STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, June 23, 2015
PC#2015-08

SUBJECT:	**[Rezoning request from R-2, Single-Family Residential District to B-3, General Commercial District]**
LOCATION:	Property is located at 114 Steele Ave., Pamplico, SC
TAX MAP NUMBER:	60008, Block 01, Parcel 004
COUNCIL DISTRICT(S):	2; County Council
OWNER OF RECORD:	South Carolina Home Mission Board
APPLICANT:	Allen M. Austin
LAND AREA:	0.823 Acres
WATER /SEWER AVAILABILITY:	These services are provided by the 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 property is not located in a Flood zone.

STAFF ANALYSIS:

1. Existing Land Use and Zoning**:**
   The subject property is currently a vacant church and zoned R-2, Single-Family Residential District.

2. Proposed Land Use and Zoning:
   The proposal is to rezone the subject property to B-3, General Commercial District.

3. Surrounding Land Use and Zoning:
   North: Single-Family Residential/R-2/Town of Pamplico
   South: Commercial Business/B-3/Town of Pamplico
   West: Commercial Business/B-3/Town of Pamplico
   East: Single-Family Residential/R-2/Town of Pamplico

4. Transportation Access and Circulation:
   Present access to the property is by way of Steele Avenue.

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 R-2 to B-3.

   The request for the zoning amendment to B-3 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 Commercial 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 R-2 to B-3 will be in compliance.

7. Chapter 30-Zoning Ordinance
   The intent of the B-3, General Commercial District: The intent of this district is to provide for the development and maintenance of commercial and business uses strategically located to serve the community and larger region in which it holds a central position.

STAFF RECOMMENDATION:
Staff recommends denial of the request. This is due to the Florence County Planning Commission denying the Comprehensive Plan Map Amendment change from Rural Preservation to Commercial Growth Preservation at the October Planning Commission Meeting.

FLORENCE COUNTY PLANNING COMMISSION ACTION-TUESDAY, JUNE 23, 2015:

FLORENCE COUNTY COUNCIL MEETING:
This item is tentatively scheduled to appear for introduction on the agenda on Thursday, August 20, 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