STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, January 27, 2015
PC#2014-12

SUBJECT:	Rezoning request from B-2, Convenience Business District to B-5, Office and Light Industrial District
LOCATION:	Property is located off of Industrial Park Blvd. Florence, SC
TAX MAP NUMBER:	00153, Block 01, Parcel 026
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	Larry McLaughlin
APPLICANT:	Larry McLaughlin
LAND AREA:	11.8 Acres
WATER /SEWER AVAILABILITY:	Water services are provided by the City of Florence. No sewer availability.
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 a commercial use and zoned B-2, Convenience Business District.

2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to B-5, Office and Light Industrial District.

3. Surrounding Land Use and Zoning:
   North: Commercial Business/B-5/Florence County
   South: Mobile Home Park/B-2/Florence County
   West: Commercial Business/Single-Family Residential/ Vacant land/B-2/Florence County
   East: Vacant Land/B-2/Florence County

4. Transportation Access and Circulation:
   Present access to the property is by way of Industrial Park Blvd.

5. Traffic Review:
   The rezoning of this property will not have an effect on traffic flow for the area.

   Florence County Comprehensive Plan:
   Currently, 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 B-2 to B-5.

   The request for the zoning amendment to B-5 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 Industrial growth and 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 B-2 to B-5 will be in compliance.

6. Chapter 30-Zoning Ordinance:
   The intent of the B-5, Office and Light Industrial District: The intent of this district is to promote the development of business parks, including offices, 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.

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