

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
April 27, 2010
PC#2010-06 (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 and approval of a Summary Plat with more than 6 lots.

Applicant: Joyce Gibson

Status of the Applicant: Representative of the Owner

Location: 1233 Old River Road

Council District: 2; County District

School District: 2

Size of property: 10.15 acres

Present Use/ Zoning: Residential / Unzoned

Tax Map Reference: 00401, Block 02, Parcel 011

Flood Zone: N/A Flood Zone X

Water/ Sewer: DHEC approval needed

Waiver Request:

The applicant requests a waiver to allow 8 lots on a private road instead of 6 as required by the ordinance. With the waiver, the applicant also requests approval of the Summary plat due to it having more than 6 lots.

Pertinent Code Information:

Section CD 28.6:85 of Florence County Land Development and Subdivision Ordinance of the Florence County Code is for private road developments up to six lots. The waiver is to allow 8 lots.

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 is requesting to divide the property into 8 lots off of a private road. The Florence County Land Development and Subdivision Ordinance only allows for 6 lots to be divided off of a private road.

The Florence County Land Development and Subdivision Ordinance also requires a summary plat with more than 6 lots to have Planning Commission approval.

Present access to the property is by way of Old River Road

Staff recommends disapproval of the request due to the summary plat not complying with the intent or purpose of the Florence County Land Development and Subdivision Ordinance.

Technical Review Committee Meeting Action: April 12, 2010

The Technical Review Committee recommended disapproval of the waiver for the summary plat due to the request not complying with the intent or purpose of the Florence County Land Development and Subdivision Ordinance.

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