

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, December 16, 2014
PC#2014-17**

SUBJECT: Request for Sketch plan approval for Kings Gate Phase 2 Subdivision

LOCATION: North Ebenezer Road

TAX MAP NUMBER: 00098, Block 01, Parcel 032

COUNCIL DISTRICT(S): 3; County Council

ENGINEER: Venture Engineering, Inc.

APPLICANT: Westar Development Group, Inc.

ZONING/ LAND AREA: Unzoned/ Approximately 25.98 acres

WATER /SEWER AVAILABILITY: The City of Florence will provide water and sewer services.

**ADJACENT WATERWAYS/
BODIES OF WATER:** There does not appear to be any waterway/body of water adjacent to the property.

FLOOD ZONE: The property is not located in a flood zone.

STAFF ANALYSIS:

1. Surrounding Land Use and Zoning:

North: Vacant/Unzoned/Florence County
South: Vacant/Unzoned/Florence County
West: Single-Family Residential/Unzoned/Florence County
East: Vacant/Unzoned/Florence County

2. Background:

The subdivider desires to subdivide property off North Ebenezer Road. The new subdivision will be known as Kings Gate Phase 2 Subdivision.

3. Transportation Access and Circulation:

Present access to this property is from North Ebenezer.

4. Traffic Review:

Based on the proposed use of the subject property, there could be a minimal effect on traffic flow along N. Ebenezer Road.

STAFF RECOMMENDATION:

Staff recommends this item be approved.

TECHNICAL REVIEW MEETING-DECEMBER 04, 2014:

The Technical Review Committee recommended approval based on necessary modifications from the West Florence Fire Department.

ATTACHMENTS:

Copies of the following are attached:

1. Aerial Map
2. Sketch Plan
3. West Florence Fire Department Approval Letter
4. Variance Request for Street Signs