STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, January 27, 2015
PC#2014-20

SUBJECT:	Rezoning request from R-1, Single Family Residential District to RU-1, Rural Community District.
LOCATION:	Properties are located at 735 and 739 Hampton Street, Olanta, SC
TAX MAP NUMBER:	00045, Block 03, Parcels 114, 115, 027
COUNCIL DISTRICT(S):	1; County Council
OWNER OF RECORD:	James D. & Patsy F. McCutcheon, Paula White, Carolyn Floyd
APPLICANT:	James D. & Patsy F. McCutcheon
LAND AREA:	2.18 Acres
WATER /SEWER AVAILABILITY:	Water and Sewer is provided by Town of Olanta
ADJACENT WATERWAYS/ BODIES OF WATER:	There does not appear to be any waterway/body of water adjacent to the property.
FLOOD ZONE:	The properties are not located in a Flood zone.

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
   The subject properties are currently single-family residential, vacant land and a vacant building and currently zoned R-1, Single-Family Residential District.

2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject properties to RU-1, Rural Community District.

3. Surrounding Land Use and Zoning:
   North: Vacant/ UZ/Town of Olanta
   South: Single-Family Residential District/R-1/Town of Olanta
   West: Vacant Building/R-1/Town of Olanta
   East: Vacant/R-1/Town of Olanta

4. Transportation Access and Circulation:
   Present accesses to the properties are by way of Hampton Street.

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

6. Florence County Comprehensive Plan:
   Currently, the subject properties are located in a residential Preservation area according to the Comprehensive Plan Land Use Map.

   The applicant has requested to rezone the property from R-1 to RU-1.

   The request for the zoning amendment to RU-1 does not comply with the Land Use Element's designation for the subject property.

   However, staff is moving forward with the request to amend the land use designation to Suburban Development to comply with the Comprehensive Plan Land Use Map as the designation would coordinate with the existing land uses surrounding the area.

   When the amendment is approved for the land use designation change, the zoning amendment of the subject property from R-1 to RU-1 will be in compliance.

7. Chapter 30-Zoning Ordinance:
   The intent of the 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:

Approve as submitted.

FLORENCE COUNTY PLANNING COMMISSION ACTION-TUESDAY, JANUARY 27, 2015:

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear for introduction on the agenda on Thursday, February 19, 2015 @ 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