

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, April 28, 2015  
PC#2015-04**

**SUBJECT:** Request for Sketch plan approval for West Lakes Subdivision Phase 3

**LOCATION:** Off Lake Russell Drive

**TAX MAP NUMBER:** 00053, Block 01, a portion Parcel 001

**COUNCIL DISTRICT(S):** 4; County Council

**ENGINEER:** Aligned Engineering, Inc.

**APPLICANT:** West Florence Holdings, LLC.

**ZONING/ LAND AREA:** Unzoned/ Approximately 40 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: Vacant/Unzoned/Florence County  
East: Single-Family Residential /Florence County
2. Background:  
The subdivider desires to subdivide property along an extension of Lake Russell Drive.
3. Transportation Access and Circulation:  
Present access to this property is from Lake Russell Drive.
4. 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 RECOMMENDATION:**

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.

**ATTACHMENTS:**

**Copies of the following are attached:**

1. Aerial Map
2. Sketch Plan