

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
November 30, 2010
PC#2010-14 (Florence County)**

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

Flood Zone: N/A Flood Zone X

Water/ Sewer: DHEC approval needed

Waiver 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.

Pertinent 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.

Surrounding Land Use and Zoning:

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

Staff Analysis:

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.

Technical Review Committee Meeting Action: 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.

Attachments:

1. Summary plat
2. Aerial map
3. Section 28.6-85. Small family and private development (one to six lots) of the Land Development and Subdivision Ordinance of the Florence County Code
4. Section 28.6-131. Variations and exceptions to this chapter of the Land Development and Subdivision Ordinance of the Florence County Code