

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
TUESDAY, JUNE 28, 2016
PC#2016-10**

SUBJECT: Rezoning request from R-2, Single-Family Residential District to B-3, General Commercial District.

LOCATION: 114 Steele Ave., Pamplico, SC

TAX MAP NUMBER: 60008, Block 01, Parcel 004

COUNCIL DISTRICT(S): 2; County Council

OWNER OF RECORD: South Carolina Home Mission Board

APPLICANT: Christopher M. Todd

LAND AREA: 0.823 Acres

WATER /SEWER AVAILABILITY: Town of Pamplico

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

FLOOD ZONE: N/A

STAFF RECOMMENDATION:

Staff recommends approval of the request.

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently a vacant church and zoned R-2, Single-Family Residential District.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to B-3, General Commercial District.
3. Surrounding Land Use and Zoning:
North: Single-Family Residential/R-2/Town of Pamplico
South: Commercial Business/B-3/Town of Pamplico
West: Commercial Business/B-3/Town of Pamplico
East: Single-Family Residential/R-2/Town of Pamplico

4. Transportation Access and Circulation:

Present access to the property is by way of Steele Avenue.

5. Traffic Review:

The rezoning of this property will have a minimal effect on traffic flow for the area.

6. Chapter 30-Zoning Ordinance

The intent of the 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 larger region in which it holds a central position.

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear for introduction on the agenda on Thursday, July 21, 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