STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
FEBRUARY 23, 2016
PC#2016-04

SUBJECT:	Request for Sketch plan approval for Subdivision Phase 4
LOCATION:	Off Lake Russell Drive
TAX MAP NUMBER:	00053, Block 01, Parcel 001
COUNCIL DISTRICT(S):	4; County Council
ENGINEER:	Aligned Engineering, Inc.
APPLICANT:	West Florence Holdings, LLC.
ZONING/ LAND AREA:	Unzoned/ Approximately 6 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:	N/A

STAFF RECOMMENDATION:
Approve as submitted.

STAFF ANALYSIS:

1. Surrounding Land Use and Zoning:
   North: Vacant/Unzoned/Florence County
   South: Single-Family Residential/Florence County
   West: Vacant/Unzoned/Florence County
   East: Single-Family Residential /Florence County

2. Background:
   The subdivider desires to subdivide property along extensions of Lake Wateree and Lake Moultrie Drives.

3. Transportation Access and Circulation:
   Present access to this property is from Lake Wateree and Lake Moultrie Drives.

4. Traffic Review:
   Based on the applicant's request to develop 11 residential lots, the additional traffic could have a minimal impact on the current traffic flow.

TECHNICAL REVIEW MEETING-FEBRUARY 9, 2016:

The Technical Review Committee recommended approval based on necessary modifications and corrections from the West Florence Fire Department and the Florence County Planning Department.

ATTACHMENTS:

1. Aerial Map
2. Sketch Plan