

2012-R-012

Project Name:	n/a
Applicant and/or Property Owner:	Bill Pullum, Northwood Properties
Representative:	n/a
Existing Zoning:	M-2 (General Industrial District)
Requested Zoning:	R-2M (Medium Density Mixed Residential District)
Existing FLUM:	Industrial
Requested FLUM:	Medium Density Residential
Zoning Board Recommendation	Denied with a vote of 5 – 3



## STAFF ANALYSIS

### Part I. General Information:

<b>Applicant:</b>	Bill Pullum, Northwood Properties
<b>Project Location:</b>	5200 and 5300 blocks of Persimmon Hollow Road
<b>Parcel Number:</b>	<b>APO 06-1N-27-0000-00100-0000</b>
<b>Parcel Size:</b>	<b>9.47 (+/-)</b>
<b>Purpose:</b>	Residential homes
<b>Requested Action:</b>	<ol style="list-style-type: none"><li>1. Amendment of the Land Development Code Official Zoning Map changing the zoning district <b>from M-2 (General Industrial District) to R-2M (Medium Density Mixed Residential District)</b>.</li><li>2. Amendment of the Future Land Use Map changing the designation <b>from INDUS (Industrial) to MDR (Medium Density Residential)</b>.</li></ol>

**Existing Zoning Description:** M-1 (Restricted Industrial District) is designed to accommodate a limited range of industrial and related uses which conform to a high level of Performance Standards. Industrial activity of this type is intended to be carried out within completely enclosed buildings where ever practical, and outdoor storage must be visually screened from adjacent residential areas. The uses which this district is designed to accommodate include general assembly, warehousing and distribution activities. In addition, major repair and service activities, as well as limited impact manufacturing activities meeting Performance Standards are intended to be accommodated in this district. Finally, commercial trade and service activities not compatible with activities adaptive to more restrictive districts, but which satisfy site plan criteria and performance criteria of the "M-1" district, should be accommodated in the "M-1" district. Residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the preservation of adequate areas for industrial development. Community facilities and trade establishments which provide needed services to industrial development also are intended to be accommodated in this district. Refer to Section 6.03.04. One single family dwelling unit, occupied by the owner or an employee of the principal use, is permitted for security purposes

**Proposed Zoning Description:** R-2M (Medium Density Mixed Residential District) is designated to provide suitable areas for medium density residential development where sufficient urban services and facilities are available or will be prior to development, or where the extension of such services and facilities will be physically and economically facilitated, It is the intent of these regulations to permit single and two family structures and multiple family structures within the density range as defined in the district regulations subject to the required provision for open space within the project parcel.

Within this district, the density of new development proposals shall be compatible with existing development, the policies of this Ordinance and the Comprehensive Land Use Plan. Towards this end, preservation of stable, established areas, cultivation of smooth transitions in residential densities (where gradual shifts in density are in order due to varied levels of access to public services). Unique physical features of the property, nature and intensity of neighboring land uses, and other site characteristics are to be considered. It is the express purpose of this Section to exclude from this district all buildings or other structures and uses having commercial characteristics whether operated for profit or otherwise except those home occupations and conditional uses specifically provided for in these regulations shall be allowed if they otherwise conform to the provisions of this Ordinance.

In this district a building or premises may be used only for the following purposes: detached single family, zero lot line, patio homes, cluster homes, group homes, individual mobile homes located on individual owned lots of record, mobile home parks, (offering approved mobile home rental spaces for the siting of individual mobile home dwelling units, which have been approved in accordance with applicable state and county regulations) duplexes, multiple family dwelling structures and facilities.

Existing FLUM: Industrial

**Proposed FLUM: Medium Density Residential District**

**Current Use of Land: Vacant**

**Surrounding Zoning:** The subject property is bounded by M-2 (General Industrial District) on the west, AG (Agriculture/Rural Residential District) on the south, east, and north, and R-1M (Mixed Residential Subdivision District) on the north and northeast. The subject property is located in the East Milton Community on Persimmon Hollow Road.

**Rezoning History:** Our records indicate the subject parcel and the parcel immediately north of the subject property (2001-R-036), consisting of 170.49 acres, were rezoned from R-1M (Mixed Residential Subdivision District) and AG (Agriculture/Rural Residential District) to M-2 (General Industrial District) in November 2001 with a FLUM change from Single Family Residential to Industrial. This rezoning was approved with conditions to maintain a 100-foot buffer around the perimeter of the entire site, Highway 90 access, single site not less than 40 acres, and no asphalt plants, no concrete plants, no paper mills, and no salvage yards

There were also two additional parcels previously rezoned immediately east of the subject property. In 2006 (2005-R-069), 9.99 acres was zoned from AG (Agriculture/Rural Residential District) to R-1 (Single Family Residential) with conditions. The conditions were that the developer must investigate sewer options w/East Milton Water System and pay for 1/4 mile of transmission lines if available. Additionally, in January 2012 (2011-R-019), 1.08 acres was zoned from AG (Agriculture/Rural Residential District) to RR-1 (Rural Residential Development District). There were no conditions.

## **Part II. Data and Analysis (Consistency with the Santa Rosa County Comprehensive Plan):**

### **A. Infrastructure Availability:**

**(1) Potable Water:**

Potable water in the general vicinity is serviced by the East Milton Water.

**(2) Sanitary Sewer:**

Staff is uncertain whether sanitary sewer is available at this location. The applicant indicates that sanitary sewer will be handled by private septic tanks (subject to required permits from the County Health Department). However, the County Health Department requires a minimum lot size of .25-acres for septic systems for all new lots.

**(3) Solid Waste:**

Although a private hauler will likely be used to transport solid waste material from the site, the applicant has not indicated how the solid waste will be disposed of. The County has adequate solid waste capacity for the next 75 years.

**(4) Parks, Recreation and Open Space:**

A rezoning to R-2M will not increase demand on recreation facilities.

**B. Compatibility:**

Policy 5.1.C.8 of the Comprehensive Plan states:

*“the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods.”*

Currently, the majority of land surrounding the site is a mixture of Industrial, Agriculture, and Mixed Residential. A mixture of single family residences and mobile homes are located up and down Persimmon Hollow Road. The subject property is located within 200 feet of a major arterial roadway (Highway 90) and commercial corridor with HCD (Highway Commercial District) parcels located along Highway 90, north of the subject property. In general, the proposed use as R-2M (Medium Density Mixed Residential District) is compatible with the airfield operations at Peter Prince and compatible with surrounding single family residential uses.

**C. Suitability:**

Policy 3.1.E.6 of the Comprehensive Plan states:

*“the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements.”*

This rezoning request is located within a FEMA Zone "X", which means an area determined to be outside the 500-year floodplain.

The National Wetlands Inventory Map indicates there are no wetlands located on this site.

**D. Urban Sprawl**

Policy 3.1.G.4 of the Comprehensive Plan states:

*"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."*

This rezoning application would not result in a finding of urban sprawl under the proposed R-2M (Medium Density Mixed Residential Zoning) zoning classification. The request is, therefore, consistent with this policy.