

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, October 23, 2012  
PC#2012-20**

**SUBJECT:** Rezoning request from R-5, Multi-Family Residential District, RU-2, Rural Community District and R-1, Single-Family Residential District to B-1, Limited Business District.

**LOCATION:** 191 West Sixth Avenue

**TAX MAP NUMBER:** 60001, Block 01, Parcel 021

**COUNCIL DISTRICT(S):** 2; County Council

**OWNER OF RECORD:** Pamplico Rescue and Ambulance Service, Inc.

**APPLICANT:** Laura H. Walkup

**LAND AREA:** Approximately 3.91 acres

**WATER /SEWER AVAILABILITY:** Water and Sewer will be provided by DHEC

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

**FLOOD ZONE:** Yes

**STAFF ANALYSIS:**

1. Existing Land Use and Zoning:  
The subject property is currently vacant. The subject property is currently zoned R-5, Multi-Family Residential District, RU-2, Rural Community District and R-1, Single-Family Residential District and located in the Town of Pamplico.
2. Proposed Land Use and Zoning:  
The applicant wishes to develop the property for an EMS Station. The applicant proposes to rezone the property to B-1, Limited Business District.
3. Surrounding Land Use and Zoning:  
North: Vacant land/R-5/Town of Pamplico  
South: Vacant land/RU-2/Town of Pamplico  
West: Vacant/Single-family home/RU-2 and R-1/Town of Scranton  
East: Vacant land/R-5/Town of Pamplico

4. Transportation Access and Circulation:  
Present accesses to the subject properties are by way of Pamplico Highway and West Sixth Street.
5. Traffic Review:  
The rezoning of this property will not have an effect on traffic flow for the area.
6. Florence County Comprehensive Plan:  
The subject property is currently located in a Residential and Rural Preservation area according to the Comprehensive Plan Land Use map. The applicant is proposing to rezone this property to B-1. The request for the zoning amendment to B-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 Suburban Development. When the amendment is approved for the land use designation change, the zoning amendment of the subject property from R-1, R-5 and RU-2 will be in compliance with the Comprehensive Plan Use map.
7. Chapter 30-Zoning Ordinance:  
B-1, Limited Business District, This district is intended to accommodate office, institutional, and residential uses in areas whose character is changing, or where such a mix of uses is appropriate. It is designed for principally for use along major streets dominated by older houses in transition.

**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, OCTOBER 23, 2012:**

**FLORENCE COUNTY COUNCIL MEETING:**

This item is tentatively scheduled to appear on the agenda for Introduction on Thursday, November 15, 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