

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
June 28, 2011
PC#2011-06 (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: Betty Fulton

Status of the Applicant: Representative of the owner

Location: 2821 T & W Lane

Council District: 5; County District

School District: 1

Size of property: .33 acres

Present Use/ Zoning: Residential / Unzoned

Tax Map Reference: 00102, Block 01, Parcel 266

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. T & W Lane currently has a 25-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 (T & W Lane) with a 25- foot wide easement. Florence County Land Development and Subdivision Ordinance requires the easement to be 50-feet wide.

The Florence County Planning Commission approved a waiver for another parcel on this road in March of 2007. There appears to be the intent to split additional lots on this private road after this lot. The staff recommends that the property owner submit a plan for the whole project. With a master plan, the Planning Commission can approve the waiver once instead of as needed per parcel.

After being deferred at the May 24, 2011 Florence County Planning Commission Meeting a letter was sent to the applicant informing them of the outcome of the meeting. Staff has tried multiple times to call the applicant on the number provided on the application and has been unable to make contact.

Staff recommends denial of the request due to the applicant not providing a plat for the project as a whole.

Technical Review Committee Meeting Action: May 9, 2011

The Technical Review Committee recommended deferring the waiver of section 28.6-85 (a) of the Florence County Land Development and Subdivision Ordinance to request that the property owner present a plat for the project as a whole.

Planning Commission Meeting Action May 24, 2011

The Florence County Planning Commission voted 7 to 0 in favor of deferring the waiver of section 28.6-85 (a) of the Florence County Land Development and Subdivision Ordinance to request that the property owner present a plat for the project as a whole.

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