

**Agenda
Florence County Planning Commission Meeting
Tuesday, November 30, 2010
6:30 P.M.
City/County Complex
Room 803**

The Florence County Planning Department staff posted the agenda for the meeting on the information boards at the main entrance and the back entrance of the City/County Complex and on the information board at the entrance of the Planning, Zoning and Building Inspection Department building.

- I. Call to Order
- II. Review and Motion of Minutes

Meeting of September 28, 2010

- III. Public Hearings

Comprehensive Plan Map Amendment:

None

Map Amendment:

None

Text Amendments:

None

- IV. Requests for Plat/Plan Approval:

PC#2010-14 Request for Summary Plat Approval with a waiver of Section 28.6-85 by Willie Wardy for property located off of Olivia Lane, Effingham shown on Florence County Tax Map No. 102, Block 1, Parcel 294. (yellow)

- V. Other Business:

None

- VI. Director's Report:

- Summary Plats
- Building Report

- VII. Executive Session (if needed)

- VIII. Adjournment

PC# 2010-14

Request:	A waiver of Section CD 28.6:85 (a) of the Florence County Land Development and Subdivision Ordinance of the Florence County Code.
Applicant:	Willie Wardy
Status of the Applicant:	Owner
Location:	Oliva Lane
Council District:	5; County District
School District:	1
Size of property:	2.02 acres
Present Use/ Zoning:	Residential / R-1 Single Family Residential
Tax Map Reference:	00102, Block 01, Parcel 294

PC# 2010-14 Request

The applicant requests a waiver to allow 8 lots on an existing private road (Olivia Lane) and a waiver of the requirement for the easement to be 50 feet wide. Olivia Lane currently has a 30-foot easement.

PC# 2010-14 Code Information

Section CD 28.6:85 (a) 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 and allow for a 30 foot easement.

Location Map



A horizontal number line is shown with tick marks at 0, 2, 4, 6, and 8. The label "Miles" is at the right end. The segments from 0 to 2 and from 4 to 6 are shaded black.

Map Prepared by: RWE
Copyright 2010: Florence County Planning
& Building Inspections Department
Geographic Information Systems
11/16/2010



COUNTY COUNCIL DISTRICT(S): 5
PC#2010-14

Florence County 2008 Orthophotography Map



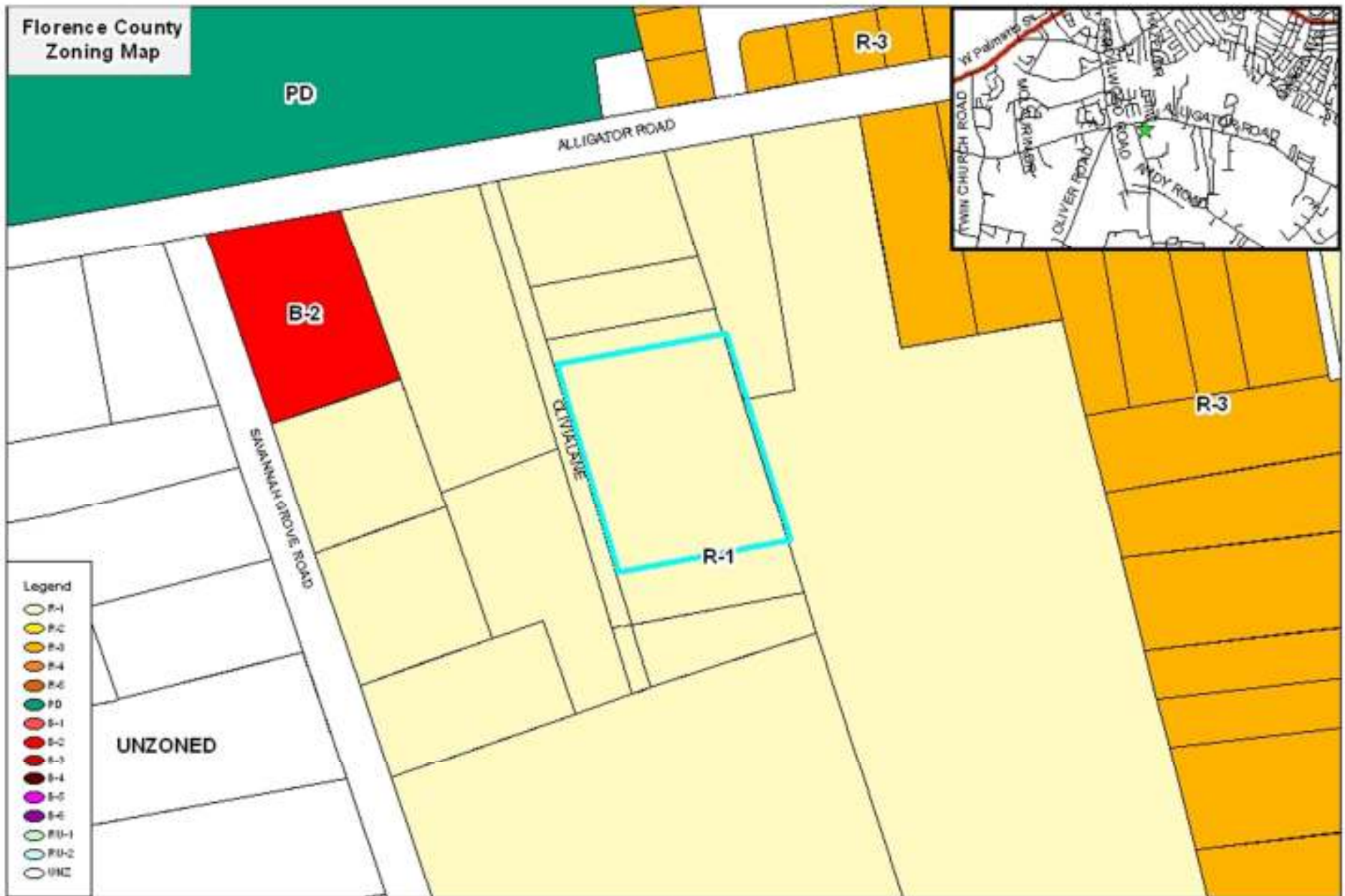
0 150 300 Feet

Map Prepared by: RWE
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& Building Inspections Department
Geographic Information Systems
11/16/2010



COUNTY COUNCIL DISTRICT(S): 5
PC#2010-14

Florence County
Zoning Map



Legend

- R-1
- R-2
- R-3
- R-4
- R-5
- PD
- B-1
- B-2
- B-3
- B-4
- B-5
- B-6
- PU-1
- PU-2
- UNZ

UNZONED

0 100 200 400 Feet

Map Prepared by: RWE
Copyright 2010: Florence County Planning
& Building Inspections Department
Geographic Information Systems
11/16/2010

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COUNTY COUNCIL DISTRICT(S): 5
PC#2010-14

**Florence County
Comprehensive Land Use Plan Map**



0 95 190 380 Feet

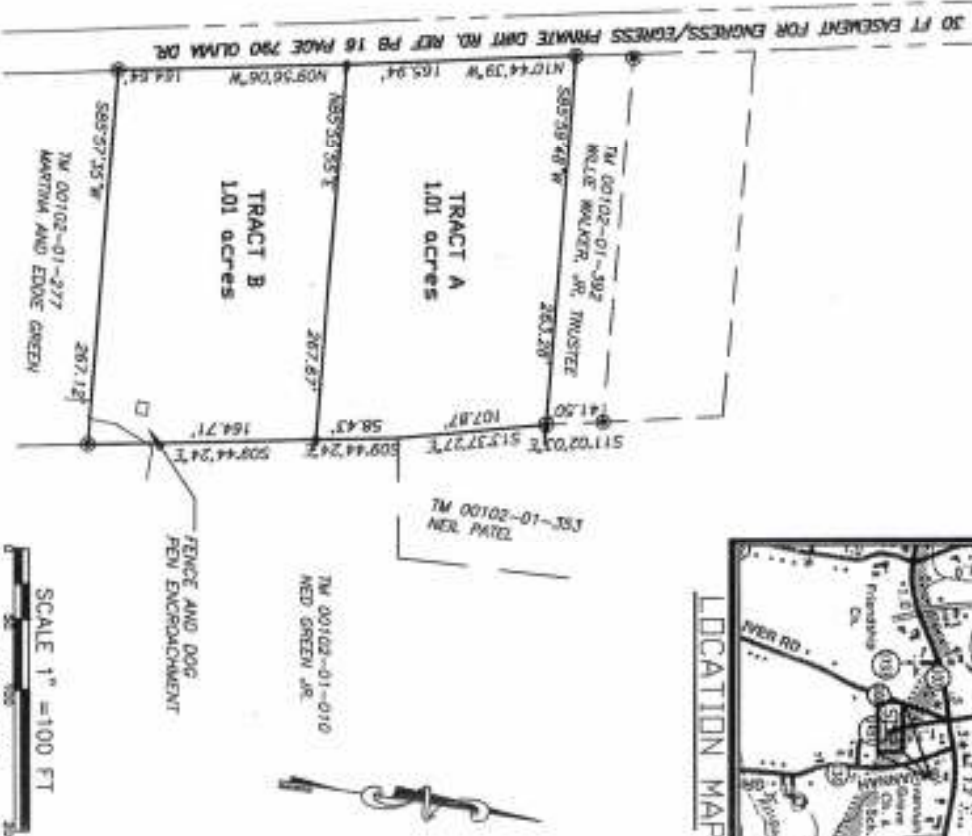
Map Prepared by: RWE
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Geographic Information Systems
11/16/2010



**COUNTY COUNCIL DISTRICT(S): 5
PC#2010-14**

OF TWO TRACTS OF LAND LOCATED IN THE SAVANNAH GROVE COMMUNITY, NEAR THE CITY OF FLORENCE, FLORENCE COUNTY, SOUTH CAROLINA BEING A DIVISION OF THAT PROPERTY SHOWN ON A PLAT BY NEEBETT SURVEYING CO., INC. FOR WILLIE JOE WARDY DATED AUGUST 7, 1996. DESIGNATED AS TAX PARCEL 00102-01-294. SURVEYED FOR:

TRACT A: KIRK WARDY
TRACT B: WILLIE J. WARDY, JR.



© JPF #5 REBAR
© JPF #4 REBAR

PLAT

FLORENCE COUNTY
SOUTH CAROLINA

OF TWO TRACTS OF LAND LOCATED IN THE SAVANNAH GROVE COMMUNITY, NEAR THE CITY OF FLORENCE, FLORENCE COUNTY, SOUTH CAROLINA BEING A DIVISION OF THAT PROPERTY SHOWN ON A PLAT BY NESSITT SURVEYING CO., INC. FOR WILLIE JOE WARDY DATED AUGUST 7, 1996. DESIGNATED AS TAX PARCEL 00102-01-294. SURVEYED FOR:

DATE:	SEPTEMBER 22, 2010	JOB NO:	10427	P.O. NO:		PAGE:		REF. JOB NO:		TW#:	00103-01-204
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I HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS A SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCUMBRANCES, PROJECTIONS, OR STRUTTERS AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN. ALSO I HAVE CONSULTED THE FEDERAL INSURANCE ADMINISTRATION FLOOD HAZARD MAP 480640400, EFFECTIVE DATE DEC. 16, 2004, AND FOUND THE SUBJECT PROPERTY TO NOT BE IN A FLOOD ZONE.

NOTE: THIS PROPERTY IS SUBJECT OF ANY AND ALL RIGHTS-OF-WAY, EASEMENTS, COVENANTS AND RESTRICTIONS, RECORDED OR UNRECORDED THAT MAY APPLY. UNLESS NOTED HEREON THIS MAP DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS OR SUBSURFACE INVESTIGATION.

NESEBUTT SURVEYING CO., INC.

4340 ALLIGATOR ROAD
U.S. HIGHWAY 76 & ALLIGATOR ROAD
TIMMONSVILLE, S.C. 29161

உயர்நீதிமன்றம் தீர்ப்பளிக்கும் வரை கைது செய்யப்படும்.

DAVID A. NESBITT M.S. NO. 7622



PC# 2010-14 Staff Analysis

The surrounding land use and zoning consists of residential and undeveloped land in an R-1, Single-Family Residential zoning district.

The property owner is requesting to divide 1 of the 7 current lots on the private road into 2 lots. This will create 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.

Present access to the property is by way of Olivia Lane, a private road with a 30-foot wide easement. Florence County Land Development and Subdivision Ordinance require the easement to be 50 feet wide.

The staff recommends approval of the request due to the private road being established prior to the current Florence County Land Development and Subdivision Ordinance taken effect.

PC# 2010-14 Technical Review

On November 15, 2010 the Technical Review Committee recommended approval of the waiver of section 28.6-85 (a) of the Florence County Land Development and Subdivision Ordinance.

Directors Report

- Summary Plats
- Building Report