STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, January 27, 2015
PC#2014-21

SUBJECT:	Rezoning request from R-1, Single Family Residential District to RU-1, Rural Community District
LOCATION:	Properties are located at 502, 514, 520 and 524 N. Pamplico Hwy., Pamplico, SC
TAX MAP NUMBER:	00349, Block 02, Parcels 014 & 035, and 03491, Block 02, Parcels 001 & 002
COUNCIL DISTRICT(S):	2; County Council
OWNER OF RECORD:	Thadis D. Calcutt Jr., Dale F. Hanna, Kenneth W. Butler, Lynn K. Fitch
APPLICANT:	Thadis D. Calcutt Jr.
LAND AREA:	4.22 Acres
WATER /SEWER AVAILABILITY:	Town of Pamplico
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 homes 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: Single-Family Residential District/R-1/Town of Pamplico
   South: Single-Family Residential District/Vacant land/R-1/Town of Pamplico
   West: Single-Family Residential District/R-1/Town of Pamplico

East: Vacant Land/UZ/R-1/Town of Pamplico

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

5. Traffic Review:
   The rezoning of these properties will not have an 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 properties 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 Rural Preservation 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:

Staff recommends denial due to neighborhood complaints regarding a previous history of heavy commercial vehicles accessing an illegal commercial use of the property located at 520 N. Pamplico Hwy., Tax Map No. 03491-02-001.

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