

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, April 23, 2013
PC#2013-02**

SUBJECT: Rezoning request from R-3, Single-Family Residential District to R-4, Multi-Family Residential District

LOCATION: Property is located at 301, 303, 319 and 321 East Grace Drive, Florence County

TAX MAP NUMBER: 90095, Block 01, Parcels 002, 010, 012 and 016

COUNCIL DISTRICT(S): 8; County Council

OWNER OF RECORD: Allyson Carter

APPLICANT: Allyson Carter

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 vacant and zoned R-3, Single-Family Residential 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: Single-Family//Vacant/B-3/R-4/Florence County
South: Single-Family Residential/R-3/B-3/Florence County
West: Single-Family Residential/R-3/Florence County
East: Single-Family Residential/B-3/R-3/Florence County

4. Transportation Access and Circulation:
Present access to the property is by way of Grace Drive.
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 located in a Suburban Development area according to the Comprehensive Plan Land Use Map. The applicant has requested to rezone the property from R-3 to R-4 does comply with the Comprehensive Plan.
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 dwelling, and related support uses.

FLORENCE COUNTY PLANNING COMMISSION ACTION-TUESDAY, MARCH 26, 2013:

The March 26, 2013 meeting of the Planning Commission was cancelled due to the lack of a quorum. There were only five members present. The item will be rescheduled to appear on the agenda for the Planning Commission meeting to be held April 23, 2012.

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.

FLORENCE COUNTY PLANNING COMMISSION ACTION-TUESDAY, APRIL 23, 2013:

The seven Planning Commission members present denied the rezoning request with a 5-2 vote.

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear for introduction on the agenda on Thursday, May 16, 2013 @ 9:00a.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