

**DATE:** November 4, 2025

## **COMPREHENSIVE PLAN CONSISTENCY ANALYSIS**

### **INTRODUCTION**

Daniel Crapps as agent for Price Creek, LLC has requested a Comprehensive Plan Amendment, CPA 25-10, to change the Future Land Use from RESIDENTIAL VERY LOW COUNTY TO INDUSTRIAL CITY ON PROPERTY IDENTIFIED AS PARCEL ID NUMBER 02-4S-17-07481-003.

### **FUTURE LAND USE ELEMENT**

**GOAL I-** IN RECOGNITION OF THE IMPORTANCE OF CONSERVING THE NATURAL RESOURCES AND ENHANCING THE QUALITY OF LIFE, THE CITY SHALL DIRECT DEVELOPMENT TO THOSE AREAS WHICH HAVE IN PLACE, OR HAVE AGREEMENTS TO PROVIDE, THE LAND AND WATER RESOURCES, FISCAL ABILITIES AND SERVICE CAPACITY TO ACCOMMODATE GROWTH IN AN ENVIRONMENTALLY ACCEPTABLE MANNER.

**OBJECTIVE 1.1** The City Concurrency Management System shall make available or schedule for availability the public facilities for future growth and urban development as development occurs in order to provide for urban densities and intensities within the City.

- **Policy 1.1.1** The location of higher density residential, high intensity commercial and heavy industrial uses shall be directed to area adjacent to arterial or collector roads, identified on the Future Traffic Circulation Map, where public v=ilities are available to support such higher density or intensity.

**Based on the current Columbia County Comprehensive Plan, County Road 245 is a Major Collector, see appendix A.**

- **Policy 1.1.3** The City shall continue to allocate amounts and types of land uses for residential, commercial, industrial, public, and recreation to meet the needs of the existing and projected future populations and to locate urban land uses in a manner where public facilities may be provided to serve such urban land uses. (Urban land uses shall be herein defined as residential, commercial and industrial land use categories).

**Based on the analysis in appendix B, the potable water and sanitary sewer facilities are anticipated to continue to meet or exceed the adopted level of service standard for potable water and sanitary sewer facilities as provided in the Comprehensive Plan, after adding the potable water demand and sanitary sewer effluent generated by the theoretical use of the site.**

**OBJECTIVE 1.3** The City shall require that all proposed development be approved only where the public facilities meet or exceed the adopted level of service standard.

- **Policy 1.3.1** The City shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.

**Based on the analysis in appendix B, the public facilities are anticipated to continue to meet or exceed the adopted levels of service found within the City of Lake City Comprehensive Plan.**

**OBJECTIVE 1.5** The City shall limit the issuance of development orders and permits to areas where the adopted level of service standards for the provision of public facilities found within the Comprehensive Plan are maintained. This provision also includes areas where development orders were issued prior to the adoption of the Comprehensive Plan.

- **Policy 1.5.1** The City shall adopt as part of its utility policies and programs a provision whereby any extension of public facility geographic service areas into surrounding unincorporated areas shall be limited to the adjacent designated urban development areas as identified within the Future Land Use Map Series of this Comprehensive Plan except that water line extensions may be made outside such boundary to address public health and safety concerns associated with groundwater contamination and water and sewer line extensions may be made to public land uses located outside of such designated urban development area. The City shall condition the extension of public facilities for residential uses to the adjacent unincorporated urban development area on first providing these facilities and services for the majority of the residents within the City which are not currently being served.

**Based on the map in the City of Lake City Comprehensive Plan in appendix A23 and shown in this document as appendix C, the development is within the boundaries of the Designated Urban Service Area.**

**OBJECTIVE 1.6** The City shall continue to include within the portion regarding the report and recommendation of the Planning and Zoning Board on amendments to such regulations, that such report shall address whether the proposed amendment will be a deterrent to the improvement or development of adjacent land uses and it shall be concluded by the local governing body, based upon such report and prior to approval of the amendment, that the granting of the amendment will not adversely impact adjacent land uses.

- **Policy 1.6.5** The City shall continue to require that where a commercial or industrial use is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer. A masonry or wood opaque structure may be substituted for the planted buffer.

**According to the City of Lake City Land Development Regulations Article 4.17.10 the required landscape buffer is twenty-five (25) when industrial land is abutting a residential area.**

**GOAL II - PROVIDE FOR A TRANSPORTATION SYSTEM WHICH SERVES EXISTING AND FUTURE-LAND USES.**

**OBJECTIVE 2.2** The City shall require that all traffic circulation system improvements be consistent with the land uses shown on the future land use plan map, limiting higher density and higher intensity land use locations to be adjacent to collector or arterial roads, as identified on the Future Transportation Map.

**Based on the current Columbia County Comprehensive Plan, County Road 245 is a Major Collector, see appendix A.**

**SUMMARY OF ANALYSIS**

**City staff reviewed the Comprehensive Plan and has determined that the Comprehensive Plan Amendment, CPA 25-10, is consistent with the City of Lake City Comprehensive Plan for the following reasons:**

- **The property is located on a Major Collector, CR 245. This is consistent with Policy 1.1.1 and Objective 2.2 of the City of Lake City Comprehensive Plan.**
- **The potable water system and sanitary sewer system is anticipated to meet or exceed the adopted level of service standard. This is consistent with Policy 1.1.3 and Policy 1.3.1 of the City of Lake City Comprehensive Plan.**
- **The property is contiguous to a residential zoning district on the northwest corner of the property. Based on Section 4.17.10 of the City of Lake City Land Development Regulations, this area would require a twenty-five (25) landscape buffer. This is consistent with Policy 1.6.5 of the City of Lake City Comprehensive Plan.**