STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, October 22, 2013
PC#2013-16

SUBJECT:	Rezoning request from RU-1, Rural Community District to B-3, General Commercial District
LOCATION:	Property is located at E. Smith Street, Timmonsville, SC
TAX MAP NUMBER:	00033, Block 04, a portion of Parcel 144
COUNCIL DISTRICT(S):	4; County Council
OWNER OF RECORD:	SBM of Wisconsin, LLC
APPLICANT:	Tony Cates for JR LEX, LLC
LAND AREA:	1.56 (+/-)Acre south/west corner of parcel on the attached site plan.
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 vacant land and zoned RU-1, Rural Community District.

2. Proposed Land Use and Zoning:
   The proposal is to rezone the portion of property to B-3, General Commercial District, for future Retail Building and General Retail.

3. Surrounding Land Use and Zoning:
   North: Single-Family Residential/R-3/Town of Timmonsville
   South: Vacant / RU-1 Rural Community District/Town of Timmonsville
   West: Industrial Business/ RU-1 Rural Community District/Town of Timmonsville
   East: Commercial Business/RU-1 Rural Community District /Town of Timmonsville

4. Transportation Access and Circulation:
   Present access to the property is by way of Smith Street.

5. Traffic Review:
   The rezoning of this property will have a minimal effect on traffic flow for the area.

6. Florence County Comprehensive Plan:
   The subject property is currently located in a Suburban Development area according to the Florence County Comprehensive Plan. The applicant is proposing to rezone this property to B-3. The rezoning request does not presently comply with the Florence County Comprehensive Plan. However, staff is moving forward with the request to amend the Comprehensive Plan land use designation to Commercial Growth and Preservation. When the amendment is approved for the land use designation change, the zoning amendment of the subject property from RU-1 to B-3 will be in compliance with the Florence County Comprehensive Plan.

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.

STAFF RECOMMENDATION:
Approve as submitted.

FLORENCE COUNTY PLANNING COMMISSION ACTION-TUESDAY, OCTOBER 22, 2013.

FLORENCE COUNTY COUNCIL MEETING: This item is tentatively scheduled to appear for introduction on the agenda on Thursday, November 21, 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
5. Preliminary Site Plan