



CLAY COUNTY LAND DEVELOPMENT CODE REVISION

BCC Presentation |
October 11th, 2022
Consultant Team: WGI



INTRODUCTIONS | Meet the Team



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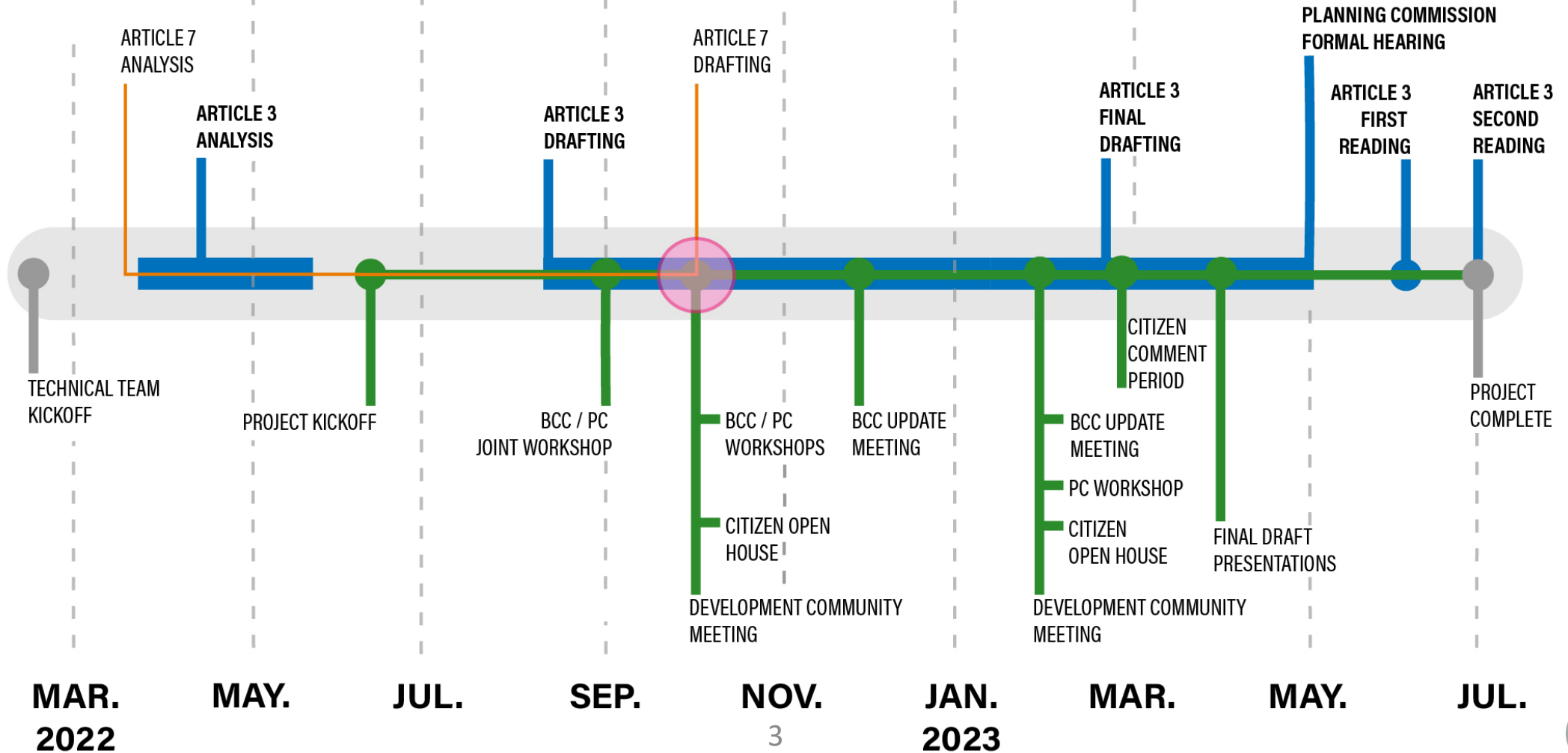
Erica Guertin
Urban Designer



Benjamin Valente
Urban Designer

PROJECT TIMELINE

- ARTICLE 3
- ARTICLE 7
- PUBLIC ENGAGEMENT
- YOU ARE HERE





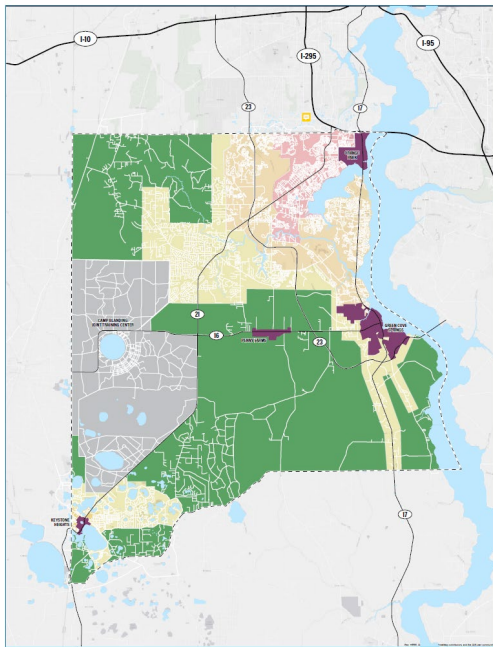
Public Engagement Session Debrief

WHAT WE DID FOR PUBLIC ENGAGEMENT:

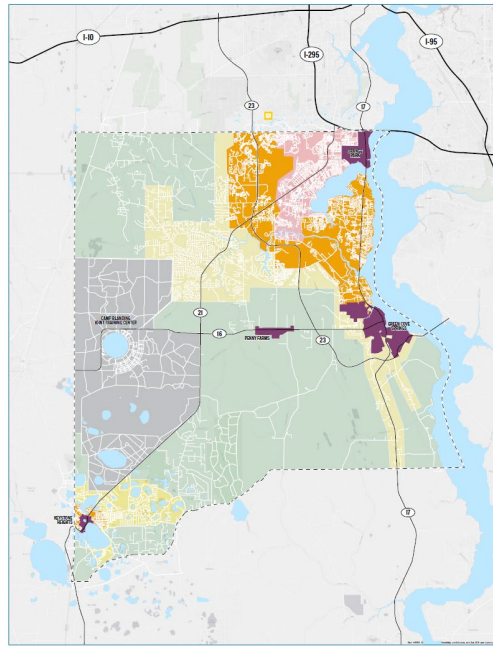
Presented interactive boards to help the public visualize the types and density of development they want to see in the County.

MAP EXAMPLES

1 RURAL AREAS



2 MEDIUM-DENSITY AREAS



DEVELOPMENT TYPE BOARDS

A RURAL AREAS

What type of development do you think is appropriate for this area?

Development Type	Appropriate	Neutral	Inappropriate
Farms / Ranches	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor Recreation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Gas Stations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants with Drive-Thrus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Free-Standing Retail <small>One building with one business</small>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Big Box Stores <small>Lowes, Walmart, Target, Home Depot, Costco, etc.</small>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strip Malls or Plazas <small>Building with several businesses and shared parking</small>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hotels / Motels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small Office Buildings <small>Small building, 1/2 level</small>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Medium Office Buildings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

B MEDIUM-DENSITY AREAS

What type of development do you think is appropriate for this area?

Development Type	Appropriate	Neutral	Inappropriate
Gas Stations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Restaurants with Drive-Thrus	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Free-Standing Retail <small>1 building with 1 business</small>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Big Box Stores <small>Lowes, Walmart, Target, Home Depot, Costco, etc.</small>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Strip Malls or Plazas <small>Building with several businesses and shared parking</small>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hotels / Motels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small Office Buildings <small>Small 1-story building</small>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Medium Office Buildings <small>2-story building</small>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Large Office Buildings <small>3 or more stories</small>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Office Parks or Campuses <small>Multiple office buildings</small>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

QUESTIONS WE ASKED:

What would you like this code to encourage?

- More Housing Choices
- Preserve Rural Character/Open Space/Agriculture
- Focus Growth into specific areas (less sprawl)
- More subdivisions
- More Strip Malls/Big Box stores/Shopping Plazas
- More Affordable Housing
- More Business Campuses/Large Offices
- Architectural & Design Standards
- Define acceptable locations for parking





CHAPTER A - GENERAL PROVISIONS.....9

CHAPTER B - FUTURE LAND USE & ZONING DISTRICTS.....10

CHAPTER C - NON-CONFORMITIES.....11

CHAPTER D - ZONING DISTRICTS & LAND DEVELOPMENT REGULATIONS..12

CHAPTER E - USE TYPES AND REGULATION.....13

CHAPTER F - MASTER PLANNED COMMUNITIES.....14

Next Steps.....15

CHAPTER A - GENERAL PROVISIONS:

Consolidate existing section titles.

01

Simplify code language.

02

Provide graphics for visual explanation and clarification of the code text.

03

Add language to explain how to address district boundary mapping errors and add a hyperlink to the County Zoning Map.

04

Tabularize list of standards and planned development zoning districts, including those master planned communities.

05

CHAPTER B - FUTURE LAND USE & ZONING DISTRICTS:

Add language that states FLU designations are adopted as part of the County Comprehensive Plan and such categories will help to determine where development shall occur over the planning period.

01

Clarify the difference between general districts and planned community districts.

02

Add language and acronym's to provide consistency with the Comprehensive Plan.

03

Add references to Chapter D – Zoning Districts and Land Development Regulations.

04

Rewrite the Commercial and Industrial land use category introductions to be generally consistent with the Comprehensive Plan.

05

Tabularize the Future Land Use and Zoning Districts and add to the County website.

06

CHAPTER C - NON-CONFORMITIES:

Minor changes to the current text.

01

Clarify the four types of non-conformities.

02

Clarify Vested Rights and add methodology in determining replacement value.

03

CHAPTER D - ZONING DISTRICTS & LAND DEVELOPMENT REGULATIONS:

This Chapter focuses on Characteristics of each Zoning District such as Land Development Regulations (min. lot size, setbacks, height, density/intensity).

Combine Purpose and Intent section of those districts that share similar goals and objectives.

01

Reorganize districts based on their consistency with the Future Land Use.

02

Reorganize, consolidate and tabularize Land Development Regulations and uses.

03

CHAPTER E - USE TYPES AND REGULATIONS:

Create a template for each use type with the information as follows:

ARTICLE 3 Zoning and Land Use Chapter E Use Types and Regulations

Description of use

Permitted location and process

- **Building permit**
- **Zoning Administrative**
- **Quasi-judicial**

Land Development Regulations

- **Setbacks and height**

Landscaping

Signage

1

Continued...

ARTICLE 3 Zoning and Land Use Chapter E Use Types and Regulations

Specific Use Requirements

- **Separation between uses**
(Ex. A package store or a medical marijuana shop must be separated X feet from a school, place of worship. e.g.)

Architectural design standards

Accessory use

Temporary use

Parking/loading

Lighting

2

CHAPTER F - MASTER PLANNED COMMUNITIES:

Consolidate similar requirements such as signage, landscaping and lighting by deferring to other Chapter/Article of the Code. Reduce redundancies.

01

Clarify processes by referring to Article II. Defer other processes such as Appeals, Variances to Article XII, and adequate public facilities to Article 10 and 10A.

02

Provide hyperlink of master plans to County GIS websites.

03

WHAT ARE OUR NEXT STEPS?

December 6th

- 9:00 AM: Board of County Commissioners Workshop
- 4:00 PM: Planning Council Workshop

February 6th

- 6:00 PM: Citizen Open House #2

February 7th

- 9:00 AM: Board of County Commissioners Workshop
- 1:00 PM: Development Community Meeting
- 4:00 PM: Planning Commission Workshop



QUESTIONS

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