

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
April 27, 2010
PC#2010-05 (Florence County)**

Subject: Rezoning request from R-1, Single-Family Residential District to RU-1, Rural Community District

Location: Property is located at 3414 James Turner Rd., Florence County

Tax Map Number: 00127, Block 01, Parcel 012

Council District(s): 5; County Council

Owner of Record: Bryan Gardner

Applicant: Bryan Gardner

Land Area: 25 acres

Existing Land Use and Zoning:

The subject property is currently single-family residential, zoned R-1, Single-Family Residential District.

Proposed Land Use and Zoning:

The applicant has indicated that the proposed land uses for the site will consist of single-family residential. The applicant is proposing to rezone the subject property to RU-1, Rural Community District.

Surrounding Land Use and Zoning:

North: Single-family residential/R-1 /Florence County

South: Vacant /Single-family residential/ RU-1/Florence County

West: Single-family residential/R-1 /Florence County

East: Vacant/Single-family residential / Florence County

Florence County Comprehensive Plan:

The northern portion of subject property is located in a Rural Preservation area and the southern portion in a Flood Hazard District according to the Comprehensive Plan Land Use Map. While the applicant has requested to rezone this property to RU-1, this request does comply with the Comprehensive Plan.

Staff Analysis:

Access and Circulation- Present access to the property is by way of James Turner Road.

Water and Sewer Availability- The water services are provided by the City of Florence. No public sewer at this time.

Adjacent Waterways/Bodies of Water/Flood Zone- There does not appear to be a waterway/body of water adjacent to the property. Portion of property is in flood zone AE per flood zone map.

Background- The applicant is requesting to change the zoning of the property from R-1, Single-Family Residential District to RU-1, Rural Community District.

Staff Recommendation:

Staff recommends approval of the rezoning request based on its compliance with the Land Use Element of the Comprehensive Plan.

Florence County Planning Commission Action: April 27, 2010

Florence County Council Meeting:

Currently scheduled for Thursday, May 20, 2010 @ 9:00 AM in room 803 of the City-Complex, 180 North Irby Street, Florence.

Attachments:

Copies of the following are attached:

1. Location Map
2. Comprehensive Land Use Plan Map
3. Zoning Map
4. Aerial Map
5. Comprehensive Plan information
6. Zoning Ordinance information