

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, April 23, 2013
PC#2013-04**

SUBJECT: Rezoning request from R-3, Single Family Residential District to RU-1, Rural Community District

LOCATION: Property is located at 2005 Hazelwood Lane, Florence County

TAX MAP NUMBER: 00127, Block 01, Parcel 008

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Judy H. Thomas & Debra A. Holloway

APPLICANT: Judy H. Thomas & Debra A. Holloway

LAND AREA: 8.709 Acres

WATER /SEWER AVAILABILITY: These services are not 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 R-3, Single-Family Residential District.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to RU-1, Rural Community District.
3. Surrounding Land Use and Zoning:
North: Vacant/ R-3/Florence County
South: Mobile Homes/R-3/Florence County
West: Vacant/Mobile Homes/R-3/Florence County
East: Vacant/Mobile Homes/R-3/Florence County
4. Transportation Access and Circulation:

Present access to the property is by way of Hazel Lane.

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. While the applicant has requested to rezone to RU-1, this request does comply with Comprehensive Plan.

7. Chapter 30-Zoning Ordinance:

The intent of the RU-1, Rural Community District: The intent of this 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.

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

FLORENCE COUNTY COUNCIL MEETING:

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