SUBJECT: Sketch Plan Approval requested by West Star Development Group, LLC for Wessex, Phase 3B subdivision located off of Ebenezer Rd., Florence, SC as shown on Florence County Tax Map No. 00098, Block 01, Parcel 032.

LOCATION: Off Drumfinn Drive and King’s Gate Court, Florence, SC

TAX MAP NUMBER: 00098, Block 01, Parcel 032

COUNCIL DISTRICT(S): 3; County Council

OWNER OF RECORD: West Star Development Group, LLC

APPLICANT: West Star Development Group, LLC

ZONING/ LAND AREA: UZ/ Approximately 6.5 acres

WATER /SEWER AVAILABILITY: City of Florence

ADJACENT WATERWAYS/ BODIES OF WATER: NO

FLOOD ZONE: N/A

STAFF RECOMMENDATION:
Approval pending acceptance of the Technical Review items.

STAFF ANALYSIS:
1. Surrounding Land Use and Zoning:
   North: Residential/Unzoned/ Florence County
   South: Residential/Unzoned/ Florence County
   West: Vacant/ Unzoned/Florence County
   East: Residential/Unzoned/Florence County

2. Background:
The subdivider desires to subdivide property off N. Ebenezer Rd.

3. Transportation Access and Circulation:
   Present access to this property is from N. Ebenezer Rd.

4. Proposed Road Names:
   Cavil Hollins Court is the proposed road name. Benvill Court is an existing approved road name for this subdivision.
5. **Traffic Review:**
   Based on the applicant’s request to develop 24 residential lots, the additional traffic could have an impact on the current traffic flow.

**TECHNICAL REVIEW MEETING-APRIL 09, 2019:**
The Technical Review Committee met and received comments and input from the stakeholders that were in attendance. The following items are currently outstanding concerns:

**Planning -**
- No comments.

**Addressing -**
- No comments.

**West Florence Fire Department -**
- Would like to see the road/street extended as far as it can in front of Lots 16 & 17 once the developer, engineering and builder determine where the placement of garages on the homes on those lots would be.
- Maximum T-turnaround length of 150 feet was waived to get extra road so that EMS and Fire could get apparatus and access to Lots 16 and 17, as well as, the back of two other existing lots that front Wainwright Court.

**SCDOT-** Not Present.

**City of Florence Utilities-** Not Present.

**County Engineering -**
- No comments.

**ATTACHMENTS:**
1. Zoning Map
2. Aerial Map
3. Sketch Plan