

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, November 27, 2012
PC#2012-19**

SUBJECT: Rezoning request from B-3, General Commercial District to R-4, Multi-Family Residential District

LOCATION: Property is located at 306 E. Carolyn Avenue, Florence County

TAX MAP NUMBER: 90095, Block 01, Parcel 019

COUNCIL DISTRICT(S): 8; County Council

OWNER OF RECORD: Doulaveris Holdings LLC

APPLICANT: Doulaveris Holding LLC

LAND AREA: 0.518 Acres

WATER /SEWER AVAILABILITY: These services are provided by the City of Florence.

**ADJACENT WATERWAYS/
BODIES OF WATER:** There does not appear to be any waterway/body of water adjacent to the property.

FLOOD ZONE: The property is not located in a flood zone.

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently single-family residential and zoned B-3, General Commercial District.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to R-4, Multi-Family Residential District.
3. Surrounding Land Use and Zoning:
North: Vacant/B-3/City of Florence
South: South-Family Residential/R-3/Florence County
West: Single-Family Residential/R-4/Florence County
East: Single-Family Residential/B-3/Florence County

4. Transportation Access and Circulation:

Present access to the property is by way of Carolyn Avenue.

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 Commercial Growth and Preservation area according to the Comprehensive Plan Land Use map. The applicant is proposing to rezone this property to R-4. The request for the zoning amendment to R-4 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 B-3 to R-4 will be in compliance with the Comprehensive Plan Land Use map.

7. Chapter 30-Zoning Ordinance:

The intent of the R-4, Multi-Family Residential District, Limited is intended to promote and accommodate residential development consisting principally of single-family and two-family dwellings and related support uses.

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:

Planning Commission deferred request until the next regularly scheduled meeting.

FLORENCE COUNTY PLANNING COMMISSION ACTION-TUESDAY, NOVEMBER 27, 2012:

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear for Introduction on the agenda on Thursday, December 13, 2012 @ 9:00 a.m. in Room 803 of the City-County Complex, 180 North Irby St., Florence.

ATTACHMENTS:

Copies of the following are attached:

1. Location Map
2. Comprehensive Plan Land Use Map
3. Zoning Map
4. Aerial Map