

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
March 27, 2012
PC#2012-03 (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: Thomasena Brown

Status of the Applicant: Owner

Location: 802 John Paul Jones Rd

Council District: 4; County District

School District: 1

Size of property: 2.55 acres

Present Use/ Zoning: Residential / R-3 Single-Family Residential

Tax Map Reference: 00127, Block 01, Parcel 146

Flood Zone: N/A Flood Zone X

Water/ Sewer: DHEC approval needed

Waiver Request:

The applicant requests a waiver of 25 feet from the 50 foot wide road easement requirement.

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 is residential and is zoned R-3, Single-Family Residential District.

Staff Analysis:

The applicant is requesting to divide 5 lots off of a private 25 foot wide road easement. Florence County Land Development and Subdivision Ordinance requires the easement to be 50 feet wide.

The waiver will allow for 5 lots to be split off of a 25 foot wide easement.

Technical Review Committee Meeting Action: March 12, 2012

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

Planning Commissioner Bill Lockhart, and planning staff Jonathan Graham and Tripp Ward were present.

Staff Recommendation:

The staff recommends denial of the request because it does not meet the requirements 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