

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
March 23, 2010
PC#2010-03 (Florence County)**

Request: A waiver of Section CD 28.6:85 of the Florence County Land Development and Subdivision Ordinance of the Florence County Code

Applicant: Lillie Ann Timmons

Status of the Applicant: Owner

Location: 903 Woodview Road

Council District: 4, County District

School District: 4

Size of property: 10.47 acres

Present Use/ Zoning: Residential / Unzoned

Tax Map Reference: 00057, Block 04, Parcel 051

Flood Zone: N/A Flood Zone X

Water/ Sewer: DHEC approval needed

Waiver Request:

The applicant requests a waiver in order to reduce the required width of a private road access easement from 50 feet to 25 feet.

Pertinent Code Information:

Section CD 28.6:85 of Florence County Land Development and Subdivision Ordinance of the Florence County Code states:

“Roadways. All roads shall be privately maintained and shall be the property of the homeowner's association or sole responsibility of the affected property owners. The roadways shall be held in common and an assessment established for the perpetual maintenance of the roadway and improvements. The roadway must be 18 feet wide and have a three-inch slag or stone base. This provision is waived for family developments. All roadways shall originate at a public road at one end only, to eliminate through traffic. **If the roadway ties to a county maintained**

road a 50-foot wide access easement is required. If it ties to a state road it must comply with the standards of the South Carolina Department of Transportation.”

Surrounding Land Use and Zoning:

The surrounding land use and zoning consists of residential and undeveloped land in an unzoned area.

Staff Analysis:

The property owner currently has 1 lot with three existing homes and wishes to divide the property into 3 lots in order to establish a single lot for each existing home on site.

Present access to the property is by way of Woodview Road which is a private road with a 25 foot wide easement that ties in to Center Road.

Technical Review Committee Meeting Action: March 8, 2010

The Technical Review Committee recommended approval of the waiver for the Summary Plat.

Attachments:

1. Summary plat
2. Aerial map
3. Section 28.6-131. Variations and exceptions to this chapter of the Land Development and Subdivision Ordinance of the Florence County Code