

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
March 27, 2012
PC#2012-02 (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: Christina Johnson

Status of the Applicant: Representative of the Owner

Location: 510 Keels Rd

Council District: 6; County District

School District: 1

Size of property: .46 acres

Present Use/ Zoning: Residential / Unzoned

Tax Map Reference: 00275, Block 01, Parcel 049

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 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 easement with a 25 foot wide easement. Florence County Land Development and Subdivision Ordinance requires the easement to be 50 feet wide.

The waiver will allow for one lot to be split off of a 25foot 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, Christina Johnson, the property owners, Mr. and Mrs. Johnnie Waiters, 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