

LIMITED IN-PERSON ATTENDANCE PERMITTED

Due to the Novel Coronavirus pandemic and the ongoing state of emergency, in-person attendance at this Council meeting by members of the general public will be limited. Attendance will be limited to twenty percent of the stated maximum occupancy, which equates to thirty-four (34) persons (including Council members, other elected officials, and staff). Attendees will be required to sit in designated seats, appropriately spaced. In-person attendance will be allowed on a “first-come” basis.

*Additionally, to ensure the meeting otherwise remains open to the public, we will continue to broadcast it live on the County’s YouTube channel, which can be found via the County’s website at Oconeesc.com. Further, the public may call in and listen by dialing **888-475-4499 OR 877-853-5257** and entering meeting ID # **859 8600 1142**. And, individuals parked in close proximity to Council Chambers may listen to the meeting on FM 92.3.*



PLANNING & ECONOMIC DEVELOPMENT COMMITTEE MEETING AGENDA

**November 17, 2020
5:00 P.M.**

**Oconee County Administrative Offices
Council Chambers
415 South Pine Street, Walhalla, SC**

1. Call to Order
2. Approval of Minutes:
 - July 21, 2020
3. Discussion Items *[to include Vote and/or Action on matters brought up for discussion, if required]*
 - Discussion regarding land use planning in relation to gun ranges and ancillary uses
 - Discussion regarding Corridors along Hwys. 130, 183, & 188 – Signs
 - Discussion regarding Development Standards – Mr. Adam Chapman
 - 2020 Economic Development Activity Update – Ms. Annie Caggiano
4. Adjourn

There will not be a scheduled opportunity for public to comment at this meeting.
Council members will discuss recommendations from the Administrator at this meeting.
If time permits at the end of the meeting *[and at the Committee Chair's discretion]* the Committee may take questions from the public.

[This agenda is not inclusive of all issues which the Committee may bring up for discussion at this meeting.]

**Assisted Listening Devices [ALD] are available to accommodate the special needs
of citizens attending meetings held in Council Chambers.**

ALD requests should be made to the Clerk to Council at least 30 minutes prior to the meeting start time.

Oconee County Council & Committee meeting schedules and agendas are posted at the Oconee County Administration Building and are available on the County Council Website www.oconeesc.com/council.html [All upcoming meetings will be held in Council Chambers unless otherwise noted]

COMMITTEE MEMBERS
Mr. Cain, Chair, District III
Mr. Elliott, District I
Mr. Davis, III, District IV

OCONEE CODE OF ORDINANCES

Sec. 2-61. - Access to and conduct at county meetings, facilities and property.

(a) *Purpose.* The county council has determined that it is necessary to regulate access to county facilities, grounds and property in order to ensure the safety and security of the public who visit these areas or the county employees who serve them. The conduct of persons who visit county facilities and/or who have contact with county employees must also be regulated to preserve public order, peace and safety. The regulation of access and conduct must be balanced with the right of the public to have reasonable access to public facilities and to receive friendly, professional service from county employees. These regulations apply to all county facilities and meetings, as defined below, for and over which county council exercises control and regulation, and to the extent, only, not preempted by state or federal law.

(b) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Facility means any building, structure, or real property owned, leased, rented, operated or occupied by the county or one of its departments, offices or agencies.

Meeting means any assemblage of persons for the purpose of conducting county governmental business, operations or functions or any assemblage of persons within a county governmental facility. The term "meeting" includes, but is not limited to, county council meetings, county board and committee and staff meetings, trials, hearings and other proceedings conducted in the courts of general sessions and common pleas, family court, master-in-equity, probate court and magistrate's court; and other meetings by entities duly authorized by the county council.

(c) *Prohibited acts.* It shall be unlawful for any person to:

- (1) Utter loud, obscene, profane, threatening, disruptive or abusive language or to engage in any disorderly or disruptive conduct that impedes, disrupts or disturbs the orderly proceedings of any meeting, or operations of any department or function of the county government, including, without limitation, speaking when not explicitly recognized and authorized to do so by the presiding official in such meeting.
- (2) Bring, carry, or otherwise introduce any firearm, knife with blade longer than two inches or other dangerous weapon, concealed or not concealed, into any facility or meeting. This prohibition does not apply to law enforcement personnel or any other person whose official, governmental duties require them to carry such firearm, knife, or other weapon.
- (3) Engage in partisan political activity, including speech, in any meeting not authorized and called for the purpose of partisan political activity and explicitly authorized for such purpose in the facility in which such activity is to be conducted, or refusing to cease such activity when the presiding official of the meeting in question has ruled that the activity in question is partisan political activity and has directed that such activity stop.
- (4) Interfere with, impede, hinder or obstruct any county governmental official or employee in the performance of his duties, whether or not on county government property.
- (5) Enter any area of a county government facility, grounds or property when such entry is prohibited by signs, or obstructed or enclosed by gates, fencing or other physical barriers. Such areas include rooms if clearly marked with signs to prohibit unauthorized entry.
- (6) Enter by vehicle any area of a county governmental facility, grounds or property when such area is prohibited by signs or markings or are obstructed by physical barriers; or park a vehicle in such restricted areas; or park in a manner to block, partially block or impede the passage of traffic in driveways; or park within 15 feet of a fire hydrant or in a fire zone; or park in any area not designated as a parking space; or park in a handicapped parking space without proper placarding or license plate; or park in a reserved parking space without authorization.

- (7) Use any county governmental facility, grounds or other property for any purpose not authorized by law or expressly permitted by officials responsible for the premises.
 - (8) Enter without authorization or permission or refuse to leave any county governmental facility, grounds or other property after hours of operation.
 - (9) Obstruct or impede passage within a building, grounds or other property of any county governmental facility.
 - (10) Enter, without legal cause or good excuse, a county governmental facility, grounds or property after having been warned not to do so; or, having entered such property, fail and refuse without legal cause or good excuse to leave immediately upon being ordered or requested to do so by an official, employee, agent or representative responsible for premises.
 - (11) Damage, deface, injure or attempt to damage, deface or injure a county governmental property, whether real property or otherwise.
 - (12) Enter or attempt to enter any restricted or nonpublic ingress point or any restricted access area, or bypass or attempt to bypass the designated public entrance or security checkpoint of a facility without authorization or permission.
 - (13) Perform any act which circumvents, disables or interferes with or attempts to circumvent, disable or interfere with a facility's security system, alarm system, camera system, door lock or other intrusion prevention or detection device. This includes, without limitation, opening, blocking open, or otherwise disabling an alarmed or locked door or other opening that would allow the entry of an unauthorized person into a facility or restricted access area of the facility.
 - (14) Exit or attempt to exit a facility through an unauthorized egress point or alarmed door.
- (d) *Penalty for violation of section.* Any person violating the provisions of this section shall be deemed guilty of a misdemeanor and, upon conviction, shall be punished in accordance with section 1-7. In addition, vehicles that are improperly parked on any county property, facility, or other premises may be towed at the owner's expense.

(Ord. No. 2003-04, §§ 1—4, 4-15-2003; Ord. No. 2012-06, § 1, 4-3-2012)

STATEMENT OF PURPOSE, INTENT AND JURISDICTION

Signs constitute a separate and distinct use of the premises upon which they are placed and also affect the use of adjacent roads, streets, walkways and other properties. The provisions of this sign Ordinance are made to establish reasonable and objective regulations for signs on certain roadways which are visible to the public, in order to protect the general public health, safety, welfare, convenience and aesthetics. The Ordinance is also intended to serve the public's need to be given helpful directions, and to be informed of available products, businesses, and services. This ordinance does not apply to that portion of roads or housing/community/commercial developments which may abut but are not included in the roadway which references this ordinance.

DEFINITIONS

Facade - Any structure or part of a structure attached; or otherwise mounted parallel, to a wall or other vertical part of the structure.

Gross Surface Area - The entire area within a single continuous perimeter composed of a single face enclosing the extreme limits of characters, lettering, illustrations, ornamentation or other figures, together with any other material, design or color forming an integral part of the display including the frame.

Public - The members of the community as a whole or any particular part of the community.

Roof - The roof slab or deck with its supporting members

Roof Eaves - The projecting overhang at the lower edge of a roof.

Roof Structure - An enclosed structure on or above the roof of any part of a building.

Roof Sign – Any sign applied to or attached to the roof or which projects above the roof eave line.

Sign - A name, identification, description, emblem, display or device which is affixed to, printed on, or represented directly or indirectly upon a building, structure, or parcel of land; which is illuminated or non- illuminated; visible or intended to be visible from any public place; and, which directs or calls attention to a person, place, product, institution, business, organization, activity or service. Signs shall also include any permanently installed or situated merchandise, including any banner, pennant, placard, statue, vehicle or temporary sign. Certain categories of signs are defined as follows. Other categories of signs are defined elsewhere in this ordinance

Abandoned Sign - A sign located on a property which is vacant and/or unoccupied for a period of ninety (90) days; a sign which is damaged, in disrepair, or vandalized and not repaired within ninety (90) days; a sign which contains an outdated message for a period exceeding thirty (30) days.

Awning Sign - A sign with its copy on a shelter made of any non-rigid material, such as fabric or flexible plastic that is supported by or stretched over a frame and attached to an exterior wall of a building or other structure.

Banner Sign - A sign with its copy on non-rigid material such as cloth, plastic, fabric or paper with no supporting framework.

Construction Sign - A temporary sign identifying individuals or companies involved in design, construction, wrecking, financing or development work when placed upon the premises where that work is underway, but only for the duration of the work.

Flashing Sign - Any sign which has intermittent or changing lighting or illumination of a duration less than thirty (30) seconds shall be deemed a flashing sign.

Free-standing Sign - The general term for any sign which is permanently affixed to the ground and on a foundation. It is supported on a foundation by one or more upright poles or braces, and is not attached to a building or any other structure.

Illegal Sign - A sign which does not meet the requirements of this ordinance or which is not a registered nonconforming sign. This specifically includes a sign that remains standing when the time limits set by the permit are exceeded and any sign not removed after notification from the Planning director or their designee to remove the sign

Illuminated Sign - A sign illuminated in any manner by an artificial light source, whether internally or externally lit, including but not limited to neon signs and any sign which has characters, letters, figures, designs or outlines illuminated by artificial lighting.

Miscellaneous Sign - A sign which does not directly call attention to the place, product, institution, business, organization, activity or service available on the premises. Examples include wayfinding, no trespassing/hunting/soliciting, and memberships in associations, cooperatives, fraternal organizations or the like.

Monument Sign - A freestanding sign with a base affixed to the ground, where the length of the base is at least two-thirds the horizontal length of the monument.

Nonconforming Sign - A sign that met all legal requirements when constructed but is not in compliance with current sign regulations. A registered nonconforming sign is not an illegal sign.

Off-Premises Sign - Sign, graphics or a display for commercial, industrial, institutional, service or entertainment purposes, promoting products, or services conducted, sold or offered somewhere other than upon the same premises where the sign is located, and whose purpose is to sell or identify a product, service or activity. In the context of this section the word premises shall be interpreted as being a separate tract or parcel of land that has been or may be conveyed by deed or has otherwise been specified as a separate lot on an approved land development plan.

On-Premises Sign - Sign, graphics or a display for commercial, industrial, institutional, service or entertainment purposes, promoting products, uses or services conducted, sold or offered temporary purpose has been served. Included are for sale, lease or rent signs, political signs, service signs, special-event signs, construction signs, directional signs to special or temporary events and signs of a similar nature.

Wall Sign - A sign painted on, or attached to, a wall or window of a building or other structure and which is mounted parallel to the surface so that only one side is visible to the public.

Warning Sign - A sign containing no advertising material but which warns the public of the existence of danger.

ADMINISTRATION

The Administrator of this sign Ordinance shall be the Planning director or their designee. The Planning director or their designee shall have the responsibility and authority to administer and enforce all provisions of this Ordinance, other than those provisions with powers specifically reserved to the Board of Zoning Appeals.

PERMIT PROCEDURES

No sign, except as provided by Section ##(Exempt Signs) and Section ##(Nonconforming Signs) shall be erected, displayed, altered, relocated, or replaced until the municipality issues a sign permit.

Permit Application - Applications for sign permits shall be submitted on forms provided by the County, completed as required; at a minimum, they shall have attached the following information, in either written or graphic form.

Location of the sign on the premises in relation to lot lines, buildings, sidewalks, streets, public rights-of-way and street intersections within three hundred (300) feet of the proposed sign.

Type of sign (e.g., freestanding, pole, monument, wall) and general description of structural design and construction materials.

Drawing(s) of the proposed sign containing specifications indicating height, perimeter, area, dimensions, type of lettering proposed, means of support, method of illumination, and any other significant characteristics.

Any other information requested by the Planning director or their designee in order to carry out the purpose and intent of this Ordinance.

The required sign permit fee as established by resolution of the County Council. Permit fees will cover the cost for administering this Ordinance for compliance with its purpose.

A sketch of the sign shall be submitted with the sign permit application for review and approval by the Planning director or their designee

Permit Review and Action- The Planning director or their designee shall review the sign permit application and issue or deny the permit, in conformance with the following standards.

Official Date. The official date of submission shall be the day the Planning director or their designee determines that the completed application, with all required or necessary data, has been properly prepared and submitted.

Time to Decide. The Planning director or their designee shall determine whether the proposed sign will or will not be in compliance with the requirements of this Ordinance, and shall, within thirty (30) days of the official date of submission, issue or deny the sign permit.

Photograph. When the sign has been completed, the Applicant shall photograph the completed sign and forward the photograph to the Planning director or their designee. The Planning director or their designee shall then inspect the sign.

Inspection for Compliance. The Planning director or their designee, or a designee, shall perform a final inspection after installation of any approved sign. The Planning director or their designee will then complete the County portion of the sign application and forward the completed application form to the Applicant. The final dimensions of the sign will be noted by the Planning director or their designee, either on the back of the photograph of the sign or at any other appropriate place, which information shall be filed at the County offices along with the completed application.

Discrepancies. Any discrepancies between any sign as approved and the sign as constructed shall be identified in writing by the Planning director or their designee and may result in the halt of construction and correction of the discrepancy. If the discrepancy is not corrected within twenty (20) days after written notice, the sign may be ordered removed by the Planning director or their designee.

Complaints. The Planning director or their designee shall investigate any complaints of

violations of these regulations and may revoke any permit if there is any violation of these regulations or if there was any misrepresentation of any material fact, in either the sign permit application or the plans.

Revocation of Permit.

All rights and privileges acquired under the provisions of this Ordinance are mere licenses and, as such, are revocable for cause by the County. All permits issued pursuant to this Ordinance are hereby subject to this provision. See Section ###.

Registration of Signs. All signs must be registered with the County. Signs that are nonconforming under this Ordinance may continue to be displayed, replaced or altered to conform to this Ordinance. All signs erected after the effective date of this ordinance must comply with it. Appropriate notice will be provided to all existing sign owners upon the adoption of this Ordinance.

Violations.

Any sign which has not been certified and registered as nonconforming or that has not received a permit from the Planning director or their designee within one (1) year of the effective date of this Ordinance shall be deemed to be in violation of these regulations and shall be ordered removed by the Planning director or their designee with the costs of removal to be at the expense of the sign owner or the land owner.

Expiration of Sign Permit

If the sign authorized by any sign permit has not been erected or completed within one hundred twenty (120) days from the date of issuance of that permit, the sign permit shall be deemed expired. An expired sign permit may be renewed within thirty (30) days from the expiration date for good cause shown.

Revocation of A Sign Permit

The Planning director or their designee shall revoke any sign permit if the sign, whether new or pre-existing, is moved or otherwise altered, either intentionally or by natural forces, in a manner which causes the sign not to be in conformity with this Ordinance. Signs must be properly maintained, properly painted wiring, loose fastenings, being in an unsafe condition or detrimental to public health, safety or general welfare. In the event of a violation of any of the foregoing provisions, the Planning director or their designee shall give written notice specifying the violation to the current owner of the sign and the current owner of the land upon which the sign is erected to conform or to remove the sign. The sign shall be made to conform to the permit requirements within thirty (30) days from the date of the notice, or, the Planning director or their designee shall revoke the sign permit and the subject sign shall be removed by the owner of the sign or the owner of the premises.

Removal of the Violating Sign

After issuing an enforcement notice the Planning director or their designee shall have the power to, and may remove, cause to be removed, or order the removal of signs that are in violation of this Ordinance. The Planning director or their designee has the option of waiving the removal of a sign if the Business is for sale. The removal will be

completed at the expense of the owner of the sign or the owner of the premises, or both. Removal shall take place in the following instances.

When any sign constructed after the adoption of this Ordinance or any amendment to it is not in conformance with the provisions of this Ordinance.

If the Planning director or their designee finds a sign which presents immediate peril to persons or property, the sign shall be removed.

When any sign, whether existing on, or erected on or after the effective date of this Ordinance, is declared obsolete for any of the following reasons:

Any directional or off-premises sign which refers or pertains to a business or facility, the affairs of which are discontinued for a period of six (6) months or more.

Any sign which pertains to a time, event or purpose which no longer exists or applies.

On premises signs for any businesses or facilities which have been vacant, unoccupied or not actively being offered for sale for a period of six (6) months or more.

EXEMPT SIGNS

Sign permits shall not be required for the following.

Miscellaneous Signs as defined above.

Temporary Real Estate Signs - Display of these signs shall be limited to one (1) per property a maximum of thirty two (32) square feet in area . These signs shall be removed within thirty (30) days of settlement or lease of the property.

Garage or Yard Sale Signs - Signs advertising garage sales or yard sales are permitted, provided that no sign shall exceed four (4) square feet in area and is not erected more than 4 days prior to the event. One (1) yard sale sign shall be allowed on premises. All signs shall be removed one (1) day after the close of the garage or yard sale.

PROHIBITED SIGNS

The following signs are expressly prohibited, unless otherwise stated in these regulations.

Animated and Moving Signs - A sign or other display with either kinetic or illusionary motion powered by natural, manual, mechanical, electrical or other means, including but not limited to flags having commercial messages, and all

pennants, banners, streamers, propellers, and discs, as well as flashing signs, signs with illuminated elements that are used to simulate the impression of motion, and searchlights.

Flashing and Message Signs - Any signs that include lights or messages which change flash, blink or turn on and off intermittently, but specifically excluding time and temperature signs which display no other text or images.

Glaring Signs - Signs with light sources or which reflect brightness in a manner which constitutes a hazard or nuisance. This includes signs with fluorescent text, graphics or background, as well as holographic signs.

Obstructive Signs - A sign or other advertising device erected or maintained at any road intersection in a manner as to obstruct free and clear vision of the intersection.

Inflatable Signs and Other Objects - Signs and other objects which are inflated, including, but not limited to, balloons. One bouquet of balloons shall be allowed on premises that sell balloons. Balloons shall also be permitted in temporary situations or on special occasions at a residence.

Posters and Handbills - Any signs affixed to any structures, trees or other natural vegetation, rocks or poles.

Signs of any type or size are not permitted on utility poles, lighting poles, or other similar structures.

Roof Signs as defined above.

Simulated Traffic Signs and Obstructions - Any sign which may be confused with, or obstruct the view of, any authorized traffic sign or signal, obstruct the sight-distance triangle at any road intersection or extend into the public right-of-way.

Strings of Light - Any devices including lights that outline property lines, sales areas or any portion of a structure and are intended to advertise or draw attention to a business or commercial activity, except strings of lights used as holiday decorations may be displayed for up to sixty (60) days in a year.

Banners spanning county roadways are prohibited. Banners spanning state roadways require permission from the South Carolina Department of Transportation and issuance of a highway occupancy permit.

Street Rights-of-Way – No sign or advertising device, including projecting signs, shall be located in or project over any road right-of-way nor be located within the clear sight triangle of any intersection. Exceptions include public signs or signs erected by a governmental agency.

Lights or other devices used on a temporary basis on parcels on which carnivals, fairs or other similar temporary activities are held.

Vehicle Signs - Any sign displayed on a parked trailer or other vehicle where the primary purpose of the vehicle is to advertise a product, service business, or other activity. This regulation shall permit the use of business logos, identification or advertising on vehicles primarily and actively used for business purposes.

A-frame/ Wheeled Signs – Any portable “A” frame or similar portable sign is prohibited except on a temporary basis not to exceed 72 consecutive hours not more than once per year.

Sign Emissions- No sign which emits smoke, visible vapors, particles, sound or odor shall be permitted.

Mirrors- No mirror device shall be used as part of a sign

GENERAL STANDARDS AND CRITERIA FOR SIGNS

The regulations in this section specify the area and heights of signs that are allowed on specified roadways within Oconee County and which require a permit.

Determination of Gross Sign Area - The area of a sign shall include all lettering, wording and accompanying designs and symbols together with the background, whether open or enclosed, on which they are displayed but not including any supporting framework and bracing which are incidental to the display.

Where the sign consists of individual letters or symbols attached to or painted on a surface, building wall or window, the area shall be considered to be that of the single smallest rectangle or other regular geometric shape which encompasses all of the letters and symbols, including the sign background and frame.

In computing square-foot area of a double-faced sign, only one side shall be considered, provided both faces are identical in size, otherwise the larger side shall be considered. If the interior angle formed by the faces of the multi-faced sign is greater than forty- five (45) degrees, then all sides of the sign shall be considered in calculating the sign area.

Determination of Sign Height - The height of all signs shall be the measured from the natural grade level immediately adjacent to where the sign is erected to the top of the sign or sign structure.

GENERAL REQUIREMENTS

All signs shall conform to the applicable building codes and to the following general requirements.

Sign Materials and Construction - All signs shall be constructed of durable materials, designed to withstand expected wind pressures and erected so as not to sustain damage and deterioration from the elements. No sign shall contain iridescent or "day-glo" paint.

Maintenance - Every sign, including those specifically exempt from permit and permit fees, shall be maintained in good repair and in a safe, clean and attractive condition.

Design - No sign or part of a sign shall contain or consist of banners, posters, pennants, ribbons, streamers, spinners or other similar moving, fluttering or revolving devices. None of these devices, nor any strings of lights, shall be used for the purpose of advertising or getting attention when not part of a sign, except as follows.

Sign Illumination - Illuminated signs or sign lighting devices shall employ only lights emitting a light of constant intensity (See also subsection ##) and no sign shall be illuminated by or contain flashing, intermittent rotating or moving light or lights. No sign or lighting device shall be placed or directed to permit the beams and illumination to be directed or beamed upon a public road, highway, sidewalk or adjacent premises so as to cause a traffic hazard or nuisance.

ON-PREMISES SIGNS

This ordinance only deals with On-premises signs. Off premises signs are defined as billboards and are regulated by Article 8 of Chapter 32 of the Code of Ordinances.

Limitation on Number of Signs- Any business shall be limited to one (1) free-standing sign and one (1) wall sign. For locations with more than one business at that location, the location may have one free standing sign that identifies all businesses at the location. Individual businesses may then have one additional wall sign for that business.

Sign Location - All freestanding signs or displays shall be erected at least ten (10) feet from any property line or right-of-way.

Sign Height - No portion of any freestanding on-premises sign or display shall be more than eight (8) feet above the highest elevation of the natural grade immediately

adjacent to the sign.

Sight Hindrance - No freestanding sign or display shall be erected so as to block or obstruct the sight line of automobiles exiting from the premises.

INDIVIDUAL SIGN REQUIREMENTS

Monument and Pole signs may be up to eight (8) feet high. For locations that have up to 3 separate businesses, the sign is limited to thirty two (32) sq. ft. in area. For a location with more than three (3) businesses, the sign size may be increased by two (2) sq. ft. for each number of businesses over three (3). Each individual business is then allowed one wall sign. .

Wall signs may cover up to 25 per cent of the total front façade of a given business, must be installed flush with the building and project no more than 24 inches.

Businesses with awnings over windows and/or doors may include signage information on the awnings in addition to the two otherwise permitted signs.

TEMPORARY SIGNS

Temporary signs may be erected only after obtaining a temporary sign permit, which shall cite the length of time the sign may be displayed.

Special-Event Signs – On-premises signs announcing special events including, but not limited to, auctions, grand openings, new management, going-out-of-business sales and events by religious, charitable or public service groups.

Any business, individual or organization may display a special- event sign. A maximum of two (2) special-event signs may be displayed for up to fourteen (14) days prior to a special event.

Signs shall not exceed sixteen (16) square feet in area each and shall be removed immediately following the event.

A special-event sign shall not be used to continuously advertise the same event.

Seasonal Farm-Products Signs - Seasonal on-premises signs announcing the availability of seasonal farm products are allowed up to a total of four (4) signs, each of which is a maximum of 4 sq. ft. in area and stands less than four (4) feet high.

Construction Signs - Construction signs announcing new buildings or projects, erected after the commencement of construction. Each construction site shall be limited to one (1) construction sign not exceeding thirty two (32) square feet in area and eight (8) feet in height which shall be removed by the time the permanent, on-premises sign is erected or a certificate of occupancy for the building is issued.

Political Signs - Political signs up to thirty two (32) square feet in area and no more than eight (8) feet high announcing political candidates seeking office, slates of candidates, political parties, and/or political and public issues appearing on a ballot are allowed. They shall be posted no more than sixty (60) days in advance of the election to which they pertain and shall be removed within five (5) days after that election.

GASOLINE STATION SIGNS

Automobile service and gasoline stations shall comply with all applicable regulations within this section.

Changeable Fuel Price Signs - Freestanding signs identifying the name of the business may include changeable copy indicating the current price of fuel dispensed on the premises.

RESORT/COMMUNITY SIGNS

A Resort/Community Development may have one (1) identifying sign at each entrance. with a maximum size of thirty two (32) square feet per side and be up to eight (8) feet high.

NONCONFORMING SIGNS

Any sign lawfully existing or under construction before the date of enactment of these sign regulations or upon any date on which these regulations are amended, and any sign which is accessory to a nonconforming use, shall be deemed a nonconforming sign.

Modifications - Nonconforming signs shall not be enlarged, extended, structurally reconstructed or altered in any manner, except that the sign face (gross surface area portion of the sign) may be changed as long as the new sign face is equal to or reduced in height, sign area, and/or projection. A sign permit is not needed for a new sign face, or a change in the advertising content appearing on the sign face.

Removal - Nonconforming signs may remain, provided they are maintained in good repair, except for the following.

A nonconforming sign or the structure supporting the sign which is damaged or destroyed to the extent of fifty percent (50%) or more shall not be altered, replaced or reinstated unless it is in conformance with these regulations. If the damage or destruction is less than fifty percent (50%), the sign must be under repair within sixty (60) days and all repairs must be completed within six (6) months. The sign shall not be enlarged in any manner.

A nonconforming sign or the structure supporting the sign shall be removed according

to the provisions of subsection 1.405 (Removal) of these regulations. Removal is required if the sign and/or the structure supporting the sign is damaged or destroyed to the extent of fifty percent (50%) or more.

Any sign, display or device allowed in this Ordinance may contain (in lieu of any other copy) lawful noncommercial messages that do not direct attention to a business operated for profit or to a commodity or service for sale. The sign, display or device must comply with all other requirements of this Ordinance.

INTERPRETATION

Unless otherwise specifically provided, references to “sign area” or “sign size” shall be deemed to be per sign side.

SEVERABLE NATURE OF ORDINANCE

The various sections, subsections, paragraphs, and clauses of this Ordinance are severable and in the event that any section, subsection, paragraph, or clause is adjudged invalid, the remainder of the Ordinance shall remain in full force and effect.

PROTECTION OF FIRST AMENDMENT RIGHTS

Any sign, display or device allowed under this Ordinance may contain, in lieu of any other copy, any otherwise lawful noncommercial message that does not direct attention to a business operated for profit or to a commodity or service for sale, and that complies with all other requirements of this Ordinance.

Request for a variance from the requirements of this ordinance

A variance may be requested for relief from the provisions of this chapter in a public hearing before the Oconee County Board of Zoning Appeals. The Board must answer affirmatively to each and all of the following criteria for the variance to be granted:

1. The request is consistent with the overall intent of the restrictions in this chapter.
2. There are exceptional circumstances or conditions pertaining to this particular request that do not apply to other area businesses.
3. The strict application of these conditions would unreasonably restrict the desired use of the premises.
4. The authorization of a variance will not be of substantial detriment to adjacent premises or to the public good and the character of the area will not be harmed by the granting of the variance.

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE 2020-**

AN ORDINANCE AMENDING CHAPTER 38 OF THE OCONEE COUNTY CODE OF ORDINANCES, IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY, REGARDING THE ESTABLISHMENT OF DEVELOPMENT STANDARDS IN RELATION TO LIGHTING, SCREENING, AND BUFFERING; AND OTHER MATTERS RELATED THERETO.

WHEREAS, consistent with the powers granted county governments by S.C. Code § 4-9-25 and S.C. Code § 4-9-30, Oconee County (“County”), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its governing body, the Oconee County Council (“County Council”), has the authority to enact regulations, resolutions, and ordinances, not inconsistent with the Constitution and the general law of the State of South Carolina, including the exercise of such powers in relation to health and order within its boundaries and respecting any subject as appears to it necessary and proper for the security, general welfare, and convenience of the County or for preserving health, peace, order, and good government therein;

WHEREAS, the County has adopted multiple ordinances for the effective, efficient governance of the County, which, subsequent to adoption, are codified in the Oconee County Code of Ordinances (“Code of Ordinances”), as amended;

WHEREAS, the County is authorized by Section 4-9-30(9) and Chapter 29 of Title 6 of the South Carolina Code of Laws, among other sources, to impose land use restrictions and development standards in the unincorporated areas of the County;

WHEREAS, County Council recognizes that there is a need to revise the law of the County to meet the changing needs of the County and that there is a need to amend, specifically, Chapter 38 of the Code of Ordinances by adding Section 38-9.6, entitled “Development Standards: Lighting, Screening, and Buffering”;

WHEREAS, County Council has therefore determined to modify Chapter 38 of the Code of Ordinances and to affirm and preserve all other provisions of the Code of Ordinances not specifically, or by implication, amended hereby.

NOW THEREFORE, it is hereby ordained by the Oconee County Council, in meeting duly assembled, that:

1. Chapter 38 of the Code of Ordinances is hereby revised, rewritten, and amended by adding Section 38-9.6, entitled “Development Standards: Lighting, Screening, and Buffering” as stated on Attachment A, which is attached hereto and incorporated herein by reference.

2. County Council hereby approves and adopts Attachment A as an additional “General Provision” of Chapter 38 of the Oconee County Code of Ordinances and directs that the same be codified.

3. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the remainder of this Ordinance, all of which is hereby deemed separable.

4. All ordinances, orders, resolutions, and actions of County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded. Nothing contained herein, however, or in the attachment hereto, shall cancel, void, or revoke, or shall be interpreted as cancelling, voiding, or revoking, *ex post facto*, in any regard any prior performance standard, zoning or rezoning act, actions, or decisions of the County or County Council based thereon, which were valid and legal at the time in effect and undertaken pursuant thereto, in any regard.

5. All other terms, provisions, and parts of the Code of Ordinances, and specifically, but without exception, the remainder of Chapter 38, not amended hereby, directly or by implication, shall remain in full force.

6. This Ordinance shall take effect and be in full force from and after third reading, public hearing, and enactment by County Council.

ORDAINED in meeting, duly assembled, this _____ day of _____, 2020.

ATTEST:

Katie D. Smith
Clerk to Oconee County Council

Julian Davis, III
Chair, Oconee County Council

First Reading: _____
Second Reading: _____
Third Reading: _____
Public Hearing: _____

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 exemption 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

- a. 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 for 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, 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

Exemptions

1. Agricultural and Forestry uses and activities 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.
2. 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 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.

Estate of Randall E. Pitts, Cynthia Sue Pitts, Ryan Pitts and Frances Pitts Kriger, and any other Heirs-at-Law or Devisees of Randall E. Pitts, Deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; and any unknown minors or persons under a disability being a class designated as Richard Roe,
Defendant(s)

NOTICE OF SALE

BY VIRTUE OF a judgment heretofore granted in the case of NewRez LLC fka New Penn Financial, LLC dba Shellpoint Mortgage Servicing vs. The Personal Representative, if any, whose name is unknown for the Estate of Randall E. Pitts, Cynthia Sue Pitts, Ryan Pitts and Frances Pitts Kriger, and any other Heirs-at-Law or Devisees of Randall E. Pitts, Deceased, their heirs, Personal Representatives, Administrators, Successors and Assigns, and all other persons entitled to claim through them; all unknown persons with any right, title or interest in the real estate described herein; also any persons who may be in the military service of the United States of America, being a class designated as John Doe; and any unknown minors or persons under a disability being a class designated as Richard Roe, I, Beverly Whitfield Clerk of Court for Oconee County, will sell on September 8, 2020, at 11:00 am, at the Oconee County Courthouse, Main Street, Walhalla, SC 29691, to the highest bidder:

ALL THAT CERTAIN piece, parcel of tract of land lying and being situate in the state of south Carolina, county of Oconee, Wegener Township, containing 1.20 acres, more or less, as more particularly described on a plat of survey by R. Jay Cooper, PE & LS #4682 dated April 29, 1997 and recorded in plat book A493 at page 7, records of Oconee County, South Carolina.

BEING THE SAME property conveyed to Randall E. Pitts by Frances H. Pitts, by deed dated 12/6/2002 and recorded 12/6/2002 of record in Deed Book 1254 at Page 101 in the County Clerk's Office.

TMS #: 5001801010
SUBJECT TO OCONEE COUNTY TAXES

TERMS OF SALE: The successful bidder, other than the Plaintiff, will

fail to answer the Complaint in the time aforesaid, judgment by default will be rendered against you for the relief demanded in the Complaint. YOU WILL FURTHER TAKE NOTICE that should you fail to answer the foregoing Summons, the Plaintiff will move for a general Order of Reference in this case to the Master-in-Equity of Oconee County, which Order shall, pursuant to Rule 53 of the South Carolina Rule of Civil Procedure, specifically provide that a Master-in-Equity is authorized and empowered to enter a final judgment in this case and any appeal from the final judgment entered herein to be made directly to the Supreme Court. TO ANY MINOR DEFENDANT UNDER THE AGE OF EIGHTEEN (18) YEARS: and to the person with whom he resides, YOU ARE HEREBY SUMMONED and required to apply for the appointment of a guardian ad litem to represent you in this action within thirty (30) days after service hereof upon you, exclusive of the day of such service, and if you fail, application for such appointment will be made by the Plaintiff herein. TO ANY INFANTS OVER FOURTEEN YEARS OF AGE AND IMPRISONED PERSONS: YOU ARE HEREBY SUMMONED and required to apply for the appointment of a guardian ad litem to represent you in this action within thirty (30) days after service hereof upon you, exclusive of the day of such service, and if you fail, application for such appointment will be made by the Plaintiff herein. TO ANY INFANT(S) UNDER THE AGE OF FOURTEEN YEARS OF AGE (INCOMPETENT OR INSANE) AND TO THE GENERAL OR TESTAMENTARY GUARDIAN, COMMITTEE WITH WHOM (S)HE (THEY) RESIDE(S): YOU ARE FURTHER SUMMONED and required to apply for the appointment of a guardian ad litem to represent said infant(s) under fourteen years said incompetent or insane person) in this action within thirty (30) days after service hereof upon you, exclusive of the day of such service, and if you fail, application for such appointment will be made by the Plaintiff herein. Bagwell & Corley Law Firm, PC10121 Clemson Blvd., Suite D Seneca, South Carolina 29678(864) 886-8123 By: /s/ Scott Allmon Scott Allmon Attorney for the Plaintiff Seneca, South Carolina 2020

The Oconee County Planning & Economic Development Committee will hold a meeting at 5pm, Tuesday, November 17, 2020 in Council Chambers located at 415 South Pine Street, Walhalla, SC.

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PUBLISHER'S AFFIDAVIT

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE

OCONEE COUNTY COUNCIL

IN RE: NOTICE - OCONEE COUNTY PLANNING & ECONOMIC DEVELOPMENT COMMITTEE - MEETING AT 5:00 PM, TUESDAY, NOVEMBER 17, 2020

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of **THE JOURNAL**, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on 09/02/2020 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.

Hal Welch
General Manager

Subscribed and sworn to before me this
09/02/2020

Jennifer A. White
Notary Public
State of South Carolina
My Commission Expires July 1, 2024



Oconee County Council

Oconee County
Administrative Offices
415 South Pine Street
Walhalla, SC 29691

Phone: 864-718-1023
Fax: 864 718-1024

E-mail:
ksmith@oconeesc.com

John Elliott
Chair Pro Tem
District I

Wayne McCall
District II

Paul A. Cain
Vice Chair
District III

Julian Davis, III
Chairman
District IV

J. Glenn Hart
District V



The Oconee County Council will meet in 2020 on the first and third Tuesday of each month with the following exceptions:

- April, July, August, & November meetings, which will be **only** on the third Tuesday of each of the four months.

All Council meetings, unless otherwise noted, are held in Council Chambers, Oconee County Administrative Offices, 415 South Pine Street, Walhalla, South Carolina.

Oconee County Council will also hold a Planning Retreat from 9:00 a.m. to 12:00 p.m. on Tuesday, February 11, 2020 in Council Chambers to establish short and long term goals.

Oconee County Council will also meet on Tuesday, January 5, 2021 in Council Chambers at which point they will establish their 2021 Council and Committee meeting schedules.

Oconee County Council will also hold a Budget workshop on Tuesday, March 10, 2020 in Council Chambers.

Additional Council meetings, workshops, and/or committee meetings may be added throughout the year as needed.

Oconee County Council Committees will meet in 2020 prior to County Council meetings on the following dates/times in Council Chambers located at 415 South Pine Street, Walhalla, South Carolina unless otherwise advertised.

The Law Enforcement, Public Safety, Health, & Welfare Committee at 4 p.m. on the following dates: February 4, March 17, July 21, & October 6, 2020.

The Transportation Committee at 4:30 p.m. on the following dates: February 18, May 19, August 18, & October 20, 2020.

The Real Estate, Facilities, & Land Management Committee at 4 p.m. on March 17 and 4:30 p.m. on the following dates: June 16, September 15, & November 17, 2020.

The Budget, Finance, & Administration Committee at 4:30 p.m. on the following dates: March 10 [Budget Workshop], April 21, May 5, May 19, & June 2, 2020.

The Planning & Economic Development Committee at 4:30 p.m. on the following dates: March 3, June 2, September 1, & November 17, 2020.

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■ LEGAL NOTICES

LEGALS

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PUBLISHER'S AFFIDAVIT

**STATE OF SOUTH CAROLINA
COUNTY OF OCONEE**

OCONEE COUNTY COUNCIL

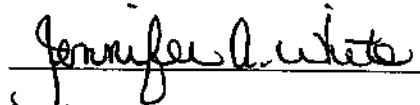
IN RE: NOTICE OF MEETING SCHEDULE AND EXCEPTIONS FOR 2020

BEFORE ME the undersigned, a Notary Public for the State and County above named, This day personally came before me, Hal Welch, who being first duly sworn according to law, says that he is the General Manager of **THE JOURNAL**, a newspaper published Tuesday through Saturday in Seneca, SC and distributed in **Oconee County, Pickens County** and the Pendleton area of **Anderson County** and the notice (of which the annexed is a true copy) was inserted in said papers on 01/10/2020 and the rate charged therefore is not in excess of the regular rates charged private individuals for similar insertions.

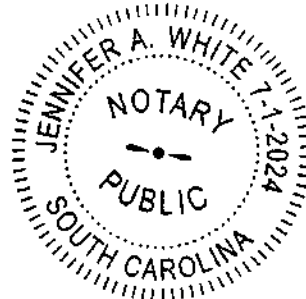


Hal Welch
General Manager

Subscribed and sworn to before me this
01/10/2020



Jennifer A. White
Notary Public
State of South Carolina
My Commission Expires July 1, 2024





PLANNING & ECONOMIC DEVELOPMENT COMMITTEE MEETING

OEA Year End Update
ANNIE CAGGIANO, *OEA PRESIDENT*

November 17, 2020



ECONOMIC DEVELOPMENT

ANNIE CAGGIANO, *OEA PRESIDENT*



NEW PROJECT ACTIVITY: January to Date

Prospect Activity: 45 to date

- New Projects Initiated: 41
 - Real Estate Inquiries: 5
 - Intl Landing Pad Inquiries: 1
 - Miss opportunities: 9
 - Projects Visits: 7



NEW PROJECT ACTIVITY: Where are we today?

- **New Projects Status:**

- Missed Opportunities: 9
- Inactive: 9
- Closed lost: 6
- Active New Projects: 17
 - \$1.09 Billion
 - 2,000 jobs



EXISTING PROJECT ACTIVITY: January to Date

- Existing Industry Projects Initiated: 4
 - Active EI Projects: 3
 - \$50 million
 - 25 new jobs



PRODUCT DEVELOPMENT

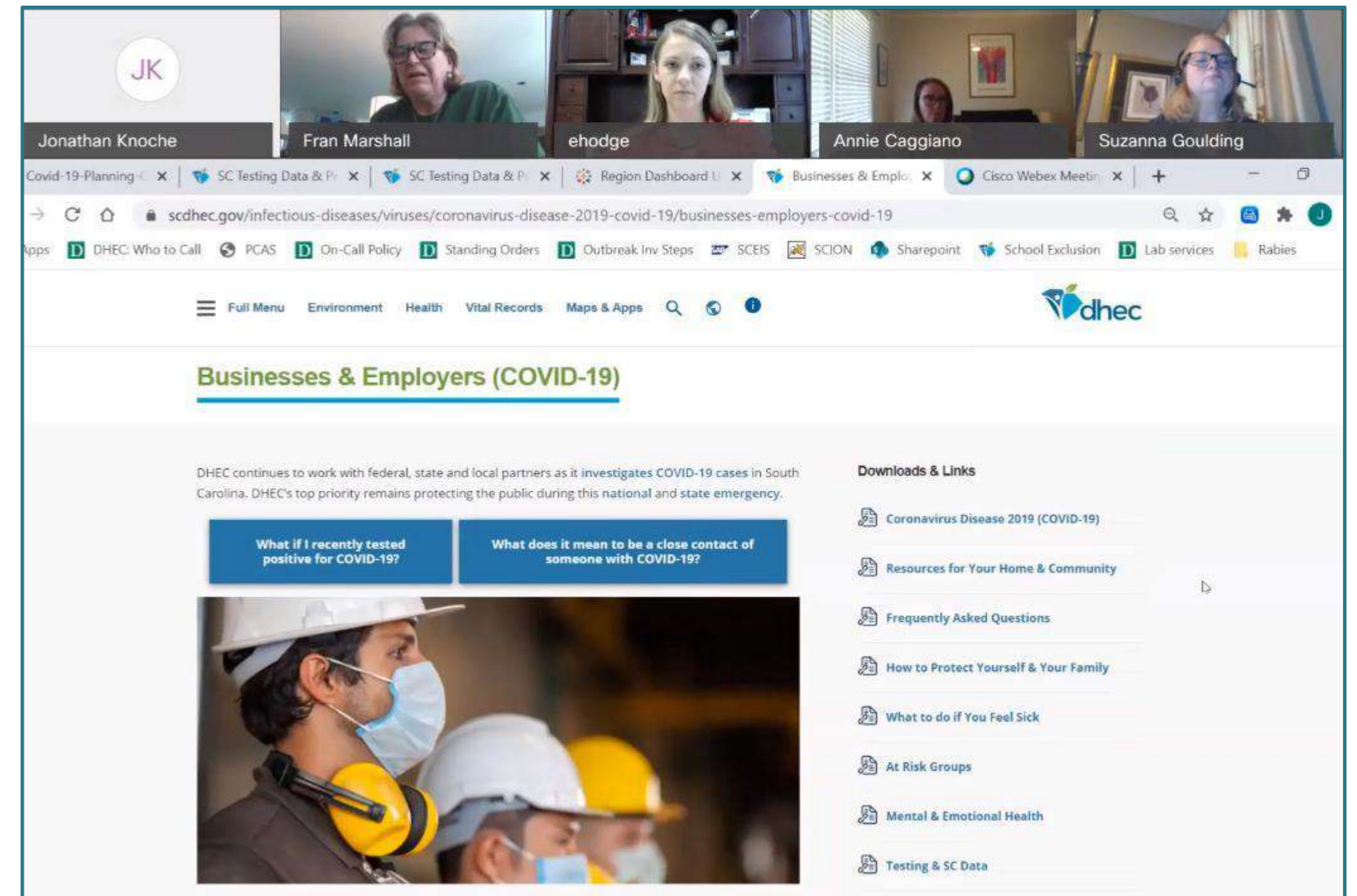


- Seneca Rail Water & Wastewater – Construction Completed
- OITP Road Project – Completed
- Seneca Rail Entrance Road – Completed
- SCDOC Drone Grant – to be completed by end of year
- Exit 4 – Palmetto sites review, land clearing under way



E.I. ACTIVITY

- OCIG Meetings
 - DHEC
 - Union Avoidance
- Research assistance - 41
- Existing Industry Visits – 16
- Covid-nado support
- Existing Industry Golf Tournament – 9 teams



Marketing & Recruitment

- Website updates
- Park Packets & Branding Updates
 - Industry target focused
- Radio & Social Media Campaign
 - Manufacturing Month
- Earned Media
- Centers of Influence
 - DOC
 - Consultants – [upstate alliance video](#)

Invitation to Invest

LAKE KEOWEE OPPORTUNITY ZONE

DEVELOPMENT OPPORTUNITIES:

- Single owner, 625 acre tract for sale on the Keowee River with views of Lake Keowee & Blue Ridge Mountains
- Unrestricted; open to mixed-use
- Adjacent to Clemson University, with over 20,000 students & events bringing in over 500,000 visitors each year

HISTORIC MILL HILL OPPORTUNITY ZONE

DEVELOPMENT OPPORTUNITIES:

- Former JP Stevens Historic Mill
 - 100,000 sqft Mill on 27 acres adjacent to Downtown Seneca
 - Minutes to Clemson University
- Seneca Rail Industrial Park
 - 111 acres of county-owned industrial park served by Norfolk Southern Rail

RSVP TO
ANNIE CAGGIANO
OEA PRESIDENT
ACAGGIANO@OCONEESC.COM

OCONEE ECONOMIC ALLIANCE
OCONEE COUNTY, SOUTH CAROLINA, USA
oconealliance.org

OCONEE COUNTY
SOUTH CAROLINA, USA

- Abundant water supply with over 80k acres of surrounding lakes
- Access to Interstate 85
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OCONEE ECONOMIC ALLIANCE
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