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