STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 28, 2012
PC#2012-11

SUBJECT:	Zoning request to B-6, Industrial District
LOCATION:	Pisgah Road, Enterprise Drive, Florence Park Drive, Mechanicsville Road, Prosperity Way, Range Way, Success Way And Cecil Road, Florence County
TAX MAP NUMBER(S):	00120, Block 01, Parcels 001-003, 022, 025, 034, 039, 040, 052, 058, 059, 061-063, 065, 073, 075, 077-082, 085, 086, 088-090, 092, 093 00145, Block 01, Parcels 076, 077, 085-089, 093, 095, 100, 103, 104
COUNCIL DISTRICT(S):	3; County Council
OWNER OF RECORD:	See Attachment "A"- Property Owners' Information
APPLICANT:	Governing Council
LAND AREA:	Approx. 774.14 acres
WATER /SEWER AVAILABILITY:	City of Florence /DHEC
ADJACENT WATERWAYS/ BODIES OF WATER:	High Hill Creek
FLOOD ZONE:	A flood zone is associated with High Hill Creek that is located along a northern portion of subject properties.

STAFF ANALYSIS:

1. Existing Land Use and Zoning**:**
   The subject properties are currently occupied by a mixture of industrial and commercial-related uses, religious institutional uses and vacant and wooded land uses within an established industrial park existing in an unzoned area.

2. Proposed Land Use and Zoning:
   There is the potential for future development of properties in the subject area consistent with the permitted uses and development standards of the B-6, Industrial District.

3. Surrounding Land Use and Zoning:
   North: Darlington County
   South: Commercial and industrial uses, school, vacant and wooded land/Unzoned/Florence County
   West: Agricultural uses, commercial uses, school, wooded and vacant land/Unzoned/Florence County
   East: Commercial uses, vacant and wooded land/Unzoned/Florence County

4. Transportation Access and Circulation:
   The properties may be accessed by way of Pisgah Road, Enterprise Drive, Florence Park Drive, Mechanicsville Road, Prosperity Way, Range Way, Success Way and Cecil Road.

5. Traffic Review:
   The zoning of these properties would not have an effect on the traffic flow for the area.

6. Florence County Comprehensive Plan:
   The subject properties are currently designated as Commercial Growth and Preservation, Rural Preservation, Suburban Development and/or Public Facility according to the Land Use Map of the Comprehensive Plan.

   The zoning amendment request is not currently in compliance with current designations according to the Comprehensive Plan.

   The applicant is proposing to change the designations to Industrial Growth and Preservation.

   Approval of the land use designation amendment request will bring the zoning amendment request into compliance with the Land Use Map and Land Use Element of the Comprehensive Plan.

7. Chapter 30-Zoning Ordinance:
   The intent of the B-6, Industrial District is to accommodate certain industrial uses which, based on their operational characteristics are potentially incompatible with residential, social, medical, and commercial environs. As a result, the establishment of such districts shall be restricted to areas geographically removed or buffered from such environs.

STAFF RECOMMENDATION:

Planning staff recommends approval of the zoning amendment request to Planning Commission based on the request being in compliance with the Comprehensive Plan upon approval of the land use designation amendment request.

FLORENCE COUNTY PLANNING COMMISSION ACTION-TUESDAY, AUGUST 28, 2012:

FLORENCE COUNTY COUNCIL MEETING:
This item is tentatively scheduled to appear for Second Reading Thursday, September 13, 2012 @ 6:00 p.m. at the Lake City Bean Market Museum.

ATTACHMENTS:
Copies of the following are attached:
1. Location Map
2. Comprehensive Plan Land Use Map
3. Zoning Map
4. Aerial Map
5. Florence Industrial Park Map
6. Attachment "A"-Property Owners' Information