

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
May 24, 2011
PC#2011-05**

Subject: Rezoning request from B-3, General Commercial District to R-4, Multi-Family Residential District, Limited

Location: Property is located at 224 Carolyn Avenue, Florence County

Tax Map Number: 90095, Block 1, Parcel 042

Council District(s): 8; County Council

Owner of Record: Doulaveris Holdings LLC

Applicant: William Doulaveris

Land Area: Approximately .52 acres

Existing Land Use and Zoning:

The subject property is currently vacant and zoned B-3, General Commercial District.

Proposed Land Use and Zoning:

The proposal is to rezone the subject property to R-4, Multi-Family Residential District, Limited for duplex development.

Surrounding Land Uses and Zoning

North: Vacant / B-3/City of Florence
South: Single-Family Residential /R-3/ Florence County
East: Single-Family Residential /B-3/ Florence County
West: Single-Family Residential/ B-3 / Florence County

Florence County Comprehensive Plan:

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

The applicant has requested to rezone this property from B-3 to R-4.

The request for the zoning amendment to R-4 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 Suburban Development 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 property from B-3 to R-4 will be in compliance.

Traffic Review:

The rezoning of this property will not have an effect on traffic flow for this area.

Chapter 30-Zoning Ordinance:

The intent of the R-4 Multi-Family Residential District, Limited is intended to promote and accommodate residential development consisting principally of single-family and two-family dwellings, and related support uses.

Staff Analysis:

Access and Circulation- Present access to the property is by way of Carolyn Avenue that is maintained by South Carolina Department of Transportation.

Water and Sewer Availability- These services are 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- The request is to rezone the subject property to R-4, Multi-Family Residential District, Limited.

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 Meeting May 24, 2011:**Florence County Council Meeting:**

Currently scheduled for Thursday, June 16, 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