STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, November 17, 2015
PC#2015-21

SUBJECT:	Map Amendment request from Single Family Residential District (R-3) to General Commercial District (B-3).
LOCATION:	Alligator Road, Florence, SC
TAX MAP NUMBER:	00126, Block 01, Parcels 085 & 086
COUNCIL DISTRICT(S):	5; County Council
OWNER OF RECORD:	John P. and Betty M. Gause, Harvey L. and Stephanie Frierson
APPLICANT:	Arnold J. Smith
LAND AREA:	3.40 Acres
WATER /SEWER AVAILABILITY:	Water: City of Florence Sewer: Septic Tank System
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	Flood Zone: X

<u>SURROUNDING LAND USE:</u>
North: Single-Family Residential District/Vacant Land/ R-3/Florence County
South: Single-Family Residential District/Mobile Homes/Vacant Land/ R-1/R-3/ Florence County
West: Single-Family Residential District/ Vacant Land/R-3/B-3/Florence County
East: Single-Family Residential District/Vacant Land/R-1/Florence County

<u>STAFF RECOMMENDATION:</u>
Approve as submitted

STAFF ANALYSIS:

Existing and Proposed Zoning:
A commercial structure is located on Tax Map Number 00126, Block 01, Parcel 086, with the other subject parcel being vacant. Both parcels are currently zoned Single Family Residential District (R-3). The applicant has requested a map amendment to General Commercial District (B-3). The subject parcels are adjacent to a General Commercial District (B-3).

Florence County Comprehensive Plan:
Currently, the subject properties are located in a Suburban Development area according to the Comprehensive Plan Future Land Use Map. A Suburban Development designation allows commercial development; therefore, the request for the map amendment to General Commercial District (B-3) is consistent with the Comprehensive Plan Future Land Use Map.

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-3): the intent of this district is to foster, sustain and protect areas in which the principal use of land is for single-family swellings and related support uses.

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.

Traffic Review:
Present access to the parcels is by way of Alligator Road. The map amendment for these parcels could have a minimal effect on traffic flow in the area.

FLORENCE COUNTY COUNCIL MEETING:
This item is tentatively scheduled to appear on the agenda on Thursday, December 10, 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