

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
OCTOBER 27, 2015
PC#2015-18**

SUBJECT: Map Amendment request from Rural Community District (RU-1) to General Commercial District (B-3)

LOCATION: Parcel is located on W. Palmetto St., Florence, SC

TAX MAP NUMBER: 00076, Block 01, Parcel 083

COUNCIL DISTRICT(S): 4; County Council

OWNER OF RECORD: James E. & Phyllis P. Andrews

APPLICANT: Greg Hendrick

LAND AREA: 19.67 Acres

WATER /SEWER AVAILABILITY: City of Florence

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

FLOOD ZONE: Flood Zone: X

SURROUNDING LAND USE:

North: Vacant Land, Rural Community District (RU-1), Florence County
South: Mobile Homes, Unzoned District (UZ) Single Family Residential,
Commercial Business, General Commercial District (B-3), Florence County
West: Single Family Residential District, Vacant Land, Unzoned District (UZ)
Florence County
East: Institutional, Rural Community District (RU-1), Florence County

STAFF RECOMMENDATION:

Approve as submitted.

STAFF ANALYSIS:

History

The Rural Community District (RU-1) and General Commercial District (B-3) zoning reflects the original zoning of the parcel with the Zoning Ordinance and Maps from the early 1990's, prior to the consolidation of Municipal and County Planning Departments. The approximate acreage for B-3 is 4.67, the remaining zoned RU-1, and total acreage for the parcel is 19.67. This parcel has not made prior application of the Planning Commission or Board of Zoning Appeals.

For an adjacent parcel, Planning Commission in November 1999, voted unanimously to recommend approval of the map amendment to General Commercial District (B-3) from Rural Community District (RU-1), 00076-01-065, on West Palmetto Street. Subsequently, County Council approved on January 20, 2000 a map amendment to General Commercial District (B-3). The requested map amendment was for development of a marine business.

Existing and Proposed Zoning:

The subject parcel currently has a commercial structure on the front portion with the remaining portion, vacant and currently zoned Rural Community District (RU-1). The parcel is contiguous to Rural Community District (RU-1) and General Commercial District (B-3). The applicant has requested a map amendment to General Commercial District (B-3).

The General Commercial District (B-3) offers a wide range of land uses which includes but is not limited to residential, agricultural, manufactured homes, multi-family, professional services, restaurants, retail, as well as gas stations, liquor stores, bars/nightclubs and certain forms of adult entertainment. The applicant has plans to develop multi-family housing, which is not a permitted land use, in the existing Rural Community District (RU-1).

The Multi-Family Residential District (R-5 & R-5A) allows for higher density residential development including but not limited to: townhouses, multi-family, manufactured home parks, recreational facilities and educational uses, without the commercial land uses that the General Commercial District (B-3) has as permitted land uses. The land uses in these districts are strictly residential in nature.

A split-zoned parcel is a parcel or lot with two or more zoning designations. As previously stated, currently a portion of the existing parcel is General Commercial District (B-3) with the majority being Rural Community District (RU-1). Rezoning the remaining portion of the parcel to General Commercial District (B-3) would eliminate any potential problems that split-zoning could cause in the future.

Traffic Review:

Present access to the parcel is by way of West Palmetto Street. The map amendment for this parcel could have a minimal effect on traffic flow in 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 General Commercial District (B-3) is consistent with the Comprehensive Plan Future Land Use Map, which depicts this area as Rural Preservation. Rural Preservation, while a residential land use in general, also contains land uses and zone districts with permitted commercial development.

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.

Business districts:

General Commercial District (B-3): 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 the larger region in which it holds a central position.

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.

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, November 19, 2015 @ 9:00 a.m. in room 803 of the County complex, 180 North Irby Street, Florence.

ATTACHMENTS:

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