

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, April 23, 2013
PC#2013-01**

SUBJECT: Zoning amendment request to R-1, Single Family Residential District

LOCATION: 227, 233, 237, 241, 243, 247, 249, and 251 Mill St. Scranton, SC

TAX MAP NUMBERS: 00194, Block 31, Parcels 025, 077 and 104; and a portion of 021, 022, 023, 024 and 111

COUNCIL DISTRICT(S): 1; County Council

OWNER OF RECORD: Cephus & Maxine Peterson Jr., Bessie Wilks, Erik T. & Sarah L. Knotts, Vanona M. Dubose Morris, Ryan J. Johnson, McArthur & Yvonne F. Lynch, James T. Hurst, Ladonna M. Beylotte

APPLICANT: Town of Scranton

LAND AREA: 3.16 Acres

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

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

FLOOD ZONE: The properties are not located in a flood zone.

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject area properties are currently occupied by single-family residential uses and manufactured/mobile home. The subject area properties are currently unzoned.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject properties to R-1, Single-Family Residential District.
3. Surrounding Land Use and Zoning:
North: Vacant/UZ/Town of Scranton
South: Vacant/UZ/Town of Scranton

West: Single-Family Residential/R-1/Vacant/UZ/Town of Scranton
East: Vacant/UZ/Town of Scranton

4. Transportation Access and Circulation:

Present access to the properties is by way of Mill Street.

5. Traffic Review:

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

6. Florence County Comprehensive Plan:

The Land Use for the following tax map numbers is Residential Preservation. The designation will support R-1 zoning.

7. Chapter 30-Zoning Ordinance:

The intent of the R-1, Single-Family Residential District: Aside from differences in lot sizes and densities, these districts are intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings 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, 2013.

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 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