STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, December 17, 2013
PC#2013-17

SUBJECT:	Rezoning request from R-1, Single-Family Residential District to B-1, Limited Business District
LOCATION:	Property is located on West Main Street, Lake City, SC
TAX MAP NUMBER:	00167, Block 31, Parcel 054
COUNCIL DISTRICT(S):	1; County Council
OWNER OF RECORD:	Estate of Johnsie W. Moore
APPLICANT:	Jeff M. Anderson
LAND AREA:	2.07 Acres
WATER /SEWER AVAILABILITY:	These services are provided by the City of Lake City.
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 and zoned R-1, Single-Family Residential District.

2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to B-1, Limited Business District, for future Commercial Opportunities.

3. Surrounding Land Use and Zoning:
   North: Vacant/R-1 Single-Family Residential District /Florence County
   South: Residential/Vacant/ R-1 Single-Family Residential District/Florence County
   West: Vacant/ R-1 Single-Family Residential District /Florence County
   East: Cemetery/R-1 Single-Family Residential District /Florence County

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

5. Traffic Review:
   The rezoning of this property from R-1 to B-1 will have a minimal effect on traffic flow for the area.

6. Florence County Comprehensive Plan:
   The subject property is currently designated as Suburban Development according to the Land Use Element of the Comprehensive Plan. This designation is compatible with B-1 zoning.

7. Chapter 30-Zoning Ordinance:
   The intent of the B-1, Limited Business District: The intent of this district is to accommodate office, institutional, and residential uses in areas whose character is changing, or where such a mix of uses is appropriate. It is designed principally for use along major streets dominated by older houses in transition.

STAFF RECOMMENDATION:
Approve as submitted.

FLORENCE COUNTY PLANNING COMMISSION ACTION-TUESDAY, DECEMBER 17, 2013.

FLORENCE COUNTY COUNCIL MEETING: This item is tentatively scheduled to appear for introduction on the agenda on Thursday, January XX, 2014 @ 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. Site Plat