

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
OCTOBER 27, 2015
PC#2015-19**

SUBJECT: Map Amendment request from Multi-Family Residential District, Limited (R-4) to Rural Community District (RU-1)

LOCATION: Parcel is located at 505 Davis Street, Lake City, SC

TAX MAP NUMBER: 00169, Block 31, Parcel 311

COUNCIL DISTRICT(S): 1; County Council

OWNER OF RECORD: Danielle Washington

APPLICANT: Danielle Washington

LAND AREA: 1 Acre

WATER /SEWER AVAILABILITY: City of Lake City

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

FLOOD ZONE: Flood Zone: X

SUROUNDING LAND USE:

North: Single-Family Residential (R-4), (RU-1), Florence County

South: Single-Family Residential (R-4), Vacant Land (R-4) Florence County

West: Single-Family Residential (R-4), Florence County

East: Single-Family Residential, City of Lake City

STAFF RECOMMENDATION:

Approve as submitted.

STAFF ANALYSIS:

History

The Multi-Family Residential District, Limited (R-4) 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, namely 00169-31-012, 605 Davis Street and 00169-31-065, 626 Moore Street, requested and were granted a Map Amendment in May 2008 and November 2005 respectively from R-3 to RU1 for the same purpose; to place a manufactured home on the parcel. Within 1000 feet of the proposed map amendment, is a Manufactured Home Park Azalea Acres, with 138 lots, in the Unzoned District.

Planning Commission, in 2005, voted unanimously to deny the map amendment for 626 Moore Street; however, County Council approved the map amendment as submitted, on February 2, 2006. Planning Commission in 2008, voted unanimously to approve the map amendment for 605 Davis Street, with the inclusion of an adjacent parcel, 00169-31-012, owned by the same family, Burgess. County Council on July 17, 2008, approved the map amendment as submitted, for the one parcel, 605 Davis Street.

Existing and Proposed Zoning:

The subject parcel is currently vacant and zoned for Multi-Family Residential District, Limited (R-4). The parcel is contiguous to Rural Community District (RU-1) and Multi-Family Residential District, Limited (R-4). The parcel is approximately one (1) acre within the County of Florence. The applicant has requested a map amendment for the parcel to Rural Community District (RU-1).

Rural Community District (RU-1) 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 a manufactured home to be placed on the property which would not be allowed in the existing Multi-Family Residential District, Limited (R-4).

Traffic Review:

Present access to the parcel is by way of Davis Street. The map amendment for this parcel should not have an impact 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 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:

Multi-Family Residential District, Limited (R-4): This district is intended to promote and accommodate residential development consisting principally of single-family and two-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.

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
4. Lake City Vicinity Map