

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
TUESDAY, FEBRUARY 23, 2021
PC#2021-05**

SUBJECT: Rezoning request from R-3, Single-Family Residential District, To RU-1, Rural Community District.

LOCATION: 2021 Hazelwood Ln., Florence, SC

TAX MAP NUMBER: 00127, Block 01, Parcel 283

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Edwin and Yadhira Brooks

APPLICANT: Edwin and Yadhira Brooks

LAND AREA: Approximately 1.004 acres

WATER/SEWER AVAILABILITY: None

**ADJACENT WATERWAYS/
BODIES OF WATER:** None

FLOOD ZONE: None

STAFF RECOMMENDATION:
Staff recommends conditional approval of the request.

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently residential and zoned R-3, Single-Family Residential District.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to RU-2, Rural Resource District. The Future Land Use designation is Suburban Development.
3. Surrounding Land Use and Zoning:
North: Florence County, Vacant, Residential - RU-1
South: Florence County, Vacant, Residential - R-3
West: Florence County, Residential, Vacant - RU-1, R-3
East: Florence County, Vacant, Residential - RU-1, R-3

4. Transportation Access and Circulation:

Present access to the property is by way of Hazelwood Lane.

5. Traffic Review:

The rezoning of this property will have a minimal effect on traffic flow for the area, based on the data analyzed during staff review.

6. Chapter 30-Zoning Ordinance

The intent of the RU-1, Rural Community, district is to sustain and support rural community centers as an integral part of the rural environment, serving the commercial, service, social, and agricultural needs of nearby rural residents.

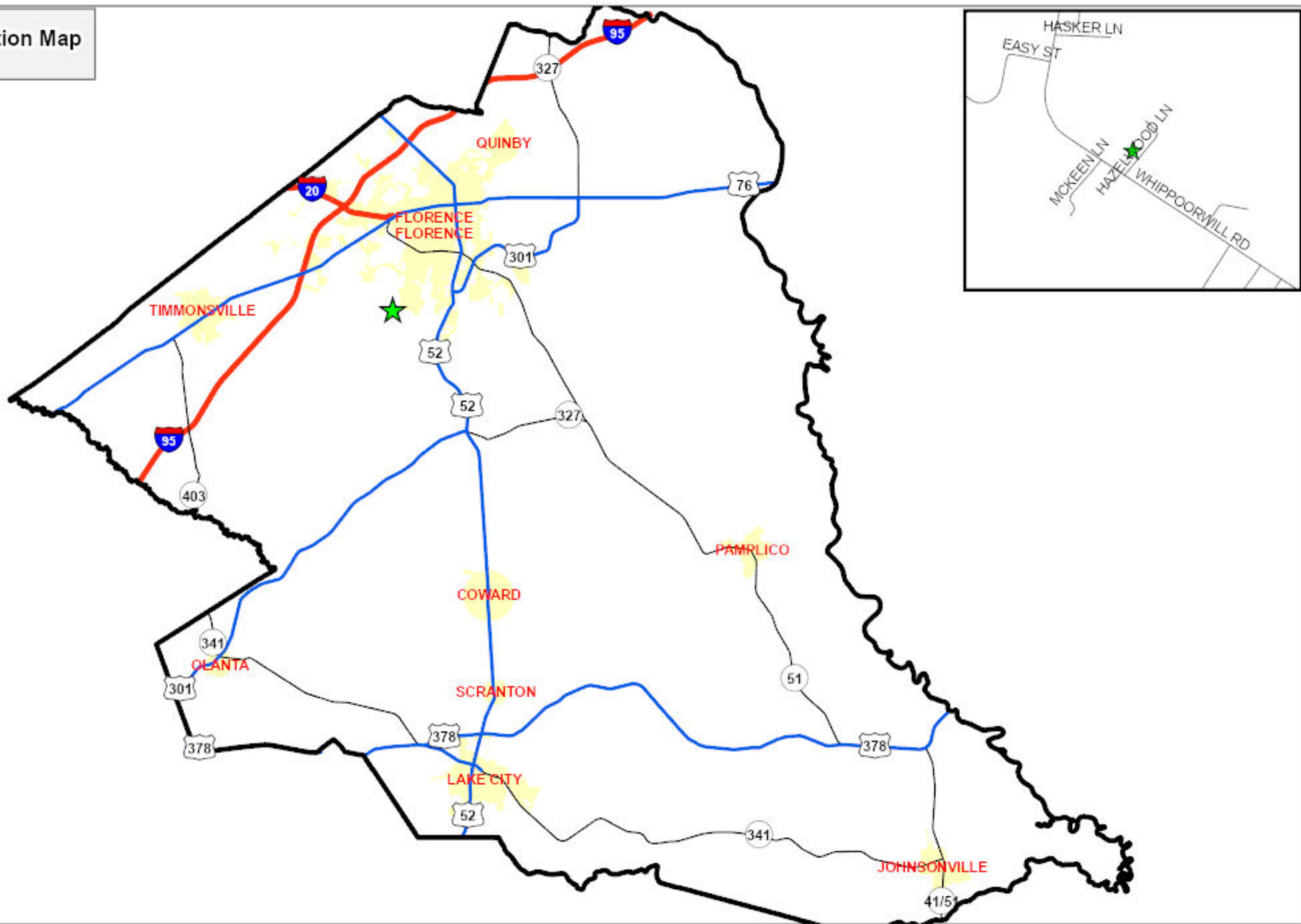
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear for introduction on the agenda on Thursday, March 18, 2021 at 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

1. Location Map
2. Zoning Map
3. Aerial Map
4. Applicant Submitted Plat

Location Map

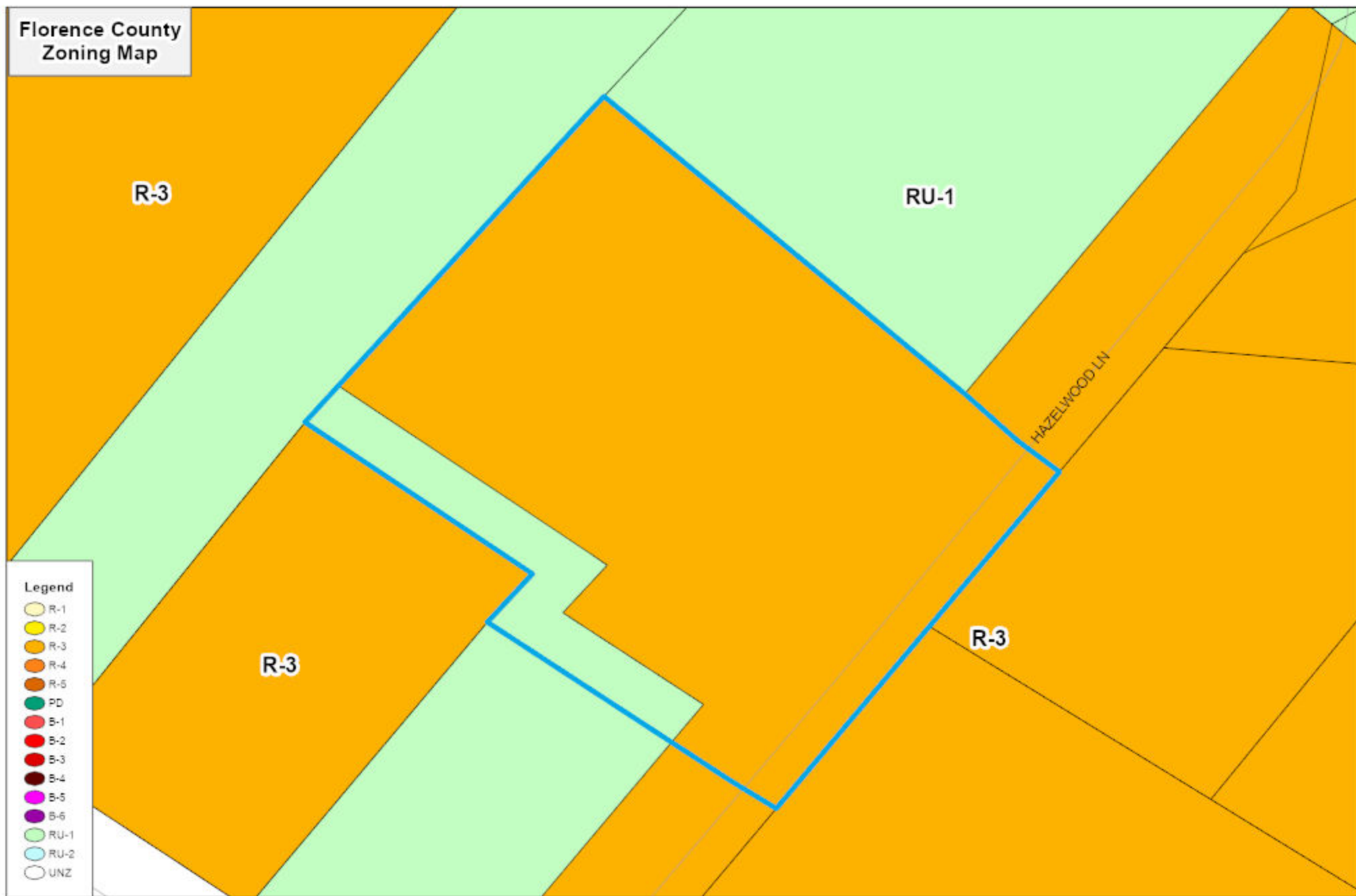


Florence County
Planning Department
Meeting Date:
02/23/2021



Council District 5
PC#2021-05

**Florence County
Zoning Map**



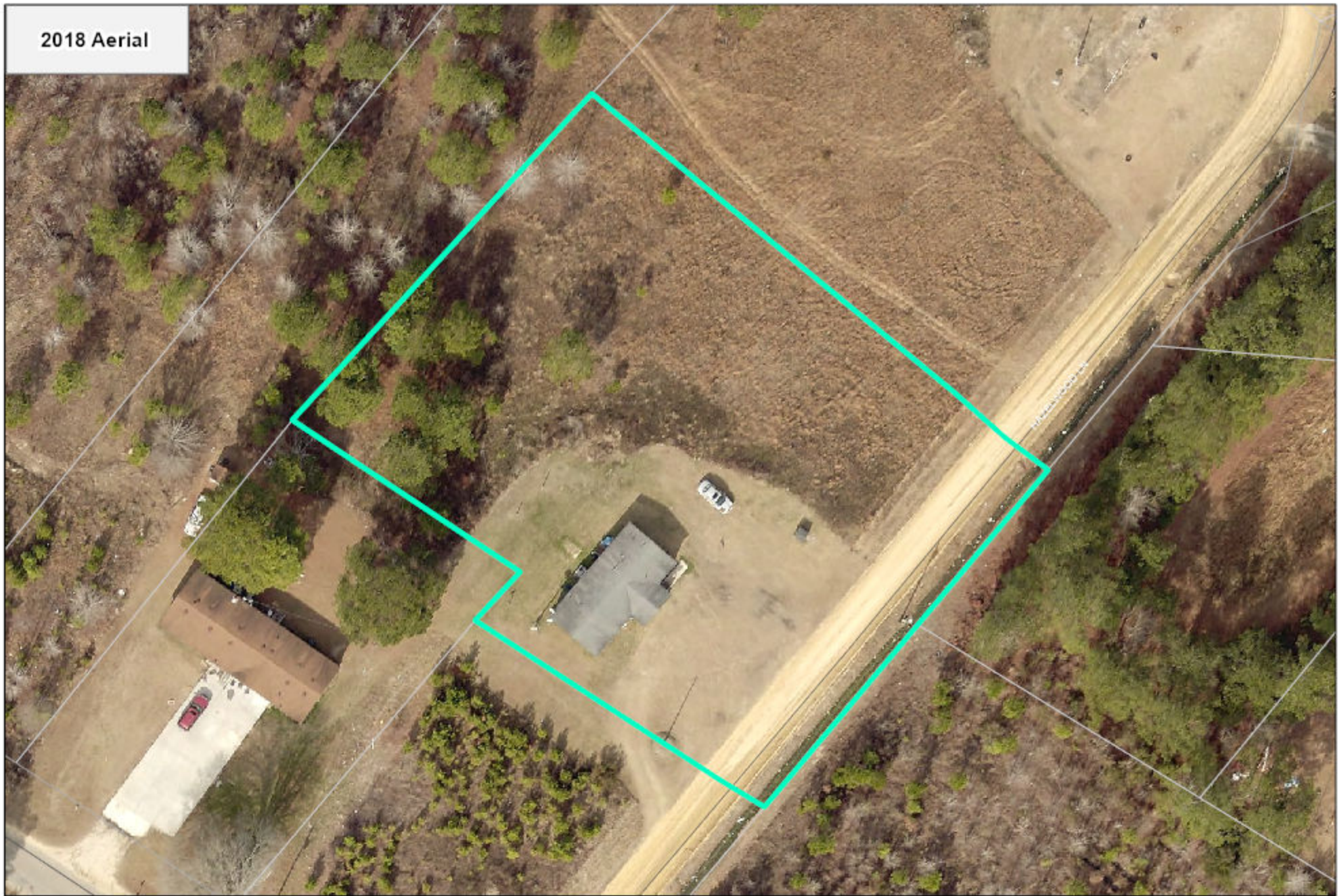
0 25 50 100 Feet

Florence County
Planning Department
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**Council District 5
PC#2021-05**

2018 Aerial



0 25 50 100 Feet

Florence County
Planning Department
Meeting Date:
02/23/2021

13



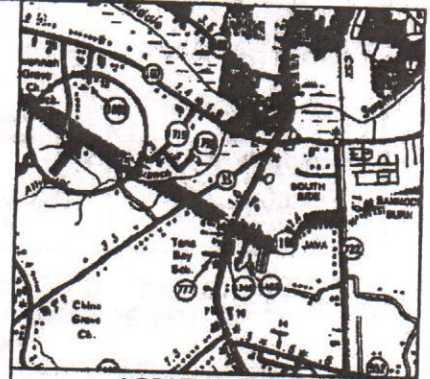
Council District 5
PC#2021-05

NOTE:

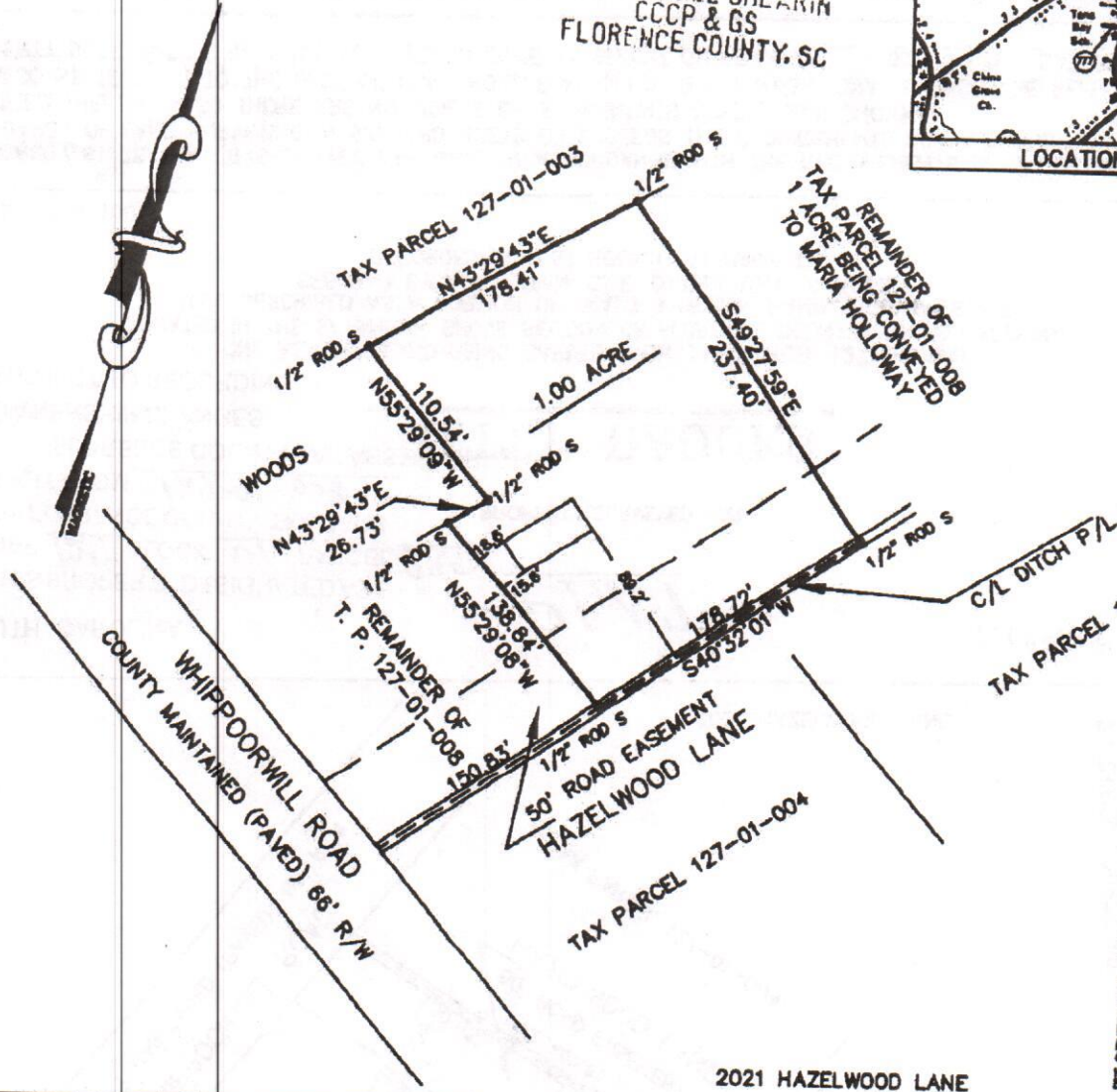
THE ROAD OR DRIVEWAY PROVIDING ACCESS TO THE LOTS IN THE DEVELOPMENT IS PRIVATE AND NOT MAINTAINED BY FLORENCE COUNTY. PROPERTY OWNERS MUST MAINTAIN ACCESS SUITABLE FOR EMERGENCY VEHICLES.

2009 DEC 21 PM 1:11

CONN & REEL-SHEARIN
CCCP & GS
FLORENCE COUNTY, SC



LOCATION MAP



FLORENCE COUNTY MUNICIPAL PLANNING DEPARTMENT
hereby certifies that this plat is approved or
the 13 day of November 2009
COUNTY PLANNER [Signature]

SOUTH CAROLINA

THIS PROPERTY DESIGNATED AS
MAP 127 BLOCK 01 PARCEL 285
ON FLORENCE COUNTY TAX MAPS
SPLIT FROM 127-01-008

OF PROPERTY SURVEYED FOR

FLORENCE COUNTY TAX ASSESSOR
OWNERSHIP CHANGES
SUBJECT TO RECORDING

PLAT

BETTY BROOKS

FLORENCE COUNTY

96/266

ONE ACRE OF LAND BEING CARVED FROM TAX PARCEL 127-01-008.
LOCATED IN THE SAVANNAH GROVE SECTION OF FLORENCE COUNTY, SOUTH CAROLINA.
ALSO DESCRIBED AS A PORTION OF TRACT 3 OF THE HAMP THOMAS ESTATE.
SEE MAP BY A. L. ERVIN, C. E. DATED: MAY 10, 1952.
RECORDED IN PLAT BOOK U AT PAGE 97.

SCALE: 1" = 100'