

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
AUGUST 25, 2015
PC#2015-06**

SUBJECT: Request for Sketch plan approval for Oakdale Duplexes

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 RECOMMENDATION:
Denial

The map amendment for this parcel was approved June 18, 2015, which rezoned the parcel from Rural Community District (RU-1) to Residential Single Family District (R-2). The parcel is currently zoned Residential Single Family District (R-2) and does not permit Duplexes.

STAFF ANALYSIS:

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

Transportation Access and Circulation:

Present access to the property (60 duplexes/120 units) is by way of Meadors Rd. 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.)

TECHNICAL REVIEW MEETING –MAY 13, 2015

ATTACHMENTS:

1. Aerial Map
2. Sketch Plan