

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, December 16, 2014
PC#2014-15**

SUBJECT: Request for Sketch plan approval for Windsor Forest VI Subdivision

LOCATION: Off Parsons Gate

TAX MAP NUMBER: 00122, Block 01, Parcel 236 and 235

COUNCIL DISTRICT(S): 3; County Council

ENGINEER: Engineering Consultants, Inc.

APPLICANT: Cecil E. Floyd, Jr.

ZONING/ LAND AREA: Unzoned/ Approximately 13.502 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 along an extension of Parsons Gate. The new subdivision will be known as Windsor Forest Phase VI Subdivision.

3. Transportation Access and Circulation:

Present access to this property is from Parsons Gate.

4. Traffic Review:

Based on the applicant's request to develop 16 residential lots, the additional traffic would have a minimal impact on the current traffic flow on Parsons Gate.

5. Florence County Comprehensive Plan:

The subject property is currently designated as Rural Preservation as established by the Land Use Element of the Comprehensive Plan. The request does comply with the Comprehensive Plan.

STAFF RECOMMENDATION:

Staff recommends this item be approved.

TECHNICAL REVIEW MEETING-OCTOBER 06, 2014:

The Technical Review Committee recommended approval with any modifications required by 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