

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, September 24, 2013  
PC#2013-14**

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

**LOCATION:** Property is located at 303 Honda Way, Timmonsville, SC

**TAX MAP NUMBER:** 70018, Block 01, Parcel 002

**COUNCIL DISTRICT(S):** 4; County Council

**OWNER OF RECORD:** Theo Strother c/o Anthony Shields

**APPLICANT:** Anthony Shields

**LAND AREA:** 1.01 Acres

**WATER /SEWER AVAILABILITY:** These services are provided by the Town of Timmonsville.

**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 a vacant convenience store and zoned R-3, Single-Family Residential District.
2. Proposed Land Use and Zoning:  
The proposal is to rezone the subject property to B-3, General Commercial District, for future Commercial Opportunities.

3. Surrounding Land Use and Zoning:

North: Industrial/ RU-1 Rural Community District / Town of Timmons ville

South: Vacant / R-3 Single-Family Residential District/Town of Timmons ville

West: Commercial Business/ B-3 General Commercial District/Town of Timmons ville

East: Commercial Business/R-3 Single-Family Residential District /Town of Timmons ville

4. Transportation Access and Circulation:

Present access to the property is by way of Honda Way.

5. Traffic Review:

The rezoning of this property will not have an effect on traffic flow for the area.

6. Florence County Comprehensive Plan:

Currently, the subject property is located in a Suburban Development area according to the Comprehensive Plan Land Use Map. The applicant has requested to rezone this property from R-3 to B-3. The request for the zoning amendment to a B-3 does not presently comply with the Land Use Element's designation for the subject property.

However, staff is moving forward with the request to amend the current land use designation to Commercial Growth and Preservation to comply with the Comprehensive Plan Land Use Map to coordinate with the existing land uses surrounding this area. When the amendment is approved for the land use designation change, the zoning amendment of the subject property from R-3 to B-3 will be in compliance.

7. Chapter 30-Zoning Ordinance:

The intent of the B-3, General Commercial District: The intent of this district is to provide for the development and maintenance of commercial and business uses strategically located to serve the community and larger region in which it holds a central position.

**FLORENCE COUNTY PLANNING COMMISSION ACTION-TUESDAY, SEPTEMBER 24, 2013**

**STAFF RECOMMENDATION:**

Approve as submitted.

**FLORENCE COUNTY PLANNING COMMISSION ACTION-TUESDAY, SEPTEMBER 24, 2013.**

**FLORENCE COUNTY COUNCIL MEETING:** This item is tentatively scheduled to appear for introduction on the agenda on Thursday, October 17, 2013 @ 9:00 a.m. 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