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 April 28, 2015

III. Public Hearings

None

IV. Requests for Plat/Plan Approval:

PC#2015-05 Sketch Plan Approval requested by South Florence Developers, LLC for Oakdale Subdivision located north of Meadors Rd., at the intersection of Meadors Rd. and Lake Oakdale Dr., Florence, shown on Florence County Tax Map No. 00052, Block 01, a portion of Parcel 005 for single-family houses on 19 lots. (yellow)

PC#2015-06 Sketch Plan Approval requested by South Florence Developers, LLC for Oakdale Duplexes located north of Meadors Rd., at the intersection of Meadors Rd. and Lake Oakdale Dr., Florence, shown on Florence County Tax Map No. 00052, Block 01, a portion of Parcel 005 for duplexes on 60 lots. (green)

V. Other Business:

None
VI. Director’s Report:
   • Summary Plats
   • Building Reports

VII. Executive Session (if needed)

VIII. Adjournment
Request for Plat/Plan Approval PC# 2015-05

<table>
<thead>
<tr>
<th>Subject:</th>
<th>Request for Sketch Plan approval for Oakdale Subdivision</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location:</td>
<td>Property is located on Meadows Road and Lake Oakdale Road</td>
</tr>
<tr>
<td>Tax Map Number:</td>
<td>00052, Block 01, a portion of Parcel 005</td>
</tr>
<tr>
<td>Council District(s):</td>
<td>9; County Council</td>
</tr>
<tr>
<td>Engineer:</td>
<td>Aligned Engineering, Inc.</td>
</tr>
<tr>
<td>Applicant:</td>
<td>South Florence Developers &amp; Gary Finklea</td>
</tr>
<tr>
<td>Zoning/ Land Area:</td>
<td>RU-1/ Approx. 60.12 acres</td>
</tr>
<tr>
<td>Water/Sewer</td>
<td>The City of Florence will provide water and sewer services</td>
</tr>
<tr>
<td>Adjacent Waterways/</td>
<td>There is existing waterway/body adjacent to the property.</td>
</tr>
<tr>
<td>Flood Zone:</td>
<td>The property is not located in a flood zone.</td>
</tr>
</tbody>
</table>
PC#2015-05 - Aerial Map
STAFF ANALYSIS:

Surrounding Land Use and Zoning:
North: Single-Family Residential/R-1/Vacant Land/ Florence County
South: Vacant Land/RU-1/Florence County
West: Vacant Land/Mobile Homes/RU-1/Florence County
East: Single-Family Residential/RU-1/Florence County

Background:
The subdivider desires to subdivide property along Meadows Road and Lake Oakdale Road.

Transportation Access and Circulation:
Present access to the property (19 residential lots) is by way of Lake Oakdale Drive.

Traffic Review:
According to the Institute of Transportation Engineers Trip Generation Report, traffic on Meadors Road could increase by approximately 182 vehicles per day (2-way traffic).
Staff recommends approval contingent on Florence County Council approval of a pending request to rezone this parcel to R-2, Single Family Residential zoning district.
The Technical Review Committee met on May 13th to review this request and recommends approval contingent on Florence County Council approving the pending request to rezone this parcel to R-2, Single Family Residential zoning district.
Request for Plat/Plan Approval PC#

2015-06

Subject: Request for Sketch Plan approval for Oakdale Duplexes

Location: Property is located on Meadows Road and Lake Oakdale Road

Tax Map Number: 00052, Block 01, a portion of Parcel 005

Council District(s): 9; County Council

Engineer: Aligned Engineering, Inc.

Applicant: South Florence Developers & Gary Finklea

Zoning/ Land Area: RU-1/ Approx. 60.12 acres

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

Adjacent Waterways/ There is existing waterway/body adjacent to the property.

Flood Zone: The property is not located in a flood zone.
PC#2015-06 - Aerial Map
PC# 2015-06 Sketch Plan
STAFF ANALYSIS:

Surrounding Land Use and Zoning:
North: Single-Family Residential/R-1/Vacant Land/ Florence County
South: Vacant Land/RU-1/Florence County
West:  Vacant Land/Mobile Homes/RU-1/Florence County
East:  Single-Family Residential/RU-1/Florence County

Background:
The subdivider desires to subdivide property along Meadows Road and Lake Oakdale Road.

Transportation Access and Circulation:
Present access to the property (60 duplexes/120 units) is by way of Meadors Road and Lake Oakdale Drive.

Traffic Review:
According to the Institute of Transportation Engineers Trip Generation Report, traffic on Meadors Road could increase by approximately 1,148 vehicles per day (2-way traffic.)
PC# 2015-06-Staff Recommendation

Approve as submitted.
Technical Review Meeting-May 13, 2015

The Technical Review Committee recommended approval as submitted.
Director’s Report

• Summary Plats

• Building Reports
Executive Session (if needed)

Adjournment