SUBJECT: Request For Text Amendments To The Florence County Code Of
Ordinances, Chapter 28.6, LAND DEVELOPMENT AND
SUBDIVISION ORDINANCE, ARTICLE IV. – SUBDIVISION
PLAN/PLAT REQUIREMENTS, Sec. 28.6-47. – Sketch plan submittal requirements,, (g) Projects requiring traffic studies.

APPLICANT: Florence County

STAFF RECOMMENDATION:
Approve as submitted.

Staff Analysis:
The intent of this text amendment is to update the Florence County Ordinance and make it more feasible in terms of new subdivision development in Florence County.

The current ordinance, without these alterations, has become rather difficult to interpret for our development rates and techniques in Florence County, especially considering the impacts that such developments have on our traffic movement and infrastructure.

The Florence County Code Of Ordinances, Chapter 28.6, LAND DEVELOPMENT AND
SUBDIVISION ORDINANCE, ARTICLE IV. – SUBDIVISION PLAN/PLAT REQUIREMENTS, Sec. 28.6-47. – Sketch plan submittal requirements,, (g) Projects requiring traffic studies. shall be amended to read as follows:

Sec. 28.6-47. - Sketch plan submittal requirements.

(g) Projects requiring traffic studies. Early contact with the county of Florence is recommended. A traffic impact study may be required for any large development, such as a shopping center, a planned development, an industrial complex or a significant residential project. Generally, a traffic study is required when a specified threshold within the development is met or if it is determined by the County of Florence that the level of service (LOS) of the existing or proposed road network is unacceptable. The proposed thresholds are as follows and, if met, would typically require a traffic study:

(1) If 500 or more lots in a residential subdivision or are proposed, and/or

(2) If the commercial development proposed is 350,000 square feet or more of retail space, and/or

(3) When sufficient data is known that suggest the possibility that the development may have a negative impact to the level of service on nearby roads, such as that which may be provided in SCDOT documents pertaining to traffic patterns and traffic analyses.
SCDPS documents related to vehicular accident data, Florence County Comprehensive Plan, or in analytical studies relative to how development projects could impact traffic patterns on nearby roads, and/or

(4) The Public Works Director is authorized to require traffic studies when it is determined that a proposed development is likely to have a significant impact on transportation capacity, transportation levels of service, or traffic safety in the vicinity of the proposed development.
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STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
February 25, 2020
PC#2020-02

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 28.6, LAND DEVELOPMENT AND SUBDIVISION ORDINANCE, ARTICLE III. – PROCEDURES FOR SUBDIVISION PLAT APPROVAL, Sec. 28.6-33. - Sketch plan submittal and review process., (b) Process for sketch plan approval.

APPLICANT: Florence County

STAFF RECOMMENDATION:
Approve as submitted.

Staff Analysis:
The intent of this text amendment is to update the Florence County Ordinance and make it more feasible in terms of new subdivision development in Florence County.

Currently, the Florence County Code of Ordinances does not require public notice signs to be displayed on the subject property for sketch plan approval public hearings in Florence County; this text amendment would require a public notice sign to be posted on parcels of proposed sketch plans prior to being heard by the planning commission.

The Florence County Code Of Ordinances, Chapter 28.6, LAND DEVELOPMENT AND SUBDIVISION ORDINANCE, ARTICLE III. – PROCEDURES FOR SUBDIVISION PLAT APPROVAL, Sec. 28.6-33. - Sketch plan submittal and review process., (b) Process for sketch plan approval. shall be amended to read as follows:

Sec. 28.6-33. - Sketch plan submittal and review process.

(b) Process for sketch plan approval.

(1) Placement on planning commission meeting agenda.

a. If the staff determines that the sketch plan conforms with all applicable codes and ordinances, or if the staff determines that the sketch plan will conform pending required minor changes or approvable variances, the subdivider will be notified and the planning commission staff shall place the sketch plan on the agenda of an upcoming planning commission meeting so that official action can be taken. As the item is placed on the planning commission agenda, the parcel(s) included on the sketch plan will be posted with a public notice.

(2) Pre-meeting conference.
SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 28.6, LAND DEVELOPMENT AND SUBDIVISION ORDINANCE, ARTICLE III. – PROCEDURES FOR SUBDIVISION PLAT APPROVAL, Sec. 28.6-33. - Sketch plan submittal and review process., (b) Process for sketch plan approval.

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