

# Agricultural Advisory Board Agenda

## October 11, 2021



1. Call to order
2. Approval of minutes
  - September 13, 2021
3. **Public Comment Session** *[3 minutes per person]*  
*If you are not able to attend in person and you have a comment, you may submit it by contacting the Planning Department at [planninginfo@oconeesc.com](mailto:planninginfo@oconeesc.com) or 864-638-4218, so that we may receive your comment and read it into the record.*
4. **Discussions** – [to include Vote and/or Action on matters brought up in discussion if required]
  - **Proposed Development Standards** – Discuss Planning Commission’s proposed ordinance as it relates to Agricultural and Forestry lands. Make recommendations for improvements/clarifications for presentation to County Council.
5. **Adjourn**

## Oconee County Agricultural Advisory Board

### When & Where

5:00 PM

Monday, October 11, 2021

Council Chambers

415 South Pine Street

Walhalla, SC 29691

### Alternative participation

YouTube: “YourOconee”

### Staff contact

846-638-4218

[planninginfo@oconeesc.com](mailto:planninginfo@oconeesc.com)

#### BOARD MEMBERS

Debbie Sewell, Chairman, At-Large

Tessa Moxley, Secretary, At-Large

Rex Blanton, District III

Charlie Whiten, District V

Kim Alexander, Vice-Chairman, District I

Larry Cantrell, District II

Ashley Townsend, District IV

Kerrie Roach, Ex-Officio

# AGRICULTURAL ADVISORY BOARD

415 South Pine Street - Walhalla, SC



TEL (864) 638-4218 FAX (864) 638-4168

## Minutes

5:00 PM, Monday September 13, 2021

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

### Members Present

Rex Blanton  
Kim Alexander  
Debbie Sewell  
Tessa Moxley

### Staff Present

Laura Zimmerman

### Media Present

None

1. **Call to Order** – Ms. Sewell called the meeting to order at 5:01 PM.
2. **Approval of minutes from August 9th**– Mr. Blanton made a motion to approve the minutes, seconded by Ms. Moxley. Ms. Sewell called for a vote. The motion passed 4/0.
3. **Public Comment** - None
4. **Discussions**
  - a. **Road Safety and Agriculture**
    - i. Discussion included, but was not limited to, the progress the Board had made with SCDOT, Oconee County Roads & Bridges, and Post Office. Ms. Alexander also addressed the issues with HWY 11 and lack of signage.
  - b. **Farmland Conservation and Preservation**
    - i. Mr. Blanton made a motion to form a work group headed by Ms. Sewell to draft recommendations to help achieve farmland conservation and preservation in Oconee County.

**Oconee County Administrative Offices**

**415 S. Pine Street, Walhalla, SC 29691 / 864.638.4218 / [www.oconeesc.com](http://www.oconeesc.com)**

**c. Proposed Development Standards**

- i. Mr. Smith, Chairperson of the Planning Commission, gave an overview of the proposed development standards and answered questions from Board members. Discussion included, but was not limited to, concerns about type of vegetation used and limitation and possible effects of proposed standards on farmers. Mr. Smith requested that the Agricultural Advisory Board send a representative to the October 4<sup>th</sup> Public Hearing to endorse the proposed standards. Mr. Blanton made a motion to nominate Ms. Sewell to speak in support of the proposed development standards on behalf of the Agricultural Advisory Board at the October 4<sup>th</sup> Public Hearing. The motion was seconded by Mr. Moxley. Ms. Sewell called for a vote. The motion passed unanimously 4/0.

5. **Adjourn** – Mr. Blanton made a motion to adjourn the meeting at 6:02 PM; seconded by Ms. Alexander. Ms. Sewell called for a vote. The motion was approved 4/0.

Debbie Sewell, Chair  
Oconee County Agricultural Advisory Board  
415 South Pine Street  
Walhalla, S.C. 29691

Oconee County Planning Commission  
415 South Pine Street  
Walhalla, S.C. 29691

RE: Ordinance 2021-19

Dear Planning Commission

The Agriculture Advisory Board Supports Ordinance 2021-19 establishing Development Standards related to Lighting, screening, and buffering on new non-residential, multifamily, and mixed-use development.

Lighting:

Light Standards in this Ordinance address artificial light and resulting light pollution, when followed these standards would lessen the negative effects of lighting in new Developments on neighboring agriculture, forest, and residential properties.

The effect of artificial light and light pollution is particularly important in agricultural and forested areas where the health of the surrounding ecosystem is critical for sustainability of farmland and forests. Increasing evidence suggests that artificial light at night has negative even deadly effects on plants, insects, amphibians, birds, and mammals.

Artificial light also causes light pollution. The 3 main types of light pollution are glare, light trespass, and skyglow. Glare is produced by unshielded lighting and can cause hazards on roadways and neighboring property. Light trespass occurs when unwanted light shines into or on neighboring properties or roadways. Skyglow is the combination of all the reflected light, and upward-directed unshielded light escaping up and into the sky, obstructing the view of the night sky.

Mitigating artificial light and light pollution by making appropriate lighting choices, shielding lights properly, and using lighting only where it is needed improves the health of the ecosystem, protects the view of the night-sky, and saves resources.

Screening and buffering:

Screening and Buffering Standards in this Ordinance address the critical spaces between new development and neighboring agriculture, forest, and residential properties.

Screening and buffers provide physical space separating land-use activities, reducing the impact of new development on existing properties. Screens and buffers are beneficial to both the existing property and the new development. This “space” enhances visual interest, screens

undesirable views and noise, filters air pollutants and odors, increases and protects sensitive habitat areas, increases effectiveness of biological pest control, and creates a safe environment. These Development standards improve the environmental health, aesthetics, and enjoyment on both unique properties and typically, higher property values are realized on both.

The approval of these standards meets several of the goals outlined in the Agriculture Elements of the Oconee County Comprehensive Plan. The Ordinance also exempts Agricultural, and Forestry uses and activities from these standards as defined by the SC Right to Farm Act.

The Agricultural Advisory Board supports these proposed Development Standards and will advise County Council to approve Ordinance 2021-19.

Thank you for your consideration,

Debbie Sewell,

Agricultural Advisory Board

## **38-9.6 Development Standards: Lighting, Screening, and Buffering.**

In order to encourage and maintain a harmonious living and business environment, the following standards shall be applicable to all developments indicated herein.

### **1. Applicability**

The owner or their lawfully designated agent of new non-residential, multifamily, and mixed use developments being developed adjacent to existing residential, multifamily, agricultural, or forestry uses shall be responsible for the installation and maintenance of the lighting, buffering, and screening standards set forth below.

The buffer and screening requirements may be waived or modified between adjacent property owners by agreement and pursuant to a special exception granted by the Oconee County Board of Zoning Appeals.

Development means any manmade change to improved or unimproved real estate including, but not limited to: new homes, building structures, dredging, filling, grading, paving, or excavation operations.

### **2. Lighting**

Lighting devices for lighting of horizontal development such as roadways, sidewalks, entrances and parking areas, and all other outdoor fixtures installed for the permanent illumination of signs, landscaping, and buildings shall be aimed, located, designed, fitted, and maintained so as not to present a hazard to drivers or pedestrians by impairing their ability to safely traverse and so as not to create a nuisance by projecting or reflecting objectionable light skyward, onto a neighboring property or onto a public roadway. Flashing lights are prohibited.

### **3. Screening and buffering**

Screening and a physical separation (buffer) must be provided at least the entire length of the proposed development plus twenty-five percent (25%), or up to the entire length of the shared property line, as determined by the planning director or their designee, for the purpose of screening and buffering adjacent activities from view of proposed projects including but not limited to: buildings, solid-waste, parking and drive lanes, outdoor storage, signage, or lighting.

#### **a. Screening requirements**

The purpose of screening is to provide a visual screen between dissimilar uses. Visual screen shall mean a static barrier which shields the neighboring uses from view at normal ground levels. The visual screen shall extend from the ground to a height of at least six feet (6'). Not more than twenty-five percent (25%) of the vertical surface shall be open to allow the passage of air, and any such openings shall be designed to obscure visibility.

Unless otherwise required, the following minimum landscaping and screening provisions will apply.

1. A minimum 6-foot-tall wall, fence, berm, evergreen screening plant material, existing vegetation or a combination of wall, fence, berm or evergreen screening plant material, existing vegetation,

with a combined minimum height of six feet (6') above grade shall be used for the purposes of screening.

2. If evergreen plant material is used, it must be at least four (4) feet in height at the time of planting and capable of forming a continuous opaque screen at least six (6) feet in height, with individual plantings spaced not more than five (5) feet apart.
3. Existing vegetation may be utilized provided it provides the screening required as determined by the Planning Director or their designee.
4. Fences or walls installed for the purposes of screening shall have a "finished" side toward the adjacent or neighboring properties.

b. Buffer requirements

A buffer is a physical separation by distance between the new development and the adjacent property lines. This is not in addition to any underlying zoning district setbacks.

Buffer width

Acreage of proposed use	Minimum size of buffer
Less than 0.5 acres	5 feet
0.5-2 acres	15 feet
More than 2 acres	25 feet

c. Uses permitted in the buffer:

- Vegetation and landscaping
- Storm water drainage easements and any necessary drains, culverts, riprap, etc.
- SCDHEC approved storm water retention/detention areas
- SCDHEC approved septic systems
- Permitted signage
- Sidewalks
- Shared-use driveways/lanes between adjacent property
- Parking lot stub outs (not parking lots) for the purposes of connectivity

**4. Exemptions**

- a. Agricultural and Forestry uses as defined by S.C. Code § 46-45-10, et seq., sometimes referred to as the South Carolina Right to Farm Act, and S.C. Code § 48-23-205, et seq., sometimes referred to as the South Carolina Right to Practice Forestry Act.
- b. The screening and buffering requirements are not required in the following circumstances:
  - Property lines within/adjacent to public or private rights of ways/easements.
  - Property lines within/adjacent to permanent waterbodies.
  - Multi-tenant malls/town centers/ developments or Planned Development Districts for internal property lines. Property lines adjacent to properties outside of the development are required to adhere to the standards of this ordinance.
  - Private recreation facilities within a residential subdivision and not adjacent to properties outside of the subdivision.

Sec. 38-10.2. - Control free district (CFD).

The control free district is intended to be the initial zoning district for all parcels within the jurisdiction at the time of initial adoption of zoning in Oconee County, only; any parcel subsequently rezoned to any other district shall not be a part of the control free district at any future date.

*Dimensional requirements:*

	Min. Lot Size	Density and Lot Size			Minimum Yard Requirements			Max. Height
		Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
Residential Uses	N/A	Greater than or equal to ½ acre	N/A	N/A	25	5	10	65
	N/A	Less than ½ acre to greater than or equal to ¼ acre	N/A	N/A	15	5	5	65
	N/A	Less than ¼ acre	N/A	N/A	10	5	5	65
Nonresidential Uses	Min. Lot Size	Minimum Lot Size			Minimum Yard Requirements			Max. Height
		Lot Size	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)	
	N/A	Greater than or equal to ½ acre	N/A	25	5	10	65	
	N/A	Less than ½ acre to greater than or equal to ¼ acre	N/A	15	5	5	65	
	N/A	Less than ¼ acre	N/A	10	5	5	65	

;adv=61;These setback requirements shall not apply to subdivision plats that were recorded in the Office of the Oconee County Register of Deeds prior to May 7, 2002.

Setback requirements do not apply to lot lines separating dwelling units which are part of a multi-family housing structure (e.g., townhouses).

As to multi-family housing structures located on one lot (e.g., duplexes or apartments), setback requirements apply only to the exterior perimeter wall of the entire structure.

Setback requirements do not apply to lot lines separating commercial units which are part of a multi-unit commercial structure (e.g., a strip mall).



As to multi-unit commercial developments located on one lot (e.g., traditional malls, town centers, or mixed-use developments) setback requirements apply only to the exterior perimeter wall of an entire structure.

(Ord. No. 2012-14, § 1, 5-15-2012; Ord. No. 2015-15, § 2(Att. B), 6-2-2015; Ord. No. 2016-40, § 1(Att. A), 2-7-2017; Ord. No. 2017-31, § 1(Att. A), 12-19-2017; Ord. No. 2018-04, § 1(Att. A), 2-20-2018)

# JASPER COUNTY SC

## 12:8.2 Bufferyards.

### 12:8.2-1 Definition.

The bufferyard is a portion of the yard together with the planting, fences, walls, and other screening devices required thereon.

### 12:8.2-2 Purpose.

The purpose of a bufferyard is to ameliorate any potential adverse impact between adjacent land uses and streets, and promote land use compatibility.

### 12:8.2-3 Requirements.

Bufferyards shall be required for proposed new uses or substantially expanded uses (over 50 percent gross floor area) in accord with Table 4 below. Buffer requirements shall not apply to PDD's.

<i>Proposed Use</i>	<i>Existing Use</i>						
	Agricultural	Single-Family Dwelling	All Other Residential Uses	Office / Institutional	Commercial/ Non-Effluent Industry	Effluent Producing Industry	Street
Office / Institutional	0	2	1	0	0	0	1
Multi-Family	0	2	0	1	2	3	1
Low Impact Commercial	0	2	1	0	0	0	1
Commercial	1	3	2	0	0	0	1
Non-effluent Producing Industry	2	4	3	2	0	0	1
Effluent Producing Industry	3	6	5	3	2	0	3
Mining and Mine Operation	3	7A	7A	5	2	1	7B
Manufacturing Use in IPOD*	3	6*	5	3	2	0	3

\* In the IPOD, the bufferyards between manufacturing use and hospitality and accommodations shall be consistent with bufferyards required or single-family residential existing land use to best protect the tourism industry.

#### **12:8.2-4 Specifications and Options.**

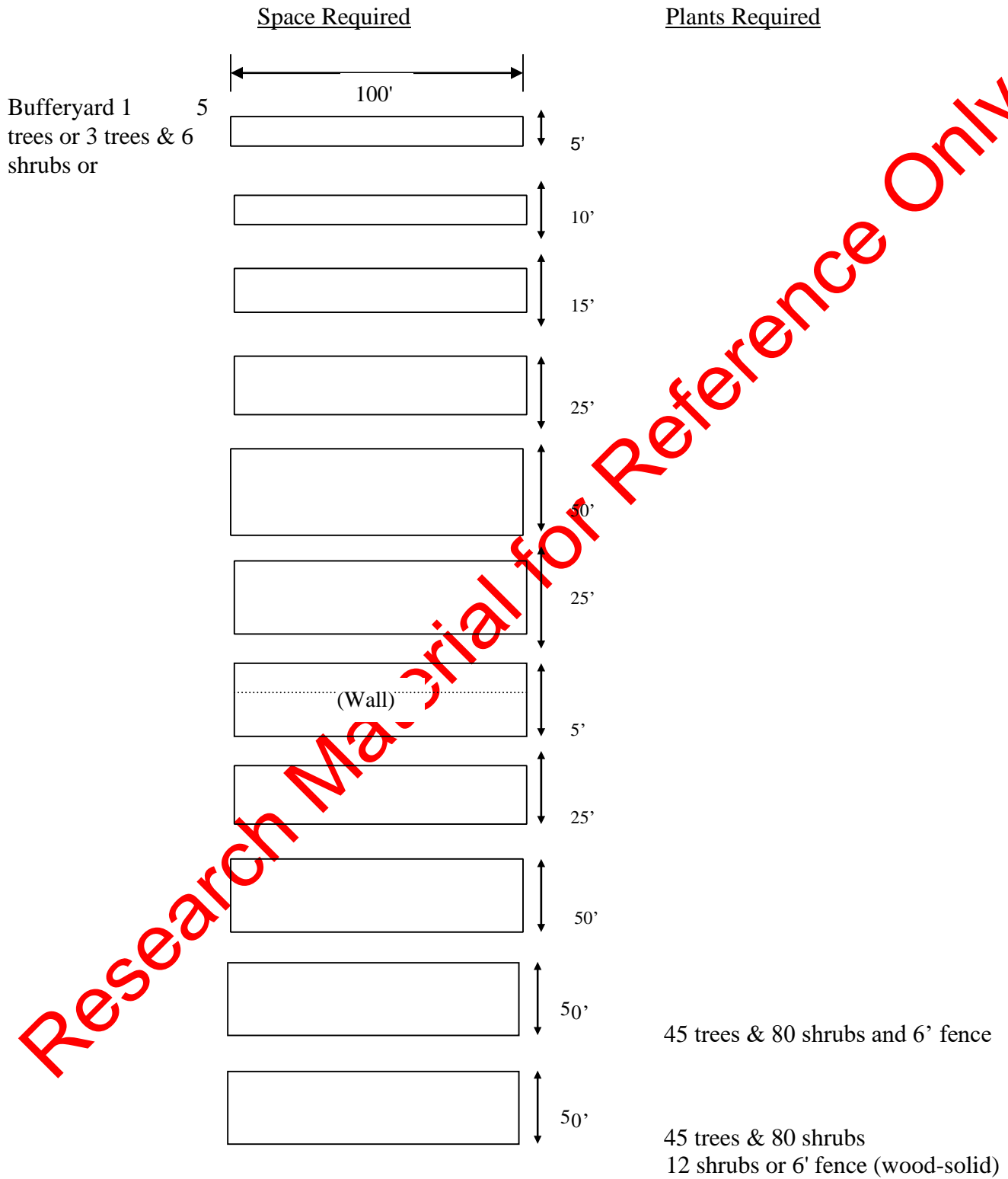
From Table 4, match the abutting use with the proposed new or expanded use to determine the type of bufferyard required. Should a question arise as to the land use classification of a proposed or abutting use the DSR shall determine the classification. Refer to the Bufferyard Illustrations to determine the amount of bufferyard required. Several options of landscaping are available under each bufferyard. The requirements are given in 100-foot units as measured along the property line. Whenever a wall or fence is required, the location of the structure may be on either side of the required bufferyard.

The length of a bufferyard shall extend the length of the property line separating two (2) uses, except for property lines in excess of 200 feet, where the bufferyard need only extend 100 feet beyond either end of the existing use to be buffered.

(Bufferyard Illustrations are shown on the next page)

Research Material for Reference Only

## Bufferyard Illustrations



Research Material for Reference Only

Bufferyard 2	10 trees or 6 trees & 12 shrubs or 24 shrubs or 6' fence
Bufferyard 3	15 trees or 8 trees & 24 shrubs or 48 shrubs or 6' fence & 20 shrubs or trees
Bufferyard 4	25 trees & 30 shrubs or 12 trees & 60 shrubs or 8' fence & 10 trees or shrubs
Bufferyard 5A	30 trees & 40 shrubs or 20 trees & 80 shrubs or 8' fence & 25 trees or shrubs
Bufferyard 5B	6' masonry wall & 25 trees or shrubs
Bufferyard 5C	8' masonry wall
Bufferyard 6B	6' masonry wall & 25 trees or shrubs
Bufferyard 6A	8' fence & 45 trees & 80 shrubs or 8' fence & 30 trees & 120 shrubs
Bufferyard 7A	
Bufferyard 7B	

**12:8.2-5 Use of Existing Vegetation.**

In no event shall a developer clear-cut the site of a required bufferyard. The developer shall conduct an Existing Tree Inventory, identifying the location, species, and diameter (breast high) of all trees in the bufferyard, and complement the presence of such trees with appropriate shrubs and other vegetation to meet all requirements of this Section.

### 12:8.2-6 Materials.

To achieve the desired results, only coniferous (evergreen) plants, suitable for local conditions, shall be used. When structures are used, the materials shall be durable and suitable for screening.

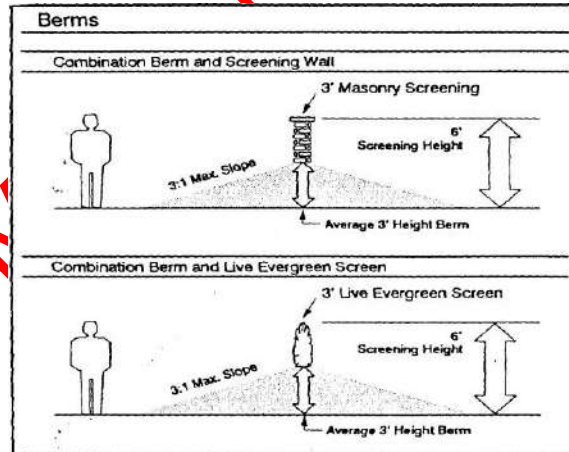
### 12:8.2-7 Plant Size and Caliper.

The minimum tree at planting shall be six (6) feet in height and 2.5 inches in diameter at a height of 4.5 feet above the ground. The minimum shrub shall be 3 to 5 gallons in size. Both trees and shrubs shall be nursery stock with well-developed root systems unless plants found in place can be used. If the existing vegetation provides a screen equal to or greater than that which would be planted, no other plant material shall be required. In case of open woods, an additional planting of eye shrubs such as hemlock or pines may be needed to improve screening. Fencing requirements are not changed by a wooded site.

### 12:8.3 Substitutions.

The following substitutions for opaque walls, fences, and plant materials may be made:

1. Berms (3H:1V Maximum slope) may be used to compensate for fences. An eight (8) foot high opaque structure can be a combination of berm and fence to total eight (8) feet.



2. Chain link fences with evergreen hedge on the outbound side may be substituted for wooden fences of the same height. All plants must be sized and spaced to obscure the chain link fence within five (5) years of planting.
3. Any existing plant material that otherwise satisfies the requirements of this section may be substituted and counted toward satisfying the requirements of this section.

#### **12:8.4 Fence and Wall Specifications.**

All fences and walls used as part of the bufferyard requirement must have the finished side facing outward. Fences shall be wooden or other durable or opaque material approved by the DSR. Wooden fences shall be made of rot resistant material such as locust, cedar or redwood. If made of pine, the post shall be rated for soil contact and the boards rated for outside use. Chain link fences with wood, plastic, or metal strips are expressly prohibited. However, a chain link fence with evergreen hedge is acceptable. Walls must be made of masonry materials including poured concrete, concrete block covered with stucco, and brick.

#### **12:8.5 Responsibility.**

It shall be the responsibility of the proposed new use to provide the bufferyard where required by this Ordinance, except that no new detached single-family dwelling or duplex shall be required to provide such bufferyard.

#### **12:8.6 Required Maintenance.**

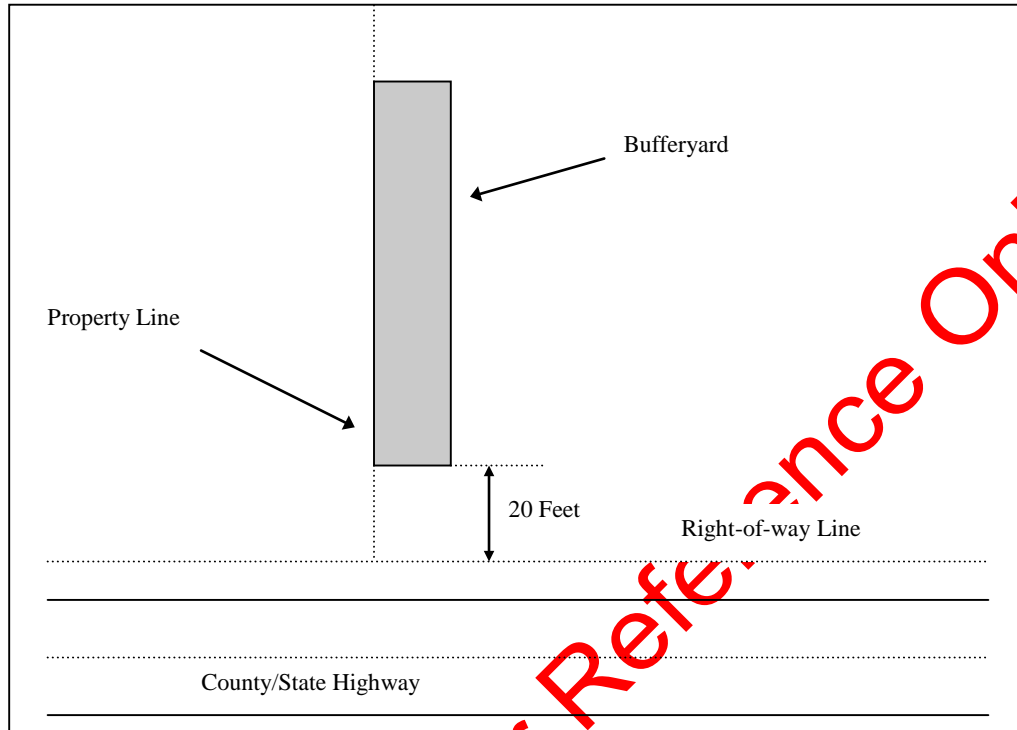
The maintenance of required bufferyards shall be the responsibility of the property owner. All such areas shall be properly maintained so as to ensure continued buffering. All planted areas shall be provided with an irrigation system or a readily available water supply to ensure continuous healthy growth and development. Dead trees shall be removed; debris and litter shall be cleaned; and berms, fences, and walls shall be maintained at all times. Failure to do so is a violation of this Ordinance, and may be remedied in the manner prescribed for other violations.

#### **12:8.7 Use of Bufferyards.**

A bufferyard may be used for underground utilities or passive recreation and may be interrupted by access driveways not exceeding sixteen (16) feet in width (exceptions for uses requiring wide curb cuts may be approved by the DSR. All other uses, including off-street parking, are prohibited, including off-street parking.

#### **12:8.8 Sight Clearance.**

Bufferyards may not obscure a clear line of sight for vehicular traffic. Therefore, bufferyards should be placed a minimum distance of twenty (20) feet from street/road right-of-way lines.



## 12:8.9 Screening.

### 12:8.9-1 Definition.

Screening is a type of buffer that is designed to block or obscure a particular element or use from view.

### 12:8.9-2 Purpose.

The purpose of screening is to minimize if not eliminate entirely the visual impact of potentially unsightly open storage areas and refuse disposal facilities.

### 12:8.9.3 Requirements.

1. Screening specified by this section shall be required of all open storage areas not devoted to retail sales visible from any public street, including open storage areas for shipping containers, building materials, appliances, trash containers of 4 or more cubic yards, salvage materials and similar unenclosed uses.
2. Screening shall be accomplished by an opaque divide not less than six (6) feet in high or the height of the object to be screened, whichever is greater. Screening may be accomplished by the use of sight obscuring plant materials (generally



## EXAMPLES

### Lumpkin County, GA

Lumpkin County, Georgia, has various setback requirements for new development in its Agricultural Preservation Character area.<sup>[42]</sup> There are general setback requirements that all new development must follow, and there are certain specific requirements that must be met depending on the development type.<sup>[43]</sup> All new subdivision development must maintain a 30-foot setback from right-of-ways and a 20-foot setback from all other property lines.<sup>[44]</sup> If the new development is not a subdivision, then the ordinance requires a 50-foot setback from right-of-ways and a 20-foot setback from all other property lines.<sup>[45]</sup>

Furthermore, to avoid conflicts between agriculture and nonagricultural uses, additional setbacks are required for nonagricultural use in this district.<sup>[46]</sup> Non-residential development requires a 150-foot setback from property lines that are adjacent to agricultural land.<sup>[47]</sup> Any residential dwelling within a subdivision of three or more lots must maintain a 300-foot setback from property lines adjacent to agricultural land.<sup>[48]</sup> Additionally, residential land use categories require vegetative buffers on the property line adjacent to agricultural land.<sup>[49]</sup> Single-family residential lots require a 150-foot vegetative buffer and multi-family residential lots require a 200-foot buffer.<sup>[50]</sup> Requiring both setbacks and buffers near agricultural land protects natural areas and limits conflicts that may arise between agricultural use and other land uses. To view the provision see [Lumpkin County, GA, Code of Ordinances § 27-51 \(2020\)](#).

Research Material for Reference Only

## Article 8. Buffers

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Research Material for Reference Only

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Research Material for Reference Only



**Article 8. Buffers**

**Sec. 801 Purpose of Article 8.**

- (1) The purpose of this article is to ameliorate nuisances between adjacent land use, and promote compatibility. Additionally, this article offers the developer several options, each of which is calculated to "buffer" to an equivalent degree through distance (setback) and/or density (mass).
- (2) The unique feature of buffers is that they are flexible. It may vary in distance and density based on (1) what is proposed, (2) what is existing on the adjacent property and (3) the type of buffer selected from one of the four prescribed options shown by the Buffer Illustrations.

**Sec. 802 Location of Buffers.**

Buffers shall be located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line. Buffers shall not be located on any portion of an existing public or private street or right-of-way. Where required, buffers and/or buffer structures shall be developed as an integral part of the proposed development. Buffers are allowed to exist within the required setbacks.

**Sec. 803 Determination of requirements.**

To determine the buffer required between two adjacent parcels, the following procedure shall be followed:

- (1) Identify the proposed land use;
- (2) Identify the use of land adjacent to the proposed use; and
- (3) Determine the buffer requirement on each boundary (or segment thereof) of the proposed land use by referring to the Table of Buffer Requirements, and Buffer Illustrations contained herein which specify the buffer options between a proposed use and the existing adjacent use.

**Sec. 804 Buffer specifications.**

- (1) The attached illustrations specify the type and quantity of plant material required by each buffer. The requirements are stated in terms of the width of the buffer and the number of plants required per 100 feet of buffer. The requirements of buffer may be satisfied by any one of the options illustrated. The "plant unit multiplier" is a factor by which the basic number of plant materials required for a given buffer is determined given a change in the width of that yard. Each illustration depicts the total buffer required between two uses. Wherever a wall, fence or berm is required within a buffer, these are shown as "structures" in the following illustrations wherein their respective specifications also are shown.
- (2) The exact placement of required plants shall be the decision of the developer except that evergreen (or conifer) plant materials shall be planted in clusters rather than singly in order to maximize their chances of survival and increase screening.
- (3) All buffer areas shall be seeded with lawn grass or suitable ground cover.

Sec. 804 Buffer specifications.

**804 (a) Minimum plant size.**

- (1) Plants shall be sufficiently sized to ensure buffering and screening at the time of installation. Where Buffer Illustrations indicate a mass or line of plants parallel to the length of the property line, the plant materials shall be sufficiently sized to ensure obscuring at the time of installation. However, seedling plants may be used where berms or structures are required as part of the buffer.
- (2) The following table shall serve as a guide for determining minimum plant size: Table 8.1: Plant Sizes

Plant Material Type	Planting in Buffers, Abutting Structures, Fences, Berm	All Other Plants
Canopy Tree - Single Stem	1 1/2 inch caliper	2 1/2 inch caliper
Canopy Tree – Multi-stem clump	6 feet (height)	10 feet (height)
Under story Tree	4 feet (height)	1 1/2-inch caliper
Evergreen Tree	3 feet (height)	5 feet (height)
Shrub -- Deciduous	15 inches (height)	24 inches (height)
Shrub -- Evergreen	12 inches (height)	18 inches (height)

**804 (b) Buffer substitutions.**

- (1) Evergreen canopy or evergreen under-story trees may be substituted as follows:
  - a. In the case of deciduous canopy forest trees, up to a maximum of fifty (50%) percent of the total number of canopy trees otherwise required:
  - b. Evergreen canopy or evergreen under-story trees may be substituted for deciduous under-story trees and deciduous shrubs, without limitation.
- (2) In all buffers, evergreen or conifer shrubs may be substituted for deciduous shrubs without limitation,
- (3) Any existing plant material which otherwise satisfies the requirements of this section may be counted toward satisfying all such requirements.
- (4) Structures, where required, may be substituted with approval of the Administrative Office.
- (5) Where, owing to existing land use, lot sizes, or configurations, topography, or circumstances peculiar to a given piece of property, the buffer requirements of this section cannot reasonably be met, the developer(s) may request and the Planning Department may approve the substitution of appropriate screening, in the way of a fence or wall structure, illustrated by this section, along the property line of the proposed use.
- (6) Where required by the Buffer Illustrations, berms may be substituted for more intense plants, by increasing the plant unit multiplier by .25.

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- (7) When possible, native plant and tree species are the preferred vegetation. The South Carolina Forestry Commission has an established tree selection guide for the state that is recommended to use in order to determine the vegetation.

Sec. 805 Outside storage on non-residential lots.

**Sec. 805 Outside storage on non-residential lots.**

Any proposed commercial, industrial or other non-residential use with over 500 square feet of outside storage area for materials to be sold, salvaged, stored and the like shall install a Class 6 Buffer around the outside storage area. Other uses on the site, if any, shall carry the appropriate buffer classification specified by the Table of Buffer Requirements or install F3 structure solid fence.

**Sec. 806 Containers and dumpsters.**

All exterior dumpsters or exterior garbage containers (excluding containers or groups of containers with a combined capacity of less than six cubic yards) shall be screened on all but one side by an F3 or F4 fence or wall, intensive landscaping, or other suitable opaque enclosure. The average height of the enclosure shall be one (1) foot more than the height of the container, but shall not be required to exceed eight (8) feet in height. The open side shall not be visible from the street.

**Sec. 807 Fences and walls - appearance.**

All fences and walls used, as part of the buffer requirements must have a finished side that is facing adjoining property. The interior side of the fence or wall may be finished as owner deems appropriate. Where fences or walls are applicable buffer requirements, they shall be established along the inside line of the buffer, toward the proposed use, except for ornamental fences, which may be built on the property line.

**Sec. 808 Berms**

Where required, berms may be located anywhere within the buffer, provided they parallel the property line.

**Sec. 809 Use of buffers**

A buffer may be used for passive recreation; however, no plant material may be removed. All other uses are prohibited.

**Sec. 810 Installation and maintenance of plant materials (2/16/10)**

**810 (a) Installation**

- (1) Plant materials, as required by the provisions of this Article, shall be installed prior to the issuance of a Certificate of Occupancy or the issuance of a Certificate of Site Conformance; whichever is applicable. Pickens County may allow one planting season in a twelve month period in which the installation of plant materials shall be completed, subject to the performance surety requirements below.
- (2) Buffers, where required, shall be installed before the issuance of a Certificate of Occupancy or a Certificate of Site Conformance is granted; except where the weather is not suitable for planting and escrow provisions are made in accordance with the requirements of this Section.
- (3) Performance Surety



- 
- a. In such cases as when planting stock availability is low or weather conditions are not appropriate for planting of new vegetation, the project owner may postpone planting for up to 6 months; provided that the performance surety is posted with Pickens County in accordance with the following criteria:

Sec. 810 Installation and maintenance of plant materials (2/16/10)

- 1. Surety shall be in cash, certified bank funds, or an irrevocable letter of credit submitted to the Community Development Department, with appropriate supporting documentation.
  - 2. Surety shall be provided in an amount equal to 125 percent of the cost of materials, installation, and guarantee as demonstrated by a signed contract between the owner and a qualified landscape contractor, and as approved by the Community Development Director.
- b. An inspection shall be made by Community Development staff of all buffer plantings to ensure compliance with plan requirements prior to release of the performance surety. The performance surety will be drawn upon by Pickens County at the time of expiration if the planting requirements have not been fulfilled, or if the owner has not requested an extension. One 3 month extension may be permitted with documented justification acceptable to the Community Development Director.

**810 (b) Maintenance (2/16/10)**

- (1) The owner, tenant, and their agent, if any, and their successors and assigns shall be jointly and severally responsible for the maintenance in good condition of the plant materials used to meet the buffer requirements of this Article. Failure to do so is a violation of this Ordinance, and may be remedied in the manner prescribed for other violations.
- (2) Plants that are diseased, damaged beyond survivability, or are dead shall be removed and replaced with a plant of the same species or variety.
- (3) Other landscape materials and features shall be maintained in proper repair and shall be kept clear of refuse and debris.

**Sec. 811 Buffer Requirements**

Table 8.2: Buffer Requirements

Proposed Use	Existing Adjacent Uses												
	Residential: SF and Duplex	Residential: Attached and Multi-family (3 units/acre)	Residential: Attached and multi-family (4-11 units/ acre)	Residential: Attached and multi-family (12 or more units/acre)	Mobile Home Parks	Office/Commercial: <.35 FAR	Office/Commercial: .36 to 1.00 FAR	Office/Commercial: >1.00 FAR, shopping centers & office parks >250,000 sq.ft.	Industrial/Warehouse: Light	Industrial/Warehouse: Heavy	Institutional	Local Street	All other streets
Residential: SF and Duplex	0	0	0	0	0	0	0	0	0	0	0	0	0
Residential: Attached and Multi-family (3 units/acre)	3	0	0	0	0	1	1	1	1	1	1	2	1
Residential: Attached and multi-family (4-11 units/ acre)	4	0	0	0	1	1	1	1	1	1	1	2	1
Residential: Attached and multi-family (12 or more units/acre)	5	0	0	0	1	1	1	1	1	1	2	2	1
Mobile Home Parks	5	2	2	2	0	2	2	2	1	1	2	2	1
Office/Commercial: <.35 FAR	4	3	3	3	1	0	0	0	0	0	2	2	1
Office/Commercial: .36 to 1.00 FAR	5	3	3	3	2	0	0	0	0	0	2	2	1
Office/Commercial: >1.00 FAR, shopping centers & office parks >250,000 sq.ft.	6	3	3	3	2	0	0	0	0	0	2	2	1
Industrial/Warehouse: Light	5	4	4	4	3	0	0	0	0	0	4	1	1

Industrial/Warehouse: Heavy	6	5	5	5	4	3	3	3	0	0	6	2	1	1
Institutional	4	2	2	2	2	0	0	0	0	0	0	1	1	1

(Table Amended 9/19/16)

**Legend**

- 0 No buffer required
- 1 Class 1 buffer required
- 2 Class 2 buffer required
- 3 Class 3 buffer required
- 4 Class 4 buffer required
- 5 Class 5 buffer required
- Class 6 Buffer required





Note: Uses not generally included in one of the above shall be assigned by the administrative official to one of the six buffer categories illustrated by this ordinance, as appropriate to the scale and intensity of the proposed use relative to existing, adjacent uses.

Research Material for Reference Only

### Sec. 812 Buffer Standards

## BUFFERYARD 1 Figure 8.1. Class 1 Buffer

Required Plants Per 100' Of Length

- 2 Canopy Trees 
- 4 Understory Trees 
- 4 Evergreens/Conifers 
- 4 Shrubs 

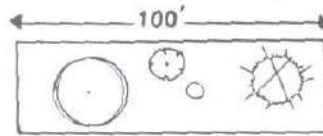
14 TOTAL

Percentage of Required Plant Material

ADJACENT USE

Bufferyard Width

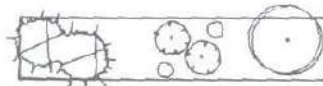
25%



30'

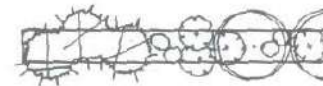
PROPOSED USE

50%



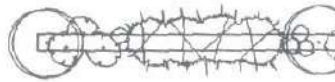
20'

75%



10'

100%







5'

Research

### BUFFERYARD 2

Figure 8.2. Class 2 Buffer

Required Plants Per 100' Of Length

4	Canopy Trees	
6	Understory Trees	
8	Evergreens/Conifers	
10	Shrubs	
<hr/>		
28	TOTAL	

Percentage of Required Plant Material

25%

50%

75%

100%

ADJACENT USE

100'





Buff

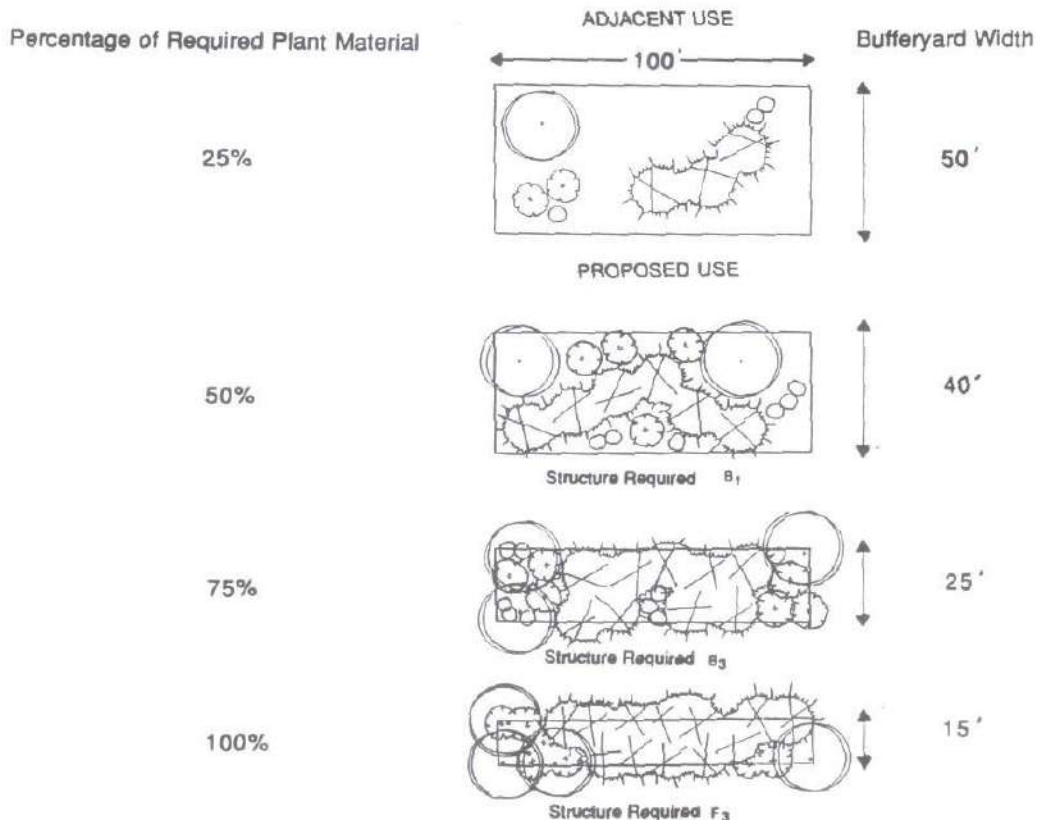
PROPOSED USE

Research

Figure 8.3: Class 3 Buffer

**Required Plants Per 100' Of Length**

- 4 Canopy Trees 
  - 8 Understory Trees 
  - 12 Evergreens/Conifers 
  - 12 Shrubs 
- 
- 36 TOTAL







Research

Research Material for Reference Only

# Figure B.5: Class 5 Buffer

Required Plants Per 100' Of Length

- 6 Canopy Trees 
- 12 Understory Trees 
- 12 Evergreens/Conifers 
- 16 Shrubs 

46 TOTAL

Percentage of Required Plant Material

25%

ADJACENT USE

100'

Bufferyard Width

75'

Structure Required B<sub>1</sub>

PROPOSED USE

50%

60'

Structure Required B<sub>2</sub>

75%

35'

Structure Required B<sub>3</sub>/BF<sub>1</sub>

100%

25'





Structure Required F<sub>3</sub>

Research



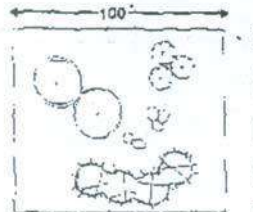
Figure 8.6: Class 6 Buffer  
**BUFFERYARD 6**

Required Plants Per 100' of Length

8	Canopy Trees	
12	Understory Trees	
16	Evergreens/Conifers	
20	Shrubs	
56	Total	

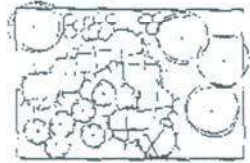
Percentage of Required Plant Material

25%



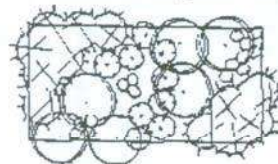
Structure Required B1  
Proposed Use

50%



Structure Required B2

75%



Structure Required F3/B3

100%



Structure Required F4/BF  
Bufferyard Width

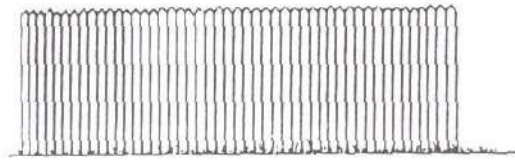
Adjacent Use

Research

Figure 8.7: Buffer Structures

**FENCES**

SYMBOL	HEIGHT
F <sub>1</sub>	3'
F <sub>2</sub>	4'
F <sub>3</sub>	6'



Wood Stockade / Opaque Fence  
(non-pershible supports)

**WALLS**

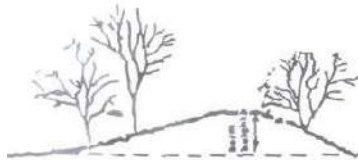
SYMBOL	HEIGHT
F <sub>4</sub>	6'
F <sub>5</sub>	8'

( Any Combination of Berm and Masonry Wall )

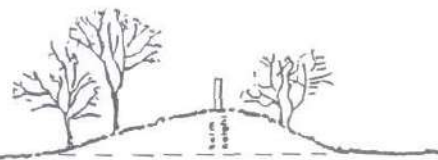


Masonry Wall  
( Poured Concrete, Stucco, Concrete Block, Brick, Etc..)

**BERMS**



**BERMS/FENCES**



SYMBOL	HEIGHT	MATERIAL
B <sub>1</sub>	3'	EARTH
B <sub>2</sub>	4'	"
B <sub>3</sub>	5'	"

SYMBOL	HEIGHT	DESCRIPTION
BF <sub>1</sub>	3'	Berm with 3' Stockade Fence
BF <sub>2</sub>	4'	Berm with 4' Stockade Fence
BF <sub>3</sub>	5'	Berm with 5' Stockade Fence

Research