

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, December 16, 2014  
PC#2014-16**

**SUBJECT:** Rezoning request from R-3, Single-Family Residential District to R-4, Multi-Family Residential District

**LOCATION:** Property is located at 301, 303, 319 and 321 East Grace Drive, Florence County

**TAX MAP NUMBER:** 90095, Block 01, Parcels 002, 010, 012 and 016

**COUNCIL DISTRICT(S):** 8; County Council

**OWNER OF RECORD:** Allyson Carter

**APPLICANT:** Allyson Carter

**LAND AREA:** 0.518 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 property is currently vacant and zoned R-3, Single-Family Residential District.
2. Proposed Land Use and Zoning:  
The proposal is to rezone the subject property to R-4, Multi-Family Residential District.
3. Surrounding Land Use and Zoning:  
North: Single-Family//Vacant/B-3/R-4/Florence County  
South: Single-Family Residential/R-3/B-3/Florence County  
West: Single-Family Residential/R-3/Florence County  
East: Single-Family Residential/B-3/R-3/Florence County

4. Transportation Access and Circulation:  
Present access to the property is by way of Grace Drive.
5. Traffic Review:  
The rezoning of this property will not have an effect on traffic flow for the area.
6. Florence County Comprehensive Plan:  
The subject property is located in a Suburban Development area according to the Comprehensive Plan Land Use Map. The applicant has requested to rezone the property from R-3 to R-4 does comply with the Comprehensive Plan.
7. Chapter 30-Zoning Ordinance:  
The intent of the R-4, Multi-Family Residential District; Limited is intended to promote and accommodate residential development consisting principally of single-family and two family dwelling, and related support uses.

**STAFF RECOMMENDATION:**

Staff recommends approval of the zoning amendment request 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, DECEMBER 16, 2014:**

**FLORENCE COUNTY COUNCIL MEETING:**

To be determined.

**ATTACHMENTS:**

**Copies of the following are attached:**

1. Location Map
2. Comprehensive Plan Land Use Map
3. Zoning Map
4. Aerial Map