROUNDING AREA INFORMATION:

OWNER/APPLICANT:	Heath and Allison Selph			
AGENT:	Heath and Allison Selph			
REQUESTED ACTION:	Rezoning of approximately 2.17 acres from Commercial General (CG) to Open Rural (OR)			
LOCATION:	On the south side of Lake Hampton Road, east of US 1			
CURRENT LAND USE + ZONING:	Agriculture (AGR) + Commercial General (CG)			
PROPOSED LAND USE + ZONING:	Agriculture (AGR) + Open Rural (OR).			
EXISTING USES ON SITE:	Undeveloped			
PROPERTY SIZE + PARCEL ID:	2.15 acres + Parcel ID # 39-4N-23-0000-0002-0010			
ADJACENT PROPERTIES:	<u>Direction</u>	<u>Existing Use(s)</u>	<u>Zoning</u>	<u>FLUM</u>
	North	Undeveloped	CG	COM
	South	Undeveloped	OR	AG
	East	Undeveloped	OR	AG
	West	Undeveloped	OR	AG

*** 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 subject property is located in the Boulogne community in the northwest corner of the County, approximately 800 feet south of the Georgia state line, and approximately six miles north of the Town of Hilliard. This is a rural area with a mix of timberland, undeveloped property, and single family homes. The Applicant has filed the application with the intent of constructing a dwelling on the property where they will live.



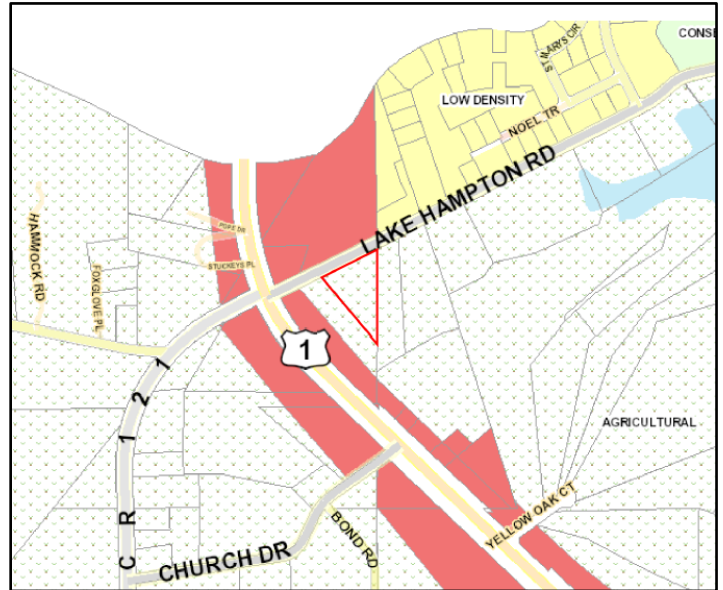


CONSISTENCY WITH THE COMPREHENSIVE PLAN

Policy FL.01.02(B)

This policy sets forth use and density limitations for residential future land use map (FLUM) designations. The AGR future land use map category is intended for activities that are associated primarily with the cultivation of silviculture, crops or other agricultural areas. Single family residences are allowed at a density of one unit per acre on parcels under 320 acres in size and on lots of record.

The subject property is part of the commercial node around US 1 and Lake Hampton Rd., just south of the state line. There is only one commercial use in the map area, a convenience store/fueling station just north of Stuckeys Place. There is a residence just north of the convenience store and on the northwest corner of US 1 and Lake Hampton Rd, other properties are undeveloped.



Vicinity Future Land Use Map

CONSISTENCY WITH THE LAND DEVELOPMENT CODE

ARTICLE 5. – PROCEDURES

Section 5.02. - Rezoning.

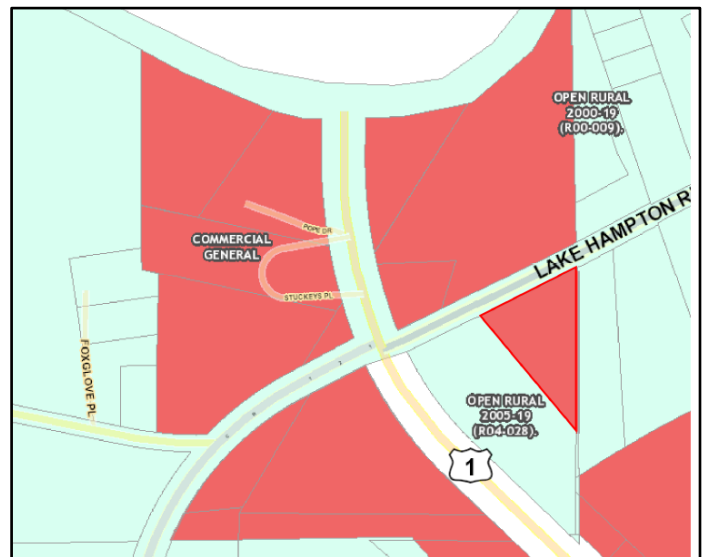
Pursuant to Section 5.02 (C) and (D), staff shall review all rezoning applications for consistency with the Nassau County Comprehensive Plan and provide a recommendation to the Planning and Zoning Board regarding the merits of the request based upon the goals, objectives and policies of the adopted comprehensive 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 existing rural residential development pattern justifies this change. Ample undeveloped land remains in the commercial node, and the lack of access to US 1 further reduces the suitability of the property for commercial zoning.

Applications are also evaluated with the following rezoning criteria.



Vicinity Zoning Map



a. *Explain how the proposed change relates to the established land use pattern.*

The change would allow for a residence, similar to the scattered rural homes that dominate this part of the County.

b. *Identify isolated district(s) that would be created by the proposed change.*

The change would not create an isolated zoning district, in fact it would supplement the current OR zoning to the east and west.

c. *Explain how the proposed change would impact public facilities such as schools, utilities, streets and traffic.*

The proposed rezoning would allow no more than two dwelling units. It would have a minimal impact on public facilities and generally considered de minimis (exempt) for the purposes of concurrency. The School Board has made a finding that capacity is available in this area in current public school facilities.



d. *Describe the existing and proposed conditions for the subject property and surrounding properties.*

Properties surrounding this site are undeveloped, as is the site. A mobile home is approximately 150 feet to the east and a single family residence is approximately 600 feet to the east.

e. *Identify Comprehensive Plan policies that support the proposed change, especially long range land use plans.*

The proposed change is supported by Future Land Use Element Policy FL.08.05, which 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 OR zoning is in keeping with the Agriculture FLUM designation as set forth in Future Land Use Element Policy FL.01.02, including ensuring compatible development adjacent to agricultural lands. Single family residences are scattered throughout such rural areas and are compatible with nearby agricultural uses. Agricultural uses in the area are generally limited to silviculture, which creates infrequent activity and does not serve as a nuisance to residential uses.

The change is in keeping with Policy FL.08.06, which provides guidance for new development in rural areas.

f. *Explain how changed or changing conditions make the approval of this proposed rezoning desirable.*

Conditions have not changed in this area.

g. *Explain how the proposed change will not adversely affect living conditions in the adjacent neighborhoods.*

The change will not adversely affect conditions in adjacent areas as it is compatible with such areas.

h. *State that the proposed change will comply with all Federal, State and local drainage requirements.*

This is an application requirement.



i. *Explain how the proposed change will encourage the improvement or development of adjacent property in accordance with existing regulations.*

Little impact on adjacent properties is anticipated.

j. *Explain why the property cannot be used with existing zoning.*

The CG designation does not allow for residential uses, and this property is not suitable for commercial uses due to lack of access and visibility from US 1.

k. *Describe the scale of the proposed project according to the needs of the neighborhood and the needs of Nassau County.*

N/A.

l. *Are there other sites in this general location with similar zoning?*

Yes, the properties to the east and west are also zoned OR.

CONCLUSION

Based on the findings of this staff report, the requested action is compliant with the requirements of Sec. 5.02 of the County's Land Development Code, is in keeping with the Comprehensive Plan, and generally meets the rezoning criteria described in this report above.

Staff recommends APPROVAL of application R20-006.