STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, July 23, 2013
PC#2013-08

SUBJECT:	Rezoning request from B-3, General Commercial District to R-3, Single-Family Residential District
LOCATION:	Properties are located at 222, 306, 308 East Carolyn Avenue and 318, 322, 326, 328, 330 East Grace Drive, Florence County
TAX MAP NUMBER:	90095, Block 01, Parcels 017, 019, 020 and 90095, Block 02, Parcels 001-005
COUNCIL DISTRICT(S):	8; County Council
OWNER OF RECORD:	Mary B. Cunningham Kennedy & Ronnie Kennedy, Doulaveris Holdings, LLC, James R. Kelly & Karen E. Kelly, Clebe G. Eaddy & Debbie C. Eaddy
APPLICANT:	Florence County Planning Commission
LAND AREA:	3.45 Acres
WATER /SEWER AVAILABILITY:	These services are provided by the City of Florence. Water is presently serving all parcels and sewer is presently located from South Irby Street to 306 East East Carolyn Avenue.
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 properties are currently occupied by mobile homes, single family homes and zoned B-3, General Commercial Residential District.

2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject properties to R-3, Single-Family Residential District.

3. Surrounding Land Use and Zoning:
   North: Vacant/B-3/City of Florence
   South: Single-Family Residential/Commercial/R-3/B-3/Florence County/City of Florence

West: Vacant/B-3/City of Florence
East: Single-Family Residential/Duplex/R-3/R-4/Florence County

4. Transportation Access and Circulation:
   Present access to these properties is from Grace Drive and Carolyn Drive.

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 subject properties are located in a Commercial Growth and Preservation area according to the Comprehensive Plan Land Use Map.

   The applicant is proposing to rezone these properties to R-3. The request for the zoning amendment to R-3 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, the zoning amendment of the subject properties from B-3 to R-3 will be in compliance with the Comprehensive Plan Land Use Map.

7. Chapter 30-Zoning Ordinance:
   R-3, Single-Family Residential districts, aside from the differences in lot sizes and densities, these districts are intended to foster, sustain, and protect areas in which the principal use of land is single-family dwellings and related support uses.

FLORENCE COUNTY PLANNING COMMISSION ACTION-TUESDAY, MAY 28, 2013

The May 28, 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 July 23, 2013.

STAFF RECOMMENDTATION:
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, JULY 23, 2013:

FLORENCE COUNTY COUNCIL MEETING:
This item is tentatively scheduled to appear for introduction on the agenda on Thursday, August 22, 2013 @ 9:00 a.m. in room 803 of the City-County Complex, 180 North Irby St., Florence, SC.

ATTACHMENTS:
Copies of the following are attached:

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