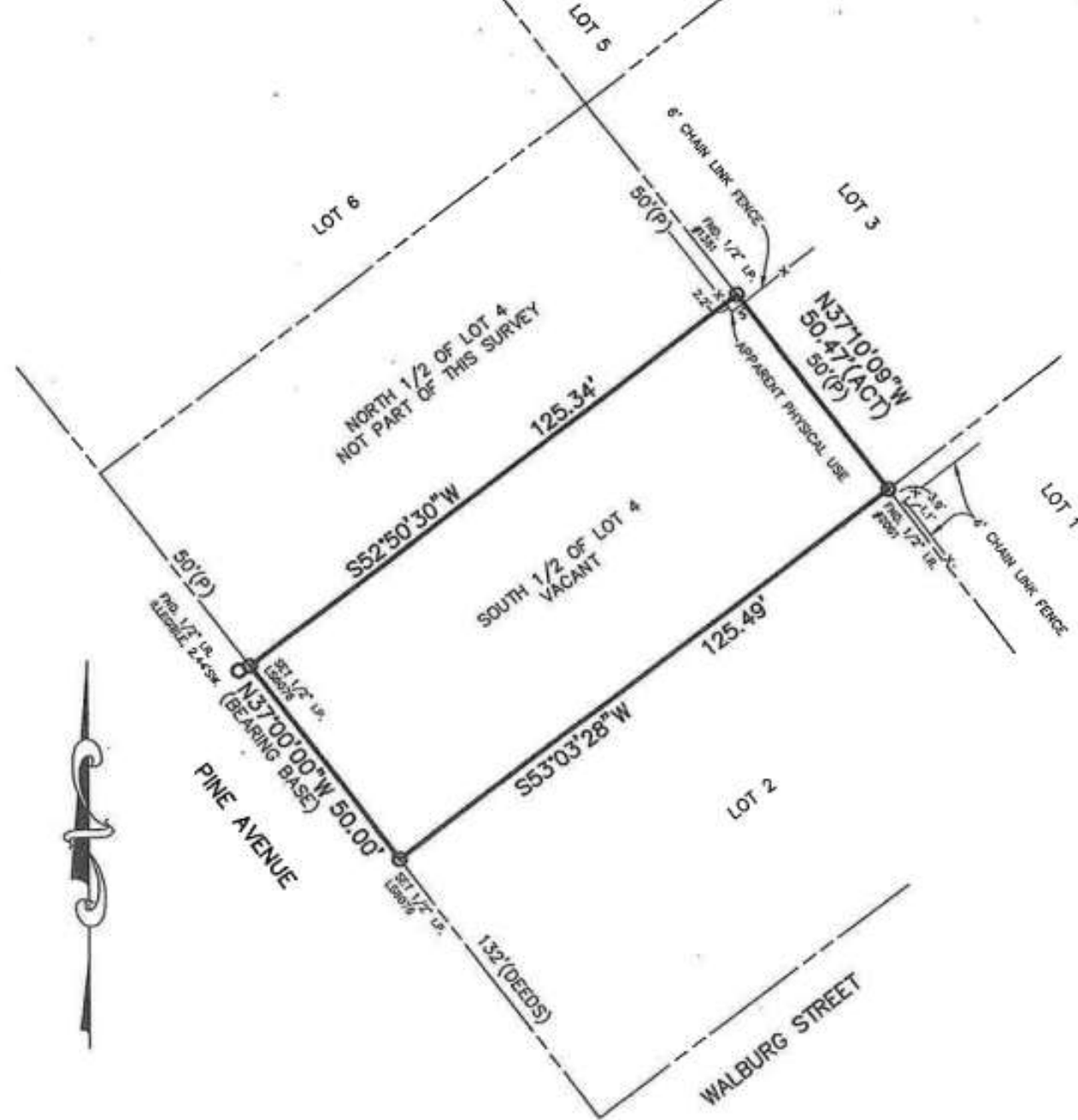


**Small-Scale Future Land use map
amendment and rezoning for parcel
017678-000-00 consisting of 0.14 acres
for property located in the 600 block of
N Pine Ave**

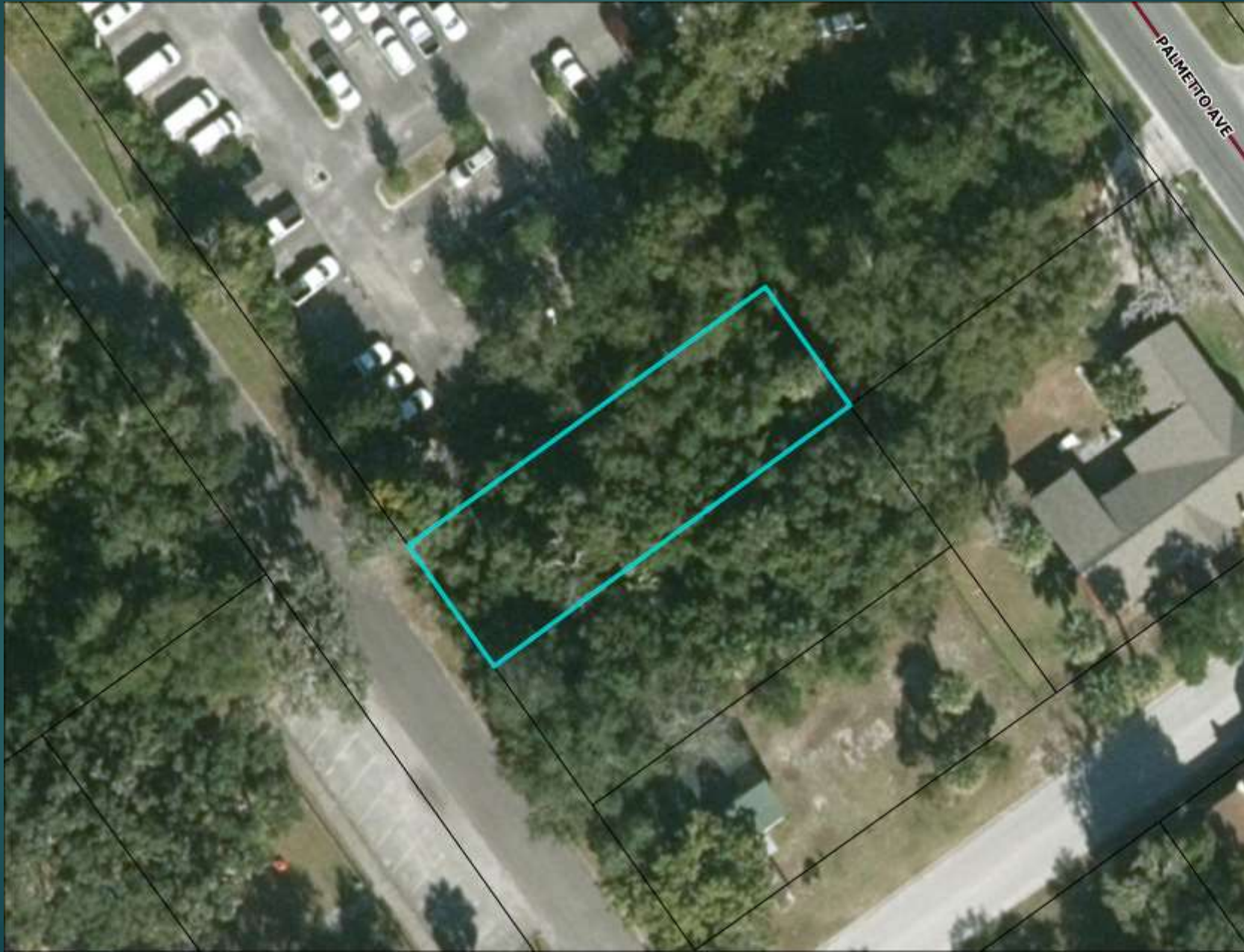
Property and Applicant Information

SUBJECT:	Request for a small-scale future land use amendment and rezoning of parcel 017678-000-00 consisting of 0.14 acres for property located on N Pine Ave
APPLICANT/AGENT:	Clay County Board of County Commissioners
PROPERTY OWNER:	John Fagan
LOCATION:	N Pine Ave
ACREAGE:	±0.14 acres (Per boundary survey and legal description)

Boundary Survey



Property Location



Legend

- Roads
- Target Parcel
- Parcels

0 15 30 60
US Feet

Future Land Use



Legend

- Target Parcel
- Roads

Future Land Use

- Downtown
- Industrial
- Mixed-Use
- Mixed-Use RP
- Neighborhood
- Public

0 15 30 60
US Feet

Proposed Future Land Use



Legend

- Target Parcel
- Roads

Future Land Use

- Downtown
- Industrial
- Mixed-Use
- Mixed-Use RP
- Neighborhood
- Public

0 15 30 60
US Feet

Zoning



Legend

- Target Parcel
- ZONING
- R1
- R1A
- R2
- R3
- RRF
- PUD
- RPO
- C1
- C2
- FBC
- FBC - Downtown Core
- FBC - Primary Corridor
- FBC - Secondary Corridor
- FBC - Transition
- FBC - Civic
- GCC
- GCN
- GCR
- M-2
- M-1
- MUH
- INS
- RC

0 15 30 60
US Feet

Proposed Zoning



Legend

- Target Parcel
- ZONING
- R1
- R1A
- R2
- R3
- RRF
- PUD
- RPO
- C1
- C2
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- GCC
- GON
- GCR
- M-2
- M-1
- MUH
- INS
- RC

0 15 30 60
US Feet

Compatibility

- ▶ Located adjacent to a parcel with the same FLU and Zoning.
- ▶ Property to the south is undeveloped.
- ▶ Augusta Savage Park is located across Pine Ave.
- ▶ The property will be used as an extension to the existing parking lot for Clay County.

Compatibility

- ▶ Screening and landscape buffering will be required along portions of amendment parcel abutting neighboring parcels and along Pine Ave.
- ▶ Access to the subject property shall be provided through the interior of the existing parking lot. Not along Pine Ave.

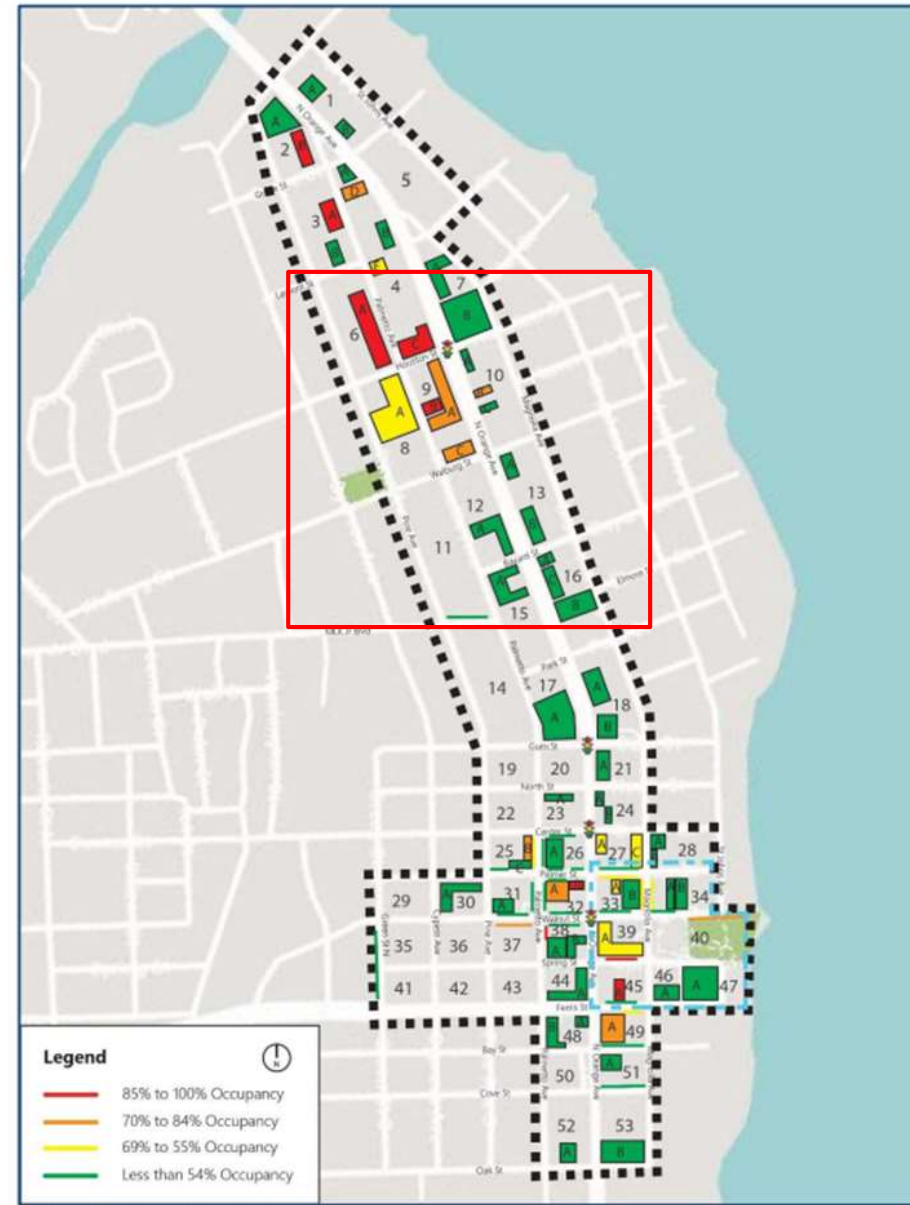
Transportation Impacts

Land Use ¹	Square Footage/ Dwelling Units	Daily		PM Peak	
(ITE)		Rate	Trips	Rate	Trips
General Office	1,875	1.9	21	1.9	2

Parking Impacts



Figure 5: Weekday Peak Hour Occupancy Heat Map by Location (1PM-3PM)



Source: THA Consulting, Inc. and Google Maps, 2022

Staff Recommendation

- ▶ Recommend approval of second and final reading of ordinance O-03-2025, to amend the Future Land Use from Neighborhood to Public for approximately 0.14 acres of parcel 017678-000-00.
- ▶ Recommend approval of second final reading of ordinance O-04-2025, to amend the Zoning from Residential Professional Office to Institutional for approximately 0.14 acres of parcel 017678-000-00.