STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, August 28, 2012
PC#2012-13

SUBJECT: Request for text amendments to the Florence County Comprehensive Plan Land Use Element to include zoning districts R-3A, Single-Family Residential District and R-5A, Multi-Family Residential District.

APPLICANT: Florence County Planning & Building Department

STAFF ANALYSIS:

Districts R-3A and R-5A were adopted by Ordinance to be included in the Florence County Code, Chapter 30 Zoning Ordinance, Section 30-28 Table I on November 19, 2009.

Districts R-3A and R-5A have the same permitted and conditionally allowed uses as R-3 and R-5 respectively excluding manufactured housing.

The Land Use Designations of the Land Use Element of the Comprehensive Plan must include all Florence County zoning districts.

The Single and Multi-Family Residential, Commercial, Sales and Service, Future Land Use Designations and Objectives and Zoning Districts Interpretation sections shall be amended to include Districts R-3A and R-5A. The text on the referenced pages of the Land Use Element shall be amended as follows:

Page 19, Single and Multi-Family Residential Section of the Florence County Comprehensive Plan Land Use Element:

The future land use classifications that shall include residential uses are listed below. For a description of the future land use categories, see page 41.

Residential Preservation (RP), permitted zoning: R-1, R-2, R-3, R-3A and PD;
Variable Residential (VR), permitted zoning: R-3, R-3A, R-4, R-5, R-5A and PD;
Rural Preservation (RUP), permitted zoning: RU-1, RU-2 and PD;
Transitional Growth and Preservation (TGP), permitted zoning: B-1, B-2, RU-1 and PD;
Suburban Development (SD), permitted zoning: R-2, R-3, R-3A, R-4, B-1, B-2, RU-1, and PD.

Appendix F (page 77) includes the description of each zoning district.

Page 24, Commercial, Sales and Service Section of the Florence County Comprehensive Plan Land Use Element:

Commercial, Sales and Service

The future land use classifications that shall include commercial uses are listed below. For a description of the future land use categories, see page 41.

- Transitional Growth and Preservation (TGP), permitted zoning: B-1, B-2, RU-1, and PD;
- Commercial Growth and Preservation (CGP), permitted zoning: B-3, B-4,and PD;
- Suburban Development (SD), permitted zoning: R-2, R-3, R-3A, R-4, B-1, B-2, RU-1, and PD;
- Urban Development (UD), permitted zoning: B-4 and PD;
- Flood Hazard District (FHD), permitted zoning: all zoning upon special review

Appendix F (page 77) includes the description of each zoning district.

Page 41, Future Land Use Designations and Objectives Section of the Florence County Comprehensive Plan Land Use Element:

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, R-3A, PD)**

Variable Residential (VR) – Protect and sustain existing higher density single-family, multi-family, or mixed-use residential areas, including property values and amenities, and provide areas for growth of various housing types and their accessory uses in urban and suburban settings. **(Zoning Districts Permitted: R-3, R-3A, R-4, R-5, R-5A, PD)**

Page 42, Future Land Use Designations and Objectives Section of the Florence County Comprehensive Plan Land Use Element:

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-3A, R-4, B-1, B-2, RU-1, PD)**

Page 77, Appendix F: Zoning Districts Interpretations Section of the Florence County Comprehensive Plan Land Use Element:

R-3, Single-Family Residential District. The intent of this district is the same as R-1 aside from differences in lot sizes and densities. The minimum lot area for residential use is 6,000 sq. ft. and 12,000 sq. ft. for non-residential use.

R-3A, Single-Family Residential District. The intent of this district is the same as R-3 excluding manufactured homes.

R-5, Multi-Family Residential District. The intent of this district is to accommodate higher density residential development and a variety of housing types on small lots or project settings in areas accessible by major streets and in proximity to commercial uses, employment opportunities, and community facilities. It is further intended to permit development flexibility in meeting the demands

and preferences of a changing housing market, and doing so in an orderly, compatible manner. The minimum lot area for residential use is 6,000 sq. ft. and 12,000 sq. ft. for non-residential use.

R-5A, Multi-Family Residential District. The intent of this district is the same as R-3 excluding manufactured homes.

STAFF RECOMENDATION:

The Planning Staff recommends approval of the amendment request by Florence County Planning Commission as presented.

FLORENCE COUNTY COUNCIL:

This item is tentatively scheduled to appear for Introduction Thursday, September 13, 2012 @ 6:00 p.m. at the Lake City Bean Market Museum, 111 Henry Street, Lake City, SC 29560.

ATTACHMENTS:

1. Resolution