STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, September 23, 2014
PC#2014-07

SUBJECT:	Zoning amendment request to B-3, General Commercial Business District; B-5, Office and Light Industrial District; RU-1, Rural Community District.
LOCATION:	Properties located on Briarcliff Drive, Broughton Blvd., North Cashua Drive, David Road, Fairfeild Circle, Habersham Square, West Lucas Street, Pindo Court, Sally Hills Farm Blvd., West Sumter Street, Trade Street, Wall Street, Willis Circle.
TAX MAP NUMBERS:	See Property Owners' Information Spreadsheet
COUNCIL DISTRICT(S):	3; County Council
OWNER OF RECORD:	See Property Owners' Information Spreadsheet
APPLICANT:	Governing Council
LAND AREA:	198 Parcels
WATER /SEWER AVAILABILITY:	City of Florence
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	N/A

STAFF ANALYSIS:

1. Existing Land Use and Zoning**:**
   The subject area properties are currently occupied by single-family residential uses, manufactured/mobile home uses, church uses, commercial uses, vacant land, farmland, and industrial uses. The subject area properties are currently unzoned.

2. Proposed Land Use and Zoning:
   The proposal is to zone the subject area properties for compatibility with surrounding zoning districts, existing and future allowable district uses. There are no proposals at the time of the request for any new development or redevelopment of the subject properties.

The proposed request is to zone the subject area properties to B-3, General Commercial Business District, B-5, Office and Light Industrial Business District, and RU-1, Rural Community District.

3. Surrounding Land Use and Zoning:
   North: Vacant/B-3/ City of Florence
   South: Residential/ Commercial/Industrial/Vacant/RU-1/Unzoned/City of Florence/Florence County
   West: Vacant/Residential/Commercial/Unzoned/Florence County
   East: Vacant/Institutional/Commercial/B-2/B-3/B-5/RU-2/Unzoned/City of Florence/ Florence County

4. Transportation Access and Circulation:
   Present access to the area properties are by the way of Briarcliff Drive, Broughton Blvd., North Cashua Drive, David Road, Fairfeild Circle, Habersham Square, West Lucas Street, Pindo Court, Sally Hills Farm Blvd., West Sumter Street, Trade Street, Wall Street, Willis Circle.

5. Traffic Review:
   The rezoning of these properties could have a minimal effect on traffic flow for the area.

6. Florence County Comprehensive Plan:
   The properties are currently designated as Residential Preservation, Rural Preservation, Commercial Growth and Preservation, Industrial Growth and Preservation and Suburban Development according to the Comprehensive Plan Land Use Map.

   The applicant is proposing to reorder the current blend of land use designations to Commercial Growth and Preservation and Industrial Growth and Preservation to accommodate the proposing zoning for this area which comply with the Comprehensive Plan.

7. Chapter 30-Zoning Ordinance:
   The intent of the proposed zoning districts are as follows:

   - 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 the larger region in which it holds a central position.

   - B-5, Office and Light Industrial District: The intent of this district is to promote the development of business parks, including office, distribution, and light manufacturing uses in an environment suited to such uses and operations while promoting land use compatibility through the application of performance standards.

- RU-1, Rural Community District: The intent of this district is to sustain and support rural community centers as an integral part of the rural environment, serving the commercial, service, social, and agricultural needs of nearby rural residents.

STAFF RECOMMENDATION:

Staff recommends approval of the zoning amendment request to Planning commission 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, SEPTEMBER 23, 2014:

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear for introduction on the agenda on Thursday, October 16, 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 Land Use Map
3. Zoning Map
4. Aerial Map
5. See Property Owners' Information Spreadsheet