

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, September 25, 2012
PC#2012-16**

SUBJECT: Rezoning request from R-2, Single-Family Residential District to RU-1, Rural Community District.

LOCATION: 2224, 2225, 2226, 2228 Church Street and 2322 Railroad Avenue, Town of Scranton

TAX MAP NUMBER: 01941, Block 01, Parcels 003-005, 007
00194, Block 31, Parcel 125

COUNCIL DISTRICT(S): 1; County Council

OWNER OF RECORD: Caretha Green, et al.

APPLICANT: Caretha Green, et al.

LAND AREA: Approximately 2.0 acres/5 parcels

WATER /SEWER AVAILABILITY: Water services provided by the Town of Scranton.
Sewer services provided by the City of Lake City.

**ADJACENT WATERWAYS/
BODIES OF WATER:** N/A

FLOOD ZONE: N/A

STAFF ANALYSIS:

1. Existing Land Use and Zoning:

The subject properties are currently occupied by a mixture of single-family homes, vacant land and a religious institution. The subject properties are currently zoned R-2, Single-Family Residential District and located in the Town of Scranton.

2. Proposed Land Use and Zoning:

The applicant wishes to develop one of the properties, Parcel 004 located at 2226 Church Street with a standard designed manufactured home. There have been no proposals for redevelopment or future development of any of the remaining subject properties at this time. The applicant proposes to rezone the properties to RU-1, Rural Community District.

3. Surrounding Land Use and Zoning:

North: Vacant land/Unzoned/Florence County
South: Single-family residential/R-2/Town of Scranton
West: Commercial/B-3/Town of Scranton
East: Vacant land/R-2/Town of Scranton

4. Transportation Access and Circulation:

Present accesses to the subject properties are by way of Church Street and Railroad Avenue.

5. Traffic Review:

The rezoning of these properties would not have an effect on traffic flow for the area.

6. Florence County Comprehensive Plan:

The subject properties are currently located in a Residential Preservation area according to the Comprehensive Plan Land Use Map. The applicants are proposing to rezone these properties to RU-1. The request for the zoning amendment to RU-1 does not presently comply with the Comprehensive Plan Land Use Map. However, staff is moving forward with the request to amend the land use designation to Rural Preservation. When the amendment is approved for the land use designation change, the zoning amendment of the subject properties from R-2 to RU-1 will be in compliance with the Comprehensive Plan Land Use Map.

7. Chapter 30-Zoning Ordinance:

RU-1, Rural Community District: The intent of the planned development 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 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 with the land use amendment request approval.

FLORENCE COUNTY PLANNING COMMISSION ACTION-TUESDAY, SEPTEMBER 25, 2012:

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda for Introduction on Thursday, October 18, 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 Plan Land Use Map
3. Zoning Map
4. Aerial Map