

# Planning Report

Marion Wayne Storage  
SsCPA - Application Package



Date: 08/27/2024  
PN# 23-0660  
PM: Danika Oliverio

Prepared For: Marion County Growth Management Services

Submitted To:

Address:



**Attachment D**

**Application Package**  
**Table of Contents**

- 1. Cover Letter**
- 2. SsCPA Application**
- 3. Property Owner Affidavits**
- 4. Survey**
- 5. Legal Description**
- 6. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)**
- 7. Justification Report**
- 8. Map Set**

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# WAYNE STORAGE

## Marion County

### Small Scale Comprehensive Plan Change – Justification Report

August 27, 2024

**Prepared for:**  
Marion County

**Prepared on behalf of:**  
Wayne Structures LLC and  
Harold F. Feaster

**Prepared by:**  
CHW, an NV5 Company

PN# 23-0660  
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**Attachment D**

**Table of Contents**

1. Executive Summary.....	2
2. Statement of Proposed Change.....	4
3. Public Facility Analysis .....	7
4. Consistency with Marion County Comprehensive Plan .....	10
5. Urban Sprawl Analysis.....	17
6. Conclusion.....	20

**List of Tables**

Table 1: Surrounding Future Land Use and Zoning Designations.....	5
Table 2a: Existing Zoning: Projected Net Trip Generation .....	7
Table 2b: Proposed Use: Projected Net Trip Generation .....	7
Table 3a: Projected Solid Waste Demand: Existing Zoning .....	8
Table 3b: Projected Solid Waste Demand: Proposed Zoning .....	9

**List of Figures**

Figure 1: Aerial Map .....	4
Figure 2: Existing Future Land Use Map .....	6
Figure 3: Proposed Future Land Use Map.....	6

## 1. Executive Summary

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<p><b>Jurisdiction:</b> Marion County</p>	<p><b>Intent of Application:</b> Improve Performance of Existing RAC</p>
<p><b>Location:</b> 5591 W. Hwy 318, Reddick, FL</p>	
<p><b>Parcel Numbers:</b> 03101-000-00 and 03114-000-00</p>	<p><b>Acres:</b> ±6.15 acres (Source: CHW Survey)</p>
<p><b>Existing Future Land Use Classification:</b></p> <p><b>Rural Land (1 du/10 ac) RL</b></p> <p>This land use designation is intended to be used primarily for agricultural uses, associated housing related to farms and agricultural-related commercial and industrial uses. The base density shall be (1) dwelling unit per ten (10) gross acres, and the designation is a Rural Area land use. The following special provisions shall apply for new development not meeting the base density, as further defined in the LDC....</p> <p>The intent of development is <b>not permitted</b> in the current FLU.</p>	<p><b>Proposed Future Land Use Classification:</b></p> <p><b>Rural Activity Center (RAC)</b></p> <p>This land use designation allows for mixed use nodes of residential (single-family and multi-family) and commercial uses, including agricultural-related commercial uses to meet the daily needs of residents in the Rural Area to reduce trips to the Urban Areas of the county for daily needs and services. This designation shall be located at intersections of arterial, collector, and/or major roads and extend no greater than one-quarter (1/4 mile) or 1,320 linear feet from the center of the RAC for a maximum of 96 acres. The density range shall be up to two (2) dwelling units per one (1) gross acre and maximum Floor Area Ratio of 0.35</p> <p>The intent of development is <b>permitted</b> in the proposed FLU.</p>
<p><b>Existing Zoning Classification(s):</b></p> <p><b>B-2 Community Business</b></p> <p>The Community Business classification provides for the shopping and limited-service needs of several neighborhoods, a community, or a substantial land area. Retail stores are intended to include general merchandise, fashion, durable goods, and personal services. All commercial activity involving retail sales or rentals shall take place in a completely enclosed building.</p> <p>The intent of development <b>is allowed as a Special Use</b> in the current Zoning.</p> <p><b>A-1 General Agriculture</b></p>	<p><b>Proposed Zoning Classification:</b></p> <p><b>RAC Rural Activity Center (RAC)</b></p> <p>The Rural Activity Center classification is intended to provide for the shopping and limited services needed by residents in the rural area and encourage and allow for mixed use nodes of residential (single-family and multi-family), commercial uses, and agricultural-related commercial uses to meet the daily needs of residents in the Rural Area to reduce trips to the urban areas of the county for daily needs and services.</p> <p>The intent of development is <b>permitted</b> in the proposed Zoning.</p>

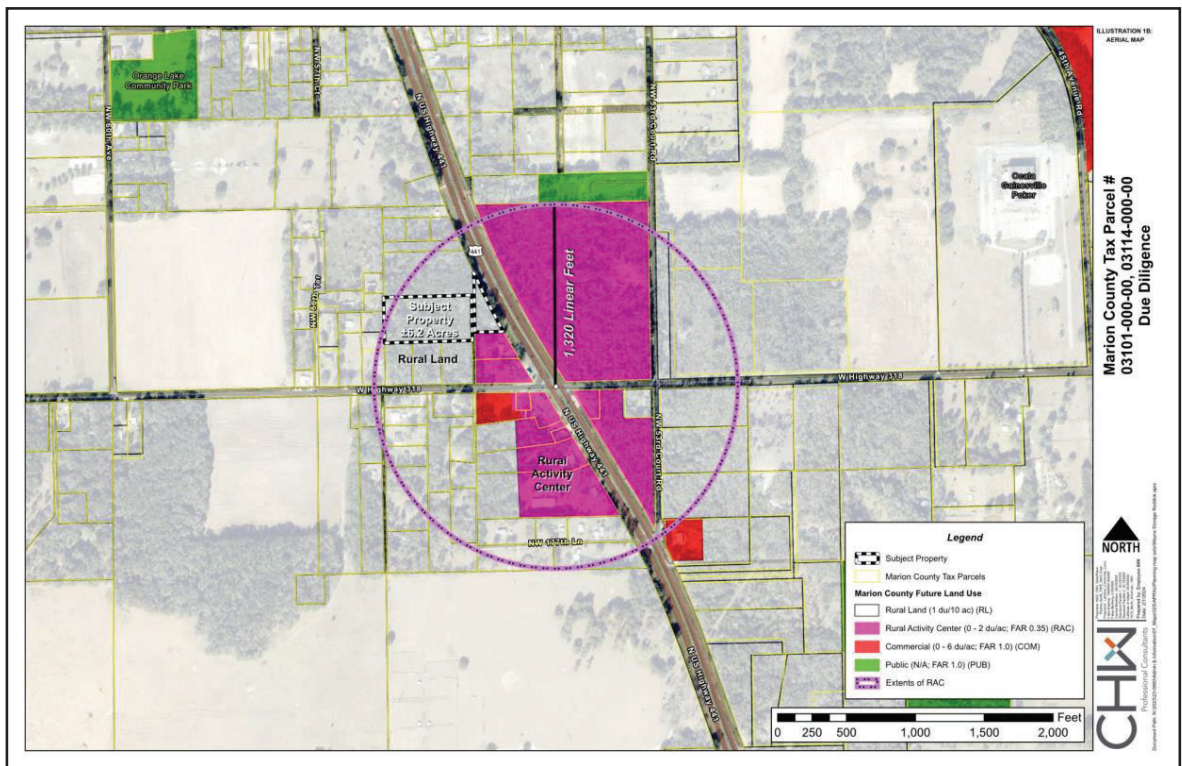
<p>The General Agriculture classification is intended to preserve agriculture as the primary use. This classification in the Urban Area may be used for agriculture until it is rezoned to another permitted classification.</p> <p>The intent of development is <b><i>not permitted</i></b> in the current Zoning.</p>	
<p><b><u>Development Intent:</u></b></p> <p><b>Mini-Warehouse (Self-Service Storage Facility).</b> “A building, or group of buildings, consisting of individual, small, self-contained units that are leased or owned for the storage of business and household goods or contractors’ supplies.”</p> <p><b><i>(Per Marion County Land Development Code (LDC) Division 2 – Definitions)</i></b></p>	
<p><b><u>Existing Entitlements</u></b></p> <p><b>Max. Density (A-1):</b> ± 2.85 acres x 1 du / 10ac = 1 du</p> <p><b>Max. Intensity (B-2) =</b> ± 3.17 acres x 1.0 FAR = 138,243 SF</p>	<p><b><u>Entitlements w/ Zoning Change</u></b></p> <p>± 6.15 acres = 267,894 sf</p> <p><b>Max. Intensity (Commercial):</b> 267,894 SF x 0.35 FAR = 93,763 sf</p>
<p><b><u>Net Change</u></b></p> <p>The current split zoning on the subject parcels would allow one (1) residential dwelling unit and up to 138,243 SF of commercial property with 1.0 FAR. Rezoning both parcels to RAC would limit the commercial intensity to 0.35 FAR.</p> <p>This project proposes ± 93,500 sf of building. The net change reduces the maximum development potential by 44,480 SF.</p>	

## 2. STATEMENT OF PROPOSED CHANGE

This rezoning application requests to change the Subject Property's existing zoning designations from Community Business (B-2) and General Agriculture (A-1) to Rural Activity Center (RAC) in Marion County.

An aerial map is provided (**Figure 1**), which shows the Subject Property location northwest of the intersection of US Hwy 441 and Hwy 318. The requested rezoning would allow a proposed **self-service storage facility (mini-warehouse)** to be developed in an existing Rural Activity Center.

***Rezoning and development of the proposed parcels will improve the performance of the existing RAC and reinforce its function as a rural area commercial use activity node.***



**Figure 1: Aerial Map**

Per Marion County Comprehensive Plan, Mixed Uses, Policy 2.1.21: Rural Activity Center (RAC):

“This land use designation allows for mixed use nodes of residential...and commercial uses, including agricultural-related commercial uses, to meet the daily needs of residents in the Rural Area to reduce trips to the Urban Areas of the county for daily needs and services....This designation shall be located at intersections of arterial, collector, and/or major roads and extend no greater than one-quarter (1/4 mile) or 1,320 linear feet from the center of the RAC for a maximum of 96 acres.”

As shown in **Figure 1**, the project site falls within ¼ mile radius (1,320 linear feet) of the intersection of the existing RAC. Rezoning these parcels into the existing RAC will allow



## Attachment D

a community business use to further “reduce trips to urban areas of the County for daily needs and services,” per the intent of the land use designation.

Rezoning ± 6 acres into the existing RAC of approximately ± 57 acres will result in a RAC of ± 63 acres – well below the maximum of 96 acres. There are 11 parcels within the existing RAC, and many of them are existing businesses (Citgo, Circle K, Windstream/Kinetic, Irrigation Supply, etc.). The three largest parcels on the east side of US-441 are owned by a Family Trust and have not been developed or offered up for sale for many years.

Policy 2.1.21 further states that, “In order to minimize development impacts to the surrounding Rural Area, properties in the RAC shall be designed to provide shared access, obtain access from the lesser road class, and minimize impacts to the operations of the intersection, and compatibility concerns for the surrounding properties.”

The Applicant has met with Florida Department of Transportation (FDOT) to begin identifying the best location and design for access points. Access will be located inside the RAC and will not increase traffic through the rural area.

The site is suitable for activity center development. The proposed self-service storage facility is a low traffic, low noise, secure and practical community business use that is compatible with rural areas. Compatibility will also be addressed through thoughtful site design, buffers, lighting, and landscaping as required by the Land Development Code.

### Proposed Right-of-Way Vacation

On **Figures 2 through 5**, the aerial maps show an existing right-of-way (ROW) located between parcel 03101-000-00 and parcel 03114-000-00. Both parcels are owned by the Applicant. The Applicant has begun the process of requesting closure of the right-of-way to consolidate these parcels for future development. The width of this right-of-way is only 20 feet, which is too narrow to meet current standards for roadway access to the site.

The Road Closure Application/ROW Vacation will be processed concurrently with these applications for Zoning and Land Use changes. A Sketch and Legal Description of the road closure area is included. Letters of No Objection have been submitted to the utility companies that serve the area.

The site acreage, after completion of the right-of-way closure, will total ± 6.15 acres. This total acreage has been used to calculate entitlements for the site.

**Table 1: Surrounding Future Land Use and Zoning Designations**

Direction	Future Land Use Designation	Zoning Designation
North	Rural Land	Residential Agricultural Estate (A-3)
East	Rural Activity Center (RAC)	Rural Activity Center (RAC)
South	Rural Land	Community Business (B-2) General Agriculture (A-1)
West	Rural Land	General Agriculture (A-1)

**Table 1** identifies adjacent FLU and Zoning while **Figures 2 through 5** show existing and proposed FLU and Zoning.

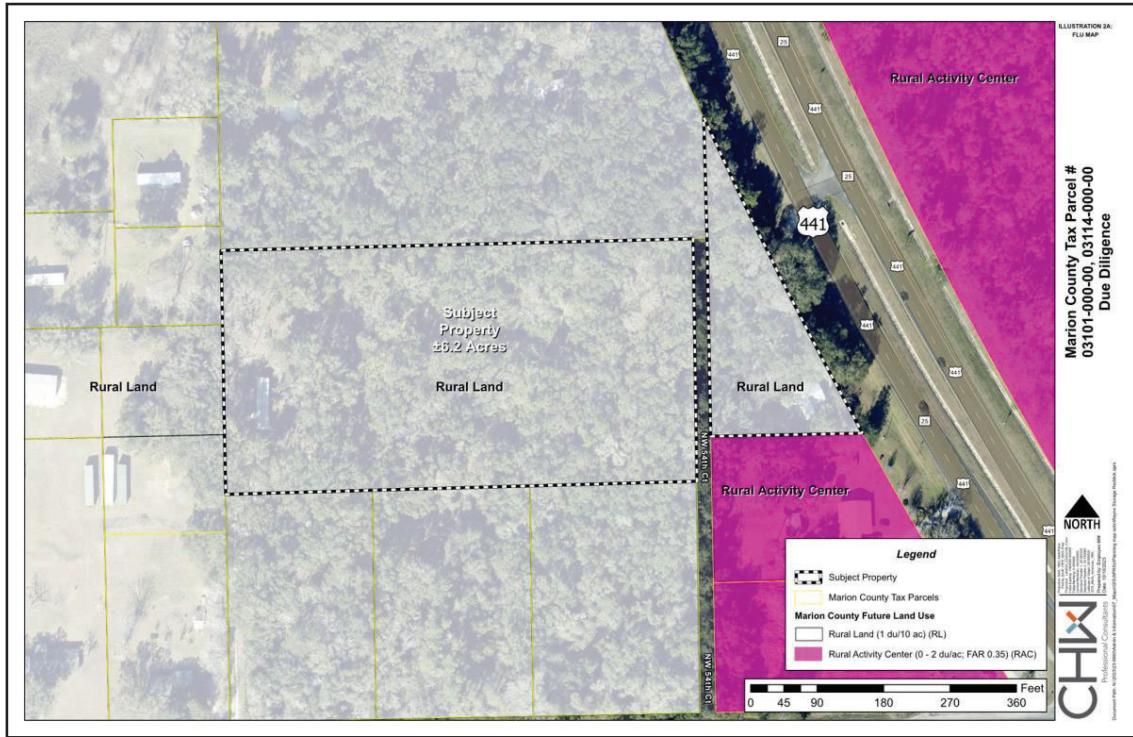


Figure 2: Existing Future Land Use Map

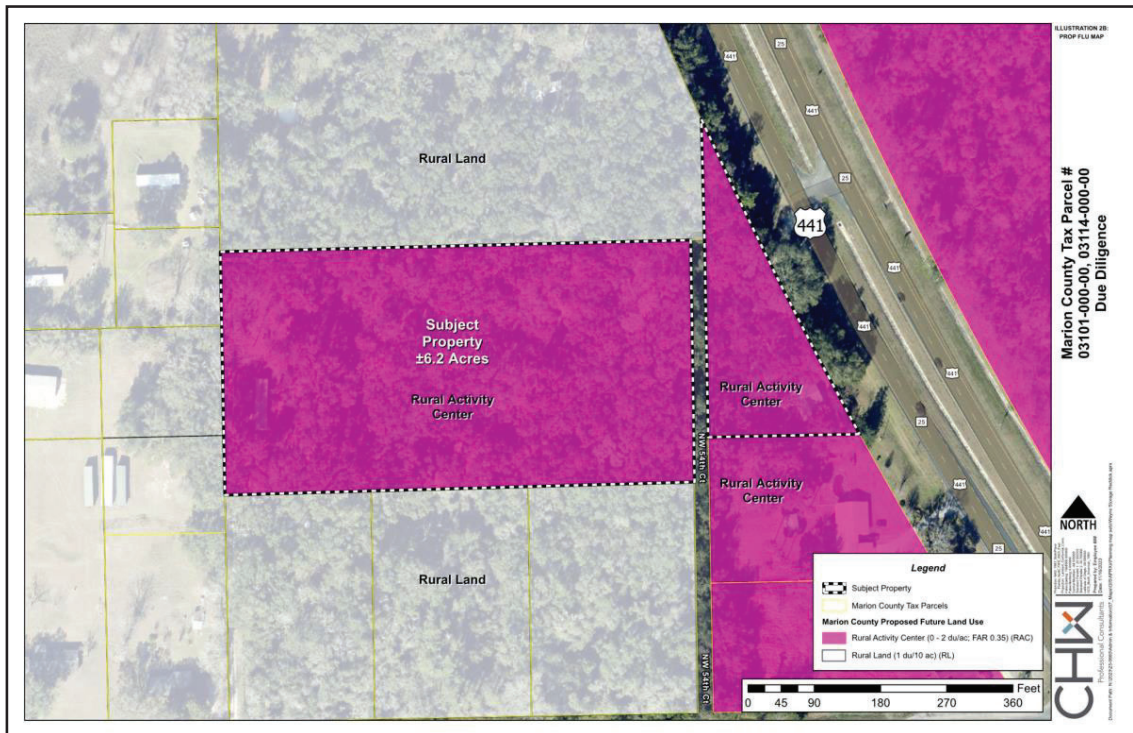


Figure 3: Proposed Future Land Use Map

### 3. PUBLIC FACILITY ANALYSIS

#### Roadways/Transportation

The site will be accessed from US Hwy 441, since there are no lesser roadways serving the property. These Applications request re-zoning from A-1/B-2 zoning to Rural Activity Center (RAC) zoning.

Existing B-2 zoning on ± 3.17 acres allows 1.0 FAR for a maximum of ±138,520 SF of commercial building space and proposed zoning on ± 6.15 acres allows 0.35 FAR for a maximum of ±93,800 SF. To review the potential impact to the existing roadway, the maximum commercial intensity of the existing zoning is used in **Table 2a** to generate potential daily maximum trips. The potential trip generation impact of the proposed use is shown in **Table 2b**.

**Table 2a: Existing Zoning: Projected Net Trip Generation**

*(Based on the ITE Trip Generation, 11<sup>th</sup> Edition)*

Projected Net Trip Generation									
Land Use	ITE LU Code	Variable KSF	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Shopping Center	821	138,250	9,335	239	148	91	239	148	91

*Conclusion:* As shown above, the existing B-2 zoning with 1.0 FAR allows ± 3.17 acres of the subject property to build up to 138,250 SF of commercial. The maximum intensity use, such as a shopping center, **could potentially generate over 9,000 daily trips.**

**Table 2b: Proposed Use: Projected Net Trip Generation**

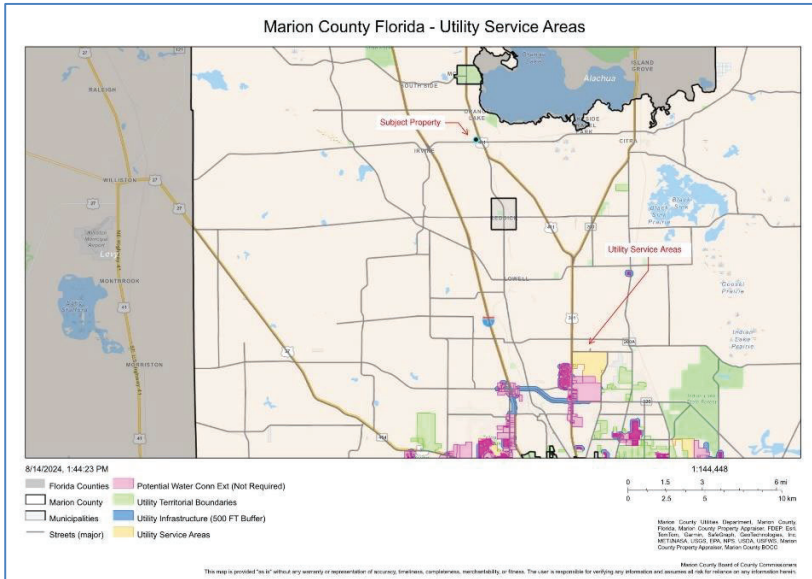
*(Based on the ITE Trip Generation, 11<sup>th</sup> Edition)*

Projected Net Trip Generation									
Land Use	ITE LU Code	Variable KSF	Daily	AM Peak			PM Peak		
			Total	Total	In	Out	Total	In	Out
Mini-Warehouse	151	93,800	136	8	5	3	14	7	7

*Conclusion:* As shown above, RAC zoning with an FAR of 0.35 will allow ±93,800 SF of commercial on the site. The proposed use, a self-service storage facility (mini-warehouse) is anticipated to generate **only 136 total daily trips**. This would result in a **net reduction of 9,471 trips**. It is expected that the existing roadway network can accommodate the low traffic volumes generated from this site.

**Potable Water/Sewer Impacts**

The project location is north of Reddick, outside the Utility Service Areas for Marion County. The project proposes to use an on-site well and OSTDS (Onsite Sewage Treatment and Disposal System, or septic tank and drainfield) to supply water and wastewater treatment. There will be no impacts to the adopted water and sewer Levels of Service for Marion County infrastructure.



Well permitting for small businesses are inspected and permitted through the Florida Department of Health in Marion County. Construction of the OSTDS for the project will follow all State requirements including Chapter 62-6 F.A.C., Florida Department of Environmental Protection Onsite Sewage Program and other applicable state and local County requirements.

**Solid Waste Impact**

Development of the subject property (with existing zoning or proposed zoning) will, of course, increase the generation of solid waste onsite. The County allows businesses to dispose of solid waste in the Marion County Baseline Transfer Station. The approval of these applications **would not** negatively affect the adopted Level of Service standards.

**Table 3a: Projected Solid Waste Demand: Existing Zoning**

Development	System Category	Tons per Year
1 Residential Dwelling Unit	$((6.2 \text{ pounds per person}^1 \times 2.65 \text{ person per household}^2 \times 1 \text{ du}) \times 365) / 2,000^3$	2.99
± 3.17 acres of B-2 (138,250 SF) Commercial	$((5.5 \text{ pounds}/1,000 \text{ sf}/\text{day} \times 138,250 \text{ sf}) \times 365) / 2,000^3$	138,768
<b>Total Impact</b>		<b>138,771 Tons</b>

**Table 3b: Projected Solid Waste Demand: Proposed Zoning**

Development	System Category	Amount per Year
Commercial	$((5.5 \text{ pounds}/1,000 \text{ sf}/\text{day} \times 93,800 \text{ sf}) \times 365) / 2,000^3$	<b>94,152 Tons</b>

1. Source: Marion County Comprehensive Plan, Solid Waste Element
2. Source: Website: US Census Bureau, Quick Facts, Florida  
<https://www.census.gov/quickfacts/fact/table/FL/HSD310219#HSD310219>
3. Formulas per Sincero and Sincero: *Environmental Engineering: A Design Approach*, Prentice Hall, NJ, 1996

Conclusion: As shown in Table 3a and Table 3b, the proposed rezoning will have a **lower demand** on solid waste facilities than the existing zoning. Rezoning to RAC will result in less solid waste demand.

The County allows businesses to dispose of solid waste in the Marion County Baseline Transfer Station. The approval of these applications **would not** negatively affect the adopted Level of Service standards for Marion County solid waste.

### **Stormwater Impact**

The site will retain stormwater in an onsite Stormwater Management Facility (stormwater basin). Stormwater generated by development of the site cannot be increased over current conditions. Design of the stormwater management system will follow all rules and regulations of the St Johns River Water Management District, Marion County Comprehensive Plan and Marion County Land Development Regulations.

#### 4. CONSISTENCY WITH MARION COUNTY COMPREHENSIVE PLAN

This section identifies specific Marion County Comprehensive Plan Goals, Objectives, and Policies and explains how this rezoning application is consistent with each. Text from Marion County is provided in normal font while consistency statements are provided in **bold font**.

##### *FUTURE LAND USE ELEMENT*

##### GOAL 2: Allocation and Distribution of Land Uses

Allow for a mix of uses to meet the population growth and economic development needs throughout the County by identifying appropriate areas for residential, commercial, industrial, public, recreation and open space, and conservation.

##### Mixed Uses: Policy 2.1.21: Rural Activity Center (RAC)

This land use designation allows for mixed use nodes of residential (single-family and multi-family) and commercial uses, including agricultural-related commercial uses *to meet the daily needs of residents in the Rural Area to reduce trips to the Urban Areas of the county for daily needs and services.*

**Rezoning and development of the proposed parcels will improve the performance of the existing RAC and reinforce its function as a rural area commercial use activity node.**

**RACs are intended to “reduce trips to urban areas of the County for daily needs and services.” Providing additional development opportunities within an existing RAC will provide convenient services for both residential and commercial customers in a rural area.**

*This designation shall be located at intersections of arterial, collector, and/or major roads and extend no greater than one-quarter (1/4 mile) or 1,320 linear feet from the center of the RAC for a maximum of 96 acres.*

**The subject property requesting rezoning is northwest of the intersection of US Hwy 441 and Hwy 318, within the ¼ mile (1,320 linear feet) radius requirement. Adding ± 6 acres to the existing ± 57 acre RAC keeps the overall size well below the maximum 96 acre requirement for RACs.**

For the Summerfield RAC which includes an off-set major road intersection pair (S. Hwy 301/SE 145th Street & S. Hwy 301/SE 147th Street) and lies west of the CSX Railroad Line, the one-quarter (1/4 mile) or 1,320 linear feet from the center may be measured from either major road intersection and extend east along SW 147th Street to the CSX Railroad Line. The maximum acreage of the Summerfield RAC is not to exceed 125 acres.

**Not applicable to this application.**

New RACs shall have at least three existing businesses and be at least five (5) miles from other RACs, as measured from the center of the RAC,

unless it can be demonstrated that eighty-five (85) percent of the RAC is developed.

**Not applicable to this application, which requests rezoning into an existing RAC.**

*In order to minimize development impacts to the surrounding Rural Area, properties in the RAC shall be designed to provide shared access, obtain access from the lesser road class, and minimize impacts to the operations of the intersection, and compatibility concerns for the surrounding properties.*

**The proposed development will address access, impacts, and compatibility per the requirements of the Comprehensive Plan and the Land Development Code**

*The density range shall be up to two (2) dwelling units per one (1) gross acre and maximum Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation is a Rural land use designation.*

*Future Land Use Element Table 2-1: Summary of Future Land Use Designations*

FLU	Density	FAR	USES
Rural Activity Center (RAC)	0-2 du/ac	0.35	Office, Commercial, Public, Recreation, Residential

**The proposed community business development will be designed to the maximum 0.35 FAR as required by RAC intensity limits.**

**OBJECTIVE 5.1: COMPREHENSIVE PLAN AND ZONING CHANGES**

To identify criteria and documentation necessary for the County to evaluate requested changes to following development regulations: Comprehensive Plan policies, Future Land Use Map, and FLUM Series; and Zoning Changes (ZC) and Special Use Permits (SUPs).

**Policy 5.1.1: Application Requirements**

The County shall require an application with sufficient details of a request for an amendment to the Comprehensive Plan and the Official Zoning Map, consistent with Chapter 163, F.S., the Comprehensive Plan, Zoning, and LDC.

**Policy 5.1.2: Review Criteria - Changes to Comprehensive Plan and Zoning**

Before approval of a Comprehensive Plan Amendment (CPA), Zoning Change (ZC), or Special Use Permit (SUP), the applicant shall demonstrate that the proposed modification is suitable. The County shall review, and make a determination that the proposed modification is compatible with existing and planned development on the site and in the immediate vicinity, and shall evaluate its overall consistency with the Comprehensive Plan, Zoning, and LDC and potential impacts on, but not limited to the following:

1. Market demand and necessity for the change;
2. Availability and potential need for improvements to public or private facilities and services;

3. Allocation and distribution of land uses and the creation of mixed use areas;
4. Environmentally sensitive areas, natural and historic resources, and other resources in the County;
5. Agricultural activities and rural character of the area;
7. Prevention of urban sprawl, as defined by Ch. 163, F.S.;
8. Consistency with the UGB;
9. Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;
10. Compatibility with current uses and land uses in the surrounding area;
11. Water Supply and Alternative Water Supply needs; and
12. Concurrency requirements

**The proposed site is suitable for the requested land use and zoning change.**

- 1. Market Demand and Necessity for Change: The existing RAC at the intersection of US 441 and Hwy 318 will benefit significantly from an additional ready-to-develop property.**

**The RAC currently contains eleven (11) parcels. Seven (7) of the parcels are commercial businesses (Citgo, Circle K, Kinetic/Windstream, Lovett Irrigation Supply, International Brotherhood of Electrical Workers, and a transient food truck); one (1) parcel is single-family residential, and three (3) parcels on the east side of US 441 are owned by the Brenda Perry Trust. To date, no development approvals have been pursued for the large parcels in the family trust, nor have they been made available for sale. These large parcels comprise ± 64% of the RAC acreage.**

**A newly-built Family Dollar with Commercial land use is also within the radius of the RAC in the southwest quadrant. Approval of these land use and rezoning applications will add another ± 6 acres in the northwest quadrant to revitalize the existing RAC and “reduce trips to urban areas of the County for daily needs and services.”**

- 2. There is no anticipated impact to schools, water and sewer. The site is outside the Marion County Utility Service Area. There are minimal impacts to traffic and solid waste.**
- 3. Improving the functionality of an existing RAC by rezoning a suitable community business use supports Comprehensive Plan goals for the proper allocation of land that preserves rural areas for agricultural use.**
- 4. The proposed site is on land that has incurred significant human impact over the years. No listed species were observed or identified onsite. An Environmental Assessment report has been included with these Zoning and Land Use Applications.**
- 5. The proposed site is within ¼ mile of the existing Rural Activity Center (RAC) intersection of US-441 and Hwy 318. This site is ideally suited to support a community business use activity node in order to preserve other lands for agricultural/rural purposes.**



## Attachment D

7. The Comprehensive Plan intent of Rural Activity Centers (RACs) is to reduce urban sprawl by creating designated nodes for community businesses to “reduce trips to urban areas of the County for daily needs and services,” per Policy 2.1.21. The proposed site will improve the performance of the existing RAC and reinforce its function as an activity node within a larger rural area.
8. Rural Activity Centers (RACs) are intended to be outside the UGB and to reduce pressure on the UGB by providing services for rural areas that reduce trips to and from commercial areas within the UGB. The proposed site will support the goals and ongoing maintenance of the boundary.
9. These Land Use and Zoning Applications demonstrate the ways in which the proposed rezoning is consistent with the goals and objectives of the Comprehensive Plan and the requirements of the Land Development Code. Rezoning and development of the proposed parcels will improve the performance of the existing RAC and reinforce its function as a rural area commercial use activity node. Providing additional development opportunities within an existing RAC will provide convenient services for both residential and commercial customers in a rural area. The subject property requesting rezoning is within the ¼ mile (1,320 linear feet) radius requirement. Adding ± 6 acres to the existing ± 57 acre RAC keeps the overall size well below the maximum 96 acre requirement for RACs. The proposed development will meet all LDC requirements for features such as access, buffering, lighting, and landscaping as required to ensure compatibility.
10. **Compatibility:** The proposed rezoning is compatible with other parcels within the existing RAC. The proposed development will meet all LDC requirements for features such as access, buffering, lighting, and landscaping as required to ensure compatibility.
11. **Water Supply:** The site is outside the Marion County Utility Service Area. Potable water will be provided by an onsite well. There will be no impacts to the adopted water and sewer Levels of Service for Marion County infrastructure.
12. **Concurrency:**

Refer to Section 3 of this Report, called “Public Facility Analysis,” for additional information.

- a. Potable water: Onsite well – no impacts to LOS
- b. Sanitary sewer: Onsite septic/OSTDS – no impacts to LOS
- c. Solid waste: Minimal impacts – Baseline Transfer Station
- d. Stormwater: Onsite stormwater basin
- e. Schools: Not applicable
- f. Roadways: Minimal impacts – refer to Traffic Statement, included with this application.

*ECONOMIC ELEMENT*

GOAL 1: Marion County will strive to sustain and enhance the economic health of the community through its role as a catalyst and coordinator of economic development activities that increase and diversify the economic base, create higher paying job opportunities, support the continuation, expansion, and retention of current business and industry, encourage the relocation of business and industry to and within Marion County, and provide a positive business environment which will allow the residents of Marion County to prosper.

OBJECTIVE 1.1: Marion County's Comprehensive Plan Future Land Use Map Series (FLUM) shall designate land for business and industrial activities which maintain and promote economic diversity and development in the County.

Policy 1.1.1: The FLUM shall designate lands for business and industrial uses in sufficient quantities to provide goods, services, and employment opportunities for the County.

Policy 1.1.2: The FLUM shall designate lands for business and industrial uses in a manner which enhances and supports a sustainable and compatible mix of uses within Marion County.

**Economic Element Goal 1 strives to sustain and enhance the economic health of the community by supporting a positive business environment in which local businesses can serve residents.**

**Objective 1.1 states that in the FLUM, lands shall be designated for business activities which maintain and promote economic diversity. By rezoning to a Rural Activity Center per Mixed Uses Policy 2.1.21, the proposed project will provide a community business use in an area designated to serve rural residential and rural commercial residents of Marion County.**

Policy 1.2.2: The LDC shall ensure the compatible and complimentary development of uses with screening, buffering, transitional uses and/or intensities/densities of use, and other methods which may maximize the use of infrastructure resources consistent with the Comprehensive Plan.

**The requirements for Rural Activity Centers (RAC) include compatibility with adjacent properties. Proposed development will be consistent with all requirements for buffering, intensities/densities of use, and other requirements of the Comprehensive Plan and the Land Development Code.**

*TRANSPORTATION ELEMENT*

GOAL 1: PURPOSE OF THE TRANSPORTATION ELEMENT To develop a comprehensive and performance driven approach to support transportation demands over the life of the comprehensive plan by improving economic efficiency and accessibility while protecting the unique assets, character, and quality of life in Marion County through the implementation of policies that address the following:

1. Functionality of the Transportation System;

2. Land Use and Transportation;
3. Provision of Infrastructure;
4. Freight;
5. Transit; and
6. Aviation.

OBJECTIVE 1.1: IMPLEMENTATION STRATEGY To create an implementation strategy to enhance the mobility and economic competitiveness of Marion County and conserve the County's natural, cultural, and physical resources to discourage urban sprawl, enhance neighborhoods, maximize infrastructure investments and provide for economic development opportunities.

**Rural Activity Centers (RACs) support the County's goals and objectives to improve economic efficiency and discourage urban sprawl. Rezoning the proposed parcels into the existing RAC will allow development to "reduce trips to the Urban Areas of the county for daily needs and services."**

#### *POTABLE WATER ELEMENT*

OBJECTIVE 1.6: The County shall regulate land use through the Comprehensive Plan and LDC to achieve a development pattern that discourages sprawl and provides a clear separation of urban and rural areas in terms of densities and intensities of use and provision of infrastructure. Centralized water facilities will be available to existing and new development in order to achieve a development pattern consistent with the provision of publicly owned and privately owned water systems and ensure that there is an adequate water supply for the current population and allows for future growth in the County.

**The location of the proposed project is outside of the Utility Service Area for Marion County. A well is proposed for potable water, and an OSTDS (septic tank) is proposed for waste management. Well permitting for small businesses are handled through the Florida Department of Health in Marion County.**

**Rural Activity Centers (RACs) were established to "discourage sprawl and provide a clear separation of urban and rural areas in terms of densities and intensities of uses and provision of infrastructure." Rezoning the parcels to RAC will allow the proposed self-storage facility to provide services that "reduce trips to the Urban Areas of the county for daily needs," with no impacts to the adopted potable water and sanitary sewer Levels of Service for Marion County infrastructure.**

#### *SANITARY SEWER ELEMENT*

OBJECTIVE 1.7: To minimize degradation of groundwater and springsheds where centralized sewer is not available or required, the use of private OSTDS shall be allowed, consistent with this and other policies of the Comprehensive Plan and applicable LDCs. In addition, other types of treatments systems that improve the quality of water that is released from the wastewater system are encouraged to be used for irrigation and other

beneficial uses to reduce groundwater pollution and reduce overall need for additional water supply usage. These systems shall be designed and maintained in a manner that minimizes degradation of groundwater within springsheds and encourages water reuse for irrigation purposes or other beneficial uses.

**The proposed project is outside the Utility Service Area for Marion County. A well is proposed for potable water, and an OSTDS (septic tank) is proposed for waste management. There will be no impacts to the adopted water and sewer Levels of Service for Marion County infrastructure.**

**Well permitting for small businesses are inspected and permitted through the Florida Department of Health in Marion County. Construction of the OSTDS for the project will follow all State requirements including Chapter 62-6 F.A.C., Florida Department of Environmental Protection Onsite Sewage Program and other applicable state and local County requirements.**

*SOLID WASTE ELEMENT*

GOAL 1: The County shall provide solid and hazardous waste management facilities and services to meet the current and future needs of the citizens of the County in a sustainable manner that shall protect and enhance the economic and environmental quality of the County through recycling and proper waste management.

OBJECTIVE 1.1: Ensure that adequate solid waste facility capacity be available to support demand based on the adopted Level of Service (LOS) standard.

**The County allows businesses to dispose of solid waste in the Marion County Baseline Transfer Station. The approval of these applications would not negatively affect the adopted Level of Service standards.**

## 5. URBAN SPRAWL ANALYSIS

The approval of this SsCPA does not constitute urban sprawl. As defined in Florida Statutes, “urban sprawl” means “a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses” (§ 163.3164(51)).

The thirteen (13) indicators of urban sprawl are formally identified in Chapter 163.3177(6)(a)9.a, Florida Statutes, which states:

“The evaluation of the presence of these indicators shall consist of an analysis of the plan or plan amendment within the context of features and characteristics unique to each locality...”

As demonstrated by the following analysis, the proposed SsCPA does not trigger any urban sprawl indicators, and adoption of this application will discourage the proliferation of urban sprawl within Marion County. All indicators are shown in normal font, while consistency statements are provided in **bold font**.

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

**The project site is located outside of the County’s Urban Growth Boundary (UGB).**

2. Promotes, allows, or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

**The proposed SsCPA and its companion rezoning discourage urban sprawl by improving the functionality of an existing Rural Activity Center (RAC). Rezoning the proposed parcels into the existing RAC will allow development to “reduce trips to the Urban Areas of the county for daily needs and services.”**

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

**The project site is currently undeveloped. Approval of this SsCPA and the accompanying PUD rezoning application will realize the fullest potential of the site with an intensity that is suitable for a rural activity node within the Farmland Preservation Area (FPA). RACs support community business uses within designated activity nodes in order to preserve other lands for agricultural/rural purposes.**

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

**The site is not located in any environmentally protected areas, nor does it possess any significant environmental features.**

## Attachment D

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

**RACs are designated activity nodes that reduce trips into urban areas for daily needs and services in order to preserve other lands for agricultural/rural purposes. The subject property falls within the required ¼ mile radius of the existing RAC and the addition of these ± 6 acres will be far below the maximum 96 acres allowed for RAC.**

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

**The proposed development will not impact Levels of Service for schools, water, or sewer. There will be minimal impacts to traffic and solid waste.**

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

**Public facilities and services are limited outside the UGB by design. However, proposed onsite uses shall maximize the use of future public facilities and services if they become available in the future.**

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

**The project site is located outside of the County UGB, in the Farmland Preservation Area (FPA). The site is within the ¼ mile area of an existing Rural Activity Center (RAC), which is intended to maintain a land use pattern that reduces rural area trips into urban commercial areas, while preserving other lands for agricultural use.**

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

**A Rural Activity Center (RAC) is a specific and defined land use and zoning category that may be permitted on parcels within ¼ mile of the intersection that defines the center of the RAC, and which limits the maximum size of the RAC to 96 acres. A RAC is a clearly defined community business activity node within a rural area of the County.**

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

**Approval of the proposed SsCPA and rezoning applications would increase the development potential of the subject property, with intensity limits and other requirements uniquely suited to activity nodes within a rural area.**

11. Fails to encourage a functional mix of uses.

**A mix of uses are allowed within a RAC, from antique shops, to banks, farriers, gas stations, and restaurants.**

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

**RACs are intended to “reduce trips to the Urban Areas of the county for daily needs and services.” As such, RACs link rural areas to these smaller nodes.**

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

**The project site is currently undeveloped but has no significant ecological features.**

In addition to the thirteen (13) indicators of urban sprawl, Florida Statutes section 163.3177(6)(a)9.b identifies eight (8) development pattern or urban form criteria. If four (4) or more of those criteria are met, the presumption is that the amendment discourages urban sprawl. The proposed amendment and corresponding development are found to meet the following four (4) criteria as identified in §163.3177(6)(a)9.b.(I), (II), (III), and (VII).

1. Sec. (163.3177(6)(a)9.b(I)): Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

**The site is located outside of the County UGB. Development in this area will not have an adverse impact on natural resources. RACs and similar land use strategies are intended to protect agricultural and rural lands by concentrating commercial nodes of activity in order to preserve other lands.**

2. Sec. (163.3177(6)(a)9.b(II)): Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

**The undeveloped site will use a well and OSTDS (septic).**

3. Sec. (163.3177(6)(a)9.b(III)): Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

**The RAC policies and development standards require a compact commercial node to serve the daily needs of the surrounding residents. By reducing the distance to obtain daily goods and services, multi-modal options become much easier to achieve.**

4. Sec. (163.3177(6)(a)9.b(VII)): Creates a balance of uses based upon demands of the residential population for the non-residential needs of an area.

**Approval of this SsCPA application will increase the supply of the nonresidential uses available to rural residents in the area. This will decrease the number of residents driving into the urban areas for daily needs and services.**

## 6. CONCLUSION:

This application seeks to change the land use of two parcels to Rural Activity Center. Per Marion County Comprehensive Plan, Mixed Uses, Policy 2.1.21: Rural Activity Center (RAC), properties in a RAC are “intended to provide for the shopping and limited services needed by residents in the rural area, and encourage and allow for mixed-use nodes of residential, commercial uses, and agricultural-related commercial uses to meet the daily needs of residents in the Rural Area to reduce trips to the urban areas of the county for daily needs and services.”

*The requested rezoning will improve the existing RAC and support it to perform as intended by Marion County Comprehensive Plan Policy 2.1.21. RACs are designed to be “rural activity centers” where development is concentrated to preserve other land for agricultural use.*

Per Policy 2.1.21: Rural Activity Center (RAC), “This designation shall be located at intersections of arterial, collector, and/or major roads and extend no greater than one-quarter (1/4) mile or 1,320 linear feet from the center of the RAC for a maximum of 96 acres.” The parcels for which this rezoning is requested are located within ¼ mile radius (1,320 linear feet) of the existing RAC. Rezoning into the existing RAC of approximately ± 57 acres will result in a RAC of ± 64 acres, well below the maximum.

The property is suitable for the proposed use. The topography is relatively level and there are no environmental concerns. The site faces US-441, a corridor near the types of existing and future residential and commercial areas that a rural activity node is intended to serve. The rezoning increases economic viability and serves multiple populations and economic activities. The development made possible by this rezoning can meet the local demand for daily needs and services to reduce trips to urban areas.

The proposed use will not impact levels of service for water, sewer, or schools and will have minimal impacts to traffic and solid waste. The proposed rezoning is consistent with the land use pattern, supporting the goal of having rural commercial nodes accessible for rural residential areas.

The proposed use is consistent with the character of the surrounding area. There is an existing mix of residential and agricultural uses north and west of the site, and rural support/commercial uses to the south and east, adjacent to US-441 in the existing RAC.

RAC are intended to be areas where commercial development is concentrated in order to preserve other lands for agricultural use. Rezoning these parcels into the existing RAC meets the intent of the Marion County Comprehensive Plan Policy.



Attachment D

**Application Package**  
**Table of Contents**

1. Cover Letter
2. SsCPA Application
3. Property Owner Affidavits
4. Survey
5. Legal Description
6. Deed(s), Property Appraiser Datasheet(s), and Tax Record(s)
7. Justification Report
8. **Map Set**

Attachment D



ILLUSTRATION 1A:  
CONTEXT MAP

Marion County Tax Parcel #  
03101-000-00, 03114-000-00  
Due Diligence

**CHWA**  
Professional Consultants  
Document Path: N:\2023\23-0490\Items & Information\07\_Maps\GIS\APR\Planning map.styl\Wynne Storage Redline.aprx

Project No.: 23-0490  
Project Name: Wynne Storage  
Map Scale: 1" = 1000'  
Map Date: 10/20/23  
Prepared by: Employee #  
Date: 10/20/23

**Legend**  
[Dashed Box] Subject Property

**Scale**  
0 400 800 1,600 2,400 3,200 Feet

**North Arrow**  
NORTH

Attachment D



ILLUSTRATION 1B:  
AERIAL MAP

**Marion County Tax Parcel #  
03101-000-00, 03114-000-00  
Due Diligence**

**CHWA**  
Professional Consultants

Prepared by: Employee #  
Date: 10/10/2023

Project: NW 13 Section  
Address: NW 13 Section  
City: Marion, VA 24360  
County: Marion, VA 24360  
State: Virginia | 24360  
Map Scale: 1" = 100 Feet  
Map Date: 10/10/2023

Document Path: \\2023\23-0690\Items & Information\07\_Maps\GIS\AP\Planing map stee\Wayne Storage Redline.aprx

**NORTH**

Attachment D

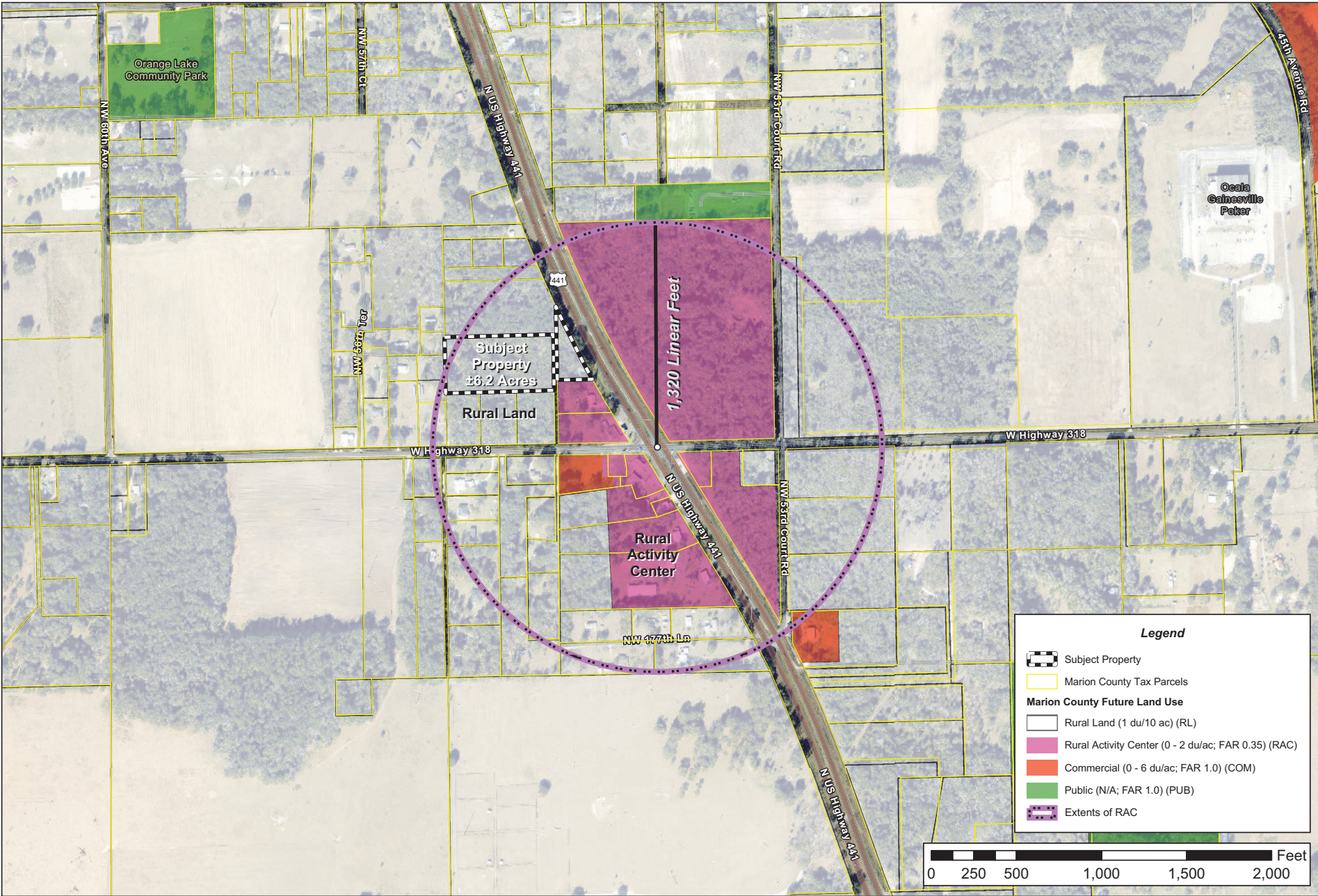


ILLUSTRATION 1B:  
AERIAL MAP

Marion County Tax Parcel #  
03101-000-00, 03114-000-00  
Due Diligence

**Legend**

- Subject Property
- Marion County Tax Parcels
- Marion County Future Land Use**
- Rural Land (1 du/10 ac) (RL)
- Rural Activity Center (0 - 2 du/ac; FAR 0.35) (RAC)
- Commercial (0 - 6 du/ac; FAR 1.0) (COM)
- Public (N/A; FAR 1.0) (PUB)
- Extents of RAC



Prepared by: Employee ###  
Date: 2/7/2024



Attachment D

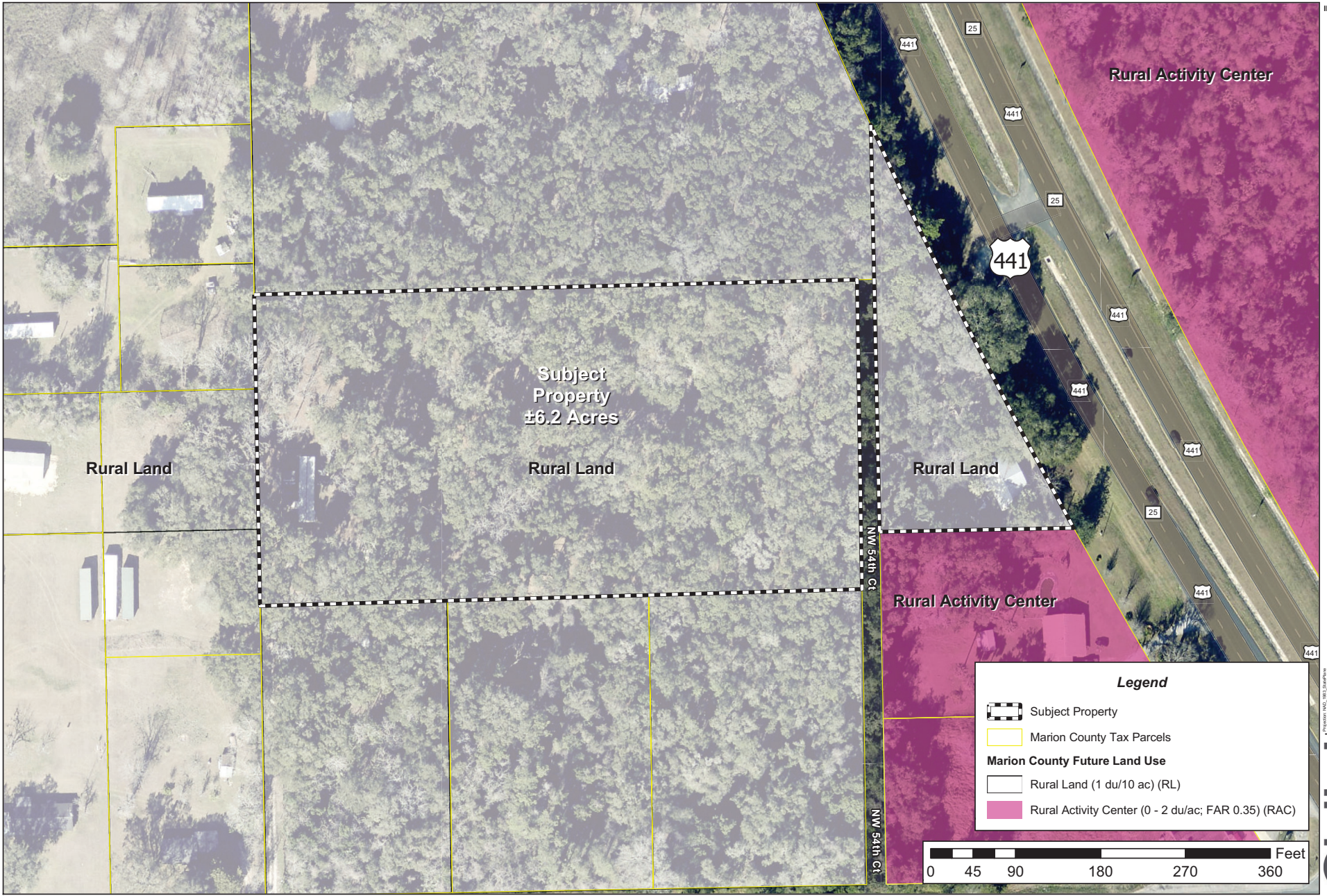
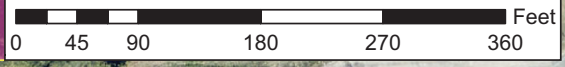


ILLUSTRATION 2A:  
FLU MAP

Marion County Tax Parcel #  
03101-000-00, 03114-000-00  
Due Diligence

**Legend**

- Subject Property
- Marion County Tax Parcels
- Marion County Future Land Use**
- Rural Land (1 du/10 ac) (RL)
- Rural Activity Center (0 - 2 du/ac; FAR 0.35) (RAC)



**NORTH**

**CHWA**  
Professional Consultants  
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Prepared by: Employee ###  
Date: 10/10/2023

# Attachment D

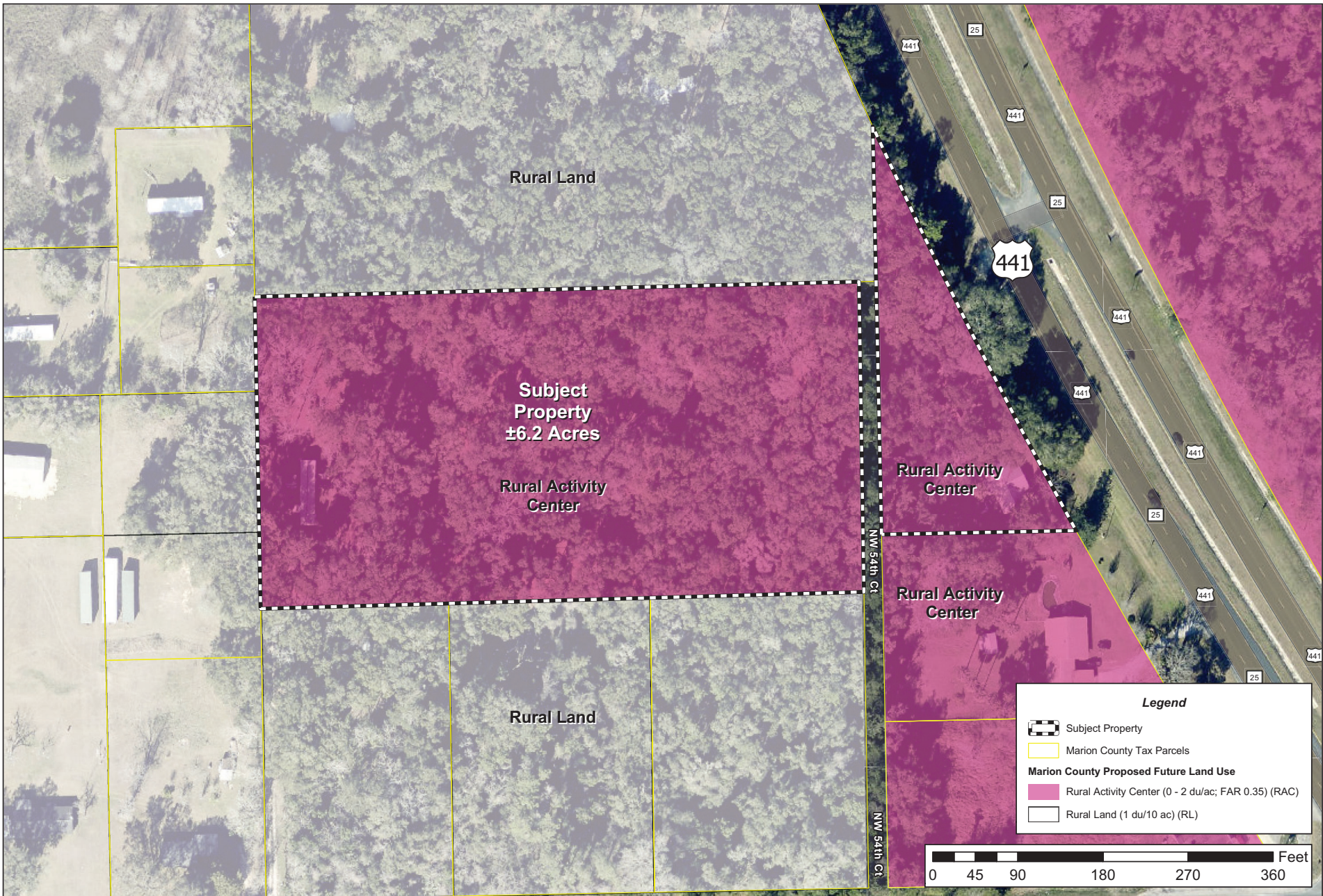
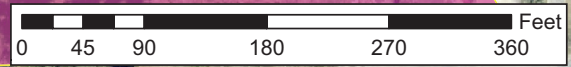


ILLUSTRATION 2B:  
PROP FLU MAP

Marion County Tax Parcel #  
**03101-000-00, 03114-000-00**  
Due Diligence

**Legend**

- Subject Property
- Marion County Tax Parcels
- Marion County Proposed Future Land Use**
- Rural Activity Center (0 - 2 du/ac; FAR 0.35) (RAC)
- Rural Land (1 du/10 ac) (RL)



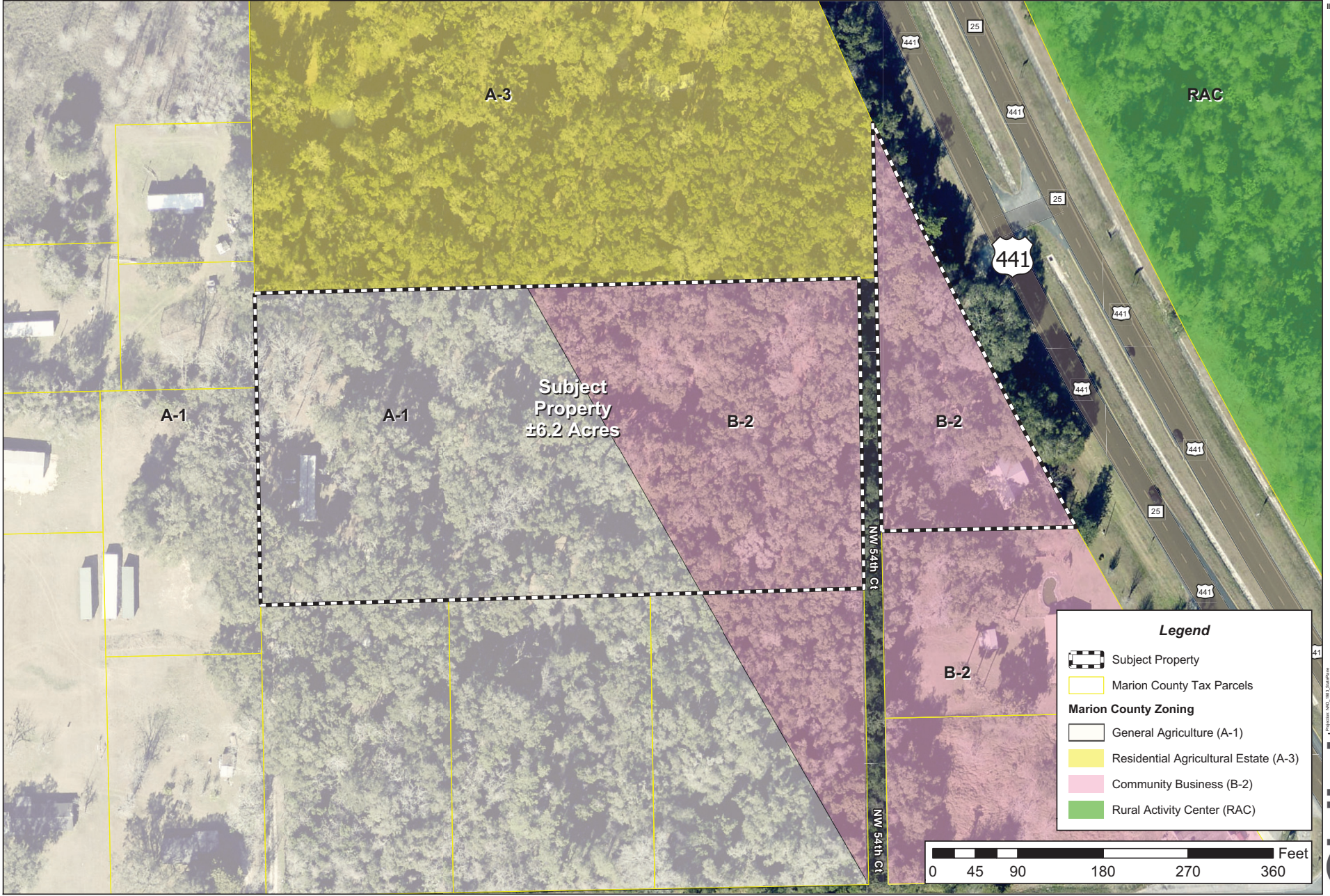
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Prepared by: Employee ###  
Date: 11/16/2023

**CHWA**

Professional Consultants

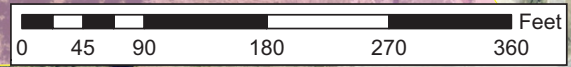
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Marion County Tax Parcel #  
03101-000-00, 03114-000-00  
Due Diligence

**Legend**

- Subject Property
- Marion County Tax Parcels
- Marion County Zoning**
- General Agriculture (A-1)
- Residential Agricultural Estate (A-3)
- Community Business (B-2)
- Rural Activity Center (RAC)



**NORTH**

Prepared by: Employee #  
 Date: 10/10/2023  
 Professional Consultants  
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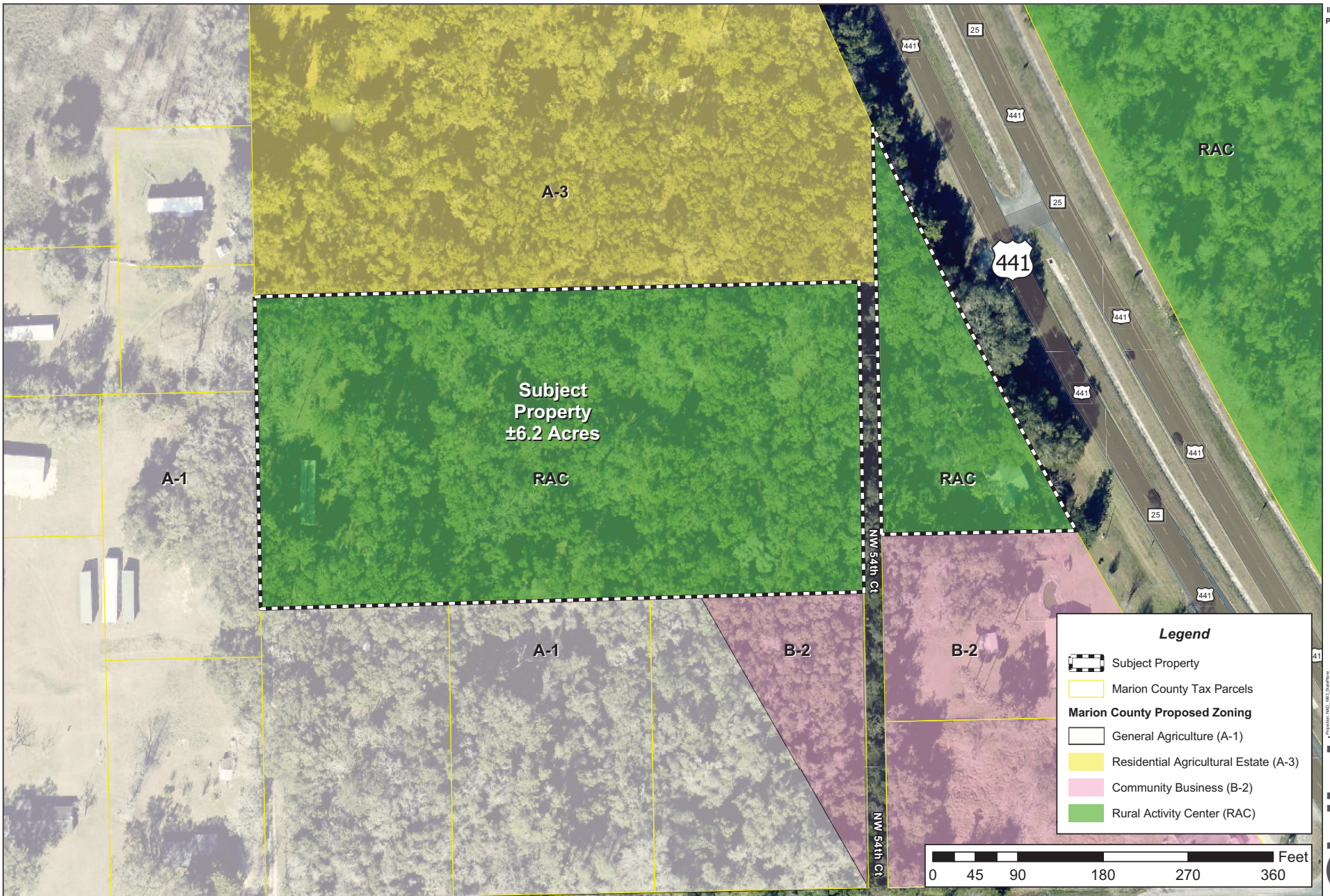
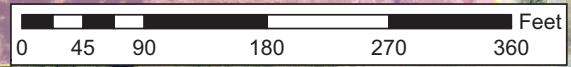


ILLUSTRATION 3B:  
PROP ZONING MAP

Marion County Tax Parcel #  
03101-000-00, 03114-000-00  
Due Diligence

**Legend**

- Subject Property
- Marion County Tax Parcels
- Marion County Proposed Zoning**
- General Agriculture (A-1)
- Residential Agricultural Estate (A-3)
- Community Business (B-2)
- Rural Activity Center (RAC)



**CHWA**  
Professional Consultants  
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Prepared by: Employee #  
Date: 11/16/2023

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Project: Wynne Storage Redline  
Map Scale: 1" = 1000'  
Map Date: 11/16/2023  
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Map Title: Marion County, 2023  
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**NORTH**



Attachment D



ILLUSTRATION 4:  
ENV MAP

Marion County Tax Parcel #  
03101-000-00, 03114-000-00  
Due Diligence

**CHWA**  
Professional Consultants  
Document Path: N:\2023\0460\Amm & Information\07\_Maps\GIS\AP\Planing map steel\Myrna\_Storage\_Redline.aprx  
Prepared by: Employee #  
Date: 10/10/2023

**NORTH**

0 45 90 180 270 360 Feet

Attachment D

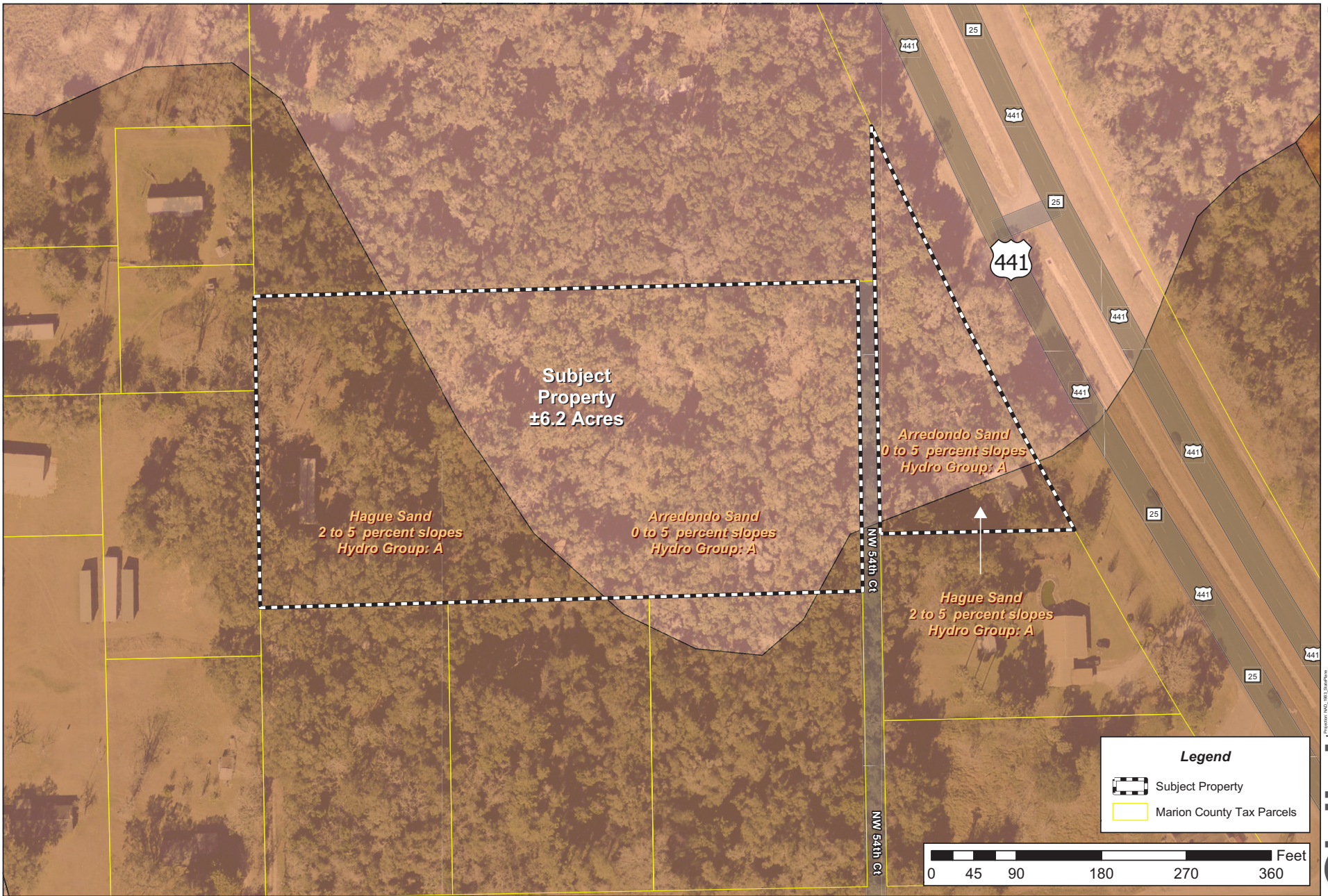


ILLUSTRATION 5:  
SOILS MAP

Marion County Tax Parcel #  
03101-000-00, 03114-000-00  
Due Diligence

CHWA  
Professional Consultants  
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Prepared by: Employee #  
Date: 10/10/2023

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Parcels: 03101-000-00, 03114-000-00  
Scale: 1" = 100' (Horizontal)  
Projection: NAD 83  
Data Source: 10/10/2023  
Map Date: 10/10/2023

NORTH