

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
May 24, 2011
PC#2011-04 (Florence County)**

Subject: Comprehensive Plan Map Amendment to change the Land Use Map designation for property in Florence County located at 224 East Carolyn Avenue, Florence from Commercial Growth and Preservation to Suburban Development.

Location: 224 East Carolyn Avenue, Florence County

Tax Map Numbers 90095, Block 01, Parcel 042

Council District(s): 8; County Council

Applicant: Doulaveris Holdings, LLC

Land Area: .521344

Staff Analysis:

The property is currently designated as Commercial Growth and Preservation according to the Comprehensive Plan Land Use map.

The applicant is proposing to change the designation to Suburban Development.

Staff's Justification/Reason for proposed amendment is to recognize substantial change and changing conditions or circumstances in a particular locality.

Comprehensive Land Use Plan Map Designation:

The proposal is to change the designation to Suburban Development which provides areas in suburban settings that are expected to have increasing community significance with opportunities for residential, commercial, and institutional uses that enhance the area as a whole.

Staff Recommendation:

Staff recommends approval of this request because Suburban Development would coordinate with the existing land uses surrounding this area.

Florence County Council Meeting Schedule:

Introduction: Thursday, June 16, 2011 @ 9:00 a.m. in room 803 of the City-County Complex

Second Reading/Public Hearing: Thursday, July 21, 2011@ 9:00 a.m. in room 803 of the City-County Complex

Third Reading: Thursday, August 18, 2011@ 9:00 a.m. in room 803 of the City-County Complex

Attachments:

1. Resolution
2. Aerial map
3. Comprehensive Plan map