

**STAFF REPORT  
TO THE  
FLORENCE COUNTY PLANNING COMMISSION  
Tuesday, June 9, 2015  
PC#2015-05**

**SUBJECT:** Request for Sketch plan approval for Oakdale Subdivision

**LOCATION:** Property is located on Meadors Rd. and Lake Oakdale Drive, Florence County

**TAX MAP NUMBER:** 00052, Block 01, a portion of Parcel 005

**COUNCIL DISTRICT(S):** 9; County Council

**OWNER OF RECORD:** South Florence Developers & Gary Finklea

**APPLICANT:** South Florence Developers & Gary Finklea

**LAND AREA:** 60.12 Acres

**WATER /SEWER AVAILABILITY:** Water and Sewer are provided by City of Florence.

**ADJACENT WATERWAYS/  
BODIES OF WATER:** There is an existing waterway/body adjacent to the property.

**FLOOD ZONE:** The property is not located in a Flood zone.

**STAFF ANALYSIS:**

1. Surrounding Land Use and Zoning:  
North: Single-Family Residential/R-1/Vacant Land/RU-1/Florence County  
South: Vacant Land/RU-1/Florence County  
West: Vacant Land/ Mobile Homes/RU-1/Florence County  
East: Single-Family Residential /R-1/Florence County
2. Transportation Access and Circulation:  
Present access to the property (19 residential lots) is by way of Meadors Rd. and Lake Oakdale Drive.
3. 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 RECOMMENDATION:**

Staff recommends approval contingent on Florence County Council approving a request to rezone this parcel to R-2, Single Family Residential zoning district.

**TECHNICAL REVIEW MEETING –MAY 13, 2015**

**ATTACHMENTS:**

**Copies of the following are attached:**

1. Aerial Map
2. Sketch Plan