STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
July 26, 2011
PC#2011-11 (Florence County)

Subject:	Comprehensive Plan Map Amendment to change the Land Use Map designation for property in Florence County located at 135 S. Fifth Street, Timmonsville, SC from Residential Preservation to Rural Preservation.
Location:	135 S. Fifth Street, Timmonsville
Tax Map Numbers	00017, Block 04, Parcel 100
Council District(s):	4; County Council
Applicant:	Viola A. Garner
Land Area:	1.69 Acres

Staff Analysis:
The subject property is currently occupied by a doublewide manufactured home not permanently set up located at 135 S. Fifth Street and the related principal structure of a single-family home located at 129 S. Fifth Street.

The property is currently designated as Residential Preservation according to the Comprehensive Plan Land Use map.

The applicant is proposing to change the designations to Rural Preservation.

Staff's Justification/Reason for proposed amendment is to implement the community vision.

Comprehensive Land Use Plan Map Designation:
The proposal is to change the designation to rural preservation which provides areas for rural uses, including single-family homes and corresponding accessory uses, as well as agrarian uses, typically in an undeveloped and/or agricultural setting.

Staff Recommendation:
Staff recommends approval of this request because Rural Preservation would coordinate with the existing land uses surrounding this area.

Florence County Council Meeting Schedule:
Introduction: Thursday, August 18, 2011 @ 9:00 a.m. in room 803 of the City-County Complex
Second Reading/Public Hearing: Thursday, September 15, 2011@ 9:00 a.m. in room 803 of the City-County Complex
Third Reading: Thursday, October 20, 2011@ 6:00 p.m. at the Lake City Bean Market Museum

Attachments:

1. Resolution
2. Aerial map
3. Comprehensive Plan map