STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
September 22, 2015
PC#2015-16

SUBJECT: **[Request For Text Amendment To The FLORENCE COUNTY CODE, CHAPTER 28.6, LAND DEVELOPMENT AND SUBDIVISION ORDINANCE, ARTICLE V. - MINIMUM LAND PLANNING STANDARDS AND REQUIRED IMPROVEMENTS FOR SUBDIVISIONS AND OTHER LAND DEVELOPMENTS, Section 28.6-63, Lots, (h) Flag Lots: And (i), For The Purpose Of Amending Flag Lot Regulations.]**

APPLICANT: Florence County Planning and Building Department

STAFF RECOMMENDATION: Approve as submitted

Staff Analysis:

Flag lots (L-shaped lots) are identified as a parcel of land shaped like a flag with the pole being a minimum of fifty (50) feet in width along a public right-of-way (street frontage). This strip of land provides vehicular and pedestrian access to a street. The bulk of the flag lot has property in the rear of the parcel and the parcel is required to be two (2) acres or larger in size.

In order to provide for increased utilization of flag lots for subdivision of residential land in Florence County, the requirements for flag lots are being eased. The flag lot provides: street frontage for the newly created lot, ownership of the access for the newly created lot and does not create a land locked parcel/lot. Current practice for subdivision includes easements, which create land locked parcels/lots.

Therefore, the Florence County Code of Ordinances, CHAPTER 28.6, LAND DEVELOPMENT AND SUBDIVISION ORDINANCE, ARTICLE V. - MINIMUM LAND PLANNING STANDARDS AND REQUIRED IMPROVEMENTS FOR SUBDIVISIONS AND OTHER LAND DEVELOPMENTS, Section 28.6-63, Lots, (h) Flag Lots: And (i) shall be amended as follows:

ARTICLE V.-MINIMUM LAND PLANNING STANDARDS AND REQUIRED IMPROVEMENTS FOR SUBDIVISIONS AND OTHER LAND DEVELOPMENTS

Sec. 28.6-63. - Lots.

(h)

Flag lots: Flag lots as a means to develop residential property are permitted ~~only allowed once from a single parcel, only~~ if the following conditions are met:

1. Lots must be at least two ~~five~~ acres or more.
2. ~~Lots must meet all SCDOT standards.~~ Driveways subject to Section 28.6.65-Private lot driveways.
3. ~~No further subdivision of flag lots shall be permitted.~~ Minimum of fifty (50) feet in width along a public right-of-way (street frontage) and forty (40) feet from an existing driveway.

(i)

The P~~p~~lanning D~~d~~irector may approve landlocked parcels or access to property that is considered to be in the best interest of the public welfare. These may include the public utilities, water, towers, etc. The P~~p~~lanning D~~d~~irector may choose to ~~forward to~~ have the development reviewed by the Florence County~~/Municipal~~ Planning Commission ~~(planning commission).~~ The P~~p~~lanning D~~d~~irector may approve commercial projects that serve as gateways and are paved. Said approvals will be contingent upon conditions regarding location, character and other features of flag lots configured as may be deemed necessary in the best interest of the public welfare.

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Figure 1~~.~~