**STAFF REPORT**
**TO THE**
**FLORENCE COUNTY PLANNING COMMISSION**
**Tuesday, March 24, 2015**
**PC#2015-02**

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|---|---|
| SUBJECT: | Rezoning request from RU-1, Rural Community District to R-2 Single Family Residential District |
| **LOCATION:** | Property is located on Meadors Rd. and Lake Oakdale Drive, Florence County |
| **TAX MAP NUMBER:** | 00052, Block 01, Parcel 005 |
| **COUNCIL DISTRICT(S):** | 9; County Council |
| **OWNER OF RECORD:** | South Florence Developers & Gary Finklea |
| **APPLICANT:** | South Florence Developers & Gary Finklea |
| **LAND AREA:** | 60.12 Acres |
| **WATER /SEWER AVAILABILITY:** | Water and Sewer are provided by City of Florence. |
| **ADJACENT WATERWAYS/ BODIES OF WATER:** | There is existing waterway/body 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 land and zoned RU-1, Rural Community District.

2. Proposed Land Use and Zoning:
   The proposal is to rezone the property to R-2, Single Family Residential District.

3. Surrounding Land Use and Zoning:
   North: Single-Family Residential/R-1/Vacant Land/RU-1/Florence County
   South: Vacant Land/RU-1/Florence County
   West: Vacant Land/ Mobile Homes/RU-1/Florence County
   East: Single-Family Residential /R-1/Florence County

4. Transportation Access and Circulation:
   Present access to the property is by way of Meadors Rd. and Lake Oakdale Drive.

5. Traffic Review:
   The rezoning of this property will have a minimal effect on traffic flow for the area.

6. Florence County Comprehensive Plan:
   Currently, the subject property is located in a Rural Preservation area according to the Comprehensive Plan Land Use Map.

   The applicant has requested to rezone the property from RU-1 to R-2.

   The request for the zoning amendment to R-2 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 Residential 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 RU-1 to R-2 will be in compliance.

7. Chapter 30-Zoning Ordinance:
   R-2, single-family residential districts: Aside from differences in lot sizes and densities, these districts are intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.

**STAFF RECOMMENDATION:**

Approve as submitted.

**FLORENCE COUNTY PLANNING COMMISSION ACTION-TUESDAY, March 24, 2015.**

**FLORENCE COUNTY COUNCIL MEETING:** This item is tentatively scheduled to appear for introduction on the agenda on Thursday, April 16, 2015 @ 9:00 a.m. in room 803 of the City-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
5. Plat