

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
AUGUST 25, 2015
PC#2015-12**

SUBJECT: Map Amendment request from Single Family Residential District (R-1) to Rural Community District (RU-1)

LOCATION: Parcel is located at 513 N. Pamplico Hwy., Pamplico, SC

TAX MAP NUMBER: 00349, Block 02, Parcel 012

COUNCIL DISTRICT(S): 2; County Council

OWNER OF RECORD: Cheryl Poston

APPLICANT: Cheryl Poston

LAND AREA: 2.72 Acres

WATER /SEWER AVAILABILITY: Town of Pamplico

**ADJACENT WATERWAYS/
BODIES OF WATER:** None

FLOOD ZONE: Flood Zone: X

SUROUNING LAND USE:

North: Single-Family Residential District (R-1), Town of Pamplico
South: Single-Family Residential District (RU-1), Town of Pamplico
West: Vacant Land, Single-Family Residential District (R-1), Town of Pamplico
East: Single-Family Residential District (R-1), Vacant Land Rural Resource District (RU-2),
Town of Pamplico

STAFF RECOMMENDATION:

Approve as submitted.

STAFF ANALYSIS:

History

The Single-Family Residential District (R-1) zoning reflects the original zoning of the parcel with the Zoning Ordinance and Map of 2009. This parcel has not made prior application of the Planning Commission or Board of Zoning Appeals.

Adjacent parcels, in January 2015, submitted an application for a map amendment to the Planning Commission, to rezone from R-1 to RU-1. Planning Commission denied the Map Amendment with a Vote of 5 to 0; however County Council approved the Map Amendment April 2015.

Existing and Proposed Zoning:

The subject parcel is currently a single-family residential home and currently zoned Single-Family Residential District (R-1). The parcel is contiguous to Rural Community District (RU -1). The current use of this land is a single family residential home on 2.72 acres with no accessory structures, within the Town of Pamplico.

The applicant has requested a map amendment for the parcel to Rural Community District (RU -1). This zone district offers a wide range of land uses which includes but is not limited to residential, agricultural, manufactured homes, duplexes, professional services, small retail, as well as gas stations and liquor stores with limited square footage. The applicant has requested an accessory structure which exceeds the permitted square footage for the existing Single-Family Residential District (R-1).

Traffic Review:

Present accesses to the parcel are by way of N. Pamplico Hwy and W. Lynhurst Rd. The map amendment to this parcel will not have an effect on traffic flow for the area.

Florence County Comprehensive Plan:

Currently, the subject property is located in a Rural Preservation area according to the Comprehensive Plan Future Land Use Map. The request for the map amendment to Rural Community District (RU-1) is consistent with the Comprehensive Plan Future Land Use Map, which depicts this area as Rural Preservation. Although the Rural Preservation land use has agricultural residential use as primary, land uses also include commercial.

Chapter 30-ZONING ORDINANCE

The following sections of the Florence County Zoning Ordinance Chapter 30 were reviewed for this application:

ARTICLE I. – ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY, Section 30-2. - Purpose of districts.

Collectively, these districts are intended to advance the purposes of this chapter, as stated in the preamble. Individually, each district is designed and intended to accomplish the following more specific objectives.

Residential districts: Single-Family Residential District: R-1, R-2, R-3 and R-3A 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.

Rural districts: Rural Community District (RU-1): 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.

ARTICLE VII. – GENERAL AND ANCILLARY REGULATIONS, Section 30-246. -
Accessory buildings and uses.

Purpose: To establish the general rules for the placement of accessory structures and uses to a principal use on a parcel. As a general rule, all accessory structures and uses shall only be placed in side or rear yards. Any exception to this rule shall be spelled out in detail below.

- (1) Accessory structures and uses to observe required setbacks. Unless specifically provided herein, all accessory uses and structures shall observe all required setbacks, yard, and other requirements applicable to the principal building or use for the district within which they are located.
- (2) General requirements.
 - a. Residential districts:
 1. The number of accessory structures shall not exceed two on any lot or parcel.
 2. The combined gross floor area (GFA) of all accessory structures shall not exceed 1,000 square feet.
 3. The height of accessory buildings shall not exceed 20 feet.
 4. No mobile home or standard design manufactured home shall be used as an accessory building.
 5. Setbacks of three feet from side and rear property lines shall be observed.
 - b. All other zoned districts:
 1. There is no limit to the number of accessory buildings however such buildings shall occupy no more than 30 percent of the total lot area.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Aerial Map