



APPLICATION FOR CONDITIONAL USE

APPLICATION

| | | | | |
|-----------------------------------|--|------------------------|---------------|--------------------|
| OWNER/APPLICANT: | Grace Community Church | | | |
| AGENT: | The Hipps Group c/o Laura Hipps | | | |
| REQUESTED ACTION: | Conditional Use Permit for Church | | | |
| LOCATION: | 86618 Pages Dairy Rd | | | |
| LAND USE: | Low Density Residential (LDR) | | | |
| ZONING: | Open Rural (OR) | | | |
| EXISTING USES ON SITE: | Undeveloped | | | |
| PROPERTY SIZE + PARCEL ID: | 8.34ac Parcel ID # 51-3N-27-0000-0001-0090 | | | |
| ADJACENT PROPERTIES: | <u>Direction</u> | <u>Existing Use(s)</u> | <u>Zoning</u> | <u>FLUM</u> |
| | North | Timberland | PD-ENCPA | MULTI-USE ENCPA |
| | South | Manufacturing | PUD | IND |
| | East | Mobile Homess | OR | LDR |
| | West | Single Family Dwelling | OR | MDR |
| COMMISSION DISTRICT: | 3 | | | |

*** 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 Department Office. ***

SUMMARY OF REQUEST AND BACKGROUND INFORMATION

The subject property is located on the south side of Pages Dairy Rd., approximately 1.25 miles west of the intersection of Chester Rd. and Pages Dairy Rd. Uses in the vicinity include single-family detached homes, agricultural uses, and industrial uses.

The Applicant seeks a conditional use permit pursuant to Section 22.03(K) of the Nassau County Land Development Code to allow for a church in the Open Rural (OR) zoning district. Per Section 22.03(K), Conditional Uses include:

(K) Churches, monasteries, convents, cemeteries, crematories, columbariums, and mausoleums.

A conditional use permit for a church was approved for this parcel on January 25, 2018. The conditional use permit expired on January 25, 2020.



SUMMARY OF REQUEST AND BACKGROUND INFORMATION (CONT.)

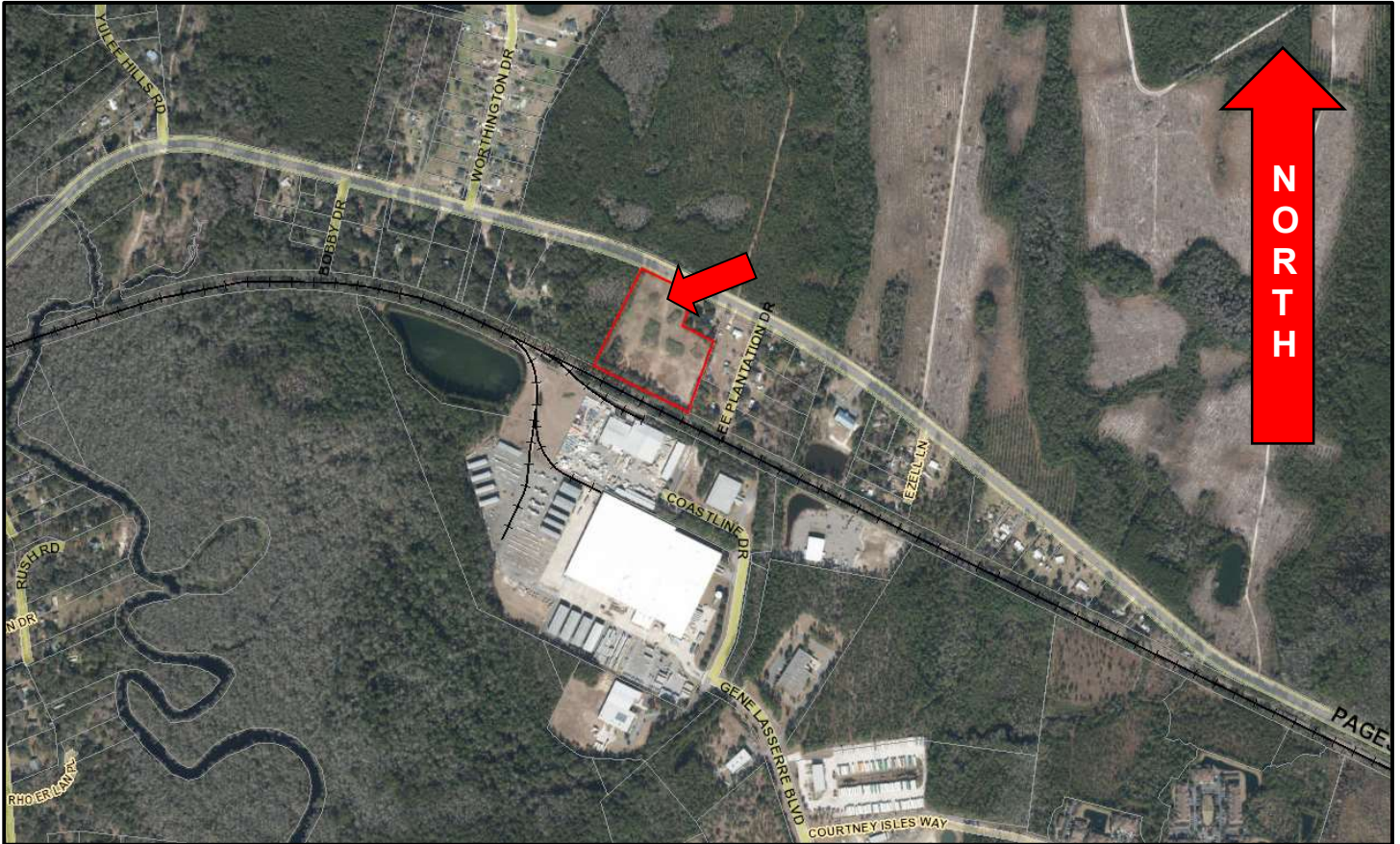


Figure 1: Location Map

The Comprehensive Plan Future Land Use Map (FLUM) designation of the parcel is Low Density Residential (LDR). LDR-designated land allows for the development of residential uses at a maximum of two dwelling units per acre.

The 2030 Comprehensive Plan for residential land use also allows for community/public facilities pursuant to a conditional use permit.

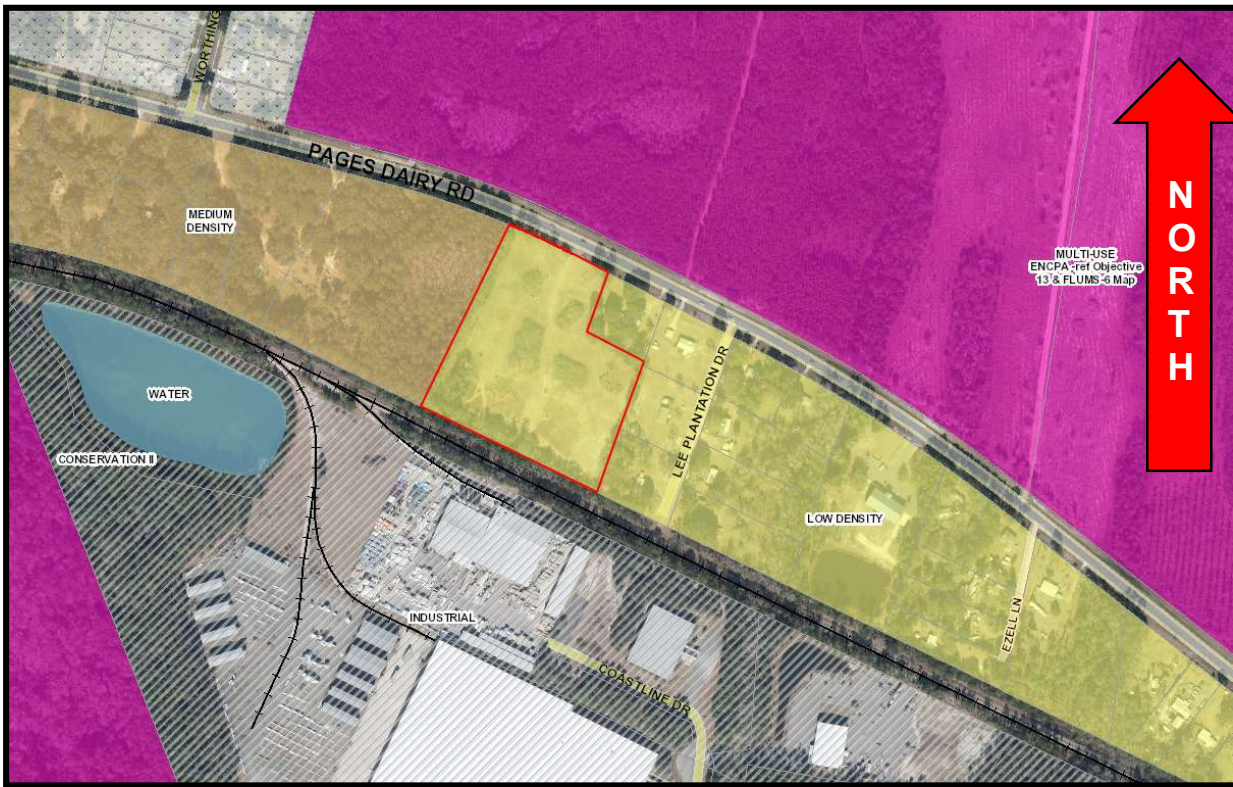


Figure 2: Future Land Use Map

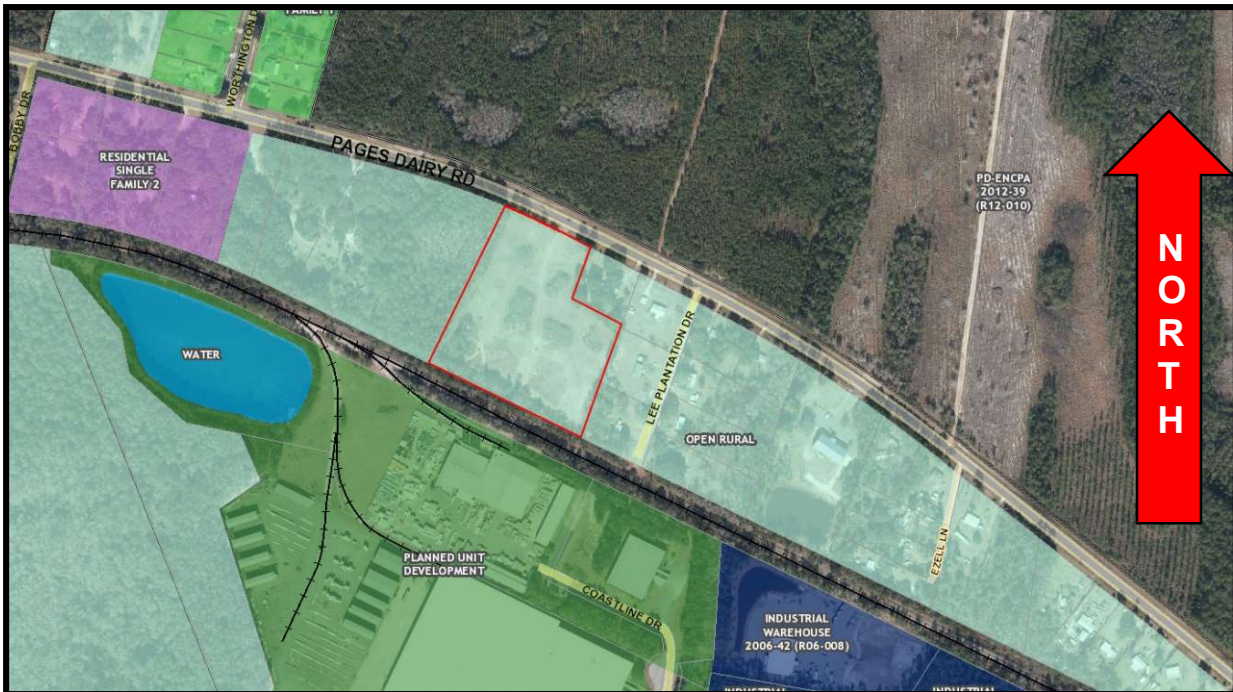


Figure 3: Zoning map

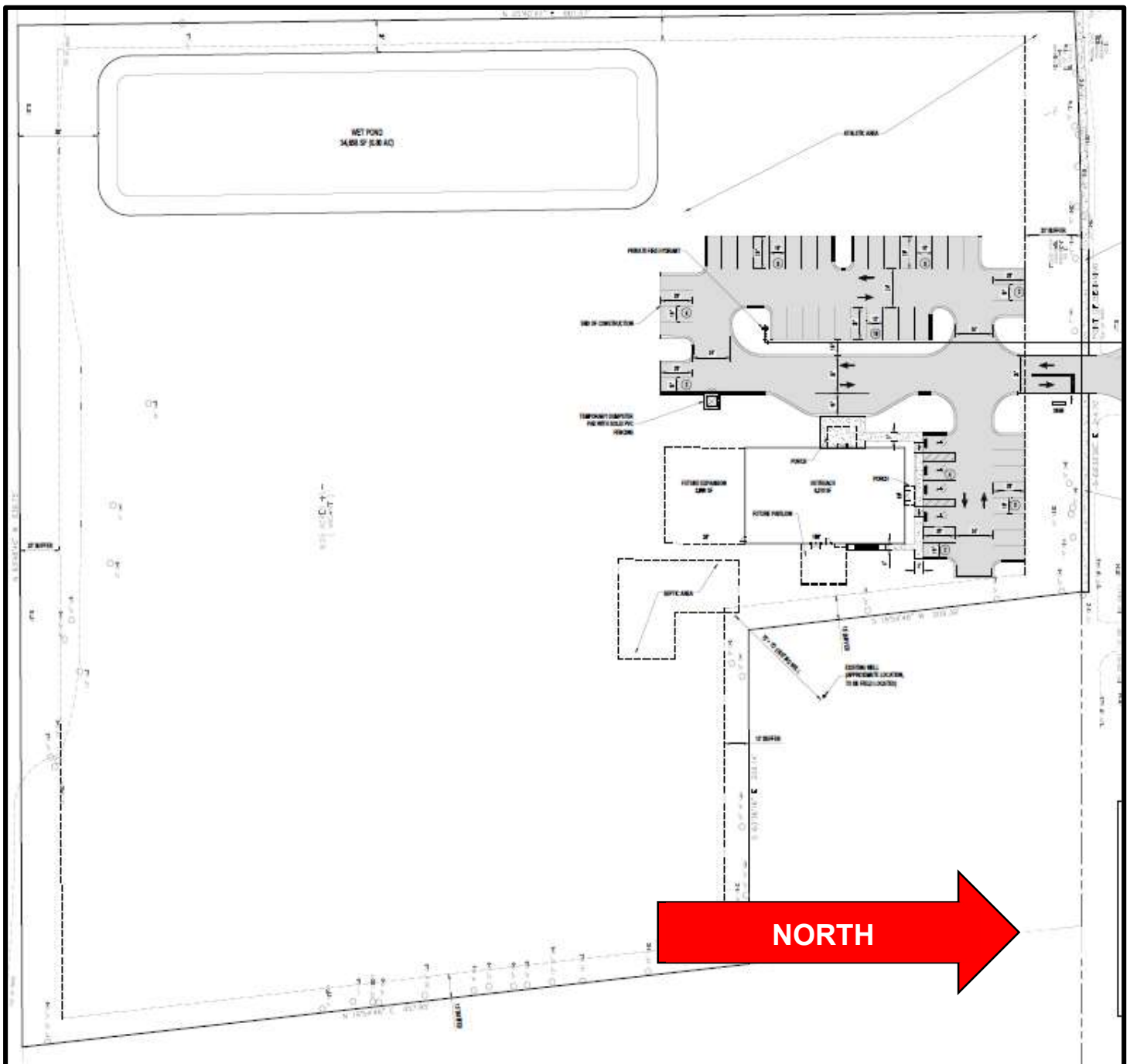


Figure 5: Survey with concept site-plan

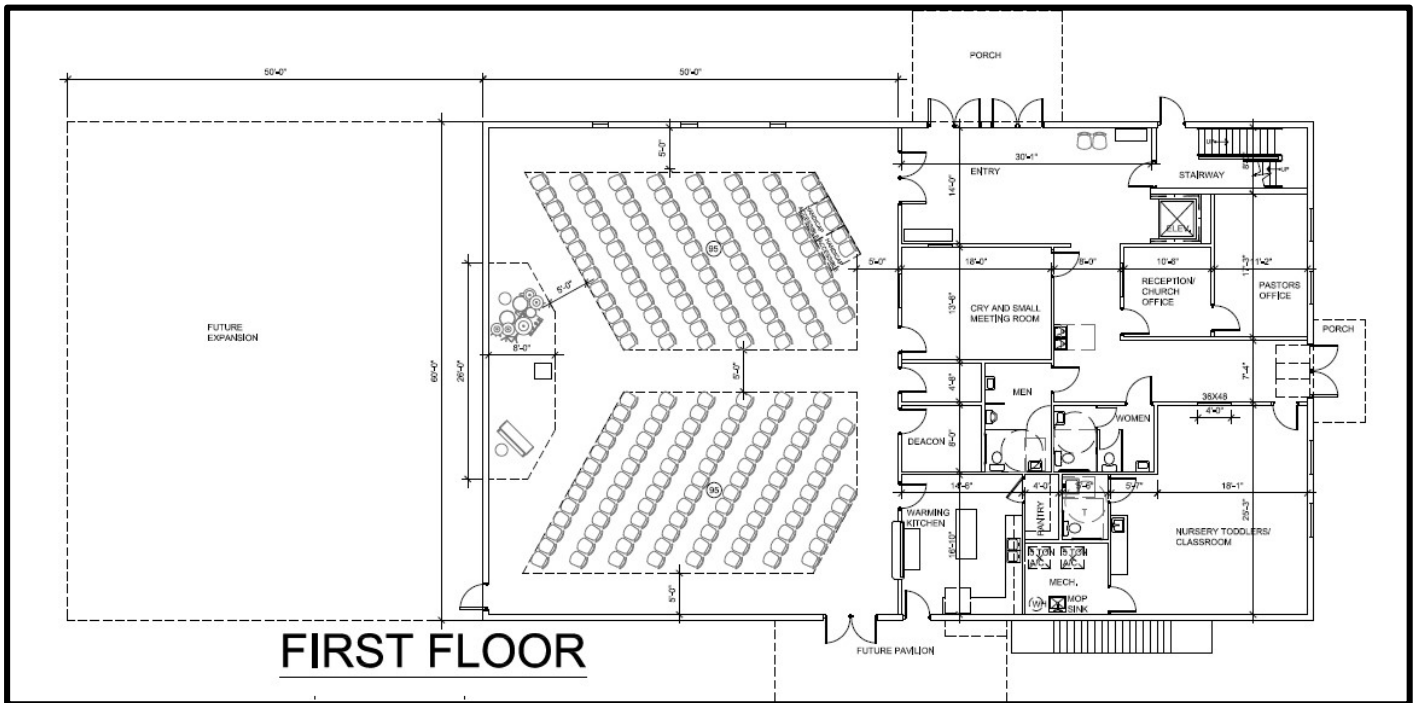


Figure 6: First floor plan

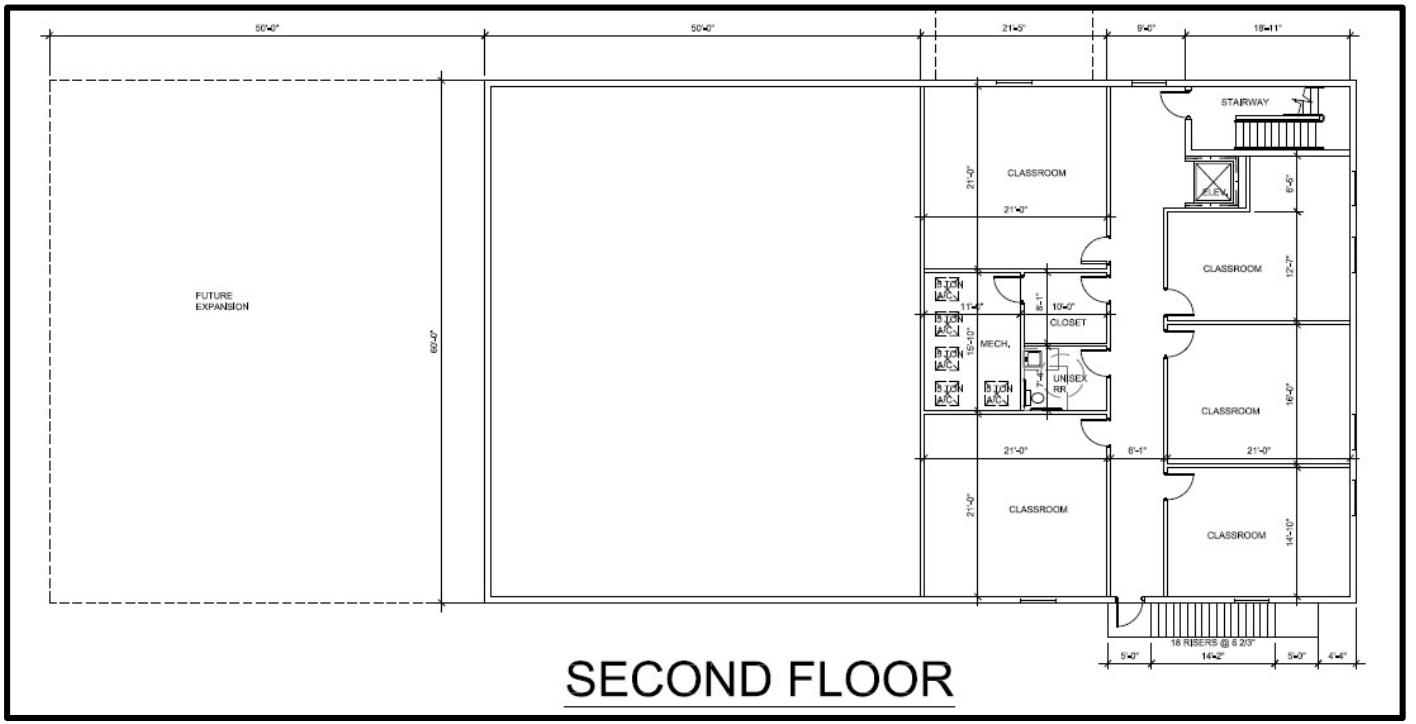


Figure 7: Second floor plan



CONSISTENCY WITH LDC SECTION 5.04: CONDITIONAL USE REVIEW CRITERIA

When considering conditional use requests, the conditional use and variance board shall make a written finding that the proposed conditional use conforms to the following criteria:

- (A) The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, or general welfare and is not contrary to established standards, regulations, or ordinances of other governmental agencies.**

Churches are allowed as a conditional use in the OR zoning district per LDC Section 22.03(K). This parcel is adjacent to residential uses and Coastline Plastics on the other side of the First Coast Railroad, a light manufacturing operation. The proposed use will increase traffic along Pages Dairy Road during off-peak hours but impacts to residential uses will be limited. The church and associated parking are well-buffered from existing residences to the east.

- (B) Each structure or improvement will be in accordance with Ordinance 2000-26 and will be so designed and constructed that it is not unsightly, undesirable, or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of Nassau County and the zoning district in which it is proposed.**

The church will be built to current code standards and will meet the requirements of the Land Development Code.

- (C) The conditional use will not adversely impact the permitted uses in the zoning district nor unduly restrict the enjoyment of other property in the immediate vicinity nor substantially diminish or impair the values within the area.**

The establishment of the church will not adversely impact the permitted uses in the zoning district for adjacent properties. A low-density buffer is required adjacent to the northwest property line and to the eastern property boundaries, both of which abut single-family residences.

- (D) The establishment of the conditional use will not impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district.**

The proposed church use is not of an intensive nature that would impede orderly development in the area.

- (E) Adequate water supply and sewage disposal facilities will be provided in accordance with state and county health requirements.**

A new well and septic system will be required on this property. All necessary permits from the Florida Department of Health will be required.

- (F) Adequate access roads, on-site parking, on-site loading and unloading berths, and drainage have been or will be provided where required.**

The church will be accessed by the County-maintained Pages Dairy Rd. Adequate on-site parking will accommodate the use. Per 31.12 of the LDC, churches and funeral homes require 1 space for each 4 seats in the sanctuary. Based on the proposed site plan of 190 seats in the sanctuary, 48 spaces are required and 49 spaces are provided based on the conceptual site-plan. All parking and drainage improvements will meet applicable Code requirements.



PLANNING DEPARTMENT

NASSAU COUNTY, FLORIDA

STAFF REPORT
Conditional Use + Variance Board
CU2021-020
09/23/21

(G) Adequate measures have been taken to provide ingress and egress to the property which is designed in a manner to minimize traffic congestion on local streets.

The establishment of a church will increase traffic on Pages Dairy Rd., but only for limited periods of time during church services and activities. On-site and off-site improvements such as turn lanes may be required by the DRC to accommodate additional traffic generated by this project.

(H) Adequate screening and buffering of the conditional use will be provided, if needed.

Per 37.05 of the LDC, institutional uses must provide a low-density buffer adjacent to single-family residences.

(I) The conditional use will not require signs or exterior lighting which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area. Any signs or exterior lighting required by conditional use shall be compatible with development in the zoning district.

Signage for the proposed church must conform to the State Road 200 Overlay for signage requirements for monument and wall signage. All lighting must be shielded and downcast to prevent light trespass on adjacent residential properties.

(J) The conditional use will conform to all applicable regulations of the zoning district in which it is proposed.

The proposed church meets or exceeds all setback and lot coverage requirements for the Open Rural zoning district.

(K) The conditional use will conform to all applicable regulations listed in the adopted comprehensive plan.

The proposed use of a church is consistent with goals, objectives, and policies of the adopted 2030 Comprehensive Plan. A community use like a church in the LDR FLUM is only allowed by conditional use.

CONCLUSION

Staff finds the requested action to be consistent with Section 5.04 of the Land Development Code as follows:

| Conditional Use Criteria | Determination of Consistency |
|--------------------------|------------------------------|
| LDC 5.04 (A) | ✓ |
| LDC 5.04 (B) | ✓ |
| LDC 5.04 (C) | ✓ |
| LDC 5.04 (D) | ✓ |
| LDC 5.04 (E) | ✓ |
| LDC 5.04 (F) | ✓ |
| LDC 5.04 (G) | ✓ |
| LDC 5.04 (H) | ✓ |
| LDC 5.04 (I) | ✓ |
| LDC 5.04 (J) | ✓ |
| LDC 5.04 (K) | ✓ |

This application is also consistent with the requirements of Article 22, Section 22.03(K) of the Nassau County Land Development Code.



Staff recommends approval based on meeting the criteria, subject to the following conditions.

1. The project is subject to review and approval of the Development Review Committee.
2. The order is transferable and shall run with the land.
3. The order shall be rendered void if the applicant fails to obtain site plan approval from the County within 24 months of the execution of this order.
4. Signage is subject to the requirements of article 35 of the LDC, also known as the State Road 200 Access Management Overlay District.
5. Lighting shall be shielded and downcast to prevent light trespass to adjacent residential properties.
6. A low-density landscape buffer or existing natural vegetative buffer exceeding the requirements found in Land Development Code Section 37.05 is required along the northwestern and southeastern property lines.