STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
July 26, 2011
PC#2011-12(Florence County)

Subject:	Rezoning request from R-3, Single-Family Residential District to RU-1, Rural Community District
Location:	Property is located at 135 S. Fifth St., Town of Timmonsville
Tax Map Number:	00017, Block 04, Parcel 100
Council District(s):	4; County Council
Owner of Record:	Viola A. Garner
Applicant:	Viola A. Garner
Land Area:	1.69 acres

Existing Land Use and Zoning:
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 zoned R-3, Single-Family Residential District.

Proposed Land Use and Zoning:
The applicant has indicated that the proposed land use for the site will consist of the existing doublewide manufactured home and a single-family home. The applicant is proposing to rezone the subject property to RU-1, Rural Community District.

Surrounding Land Use and Zoning:
North: Vacant lot/R-3/ Town of Timmonsville
South: Baseball field/R-3/ Town of Timmonsville
East: Commercial use/ Unzoned / Florence County
West: Doublewide manufactured home/Single-family residential home/ R-3 / Town of Timmonsville

Florence County Comprehensive Plan:
The subject property is located in a Residential Preservation area according to the Comprehensive Plan Land Use Map. While the applicant has requested to rezone this property to RU-1, this request will comply with the Land Use Element of the Comprehensive Plan contingent upon approval of the land use designation amendment request to Rural Preservation.

Chapter 30-Zoning Ordinance:
The intent of the RU-1, Rural Community District is to sustain and support rural community centers as an integral part of the rural environment, serving the commercial, service, social and agricultural needs of nearby rural residents.

Staff Analysis:
Access and Circulation- Present access to the property is by way of S. Fifth Street that is maintained by the Town of Timmonsville.

Water and Sewer Availability- The water services are provided by the Town of Timmonsville. No public sewer at this time. The applicant indicates that a septic will be required.

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 RU-1, Rural Community District.

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: July 26, 2011

Florence County Council Meeting:
Tentatively scheduled for Introduction on the agenda of Florence County Council on Thursday, August 18, 2011 @ 9:00 AM in Room 803 of the City-Complex, 180 North Irby Street, Florence.

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