



The Planning & Zoning Resource Corporation

25 South Oklahoma Avenue, Suite 300 • Oklahoma City, Oklahoma 73104
Telephone (405) 840-4344 • Fax (405) 840-2608

ZONING AND SITE REQUIREMENTS SUMMARY

**FLEET MORTGAGE OFFICE
2210 ENTERPRISE DRIVE
FLORENCE, SOUTH CAROLINA**

Prepared For:

**J.P. MORGAN MORTGAGE CAPITAL
400 PERIMETER CENTER TERRACE, SUITE 575
ATLANTA, GEORGIA 30346**

Date: Final – 12/27/2000

PZR SITE NUMBER: 7383

NATIONAL PLANNING & ZONING CONSULTING SERVICE

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OKLAHOMA CITY, OKLAHOMA 73104
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ZONING AND SITE REQUIREMENTS SUMMARY

I. Property Location and Size

1. Jurisdiction:	<i>Florence County, South Carolina</i>
2. Name:	<i>Fleet Mortgage Office</i>
3. Address:	<i>2210 Enterprise Drive</i>
4. Size:	<i>16.628 Acres or 719,959 Square Feet +/-</i>

II. Existing Land Use and Zoning

1. Date of Existing Ordinance:	<i>February 9, 1999</i>
2. Existing Zoning Designation:	<i>No Zone</i>
3. Adjacent Zoning Designation and or Uses if Applicable:	<i>Not Applicable</i>
4. Existing Land Use:	<i>Office, Cafeteria</i>

<i>Is The Existing Use in Conformance?</i>	<i>Yes, As Permitted Uses See "Other Comments" (1)</i>
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III. Zoning Regulations

1. Are copies of zoning regulations available for this site?	<i>Yes, Attached</i>
2. If any aspect of the property is not in conformance with current zoning, does the municipality provide ordinances dealing with non-conforming use?	<i>Yes, Attached (For Information Only)</i>

IV. Property Specification

1. Building Set-Back Lines

- a. Front: **25 Feet (per Code); 30 Feet (per Deed)**
- b. Side/Rear: **20 Feet**

Is The Existing Building in Conformance? Yes

2. Building Size

- a. Maximum Building Height or Stories: **No Height Restriction**
- b. Existing Building Height or Stories: **30.7 Feet or 2 Stories**
- c. Building Site Area Requirements: **Minimum Lot Area 2 Acres**

Is The Existing Building in Conformance? Yes, See "Other Comments" (2)

3. Density

- a. Building Density Formula: **A Perimeter Landscaped Area of Minimum 5 Feet in Depth; 10% of the Lot Area shall be Landscaped**
- b. Approximate Building Footprint: **89,465.95 Square Feet**

Is The Building Coverage in Conformance? Yes, Existing Landscaping Exceeds 10% Yes, to 5 Feet Open Space, See "Other Comments" (3)

4. Parking

- a. Parking Space Formula: **1 Space per 350 Square Feet of Gross Floor Area**
- b. Parking Spaces Required: **(177,747 / 350) = 508 Total Parking Spaces**
- c. Existing Parking Spaces: **1078 Total Parking Spaces (Including 22 Handicapped)**

Is The Existing Parking in Conformance? Yes, See "Other Comments" (4) & (5)

V. Site History

- 1. Was special permitting or condition(s) applied to existing zoning? **Yes**
 - a. Site Plan Approval or Planned Unit Development? **Indeterminate According to Debbie Matthews, Planner I, Florence County does not have an access to the off-site storage of all approved site plans.**
 - b. Other? **Not Applicable**

V. Site History

2. Are there any outstanding building or zoning violations on file?

According to Debbie Matthews, Planner I, there are no outstanding Zoning or Building Code Violations on file for this property (See Attached).

3. Is a Certificate of Occupancy available for the site?

**Yes
(See Attached)**

VI. Conclusions

1. Conformance Status:

Legal Conforming

2. Nonconforming Characteristics of the Site:

Not Applicable

3. Recommended Action:

Not Applicable

4. Rebuildability Clause:

Not Applicable

Other Comments:

(1) According to Debbie Matthews, Planner I, Requirements for Unzoned Areas should apply to this project.

(2) Please note Height, Density and Parking Requirements were verified with Debbie Matthews, Planner I.

(3) The site conformance to Landscaping was based on the scaled measurement of the open space that could accommodate the required 10% of lot area landscaping. Please note Open Space is a scaled approximation.

(4) According to Sec. 6.5, 2% of total parking spaces available is required to be Handicapped Accessible. 21 Handicapped Parking Spaces are required for this site. Therefore, it conforms to this requirement.

(5) Per Debbie Matthews, the Planning Department requires Parking Spaces for a main use only. Please note the rent roll does not indicate a cafeteria use. However, per Eric Gutke, JP Morgan Mortgage Capital, there is a small cafeteria that serves to office employees.

A Zoning Verification Letter is Attached.

The Planning & Zoning Resource Corporation has relied on information provided by the following:

Municipal Officials

**Debbie Matthews
Planner I
218 West Evans Street
Florence, SC 29501
Phone (843) 676-8600**

Surveyor

**Johnny Nobles & Associates
418 Chestnut Street
Lumberton, NC 28359
Phone (910) 738-8652
Survey is not Dated
Survey Dated:**

This report was prepared by Maya Kravtsova. Questions may be directed to Maya at 405.840.4344, Extension 697 or by email to maya@pZR.com. Please reference PZR Site Number 7383.