

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
June 28, 2011
PC#2011-10(Florence County)**

Request: A waiver of Section CD 28.6:85 (a) of the Florence County Land Development and Subdivision Ordinance of the Florence County Code.

Applicant: Tanya Kirby

Status of the Applicant: Representative of the Owner

Location: 249 J T Lane

Council District: 4; County District

School District: 1

Size of property: 1.1 acres

Present Use/ Zoning: Residential / Unzoned

Tax Map Reference: 00077, Block 01, Parcel 005

Flood Zone: N/A Flood Zone X

Water/ Sewer: DHEC approval needed

Waiver Request:

The applicant requests a waiver of the requirement for the easement to be 50 feet wide. J T Lane currently has a 20-foot easement.

Pertinent Code Information:

Section CD 28.6:85 (a) of Florence County Land Development and Subdivision Ordinance of the Florence County Code establishes that private road developments up to six lots shall have a 50-foot easement. The waiver is to allow for a 25-foot easement.

Surrounding Land Use and Zoning:

The surrounding land use and zoning consists of residential and undeveloped land. The property is unzoned.

Staff Analysis:

The applicant is requesting to divide a lot off of a private road (JT Lane) with a 20- foot wide easement. Florence County Land Development and Subdivision Ordinance requires the easement to be 50-feet wide.

The waiver will allow for a second lot to split off of an existing private road easement. The staff recommends approval of the plat due to that the road was in place prior to the current regulations taken effect.

Technical Review Committee Meeting Action: June 13, 2011

The Technical Review Committee recommended approval of the waiver of section 28.6-85 (a) of the Florence County Land Development and Subdivision Ordinance.

Attachments:

1. Summary plat
2. Aerial map
3. Section 28.6-85. Small family and private development (one to six lots) of the Land Development and Subdivision Ordinance of the Florence County Code
4. Section 28.6-131. Variations and exceptions to this chapter of the Land Development and Subdivision Ordinance of the Florence County Code