

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
March 22, 2011
PC#2011-03**

Subject: Rezoning request from B-2, Convenience Business District to B-3, General Commercial District

Location: Property is located at 122 South Georgetown Hwy., Johnsonville

Tax Map Number: 50007, Block 05, Parcel 002

Council District(s): 2, County Council

Owner of Record: Glenn Badger Bazen

Applicant: Glenn Badger Bazen

Land Area: Approximately 0.297 acres

Existing Land Use and Zoning:

The subject property is currently vacant rental property and zoned B-2, Convenience Business District.

Proposed Land Use and Zoning:

The applicant is proposing to rezone the subject property to B-3, General Commercial District for purpose of used car lot.

Surrounding Land Use and Zoning:

North: Commercial/B-2/City of Johnsonville
South: Vacant/B-2/City of Johnsonville
East: Vacant/B-2/City of Johnsonville
West: Commercial/R-3/City of Johnsonville
Single-Family Residential/B-2/ City of Johnsonville

Florence County Comprehensive Plan:

Currently, the subject property is located in a Transitional Growth and Preservation area according to the Comprehensive Plan Land Use Map.

The applicant has requested to rezone this property from B-2 to B-3.

The request for the zoning amendment to a B-3 does not presently comply with the Land Use Element's designation for the subject property.

However, staff is moving forward with the request to amend the current land use designation to Commercial Growth and Preservation to comply with the Comprehensive Plan Land Use Map as the designation would coordinate with the existing land uses surrounding this area.

When the amendment is approved for the land use designation change, the zoning amendment of the subject properties from B-2 to B-3 will be in compliance.

Chapter 30-Zoning Ordinance:

The intent of the B-3, General Commercial 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.

Staff Analysis:

Access and Circulation- Present access to the property is by the way of South Georgetown Hwy. and Chapman Drive

Water and Sewer Availability- The water and sewer services are provided by the City of Johnsonville.

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- The applicant is requesting to change the zoning of the property from B-2, Convenience Business District to B-3, General Commercial District for purpose of a used car lot.

Traffic Review- The rezoning of this property should not have an effect on traffic flow for this area.

Staff Recommendation:

Staff recommends approval of the rezoning request based on its being in compliance with the approval of the land use designation change request to the Land Use Element of the Comprehensive Plan.

Florence County Planning Commission: March 22, 2011

Florence County Council Meeting:

Currently scheduled for Thursday, April 21, 2011 @9:00 AM in room 803 of the City-Complex, 180 N. 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