STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 28, 2012
PC#2012-12

SUBJECT:	Zoning amendment request to B-2, Convenience District Business; B-3, General Commercial Business District; B-5, Office and Light Industrial District; B-6, Industrial District; R-3A, Single-Family Residential District and RU-2, Rural Resource District.
LOCATION:	Properties located on West Darlington Street, North Alexander Street, Carver Street, Pennsylvania Street, Harmony Street, Dixie Street, Dewey Street, West Sumter Street, Schofield Street, Rogers Street, Holloway Lane, N. Cashua Drive, Milwaukee Drive, Schlitz Drive and West Lucas Street.
TAX MAP NUMBERS:	See Attachment "A" - Property Owners' Information
COUNCIL DISTRICT(S):	3; County Council
OWNER OF RECORD:	See Attachment "A" - Property Owners' Information
APPLICANT:	Governing Council
LAND AREA:	189 Parcels
WATER /SEWER AVAILABILITY:	City of Florence
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	N/A

STAFF ANALYSIS:

1. Existing Land Use and Zoning**:**
   The subject area properties are currently occupied by single-family residential uses, manufactured/mobile home uses, church uses, commercial uses, vacant land, farmland, and industrial uses. The subject area properties are currently unzoned.

2. Proposed Land Use and Zoning:
The proposal is to zone the subject area properties for compatibility with surrounding zoning districts, existing and future allowable district uses. There are no proposals at the time of the request for any new development or redevelopment of the subject properties.

The proposed request is to zone the subject area properties to B-2, Convenience District Business, B-3, General Commercial Business District, B-5, Office and Light Industrial Business District, B-6, Industrial District, R-3A, Single-Family Residential District and RU-2, Rural Resource District.

3. Surrounding Land Use and Zoning:

North:	CSX Railroad/B-3/City of Florence
South:	Residential/commercial/industrial/R-4/B-3/B-6/City of Florence
West:	Medical/commercial/vacant/RU-1/B-3/City of Florence
East:	Vacant/recreational/farmland/residential (single-family, duplexes, manufactured/mobile homes)/commercial/institutional/recreational/ B-3/R-4/B-1/B-2/RU-1/R-3A/Unzoned/City of Florence/Florence County

4. Transportation Access and Circulation:
Present accesses to the area properties are by way of West Darlington Street, North Alexander Street, Carver Street, Pennsylvania Street, Harmony Street, Dixie Street, Dewey Street, West Sumter Street, Schofield Street, Rogers Street, Holloway Lane, North Cashua Drive, Milwaukee Drive, Schlitz Drive and West Lucas Street.

5. Traffic Review:
The zoning of these properties would have a minimal effect on traffic flow for the area.

6. Florence County Comprehensive Plan:
The subject area properties are located within the Rural Preservation, Commercial Growth and Preservation, Industrial Growth and Preservation and Suburban Development land use designations as established by the Land Use Map and Land Use Element of the Comprehensive Plan.

The zoning amendment request does comply with the land use designations of the Land Use Map and Land Use Element of the Comprehensive.

7. Chapter 30-Zoning Ordinance:
The intent of the proposed zoning districts are as follows:

- The intent of the R-3A, Single-Family Residential District is established as the same as that of the R-1, R-2 and R-3 zoning districts excluding manufactured homes as a permitted use.

- R-1, R-2, and R-3, Single-Family Residential Districts: Aside from differences in lot sizes and densities, these districts are intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.

- B-2, Convenience Business District: The intent of this district is to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in these districts are of the "convenience variety." The size of this district should relate to surrounding residential markets and the location should be at or near major intersections, in proximity to and/or on the periphery of residential areas.

- B-3, General Commercial District: The intent of this district is to provide for the development and maintenance of commercial and business uses strategically located to serve the community and the larger region in which it holds a central position.

- B-5, Office and Light Industrial District: The intent of this district is to promote the development of business parks, including office, distribution, and light manufacturing uses in an environment suited to such uses and operations while promoting land use compatibility through the application of performance standards.

- B-6, Industrial District: The intent of this 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.

- RU-2, Rural Resource District: The intent of this classification is to conserve and protect from urban encroachment rural characteristics and resources, particularly agricultural, and maintain a balanced rural-urban environment. The retention of open lands, woodlands, and wetlands, which make up a large part of this area, are essential to clean air, water, wildlife, many natural cycles, and a balanced environment, among other things. Even more essential from an economic perspective are the agricultural lands and farming operations in this area. Also provided by this district, is a rural environment preferred by many people over subdivisions and higher density urban or community settings.

STAFF RECOMMENDATION:

Staff recommends approval of the zoning amendment request to Planning Commission 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, 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 Land Use Map
3. Zoning Map
4. Aerial Map
5. Attachment "A"-Property Owners' Information