Agenda
Florence County Planning Commission
Regular Meeting
Tuesday, April 28, 2015
6:30 P.M.
County Complex
Room 803

The Florence County Planning Department staff posted the agenda for the meeting on the information boards at the main entrance and the back entrance of the County Complex and on the information board at the entrance of the Planning and Building Inspection Department building.

I. Call to Order

II. Review and Motion of Minutes

- Meeting of March 24, 2015

III. Public Hearings

None

IV. Requests for Plat/Plan Approval:

PC#2015-04 Sketch Plan Approval requested by West Florence Holdings, LLC for West Lakes Subdivision Phase 3 located off of Lake Russell Dr., Florence shown on Florence County Tax Map No. 00053, Block 01, a portion of Parcel 001. (pink)

V. Other Business:

- Technical Review Committee Appointments

VI. Director’s Report:

- Summary Plats
- Building Reports

VII. Executive Session (if needed)

VIII. Adjournment
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<th><strong>Request for Plat/Plan Approval</strong></th>
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**Subject:** Request for Sketch Plan approval for West Lakes Subdivision Phase 3

**Location:** Off Lake Russell

**Tax Map Number:** 00053, Block 01, a portion of Parcel 001

**Council District(s):** 4; County Council

**Engineer:** Aligned Engineering, Inc.

**Applicant:** West Florence Holdings, LLC

**Zoning/ Land Area:** Unzoned/ Approx. 40 acres

**Water/Sewer**
- The City of Florence will provide water and sewer services

**Adjacent Waterways/**
- There does not appear to be any waterway/body of water adjacent to the property.

**Flood Zone:**
- The properties are not located in a flood zone.
PC#2015-04 - Aerial Map
STAFF ANALYSIS:
Surrounding Land Use and Zoning:
North: Vacant/Unzoned/Florence County
South: Vacant/Unzoned/Florence County
West: Vacant/Unzoned/Florence County
East: Single-Family Residential/Unzoned/Florence County

Background:
The subdivider desires to subdivide property along an extension of Lake Russell Drive.

Transportation Access and Circulation:
Present access to the property is from Lake Russell Drive.

Traffic Review:
Based on the applicant's request to develop 105 residential lots, the additional traffic would have a minimal impact on the current traffic flow.
Staff recommends this item be approved.
Technical Review Meeting-April 15, 2015

The Technical Review Committee recommended approval with any modifications required by the West Florence Fire Department.
Other Business

• Technical Review Committee Appointments
Director’s Report

• Summary Plats

• Building Reports
Executive Session (if needed)

Adjournment