CITY OF FLORENCE
PLANNING COMMISSION

RESOLUTION PC 16 21 PUD 01

A REQUEST FOR A MODIFICATION TO SANDPINES PLANNED UNIT DEVELOPMENT (PUD) APPROVAL, MODIFYING APPROVED USES ON REMNANT LOT 48 OF SANDPINES WEST SUBDIVISION FROM MULTI-FAMILY AND SINGLE FAMILY ATTACHED TO SINGLE FAMILY RESIDENTIAL.

WHEREAS, application was made by Allen Snegireff for a modification to a Final PUD approval as required by FCC 10-1-1-5, and FCC 10-23-12-2; and

WHEREAS, the Planning Commission/Design Review Board met in a public hearing on October 11, 2016 as outlined in Florence City Code 10-1-1-5 and 10-23-11, and continued the hearing to a date certain, November 8, 2016; and

WHEREAS, the Planning Commission/Design Review Board met in a public hearing on November 8, 2016 as outlined in Florence City Code 10-1-1-5 and 10-23-11, to consider the application, evidence in the record, and testimony received; and

WHEREAS, the Planning Commission/Design Review Board determined per FCC 10-1-1-5 and 10-23-11, after review of the application, testimony and evidence in the record, that the application meets the criteria through compliance with certain Conditions of Approval; and

WHEREAS, the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact, staff recommendation and evidence and testimony presented to them, that the application meets the applicable criteria.

NOW THEREFORE BE IT RESOLVED that the Planning Commission/Design Review Board of the City of Florence finds, based on the Findings of Fact and the evidence in record that:

The request for a modification to Sandpines Planned Unit Development (PUD) approval, modifying approved uses on remnant Lot 48 of Sandpines West subdivision from multi-family and single family attached to single family residential meets the applicable criteria in Florence City Code and the Florence Realization 2020 Comprehensive Plan with the conditions of approval as listed below.

Conditions of Approval:

1. Approval shall be shown on:

"A" *Findings of Fact*
"B" Land Use Application
"C" Public Works Stormwater Imagery

"C" Public Works Stormwater Imagery

Findings of Fact attached as Exhibit "A" are incorporated by reference and adopted in support of this decision. Any modifications to the approved plans or changes of use, except those changes relating to Building Codes, will require approval by the Community Development Director or Planning Commission/Design Review Board.

2. Regardless of the content of material presented for this Planning Commission, including application text and exhibits, staff reports, testimony and/or discussions, the applicant agrees to comply with all regulations and requirements of the Florence City Code which are current on this date, EXCEPT where variance or deviation from such regulations and requirements has been specifically approved by formal Planning Commission action as documented by the records of this decision and/or the associated Conditions of Approval. The applicant shall submit to the Community Development Department a signed "Agreement of Acceptance" of all conditions of approval prior to issuance of a building permit.

3. If private stormwater facilities for either the Golf Course or the Sandpines West PUD are located on the lot as evidenced by a professional survey they must either be relocated or placed within easements in accordance with city code. Stormwater facilities may need to be constructed within the Royal St. George right-of-way or within easements on the applicant's property to accommodate stormwater presently traversing across the applicant's lot in open ditches. These facilities would be required to be constructed in accordance with Title 9 Chapter 5.

ADOPTED BY THE FLORENCE PLANNING COMMISSION/DESIGN REVIEW BOARD the 8th day of November, 2016.

JOHN MURPHEY, Vice Chairperson — DATE 11-10-16
Florence Planning Commission