STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
FEBRUARY 23, 2016
PC#2016-01

SUBJECT:	Map Amendment request from General Commercial District (B-3) to Planned Development District (PD)
LOCATION:	Parcel is located on W. Palmetto St., Florence, SC
TAX MAP NUMBER:	00076, Block 01, Parcel 083
COUNCIL DISTRICT(S):	4; County Council
APPLICANT:	Chandler Investment Properties, Inc.
LAND AREA:	18.25 Acres
WATER /SEWER AVAILABILITY:	City of Florence
ADJACENT WATERWAYS/ BODIES OF WATER:	None
FLOOD ZONE:	N/A

STAFF RECOMMENDATION:
Approve as submitted.

SUROUNDING 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 ANALYSIS:

History
The General Commercial District (B-3) was recently designated on this parcel. This zoning was finalized at the Florence County Council meeting in January, 2016. Before this zoning change, the parcel was previously zoned Rural Community District (RU-1) and General Commercial District (B-3). This 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 was 4.67, the remaining zoned RU-1.

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

The General Commercial District (B-3) purpose is to provide for areas where large scale commercial and business development may take place. This district permits a wide range of business, commercial and residential uses.

The purpose of the Planned Development District is to encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals and general welfare of the community. As a building development, it is designed to group both varied and compatible land uses, such as housing, recreation and commercial uses, all within one contained development or subdivision.

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.

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.

Special Purpose Districts:
Planned Development District (PD): the intent of the planned development district is to encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare.

Within the PD, regulations adapted to unified planning and development are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of

amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

In view of the substantial public advantage of "planned development", it is the intent of these regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts.

FLORENCE COUNTY COUNCIL MEETING:
This item is tentatively scheduled to appear on the agenda on Thursday, March 17, 2016 @ 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