STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 24, 2014
PC#2014-03

SUBJECT:	Rezoning request from R-3, Multi-Family Residential District to B-4, Central Commercial District
LOCATION:	Property is located at 401 E. Main Street, Timmonsville, SC
TAX MAP NUMBER:	70012, Block 20, Parcel 002 & 001
COUNCIL DISTRICT(S):	4; County Council
OWNER OF RECORD:	City of Florence & Timmonsville Rescue Squad
APPLICANT:	Donald E. Windham
LAND AREA:	2.56 Acres
WATER /SEWER AVAILABILITY:	These services are provided by the City of Florence.
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 properties are currently Commercial buildings and zoned R-3, Single-Family Residential District.

2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject properties to B-4, Central Commercial District, for Commercial Use.

3. Surrounding Land Use and Zoning:
   North: Single-Family Residential/Commercial Business/R-3/Town of Timmonsville
   South: Vacant Land/Central Commercial District/B-4/Town of Timmonsville
   West: Commercial Business/R-3/Town of Timmonsville
   East: Single-Family Residential/R-3/Town of Timmonsville

4. Transportation Access and Circulation:
   Present access to the property is by way of Main 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 subject properties are currently designated as Public Facility as established by the Land Use Element of the Comprehensive Plan and are compatible with B-4 zoning.

7. Chapter 30-Zoning Ordinance:
   The intent of the B-4, Central Commercial District: The intent of this district is to promote the concentration and vitality of commercial and business uses in the downtown area. This district is characterized by wall-to-wall or lot line development, sidewalks, and public parking lots.

FLORENCE COUNTY PLANNING COMMISSION ACTION - TUESDAY, JUNE 24, 2014.

STAFF RECOMMENDATION:
Approve as submitted.

FLORENCE COUNTY COUNCIL MEETING: This item is tentatively scheduled to appear for Introduction on the agenda on Thursday, July 17, 2014 @ 9:00 a.m. in room 803 of the 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. Plat