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.
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.
PC# 2010-14 Plat
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.
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