

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
June 28, 2011
PC#2011-09 (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: Charles Gaddy

Status of the Applicant: Owner

Location: 2416 Twin Church Road

Council District: 4; County District

School District: 1

Size of property: 2.75 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 restriction of 6 lots allowed off of a private road easement. The waiver will allow for 10 lots off of a private road 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 allow up to six lots.

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 sub divide 10 lots off a 50 foot wide private road easement. Florence County Land Development and Subdivision Ordinance restricts the number of lots to 6 for a private road easement.

The applicant is making the required road improvements to allow for E-911 access to the new lot. The original easement was put in place for a family subdivision that was in compliance when

approved in July of 2000. The staff recommends approval of the plat due to that the property was in compliance when it was originally subdivided.

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