STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
FEBRUARY 23, 2016
PC#2016-02

SUBJECT:	Zoning amendment request to Single-Family Residential District (R-3A), Rural Community Districts (RU-1 and RU-1A), General Commercial District (B-3) and Office and Light Industrial District (B-5)
LOCATION:	Properties bounded by Freedom Boulevard, Jefferies Creek, Francis Marion Road, Wickerwood Road, Flowers Road, Pamplico Highway, South Vance Drive, Furches Avenue, and the westernmost boundary of Council District Six that connects Furches Avenue and Freedom Boulevard.
TAX MAP NUMBERS:	See Attachment "A" - Property Owners' Information
COUNCIL DISTRICT(S):	5 & 6; County Council
OWNER OF RECORD:	See Attachment "A" - Property Owners' Information
APPLICANT:	Governing Council
LAND AREA:	1,089 Parcels
WATER /SEWER AVAILABILITY:	The City of Florence along with wells and septic tanks
ADJACENT WATERWAYS/ BODIES OF WATER:	Jefferies Creek

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

STAFF ANALYSIS:

1. Existing Land Use and Zoning**:**
   The subject area properties are currently occupied by single-family residential uses, manufactured/mobile home uses, institutional uses, commercial uses, industrial uses and vacant land. The subject area properties are currently unzoned.

2. Proposed Land Use and Zoning:
   The proposal is to zone the subject area properties for compatibility with surrounding zoning districts, existing and future allowable property uses. There are no proposals at the time of the request for any new development or redevelopment of the subject properties.

   The proposed request is to zone the subject area properties to, Single-Family Residential District (R-3A), Rural Community Districts (RU-1 and RU-1A), General Commercial District (B-3) and Office and Light Industrial District (B-5).

3. Surrounding Land Use and Zoning:
   North: Residential/ commercial/ vacant/R-3/RU-1/R-5/PD //Unzoned/City of Florence/ Florence County
   South: Residential/commercial/vacant/Unzoned/Florence County
   West: Residential/commercial/Instituional/vacant/R-5/PD/RU-2/R-1/B-3/R-3/Unzoned/ City of Florence/ Florence County
   East: Residential/commercial/vacant/Unzoned/Florence County

4. Transportation Access and Circulation:
   Present accesses to the area properties are by way of by Freedom Boulevard, Francis Marion Road, Wickerwood Road, Flowers Road, Pamplico Highway, South Vance Drive, Furches Avenue.

5. Traffic Review:
   The zoning of these properties could have a minimal effect on traffic flow for the area.

6. Chapter 30-Zoning Ordinance:
   The intent of the proposed zoning districts are as follows:

   - The intent of the R-3A, Single-Family Residential District is established as the same as that of the R-1, R-2 and R-3 zoning districts excluding manufactured homes as a permitted use.

   - B-3, General Commercial District: 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.

- B-5, Office and Light Industrial District: The intent of this district is to promote the development of business parks, including office, distribution, and light manufacturing uses in an environment suited to such uses and operations while promoting land use compatibility through the application of performance standards.

- The intent of the RU-1A, Rural Community District is established as the same as that of the RU-1, Rural Community District excluding manufactured homes as a permitted use.

- 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.

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
4. Attachment "A"-Property Owners' Information