

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
February 23, 2010  
PC#2010-01**

**Subject:** Zoning request to PD, Planned Development from Un-zoned. PD-2010-01-Site Plan

**Location:** Property located at the end of South Flanders Road and Pamplico Hwy

**Tax Map Number:** 90147, Block 03, Parcel 066

**Council District(s):** 5, County Council

**Owner of Record:** KAT-ROX LLC.

**Applicant:** Aubrey Richardson

**Land Area:** Approximately 22.08 acres

**Existing Land Use and Zoning:**

The subject property is currently undeveloped timberland. The property is currently un-zoned.

**Proposed Land Use and Zoning:**

The applicant proposes to zone the subject property to PD, Planned Development to facilitate a Townhome development.

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.

**Surrounding Land Use and Zoning:**

North: Residential / un-zoned, Florence County

South: Undeveloped farm land / un-zoned, Florence County

East: Residential / un-zoned, Florence County

West: Residential / un-zoned, Florence County

**Florence County Comprehensive Plan:**

The majority of the subject property is located in a Residential Preservation area with a small portion in the southwest corner in a Rural Preservation area according to the Comprehensive Plan Land Use Map. While the applicant has requested to zone this property as Planned Development (PD), this request does comply with both land use designations.

Residential Preservation is intended to protect and sustain existing low density single-family residential areas, including property values and amenities, and provide for the growth of suburban or developing rural areas consisting of single-family homes and their accessory uses. (Zoning Districts Permitted: R-1, R-2, PD) Rural Preservation is intended to Provide areas for 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-2, PD)

**Staff Analysis:**

Access and Circulation - Emergency access to the property will be by way of South Flanders Ave. and Pamplico Hwy.

Water and Sewer Availability - These services will be provided by the City of Florence Public Works.

Adjacent Waterways/Bodies of Water/Flood Zone - There does not appear to be any waterway/body of water adjacent to the property. The property is not located in a flood zone.

Background - This project was originally approved as a commercial condo project. The applicant is requesting to change the zoning of the property from un-zoned to PD, Planned Development District to restrict the property to Townhome use only.

Traffic Review - The proposed change in zoning should have little effect on the traffic flow along Claussen Road, however the entrance onto Pamplico Hwy. may cause an increase in traffic flow.

**Staff Recommendation:**

The staff recommends approval due to its compliance with the Comprehensive Plan.

**Technical Review Meeting Action: February 8, 2010**

The Technical Review Committee recommended approval of the PD, Planned Development zoning ordinance.

**Florence County Planning Commission: February 23, 2010****Florence County Council:**

Currently scheduled for Thursday, March 18, 2009 @ 9:00 am in Room 803-County Council Chambers, 180 North Irby Street.

**Attachments:****Copies of the following are attached:**

1. Location map
2. Comprehensive Land Use Plan map
3. Zoning map
4. Aerial photograph
5. Master plan
6. Signage plan
7. PD Ordinance