

Figure 1 – Location Map



Figure 2 – Parcel Map

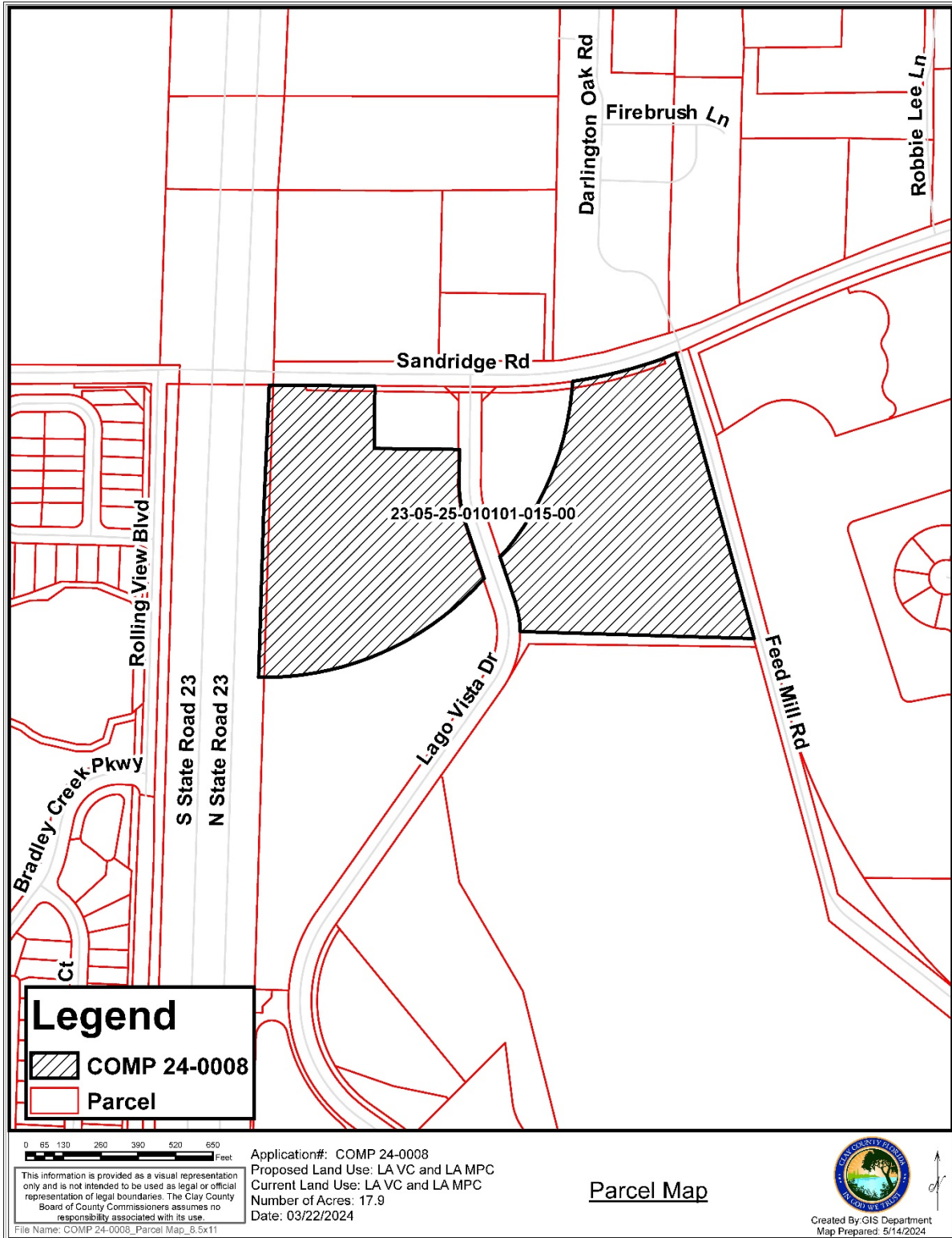


Figure 3 - Aerial Photo



Figure 4 – Existing Future Land Use Designation Map

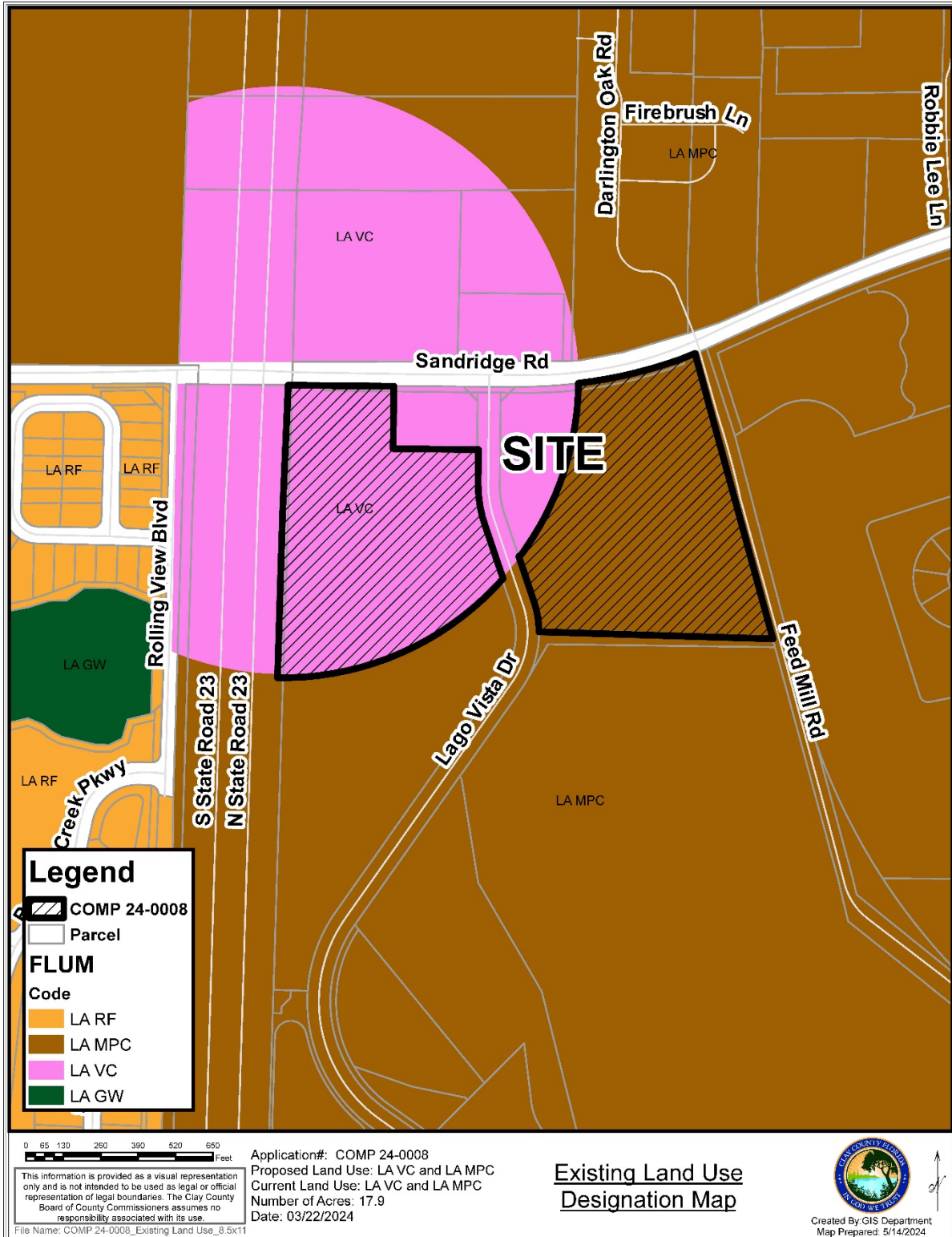


Figure 5 – Proposed Future Land Use Designation Map

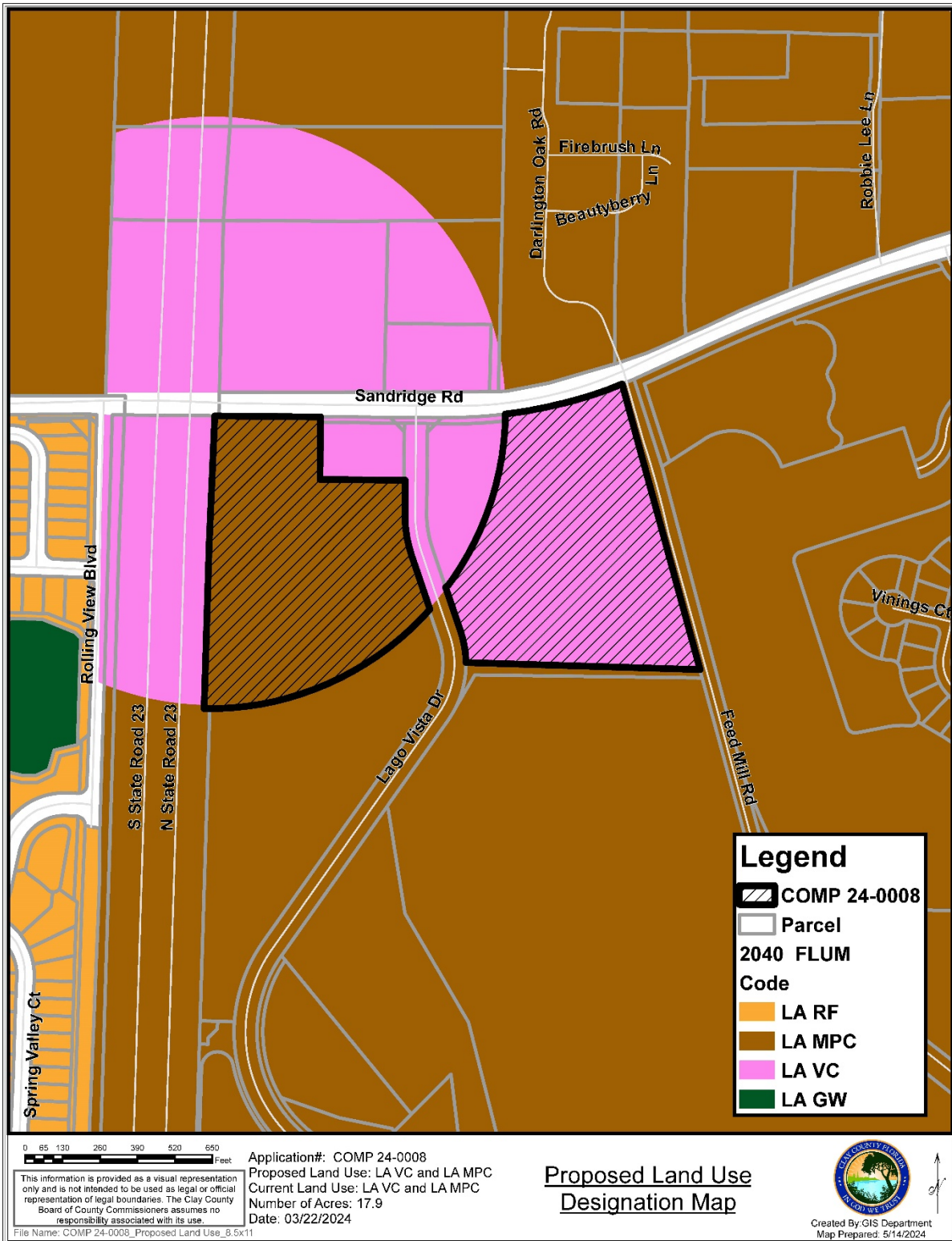
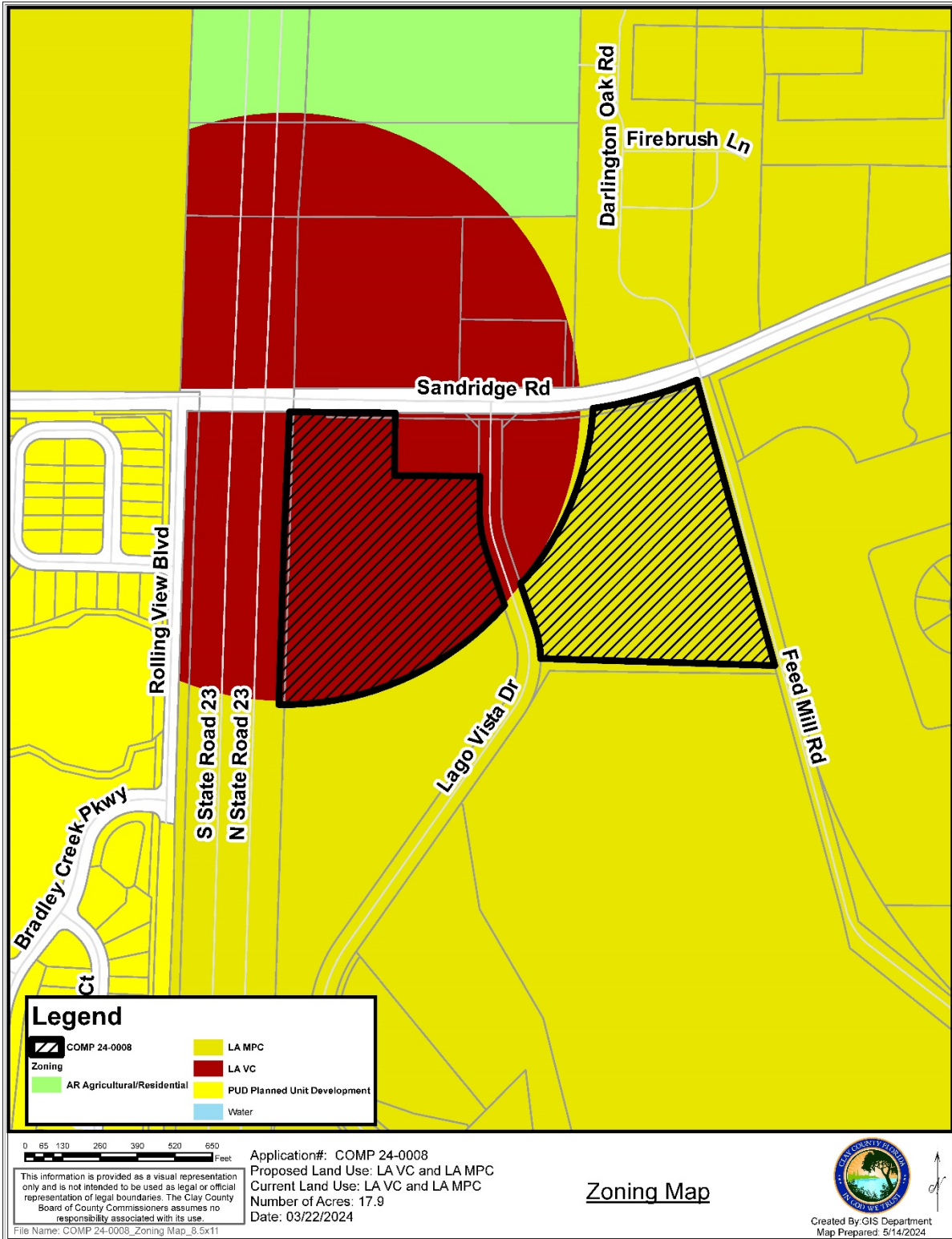


Figure 6 – Zoning Map



38 **Availability of Services**

39 **Traffic Facilities:**

40 The County’s Mobility Fee will apply to development of this property.

41 **Schools:**

42 Any future residential development of the property will be required to meet school concurrency
43 requirements.

44
45 **Recreation:**

46 Any future residential development of the property will be required to provide on-site recreation amenities
47 for the residents.

48
49 **Water and Wastewater:**

50 Water and sewer are both available along Sandridge Road to serve the property.

51
52 **Stormwater/Drainage:**

53 Stormwater management for any new construction will need to meet County and Water Management District
54 standards.

55 **Solid Waste:**

56 Clay County has existing solid waste capacity to service to the area.

Chesser Island Road Regional Landfill Capacity

| | |
|---------------------------|---------------------------|
| Remaining Capacity ----- | 55,565,151 cubic yards |
| Daily Tons ----- | 4,537 tons |
| Rate of Fill ----- | 5,041 cubic yards per day |
| Estimated Fill Date ----- | 01/04/55 |
| Years Remaining ----- | 38 years |

57 *Source: Environmental Protection Division, Georgia Department of Natural Resources,*
58 *Clay County 2040 Comprehensive Plan Data and Analysis,*
59 *Community Facilities Element*

60

61 **Land Suitability:**

62

63 **Soils:**

64 See Figure 7.

65 **Flood Plain:**

66 No floodplain areas are identified on the subject parcel. Any which may exist will be required to be mitigated.

67 See Figure 8.

68 **Topography:**

69 The subject parcel has roughly ten feet of slope from a high along the eastern side of the subject parcel to a
70 low along the west parcel boundary line. See Figure 9.

71 **Regionally Significant Habitat:**

72 There have been black bear sightings along Sandridge Road and to the southwest of the subject parcel. A black
73 bear was killed by a vehicle on Sandridge Road in front of the subject parcel. See Figure 10.

74 **Historic Resources:**

75 There are no historic resource structures on the subject parcel although historic structure locations have been
76 mapped to the east of the subject parcel. See Figure 11.

77 **Compatibility with Military Installations:**

78 The subject property is not located near Camp Blanding.

79

Figure 7 – Soil Map

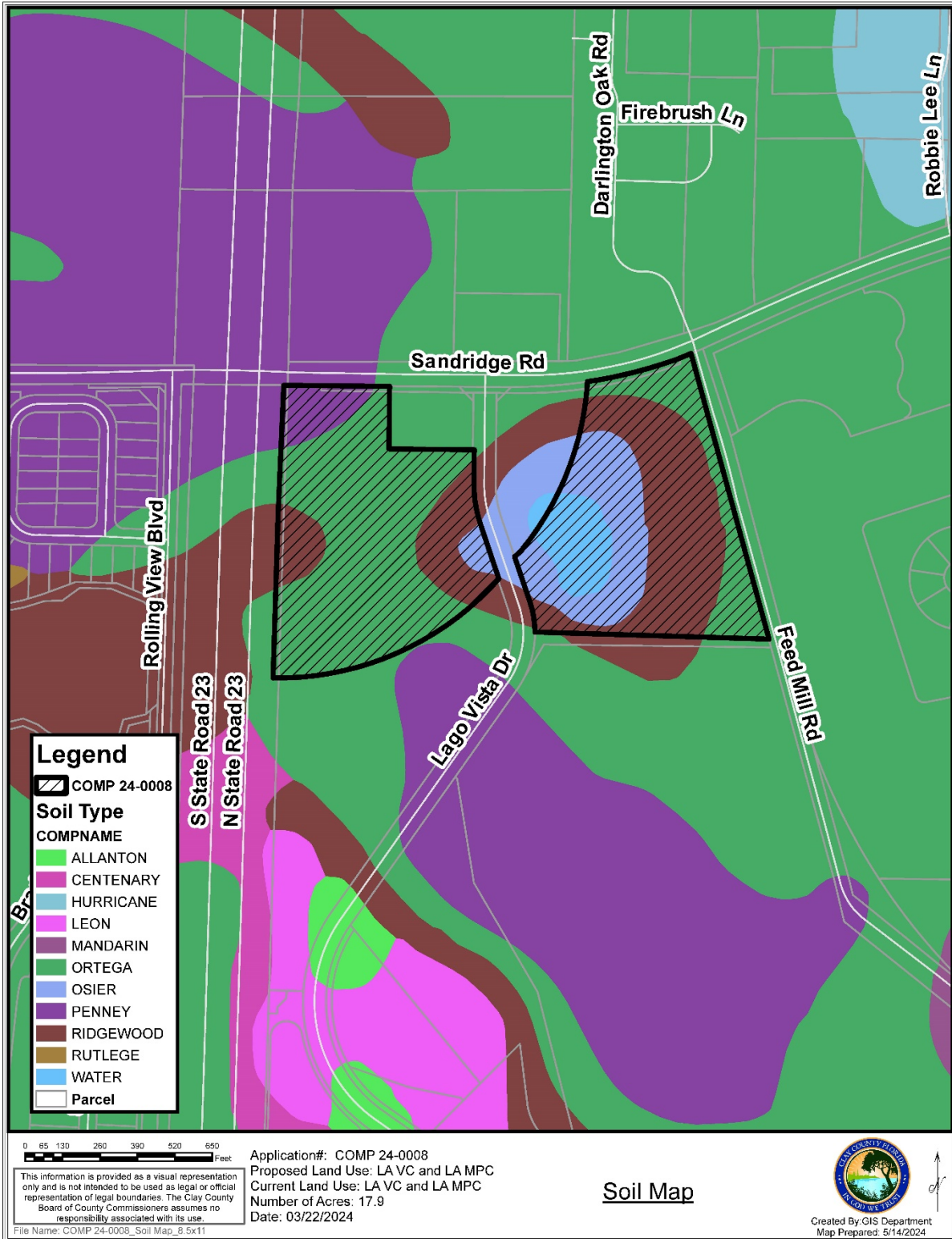


Figure 8 – Flood Zone Map

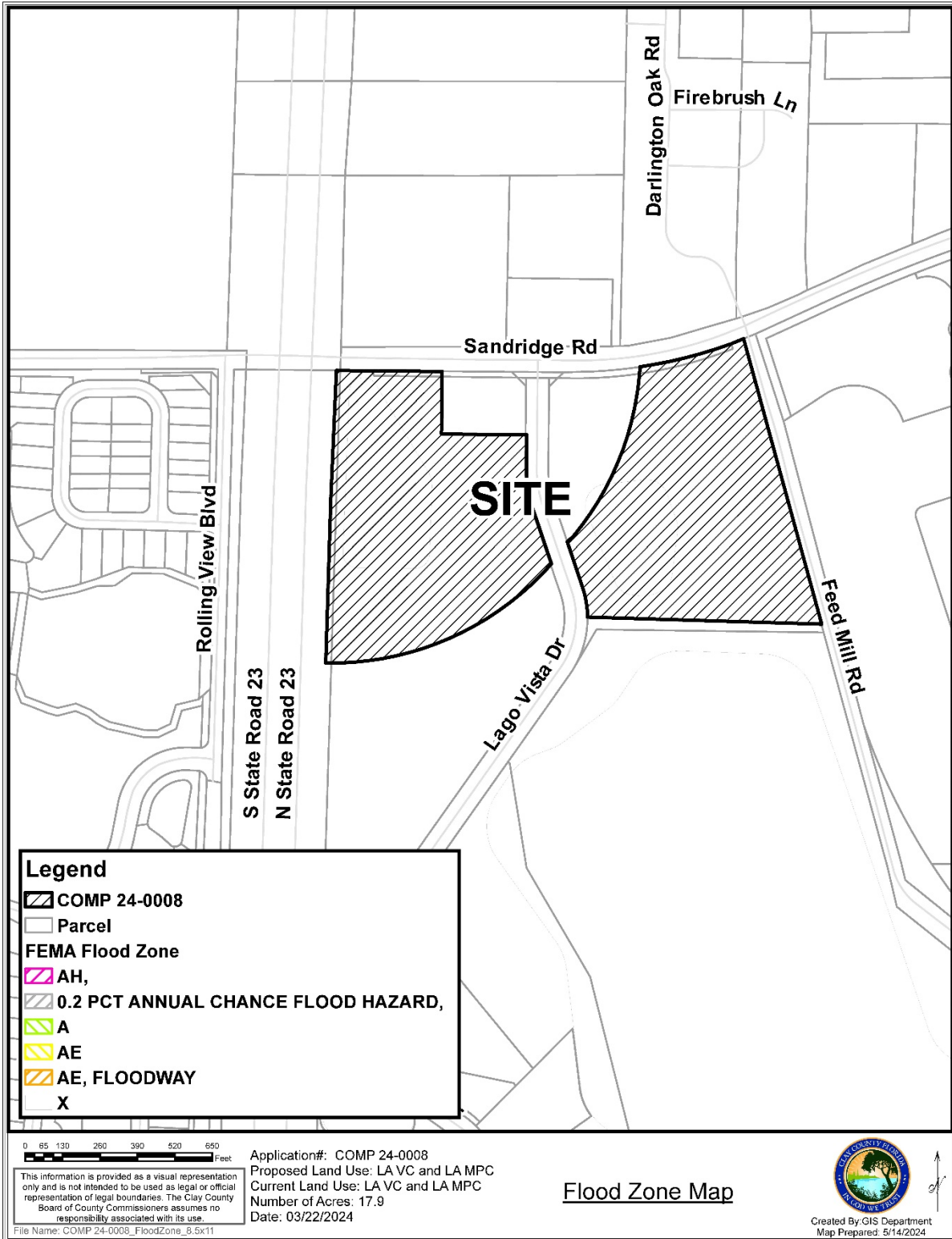


Figure 9 – Topography Map

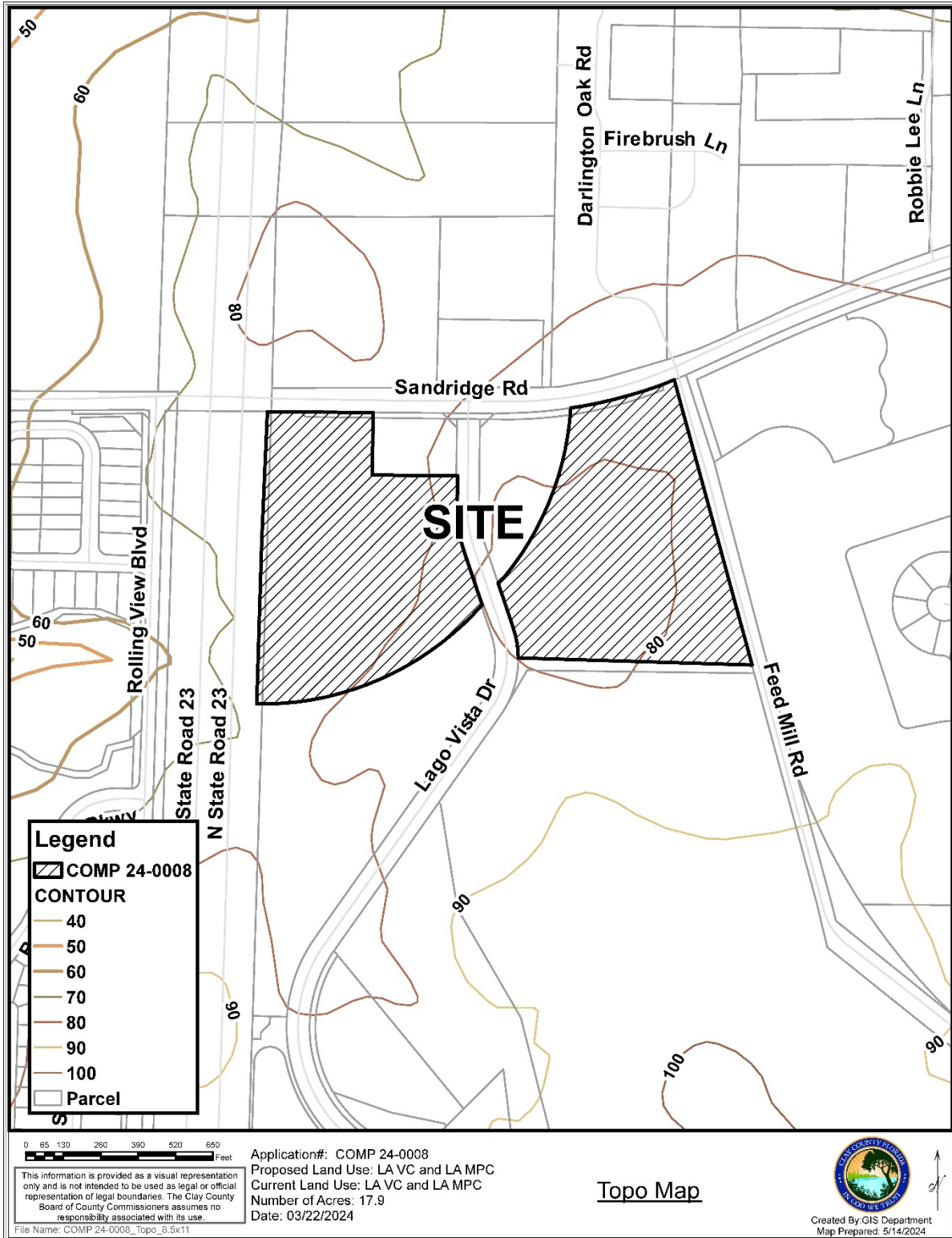


Figure 10 – Habitat Value Map

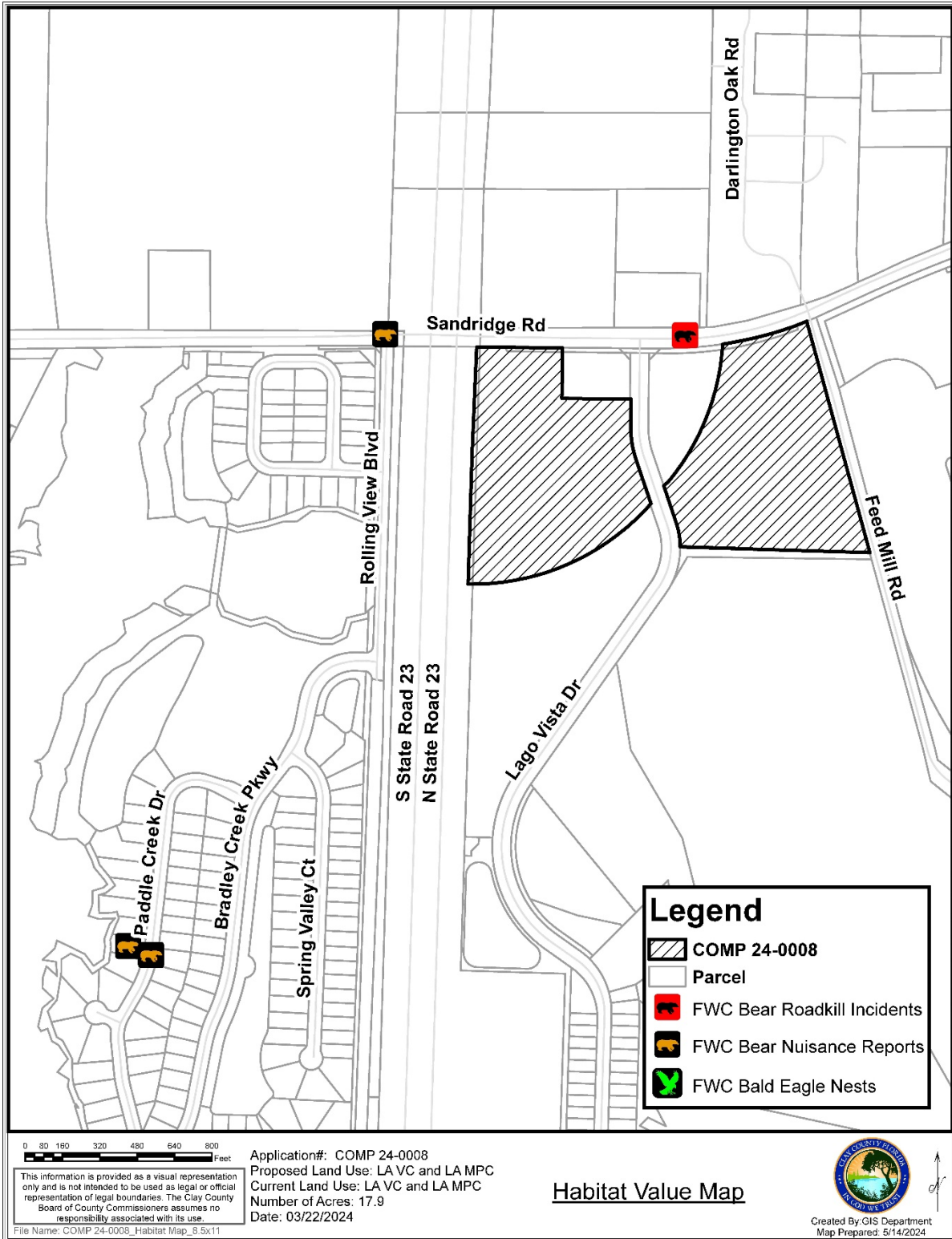
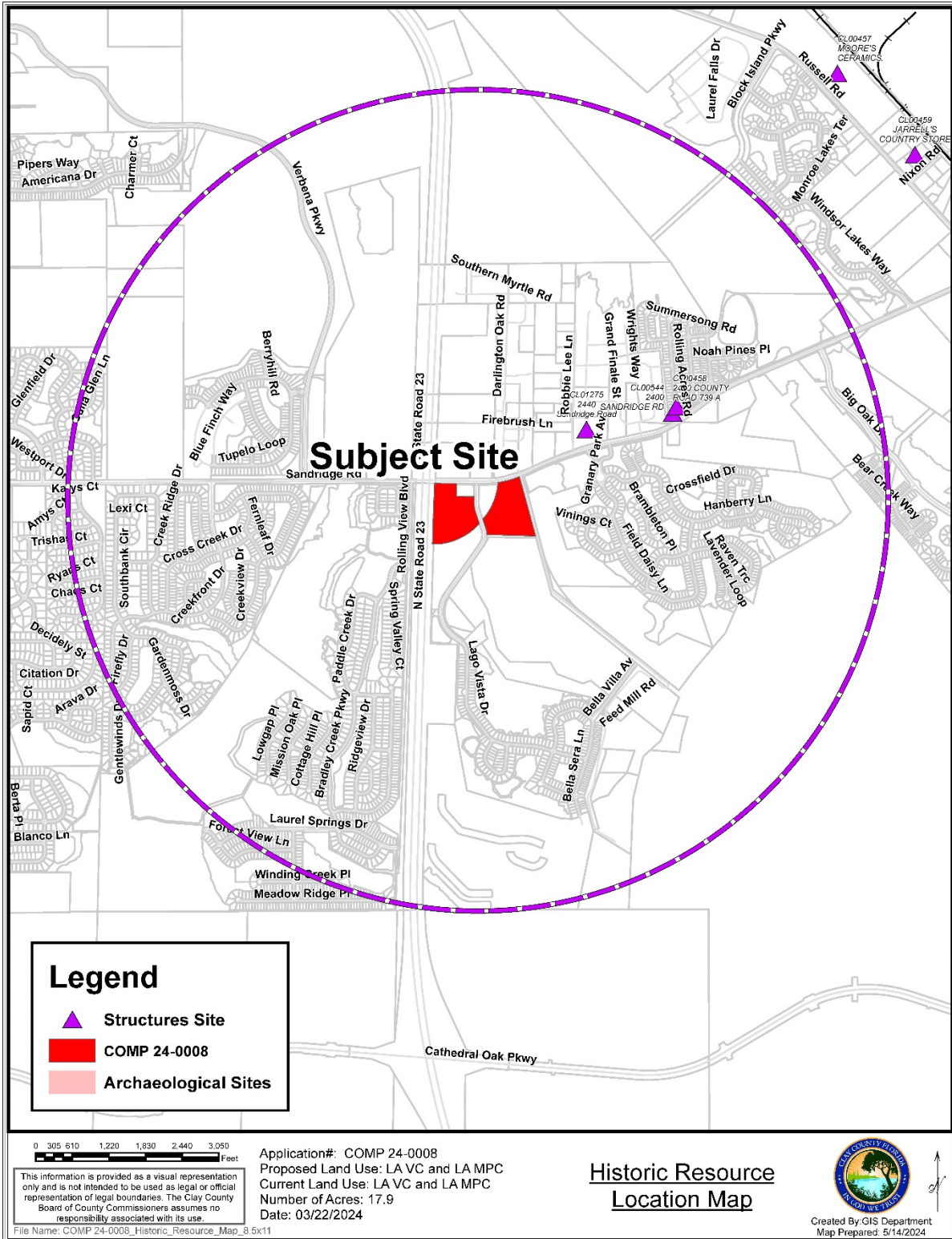


Figure 11 - Historical Resources



90 **Relevant Clay County 2040 Comprehensive Plan Policies**

91 The following Goals/Objective/Policies relate to the proposed Comprehensive Plan Amendment:

92 LA FLU Policy 1.4.65 Master Planned Community (LA MPC)

93 1) Land Use

94 The Master Planned Community (MPC) land use category comprises approximately 10,254 acres of
95 the 30,228 acres within the LAMPA. In this land use category, neighborhoods are arranged around
96 distinct, mixed-use village centers, which are a separate land use category. Allowable uses are single-
97 family detached dwellings, with single-family attached dwellings uses allowed around village centers.
98 Single-family attached units may not exceed ten percent of potential units in the Master Planned
99 Community within each village, and shall be located adjacent to Village Centers. Central water and
100 sewer is required in this land use category.

101 2) Density

102 This category allows single-family detached units, with a maximum base density of 3 units per net
103 acre (net calculated as uplands only). Single-family detached density may go up to five units per net
104 acre through the dedication of wetland-upland buffers and/or environmentally significant lands, as
105 described under the policies associated with LA FLU Objective 1.2. Single-family attached density is
106 allowed at a range between six and ten units per acre, and may go up to 12 units per acre through
107 additional density associated with wetland-upland buffer and/or environmentally significant land
108 dedication.

109 3) LA MPC Principles

110 Development within the Master Planned Community category will be in the form of walkable
111 neighborhoods. Walkability shall be achieved through sidewalks on both sides of streets, connected
112 neighborhoods, parks within walking distance, and traffic calming techniques. Local and collector
113 streets and pedestrian/bicycle paths will contribute to a connected system of routes from individual
114 neighborhoods to village centers, the activity center and other neighborhoods. Street design shall
115 encourage pedestrian and bicycle use.

116 Neighborhoods shall contain a diversity of housing types through lot size varieties, and are
117 encouraged to provide for affordable housing utilizing garage apartments; small lot subdivisions,
118 townhomes and apartments.

119 To create a sense of neighborhood identity, neighborhoods within this category shall have primary
120 neighborhood parks as well as pocket parks where neighbors can interact.

121 4) Schools

122 Neighborhood school location shall allow students to walk or bike to school. Final locations shall be
123 determined by the school district. Whenever possible, elementary schools are encouraged to be

124 located close to or adjacent to village centers. To promote a campus effect and encourage the
125 maximum use of facilities, junior and senior high schools should be co-located adjacent to public
126 facilities such as parks, libraries and civic uses creating an activity node for primary use by students
127 and their families.

128 5) Neighborhood Parks

129 The MPC shall contain a sufficient supply of open space in the form of squares, plazas, greens and
130 parks. All homes shall be within a reasonable walking distance of a neighborhood park facility. Park
131 standards are addressed in LA REC Policy 1.1.1.

132 LA FLU Policy 1.4.10 Village Center (LA VC)

133 Village Centers shall serve as the mixed-use focal point and central place of a village, and shall
134 provide community shopping and parks, arranged in a walkable and human-scale manner. New
135 elementary schools are encouraged to locate close to or adjacent to Village Centers. The retail
136 and office component is limited to small-scale uses, except for stand-alone grocery stores and
137 drug stores. Village Center size may not be greater than 75 acres, with this figure not including
138 schools and community parks. There shall be no more than ten Village Centers in the LAMPA.
139 Village Centers must be located around the intersections of roads classified as minor collector
140 and above.

141 Residential uses are allowed in the form of small-lot single-family subdivisions, townhomes,
142 apartments, and upper floor units above nonresidential. Project residential density shall be
143 between five and 10 single family, single family-attached and multi-family units per acre, not
144 applicable to upper floor units in nonresidential developments. Projects utilizing additional
145 density associated with wetland-upland buffer and/or environmentally significant land
146 dedication, as described under policies associated with Objective 2, shall be allowed a density of
147 up to 16 units per net acre. Nonresidential Project Floor Area Ratios shall not exceed 70%.
148 Commercial uses must be in a compact, walkable form accessible by sidewalk.

149 The village center shall be designed to provide connections to the surrounding pedestrian/bicycle
150 path system and to integrate with the street network of surrounding neighborhoods. Open space
151 requirements will provide park space in the form of civic spaces, plazas, and urban parks, as well
152 as community parks. The quantification of uses shall be consistent with the ranges identified in
153 the following table.

| Land Use Sub-Category | Minimum Required (Acres) | Maximum Permitted (Acres) |
|-----------------------|--------------------------|---------------------------|
| Village Center | | |
| Residential | 25% | 65% |
| Office | 0% | 25% |

| | | |
|---------------------|-----|--------|
| Commercial/Retail | 25% | 65% |
| Civic, Public Parks | 10% | No Max |

154

155 Village Centers adjacent to the Rural Community are limited to elementary schools, parks, and
156 rural commercial development, with individual buildings (excluding schools) not to exceed 5,000
157 square feet and total building area not to exceed 15,000 square feet.

158

159 Analysis Regarding Urban Sprawl

160 It is the intent of Clay County to discourage the proliferation of Urban Sprawl. As required by FS 163.3177,
161 all proposed comprehensive plan amendments are to be analyzed to ensure that urban sprawl and its negative
162 impacts are not promoted.

163 1. *Promotes, allows, or designates for development substantial areas of the jurisdiction to develop as*
164 *low-intensity, low-density, or single-use development or uses.*

165 Staff Finding: The proposed future land use change would not change the type of development or the
166 density of that development allowed on the subject parcel, it would only shift the location of
167 already entitled development potential from one location on the parcel to another location.

168 2. *Promotes, allows, or designates significant amounts of urban development to occur in rural areas at*
169 *substantial distances from existing urban areas while not using undeveloped lands that are available*
170 *and suitable for development.*

171 Staff Finding: The subject property is undeveloped land that is suitable for development. The proposed
172 change would not create new entitlement.

173 3. *Promotes, allows, or designates urban development in radial, strip, isolated, or ribbon patterns*
174 *generally emanating from existing urban developments.*

175 Staff Finding: The proposed amendment would shift the center of the Lake Asbury Village Center eastwards
176 to center on the intersection of Sandridge Road and Lago Visa Drive. This supports the intent
177 of the Comprehensive Plan description of the Village Center as mixed-uses surrounding an
178 intersection.

179 4. *Fails to adequately protect and conserve natural resources, such as wetlands, floodplains, native*
180 *vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers,*
181 *shorelines, beaches, bays, estuarine systems, and other significant natural systems.*

182 Staff Finding: Future development of the subject parcels will be required to ensure no that natural systems
183 are negatively impacted by the development.

184 5. *Fails to adequately protect adjacent agricultural areas and activities, including silviculture, active*
185 *agricultural and silvicultural activities, passive agricultural activities, and dormant, unique, and prime*
186 *farmlands and soils.*

187 Staff Finding: This is a developing area. There are no adjacent agricultural areas or activities that are not in
188 the process of being redeveloped.

189 6. *Fails to maximize use of existing public facilities and services.*

190 Staff Finding: There are existing public facilities and services available in the area which will serve this site.

191 7. *Fails to maximize use of future public facilities and services.*

192 Staff Finding: Future development of the subject parcel will take advantage of the improvements currently
193 underway to Sandridge Road.

194 8. *Allows for land use patterns or timing which disproportionately increase the cost in time, money, and*
195 *energy of providing and maintaining facilities and services, including roads, potable water, sanitary*
196 *sewer, stormwater management, law enforcement, education, health care, fire and emergency*
197 *response, and general government.*

198 Staff Finding: The subject parcel is already connected to services including roads, potable water, sanitary
199 sewer, etc.

200 9. *Fails to provide a clear separation between rural and urban uses.*

201 Staff Finding: The property is in an area transitioning from rural to suburban/urban. There are no adjacent
202 rural areas or activities that are not in the process of being redeveloped.

203 10. *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and*
204 *communities.*

205 Staff Finding: The proposed amendment will not discourage infill development of nearby properties.

206 11. *Fails to encourage a functional mix of uses.*

207 Staff Finding: The proposed amendment will not change the functional mix of uses on the property, only
208 their location on the parcel.

209 12. *Results in poor accessibility among linked or related land uses.*

210 Staff Finding: The proposed change will not affect accessibility among related land uses.

211 13. *Results in the loss of significant amounts of functional open space.*

212 Staff Finding: The proposed amendment will not result in the loss of significant amounts of functional open
213 space.

214

215 **Analysis of Surrounding Uses**

216 The proposed future land use amendment would change a portion of the total parcel acreage of a single parcel
217 of land (12.74 acres) from Lake Asbury Village Center (LA-VC) to Lake Asbury Master Planned Community
218 (LA-MPC) and would also change another portion of the same parcel (12.74 acres) from Lake Asbury Master
219 Planned Community (LA-MPC) to Lake Asbury Village Center (LA-VC). This change would be in keeping
220 with the evolving character of the surrounding districts as shown in the table below:

| | Future Land Use | Zoning District |
|-------|--|--|
| North | Lake Asbury Village Center (LA-VC) and Lake Asbury Master Planned Community (LA-MPC) | Lake Asbury Village Center (LA-VC) and Lake Asbury Master Planned Community (LA-MPC) |
| South | Lake Asbury Master Planned Community (LA-MPC) | Lake Asbury Master Planned Community (LA-MPC) |
| East | Lake Asbury Master Planned Community (LA-MPC) | Lake Asbury Master Planned Community (LA-MPC) |
| West | Lake Asbury Rural Fringe (LA-RF) and Lake Asbury Greenway (LA-GW) | Planned Unit Development (PUD) |

221

222

223 **Recommendation**

224 Staff recommends approval of COMP 24-0008.