

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, March 27, 2012
PC#2012-01**

SUBJECT: Rezoning request from R-3, Single-Family Residential District to R-3A, Single-Family Residential District.

LOCATION: Properties located on E. & W. Marion St., N. & S. Georgetown Hwy., Stone Ave., N. & S. Hampton Ave., Training Circle, Stadium Rd., Stuckey St., Columbia Ave., E., S. & W. Pine St., N. & S. Railroad Ave., Trailwood St., Florence Ave., E. Broadway St., Possum Fork Rd., Jasmine St., Maple St., Elm St., Huggins Eaddy St., Sawmill Rd., N. Jackson Ave. and N. Butler Ave., Johnsonville.

TAX MAP NUMBER(S): 00433, Block 05, Parcels 001, 012-014, 049, 064, 093, 101, 103, 111, 116, 123, 179, 180, 223, 224, 229, 259, 287
00440, Block 05, Parcels 025-031, 040, 055, 070-072, 080
50002, Block 02, Parcels 007- 009
Block 03, Parcels 007- 010
50003, Block 04, Parcels 001- 015, 017- 028
Block 05, Parcels 001-004
Block 06, Parcels 001-004, 006-009
50006, Block 01, Parcels 001-003, 011-015, 019, Block 03, Parcels 004, 005
Block 04, Parcels 001-003, 008-012
Block 05, Parcels 001-008, 010, 011
Block 06, Parcels 001-009
Block 07, Parcels 001-003,
Block 08, Parcels 007-009
Block 09, Parcels 004, 005, 010, 011
Block 10, Parcels 005-008, 010
Block 11, Parcels 001, 008, 010-013
Block 12, Parcels 004, 005, 009, 011
50007, Block 04, Parcels 001-004, 006-009, Block 06, Parcels 002-005, 007

COUNCIL DISTRICT(S): 2; County Council

OWNER(S) OF RECORD: See Property Owners' Information Attached

APPLICANT: The City of Johnsonville’s City Council o/b/o City of Johnsonville and Property Owners

LAND AREA: Approx. 207.04 acres

WATER /SEWER AVAILABILITY: Water and sewer services are provided by the City of Johnsonville.

**ADJACENT WATERWAYS/
BODIES OF WATER:** None

FLOOD ZONE: N/A

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently occupied by residential uses, schools, educational support uses, commercial uses, wooded and vacant properties.

The subject properties are currently zoned R-3, Single-Family Residential District.
2. Proposed Land Use and Zoning:
There have been no proposals submitted for the development of new land uses or the redevelopment in the existing land uses at this time.

The request is to zone the properties to an R-3A, Single-Family Residential Zoning District.
3. Surrounding Land Use and Zoning:
North: Residential, commercial, wooded, vacant/R-2/R-3/R-4/R-5/B-2/B-4/City of Johnsonville
South: Residential, commercial, wooded, vacant/R-2/R-3/R-4/B-2/B-4/B-6/City of Johnsonville
West: Residential, industrial, wooded, /R-2/R-4/B-5/B-6/City of Johnsonville
East: Commercial, vacant/B-2/B-4/City of Johnsonville
4. Transportation Access and Circulation:
Main access and circulation to the subject properties are by way of N. and S. Georgetown Hwy., N. and S. Railroad Street, E. and W. Broadway Street, N. and S. Hampton Streets.
5. Traffic Review:
The rezoning of the subject properties will not have an effect on traffic flow for the area.

6. Florence County Comprehensive Plan:

The subject properties are located in the following land use designations-Residential Preservation, Suburban Development and Public Facilities- according to the Land Use Map of the Comprehensive Plan

The Land Use Element of the Comprehensive Plan establishes criteria for each of the above-referenced land use designations as follows:

Residential Preservation (RP) – Protect and sustain existing low density single-family residential areas, including property values and amenities, and provide for the growth of suburban or developing rural areas consisting of single-family homes and their accessory uses. (Zoning Districts Permitted: R-1, R-2, R-3, PD)

Suburban Development (SD) – Provide areas in suburban settings that are expected to have increasing community significance with opportunities for residential, commercial, and institutional uses that enhance the area as a whole. (Zoning Districts Permitted: R-2, R-3, R-4, B-1, B-2, RU-1, PD)

Public Facilities (PF) – Provide areas that local, state, or federal government maintained areas for public interest uses including, but not limited to water and sewer facilities, offices, recreation facilities, law enforcement, emergency response facilities and schools. (Zoning District Permitted: All Districts)

The zoning amendment request for the rezoning of the subject properties in the City of Johnsonville to an R-3A, Single-Family Residential District does comply with the Land Use Map and Land Use Element of the Comprehensive Plan.

7. Chapter 30-Zoning Ordinance:

The R-3A, Single-Family Residential District has all the same permitted and conditional uses, excluding manufactured homes and the same setback requirements as the R-3, Single-Family Residential District.

Additionally, the intent of the R-3, Single-Family Residential District is to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.

STAFF RECOMMENDATION:

Staff recommends approval of the zoning amendment request based on the request being in compliance with the Land Use Map and Land Use Element of the Comprehensive Plan.

FLORENCE COUNTY PLANNING COMMISSION ACTION-TUESDAY, MARCH 27, 2012:

FLORENCE COUNTY COUNCIL MEETING:

This item will appear on the agenda for Introduction on Thursday, April 19, 2012 @ 9:00AM in Room 803 of the City-County Complex, 180 North Irby Street, Florence

ATTACHMENTS:

Copies of the following are attached:

1. Location Map
2. Comprehensive Land Use Map
3. Zoning Map
4. Aerial Map
5. Letter of Request for Rezoning by City of Johnsonville
6. Resolution by City of Johnsonville City Council
7. Property Owners' Information