STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, February 23, 2016
PC#2016-03

SUBJECT: Request for text amendments to the Florence County Comprehensive Plan Land Use Element to include zoning district RU-1A, (Rural Community District).

APPLICANT: Florence County Planning & Building Department

STAFF RECOMENDATION:
Approve as Submitted

STAFF ANALYSIS:
District RU-1A was adopted by Ordinance to be included in the Florence County Code, Chapter 30 Zoning Ordinance, Section 30-29, Table II and Section 30-30, Table III on November 19, 2015.

Developers proposing development of land currently zoned as RU-1, Rural Community District, have raised the public awareness of existing, adjacent neighborhoods on the potential impact that an RU-1 zoning designation represents with respect to uses that are not desirable in the densely populated areas close to city limits.

There is a need for a rural zoning district in and adjacent to zoned areas and municipal city limits that allow rural community zoning protection with reduced intensity of land uses from the current RU-1 District.

The Land Use Designations of the Land Use Element of the Comprehensive Plan must include all Florence County zoning districts.

The Single and Multi-Family Residential, Commercial, Sales and Service, Future Land Use Designations and Objectives and Appendix F: Zoning Districts Interpretation sections shall be amended to include District RU-1A. The text on the referenced pages of the Land Use Element shall be amended as follows:

FLORENCE COUNTY COMPREHENSIVE PLAN – LAND USE

Single- and Multi- Family Residential

The future land use classifications that shall include residential uses are listed below. For a description of the future land use categories, see page 41.

Residential Preservation (RP), permitted zoning: R-1, R-2, R-3, R-3A and PD;
Variable Residential (VR), permitted zoning: R-3, R-3A, R-4, R-5, R-5A and PD;
Rural Preservation (RUP), permitted zoning: RU-1, RU-1A, RU-2 and PD;
Transitional Growth and Preservation (TGP), permitted zoning: B-1, B-2, RU-1, RU-1A and PD;

Suburban Development (SD), permitted zoning: R-2, R-3, R-3A, R-4, B-1, B-2, RU-1, RU-1A and PD.

Appendix F (page 77) includes the description of each zoning district.

Commercial, Sales and Service

The future land use classifications that shall include commercial uses are listed below. For a description of the future land use categories, see page 41.

- Transitional Growth and Preservation (TGP), permitted zoning: B-1, B-2, RU-1, RU-1A and PD;
- Commercial Growth and Preservation (CGP), permitted zoning: B-3, B-4,and PD;
- Suburban Development (SD), permitted zoning: R-2, R-3, R-3A, R-4, B-1, B-2, RU-1, RU-1A and PD;
- Urban Development (UD), permitted zoning: B-4 and PD;
- Flood Hazard District (FHD), permitted zoning: all zoning upon special review.

Appendix F (page 77) includes the description of each zoning district.

Future Land Use Designations and Objectives

Rural Preservation (RUP) – Protect and sustain existing rural uses, including single-family homes and corresponding accessory uses, as well as agrarian uses, typically in an undeveloped and/or agricultural setting. **(Zoning Districts Permitted: RU-1, RU-1A, RU-2, PD)**

Transitional Growth and Preservation (TGP) – Protect and sustain existing commercial areas, including property values and amenities, and provide areas along important corridors or at key community points that are expected to have increasing economic significance. **(Zoning Districts Permitted: B-1, B-2, RU-1, RU-1A, PD)**

Suburban Development (SD) – Provide areas in suburban settings that are expected to have increasing community significance with opportunities for residential, commercial, and institutional uses that enhance the area as a whole. **(Zoning Districts Permitted: R-2, R-3, R-3A, R-4, B-1, B-2, RU-1, RU-1A, PD)**

Appendix A: Zoning Districts Interpretations

RU-1, Rural Community District. 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. The minimum lot acre for this zoning district is 15,000 sq. ft. for residential or non-residential use.

RU-1A, Rural Community District. The intent of this district is the same as RU-1 except to reduce intensity of land uses.

FLORENCE COUNTY COUNCIL:

This item is tentatively scheduled to appear for Introduction Thursday, March 17, 2016 @ 9:00 a.m. at the Florence County Complex, 180 N. Irby Street, Florence, SC 29501.

ATTACHMENTS:

1. Resolution