

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
June 28, 2011
PC#2011-07**

Subject: Rezoning request from R-3, Single-Family Residential District to R-4, Multi-Family Residential District, Limited

Location: Property is located at 2214 Alligator Road, Florence County

Tax Map Number: 00126, Block 1, Parcel 401

Council District(s): 5; County Council

Owner of Record: Katie Barnhill Cook

Applicant: Katie Barnhill Cook

Land Area: 0.22 Acres

Existing Land Use and Zoning:

The subject property currently contains a salvage shop destroyed by fire and zoned R-3, Single-Family Residential District.

Proposed Land Use and Zoning:

The proposal is to rezone the subject property to R-4, Multi-Family Residential District, Limited for proposed duplex development.

Surrounding Land Uses and Zoning

North: Single-Family Residential / Mobile Home/ Vacant Lot/R-3/ Florence County
South: Single-Family Residential /R-3/ Florence County
East: Mobile Homes /R-3/ Florence County
West: Mobile Home/ R-3 / Florence County

Florence County Comprehensive Plan:

The subject property is located in a Suburban Development area according to the Comprehensive Plan Land Use Map. While the applicant has requested to rezone this property to R-4, this request does comply with the Comprehensive Plan.

The request for the zoning amendment to R-4 does presently comply with the Land Use Element's designation for the subject property.

Chapter 30-Zoning Ordinance:

The intent of the R-4, Multi-Family Residential District, Limited is intended to promote and accommodate residential development consisting principally of single-family and two-family dwellings, and related support uses.

Staff Analysis:

Access and Circulation - Present access to the property is by way of Alligator Road that is maintained by South Carolina Department of Transportation.

Water and Sewer Availability - The water services are provided by the City of Florence. No public sewer at this time.

Adjacent Waterways/Bodies of Water/Flood Zone - There does not appear to be any waterway/body of water adjacent to the property. The property is not located in a flood zone.

Background - The request is to rezone the subject property to R-4, Multi-Family Residential District, Limited.

Traffic Review - The rezoning of this property will not have an effect on traffic flow for this area.

Staff Recommendation:

Staff recommends approval of the rezoning request based on its being in compliance with the approval of the land use designation change request to the Land Use Element of the Comprehensive Plan.

Florence County Planning Commission Action: Meeting June 28, 2011:

Florence County Council Meeting:

Currently scheduled for Thursday, July 21, 2011 @ 9:00 AM in room 803 of the City-Complex, 180 N. Irby Street, Florence.

Attachments:

Copies of the following are attached:

1. Location map
2. Comprehensive Land Use Plan map
3. Zoning map
4. Aerial Map