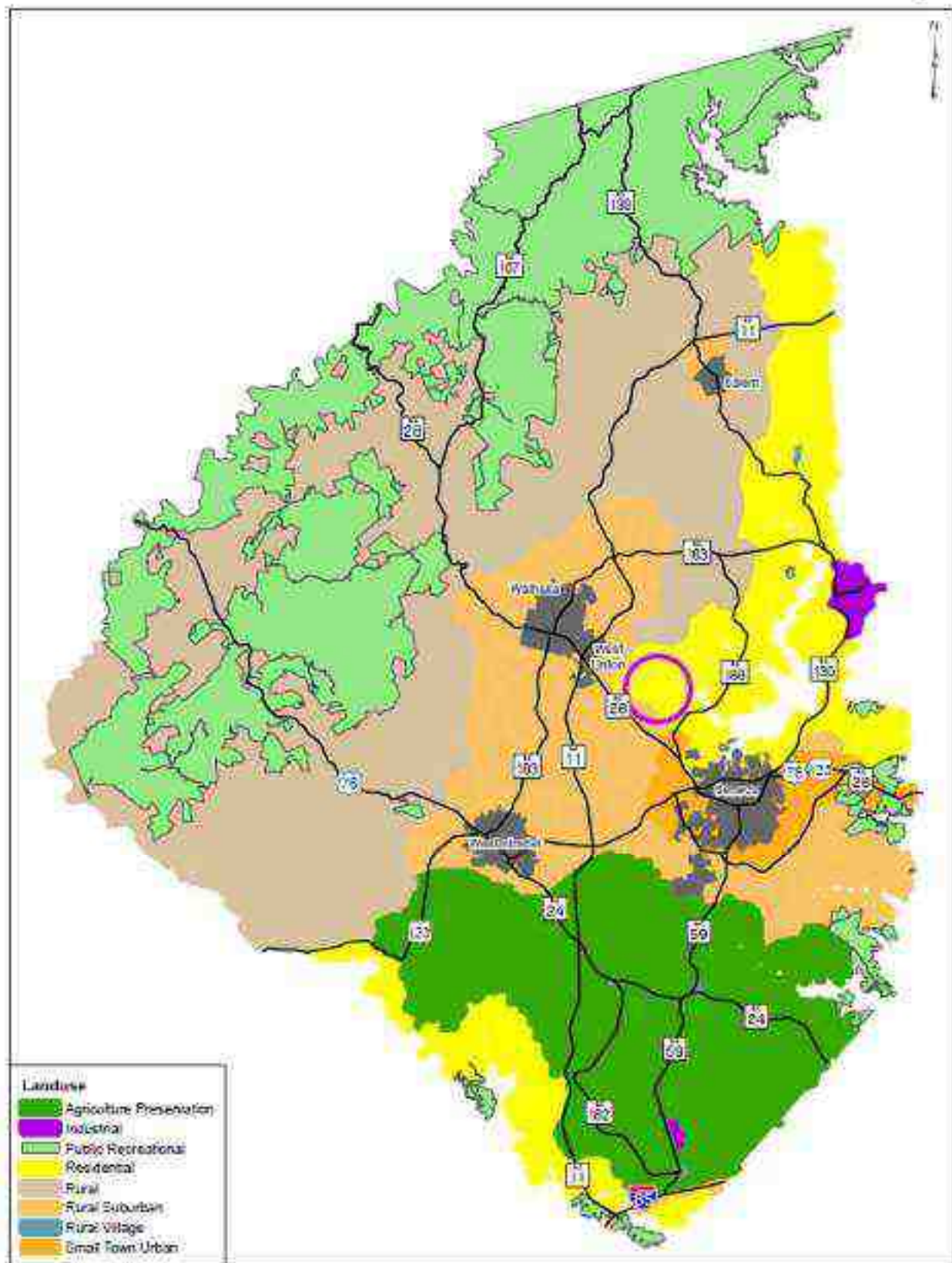


# Ordinance 2015-14

2015sub01

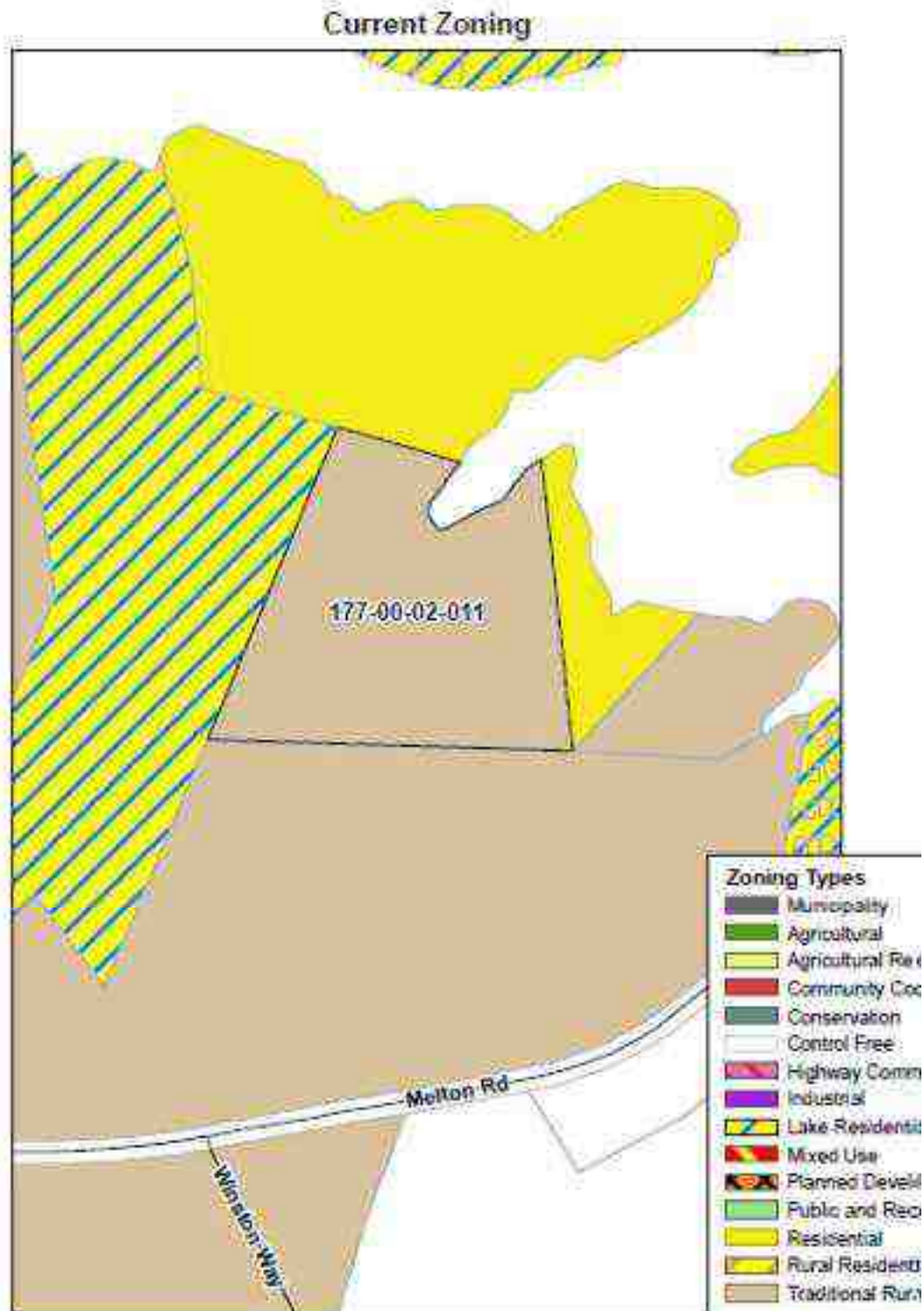
# Location on Future Land Use Map



# Background

- The proposed ordinance, 2015-14 (2015 SUB01), stems from a subsequent rezoning request submitted by KEO Partners LLC. The request consists of a portion of a parcel totaling 38.2 acres at the end of Melton Rd in West Union. The parcel is located in the residential area on the Future Land Use Map and is currently zoned in the Residential District and Traditional Rural District.
- As submitted, the portion of parcel 177-00-02-011, currently in the Traditional Rural District, would be rezoned into the Residential District.

# Current Zoning



# Public Input Received to Date

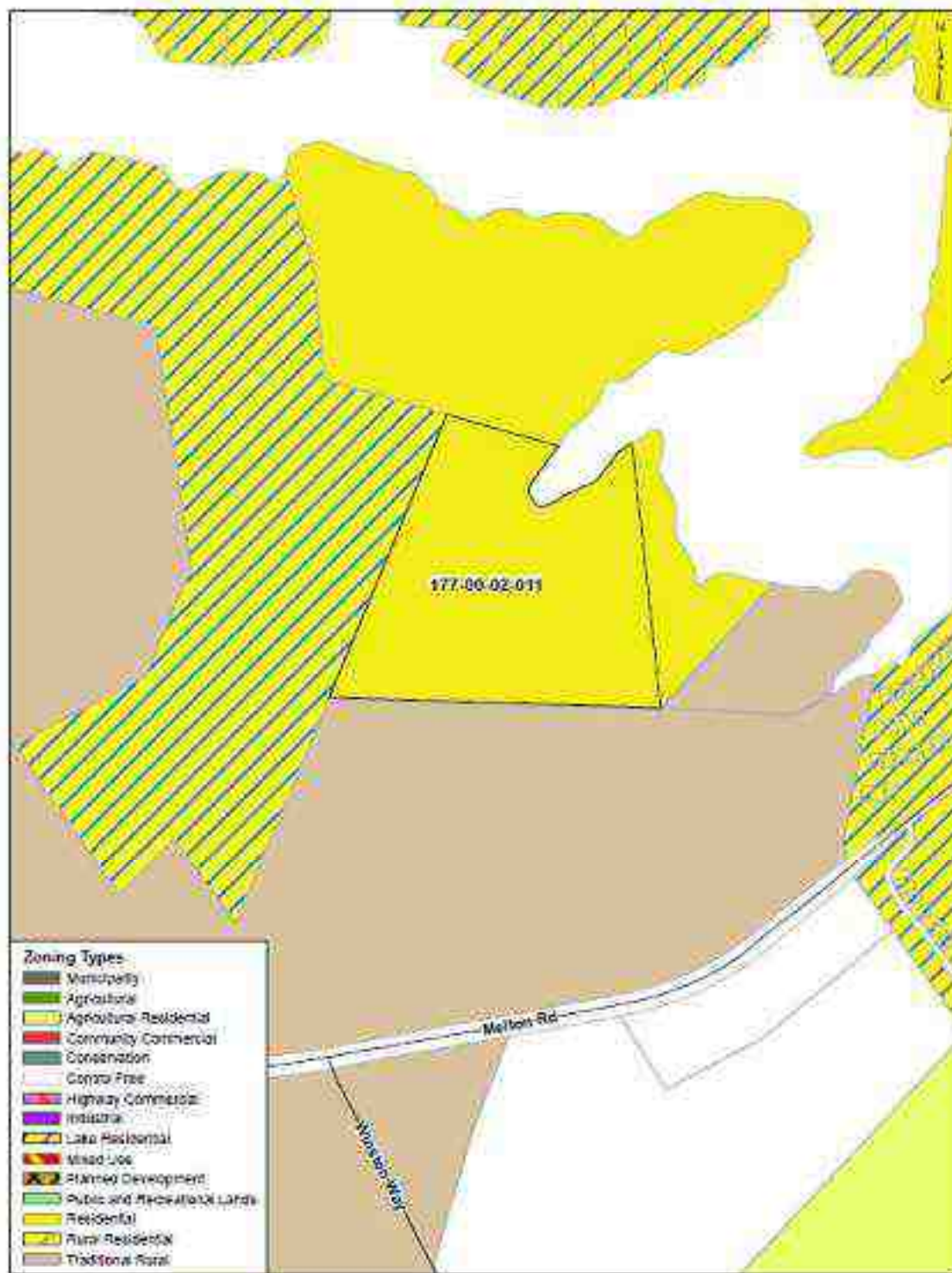
- None to date

# Staff Recommendation

- This rezoning request is located in the Residential area on the FLUM;
- The district requested complies with the Comprehensive Plan;
- **Staff recommends RD for the area under consideration;**
- With the consensus of the Commission staff will develop other alternatives for consideration.



# Staff's Map for Consideration



# Discussion and Consideration by Commission



**AGENDA ITEM 4**

**AGENDA ITEM SUMMARY  
OCONEE COUNTY, SC**

**COUNCIL MEETING DATE:** March 3, 2015  
**COUNCIL MEETING TIME:** 6:00 PM

**ITEM TITLE [Brief Statement]:**

**First Reading of Ordinance 2015-14** “AN ORDINANCE TO AMEND CHAPTER 38 "ZONING" OF THE OCONEE COUNTY CODE OF ORDINANCES, INCLUDING ALL ZONING MAPS INCORPORATED THEREIN AND THEREBY, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY; AND OTHER MATTERS RELATED THERETO ” [2015-SUB01]

**BACKGROUND DESCRIPTION:**

The proposed ordinance, 2015-14 (2015 SUB01), stems from a subsequent rezoning request submitted by KEO Partners LLC. The request consists of a portion of a parcel totaling 38.2 acres at the end of Melton Rd in West Union. The parcel is located in the residential area on the Future Land Use Map and is currently zoned in the Residential District and Traditional Rural District. As submitted, the portion of parcel 177-00-02-011, currently in the Traditional Rural District, would be rezoned into the Residential District. Below is the section from the Zoning Enabling Ordinance that details subsequent requests:

Sec. 38-8.6. - Subsequent rezoning.

- (a) Subsequent to the initial change of zoning of any parcel or group of parcels following adoption of these regulations, any individual property owner may make application for rezoning of a parcel(s). All such rezonings shall be subject to the standards set forth in these regulations and South Carolina Code of Laws, 1976, as amended.
- (b) Notwithstanding any effort to accomplish a prior rezoning, county council may at any time rezone a parcel or group of parcels pursuant to the goals established in the Oconee County Comprehensive Plan.

**SPECIAL CONSIDERATIONS OR CONCERNS [only if applicable]:**

None

**FINANCIAL IMPACT [Brief Statement]:**

Check Here if Item Previously approved in the Budget. No additional information required.

**Approved by :** \_\_\_\_\_ **Finance**

**COMPLETE THIS PORTION FOR ALL GRANT REQUESTS:**

Are Matching Funds Available: Yes / No

If yes, who is matching and how much:

**Approved by :** \_\_\_\_\_ **Grants**

**ATTACHMENTS**

Maps of current zoning, rezoning proposal as submitted, location on the Future Land Use Map & Ord. 2015-14.

**STAFF RECOMMENDATION [Brief Statement]:**

It is staff’s recommendation that Council [1] take first reading of Ordinance 2015-14, and [2] refer the matter to the Planning Commission for the required review.

**Submitted or Prepared By:**

**Approved for Submittal to Council:**

\_\_\_\_\_

\_\_\_\_\_

*Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.*

*A calendar with due dates marked may be obtained from the Clerk to Council.*

**AGENDA ITEM 4**

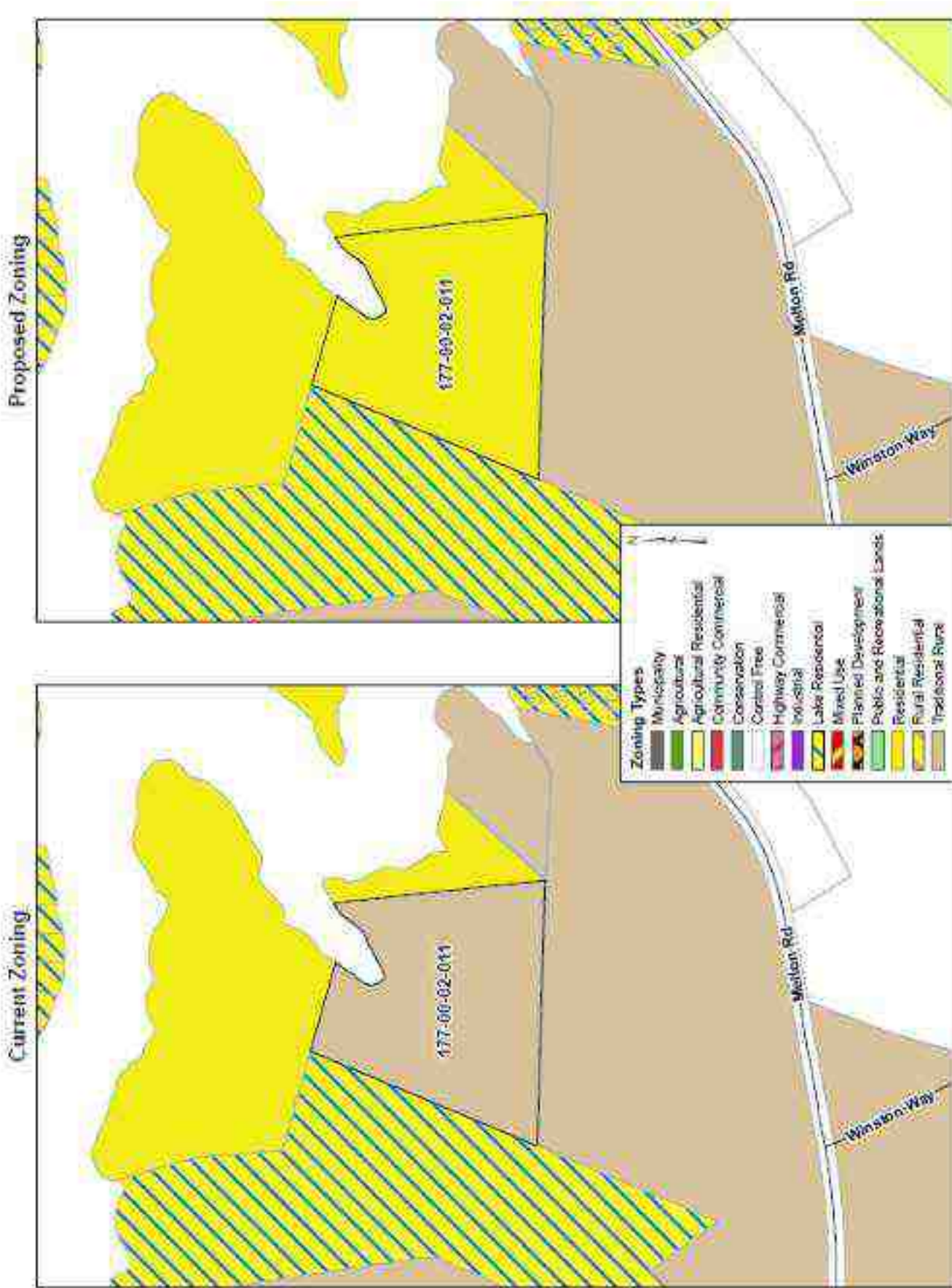
**Department Head/Elected Official**

**T. Scott Moulder, County Administrator**

*Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.*

*A calendar with due dates marked may be obtained from the Clerk to Council.*

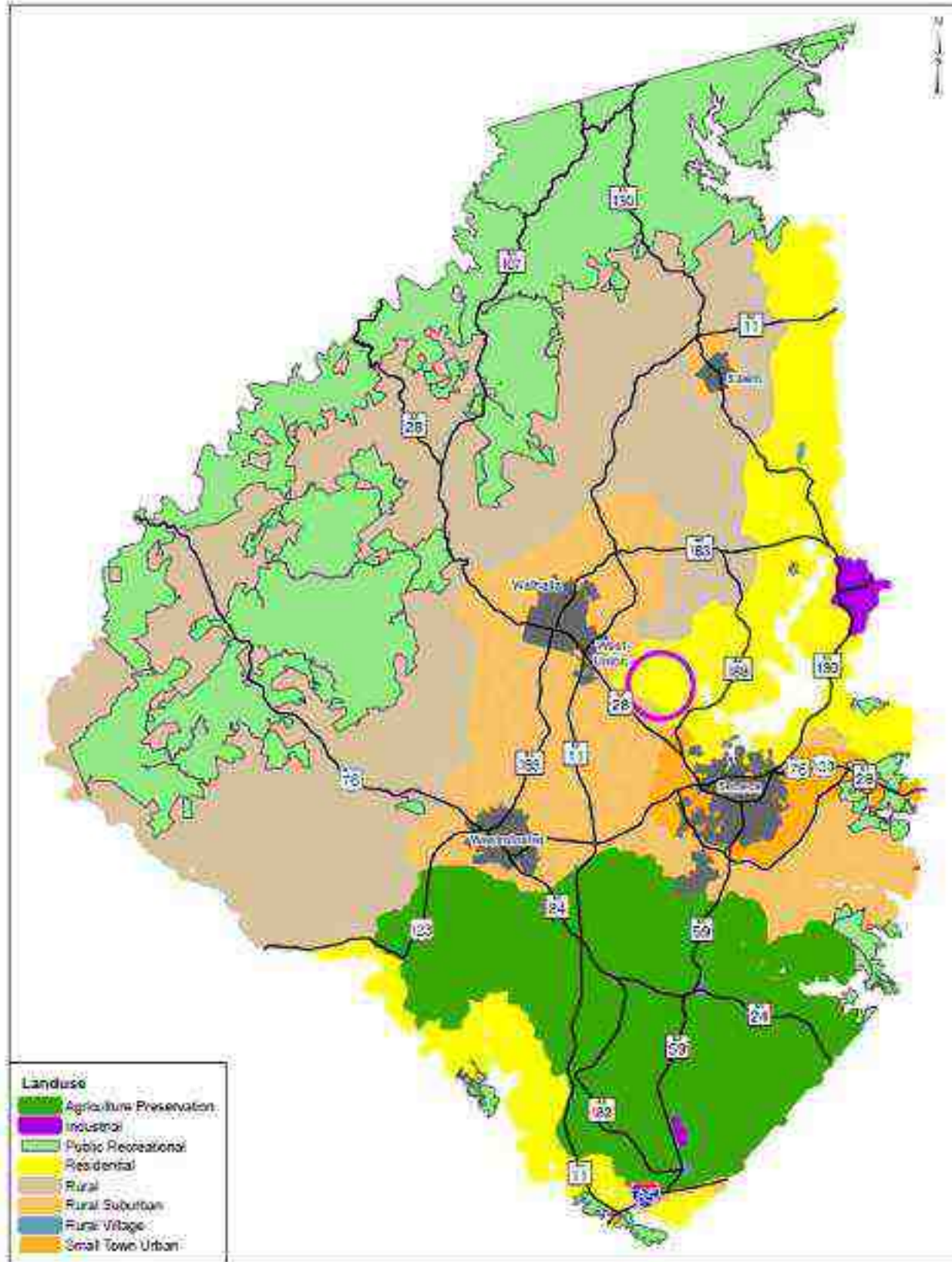
**AGENDA ITEM 4**



*prior to submission to the Administrator for inclusion on an agenda.  
 A calendar with due dates marked may be obtained from the Clerk to Council.*



**AGENDA ITEM 4**



*Council has directed that they receive their agenda packages a week prior to each Council meeting, therefore, Agenda Items Summaries must be submitted to the Administrator for his review/approval no later than 12 days prior to each Council meeting. It is the Department Head / Elected Officials responsibility to ensure that all approvals are obtained prior to submission to the Administrator for inclusion on an agenda.*

*A calendar with due dates marked may be obtained from the Clerk to Council.*

**STATE OF SOUTH CAROLINA  
COUNTY OF OCONEE  
ORDINANCE NO. 2015-14**

**AN ORDINANCE TO AMEND CHAPTER 38 “ZONING” OF THE OCONEE COUNTY CODE OF ORDINANCES, INCLUDING ALL ZONING MAPS INCORPORATED THEREIN AND THEREBY, IN CERTAIN LIMITED REGARDS AND PARTICULARS, ONLY; AND OTHER MATTERS RELATED THERETO**

**WHEREAS**, Oconee County, South Carolina (the “County”), a body politic and corporate and a political subdivision of the State of South Carolina, acting by and through its County Council (the “County Council”), is authorized by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994 (the “Act”), codified in Title 6, Chapter 29 of the South Carolina Code of Laws, 1976, as amended (the “Code”) to adopt zoning regulations and districts; and,

**WHEREAS**, Oconee County Council has heretofore, finally codified at Chapter 38 of the Oconee Code of Ordinances (the “Oconee County Code”), adopted such zoning regulations and districts in accordance with and consistent with the Oconee County comprehensive land use plan; and,

**WHEREAS**, subsequent to the adoption of Chapter 38 of the Oconee Code of Ordinances, a request for rezoning a series of parcels pursuant to provisions established in the Ordinance was duly presented to County Council; and,

**WHEREAS**, in accordance with the Act and Chapter 38, Oconee County Council has referred such matters to the Oconee County Planning Commission for their review, particularly regarding the proposed amendment’s compliance with the Oconee County Comprehensive Plan. The Oconee County Planning Commission has, in fact, reviewed the rezoning request, and recommendations of the Oconee County Planning staff, and by at least a majority vote affirmed its opinion that the proposed changes are in compliance with the Comprehensive Plan, and has made certain recommendations concerning adoption of the changes by County Council. The Oconee County Council has considered the recommendation of the Oconee County Planning Commission, and the Oconee County Planning Department, held a public hearing, duly noticed and advertised, as required by law, to receive the comments of the public, finds that such comments and recommendations are correct and necessary, and desires to amend Chapter 38 of the Oconee County Code of Ordinances, in certain limited particulars only, based on the review, comments, and recommendations of the Oconee County Planning Commission, the Oconee County Planning staff, and the public, and to otherwise ratify and reaffirm Chapter 38 of the Oconee County 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 Oconee County Code of Ordinances is hereby amended, as follows, and in the following details, only:
  - A. The following portion of a parcel, listed below, previously zoned in the Traditional Rural District (TRD), and duly identified on the Official Zoning Map to be in the Traditional Rural District, is hereby rezoned, and shall be in the Residential District (RD), and shown as such on the Official Zoning Map in the manner depicted in Appendix A of this Ordinance. Each parcel, and associated uses and activities conducted thereupon, shall be subject to all standards, limitations, and requirements established for the District in Chapter 38 of the Code.

Parcel (Tax Identification Number)

**AGENDA ITEM 4**

177-00-02-011 p/o

- 2. All other parts and provisions of the Oconee County Code of Ordinances not amended hereby, either explicitly or by implication, remain in full force and effect. Chapter 38 of the Oconee County Code of Ordinances as amended hereby, are hereby ratified and affirmed, *ab initio*.
- 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 rest and remainder of this Ordinance, all of which is hereby deemed separable.
- 4. All ordinances, orders, resolutions, and actions of Oconee County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded.
- 5. This Ordinance shall take effect and be in full force and effect from and after third reading and enactment by Oconee County Council.

**ORDAINED** in meeting, duly assembled, this \_\_\_\_ day of \_\_\_\_\_, 2015.

**OCONEE COUNTY, SOUTH CAROLINA**

By: \_\_\_\_\_  
Wayne McCall, Chairman, County Council  
Oconee County, South Carolina

ATTEST:

By: \_\_\_\_\_  
Elizabeth G. Hulse, Clerk to County Council  
Oconee County, South Carolina

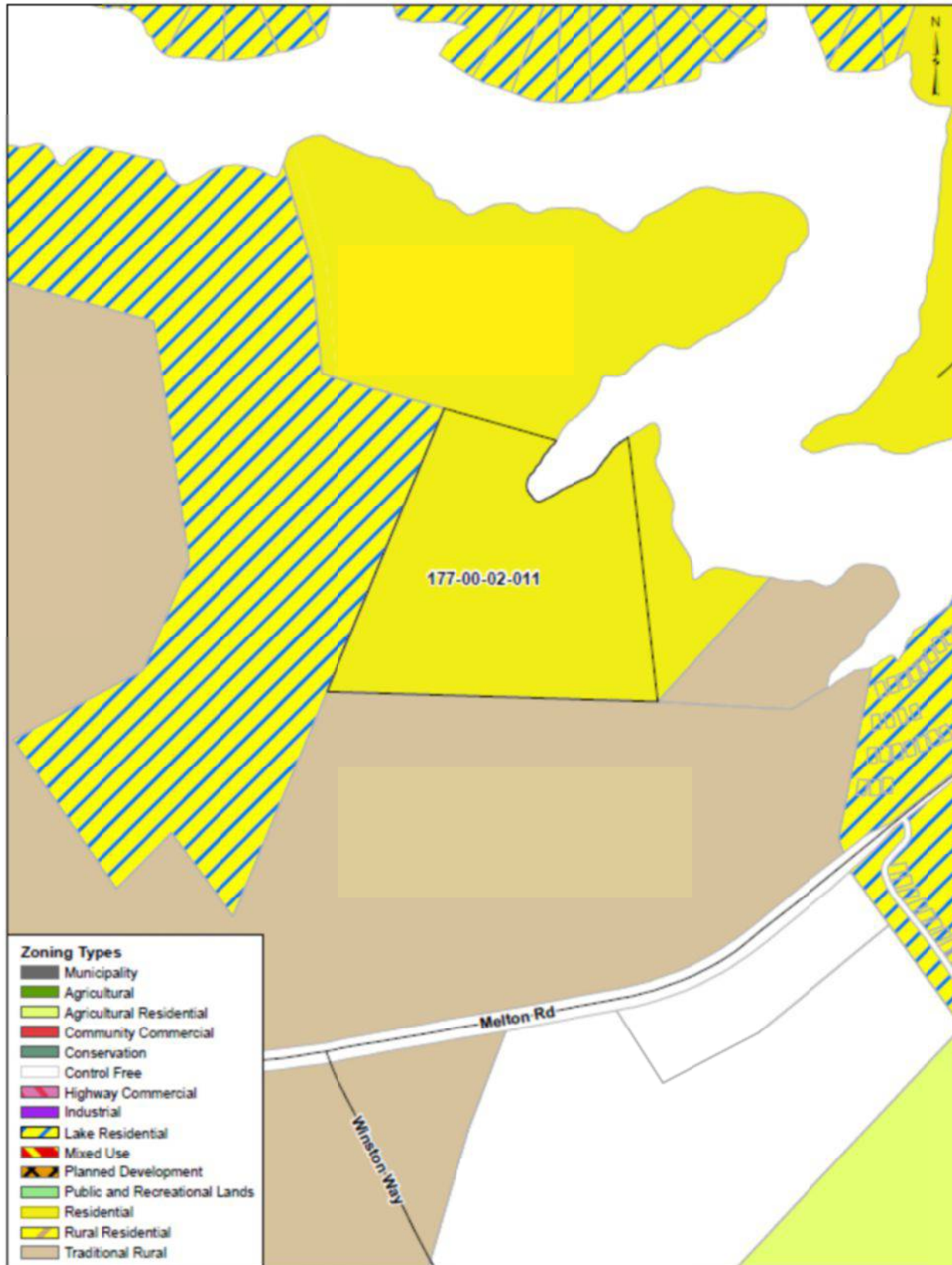
First Reading:  
Second Reading:  
Public Hearing:  
Third Reading:



**AGENDA ITEM 4**

**APPENDIX A**

**Parcels Rezoned by Ordinance 2015-14**





# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Date: March 10, 2015

To: County Council

From: Planning Commission

Re: Ordinance 2015-14 Recommendation

---

During their regular meeting on March 09, 2015, the Planning Commission voted, unanimously, to recommend that County Council adopt Ordinance 2015-14 (2015-Sub01) as requested.

Please let me know if you have any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "J. A. Stephens", is written over a horizontal line.

Joshua A. Stephens

Deputy Director

Community Development

Oconee County  
Capital Project  
Advisory Committee

Oconee County  
Administrative Offices  
415 South Pine Street  
Wrens, GA 30691  
[www.oconee.org](http://www.oconee.org)

Phone: 664-718-1023  
Fax: 664-718-1024

Email:  
[info@oconee.org](mailto:info@oconee.org)

Mr. Paul Corbeil  
Chairman

Mr. Art Holbrook  
Mr. Ryan Jones  
Mr. Lake Julian  
Ms. Sally Lowery  
Mr. David Mead  
Mr. Scott Moulder  
Mr. John Ray  
Mr. Retsay Williams



MEMORANDUM

TO: Mr. David Lyle, Chairman  
Oconee County Planning Commission

FROM: Mr. Paul Corbeil, Chairman  
Capital Project Advisory Committee

DATE: November 5, 2014

RE: Capital Project Advisory Committee's  
Capital Project List: Listing of Projects by Priority

Dear Mr. Chairman,

The Oconee County Capital Project Advisory Committee is forwarding to the Planning Commission for review and recommendation to County Council for Fiscal Year 2015-2016 the attached an updated "Listing of Projects by Priority".

This list reflects both projects evaluated by the Committee and projects proposed for future review. Projects evaluated by the Committee have been forwarded under separate cover previously.

The estimated cost shown for a project is either that provided by an estimate by the Department Head / Sponsor or by a professional firm.

I would ask that this list be added to your next agenda for review and recommendation regarding capital projects for Council's consideration during the next fiscal year.

**Please be advised:** The projects recently listed on the Capital Sales Tax Referendum are not included on this list - that list was created under a separate Commission's authority.

Oconee County, South Carolina  
 Capital Project Advisory Committee  
**Capital Improvement  
 Project Listing**  
**PENDING**

Department Name	Public Service & Operations	Short Term Economic Development Goals	Ongoing / Long Term Economic Development Goals	Description	** Projected Proposed Budget	Source (see key on bottom)	Date Presented to Cmte	Status of Project
Facilities Maintenance		X	X	Brown Building - Up-fit into office space	\$750,000	OCE	Unscheduled	On Hold - Facility in Use - Some work ongoing for tenants.
Economic Development		X	X	Revolving Shell Building (#4)	\$2,000,000	OCE		On Hold pending approval of CS
Economic Development			X	Golden Corner Commerce Park	\$3,500,000			Expose lower price & utilizing in house staff for some work.
Solid Waste	X			Landfill Expansion	\$750,000			On Hold - pending Land Acquisition
					<b>\$7,000,000</b>			

\*\* Projected Proposed Budget: This amount is based on current best available information and is a projected cost only; it does not reflect what County Council may approve in future for any project receiving capital project funding.



Oconee County, South Carolina  
Capital Project Advisory Committee  
**Capital Improvement  
Project Listing**

**PROJECTS SCORED and/or  
PROJECTS BEGUN BY  
STAFF**

Department Name	Public Service & Operations	Short Term Economic Development Goals	Ongoing / Long Term Economic Development Goals	Description	** Projected Proposed Budget	Source (see key at bottom)	Date Presented to Cmte	Status of Project
Economic Development		X	X	Revolving Shelter Building (#3)	\$2,000,000	PE	08-2012	Project Presented - Moved Forward to Plan. Comm.
High Falls	X			Campsite Renovations (water, electric, rebuild)	\$300,000	PE	03-2012	Project Presented - Moved Forward to Plan. Comm.
Solid Waste	X			Expand 2nd Busiest MCC	\$850,000	PE	05-2012	Project Presented - Moved Forward to Plan. Comm.
Economic Development		X	X	Development of Seneca Rail Site	\$2,300,000	OCE	9-26-12	Project Presented - Moved Forward to Plan. Comm.
South Cove	X			Construct New Office	\$200,000	OCE	3-6-13	Project Presented - Moved Forward to Plan. Comm.
Library	X			Seneca Branch	\$9,100,000	OCE	5-22-13	Projects Presented - Moved Forward to Plan. Comm.
Library	X		Renovate Interior of Walhalla Branch	\$600,000	OCE			
Library	X		Westminster Branch Expansion	\$1,000,000	OCE			
Library	X		New 7,400 SF South County Branch	\$2,000,000	OCE			
Economic Development		X		Sewer Line to Converse -85 & GCCP	\$8,000,000	PE	Unscheduled	Project Begun by County Staff

Denotes projects [one or both] Administrator hopes to fund in coming budget processes.

**\*\* Projected Proposed Budget:** This amount is based on current best available information and is a projected cost only; it does not reflect what County Council may approve in future for any project receiving capital project funding.

Oconee County, South Carolina  
 Capital Project Advisory Committee  
**Capital Improvement**

**PROJECTS REMOVED  
 FROM LIST**

Department Name	Public Service & Operations	Short Term Economic Development Goals	Ongoing / Long Term Economic Development Goals	Description	Projected Proposed Budget	Source (see key at bottom)	Date Presented to Cmte	Status of Project
Rock Quarry	X		X	Land for Rock Quarry	\$550,000	X	X	Purchased 10/2012
Sheriff	X			Training Facility to include Shoot House & Driving Range for Training	\$1,065,000			Removed at request of Sheriff
Economic Development		X		Oconee Industry & Technology Park (formerly known as Echo Hills) Infrastructure	<del>\$2,600,000</del> not \$5,000,000	OCE	03-2012	COMPLETE 2013

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Date: January 7, 2014

To: Chairman Thrift, Members of County Council, Mr. Moulder, and Ms. Hulse

From: Josh A. Stephens, Community Development Department

Re: Recommendation Concerning Capital Improvement Project Listing [CIP v2013.3]

---

The Planning Commission voted on January 6, 2014, to approve the Capital Project Improvement List [CIP v2013.3], containing the Pending Project List, Projects Scored/Begun List and Projects Removed List, with the following recommendations:

1. Identify ways to reduce the requested amount of \$9.1 million dollars for the Oconee County Public Library, Seneca Branch, should funding is directed to this project.
2. The Golden Corner Commerce Park project, currently on the Pending List, should be moved to the Projects Scored/Begun List and made a high priority project should funding become available.

Thank you for your consideration of these recommendations.



Exhibit A

Purposes and Projects

	<u>Estimated Costs</u>	<u>Purposes</u>
1.	\$7,700,000	Oconee County Library, Seneca Branch;
2.	\$1,150,000	Northern Economic Development Waterline Extension Project which is anticipated to consist of the installation and extension of water lines and related infrastructure from Park Avenue to Alexander Road along Highway 11, and from Park Avenue to Highway 11 along SC Route 130;
3.	\$11,000,000	Oconee County Indoor Recreation / Aquatic Center which is anticipated to consist of an indoor aquatic center, fitness center and multi-purpose open space for programs;
4.	\$6,705,000	Foothills Agricultural Resource & Marketing Center which is anticipated to consist of an open air arena, farmers market, cannery, livestock barn and parking;
5.	\$1,300,000	Oconee County Library, Westminster Branch;
6.	\$4,374,280	Golden Corner Community Center/Library which is anticipated to consist of an Oconee County Library branch, YMCA Satellite division, gymnasium, cannery and meeting rooms;
7.	\$736,200	Salem Recreation & Senior Center which is anticipated to consist of a gymnasium and ancillary facilities.
8.	\$2,034,280	Oconee County Library, Salem Branch;
9.	\$1,040,000	Oconee County Library, Walhalla Branch; and
10.	\$425,000	Oconee Heritage Center Multi Site Renovations which is anticipated to consist of the main museum facility located in Walhalla, the historic Westminster General Store and the historic Center Church located in Fairplay.

[End of Exhibit A]



# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Date: March 10, 2015

To: County Council

From: Planning Commission

Re: Recommendation Concerning Capital Improvement Project Listing [CIP v2014-1]


---

During their regular meeting on March 9, 2015, the Planning Commission voted, unanimously, to approve the Capital Project Improvement List [CIP v2014-1], containing the Pending Project List, Projects Scored/Begun List and Projects Removed List, with the following recommendations:

1. Extending Sewer South to Exits 2 & 4 on I-85 should be a priority should funding become available, and
2. The Library system projects should be a priority, with the Seneca Branch as the initial focus, should funding become available.

Please let me know if you have any questions.

Respectfully,



Joshua A. Stephens

Deputy Director

Community Development

# 2015 PRIORITIES

Planning  
Commission  
March 9, 2015

# COMMUNITY CHARACTER FRAMEWORK

- Guiding Principles:
  - Economic Growth
  - Natural Resources
  - Quality of Life
- Geographic Component
- Inform decisions regarding allocation of funding and specific policy development
  - Alignment – vision, goals, policy
  - Community – live-work, growth, accessibility

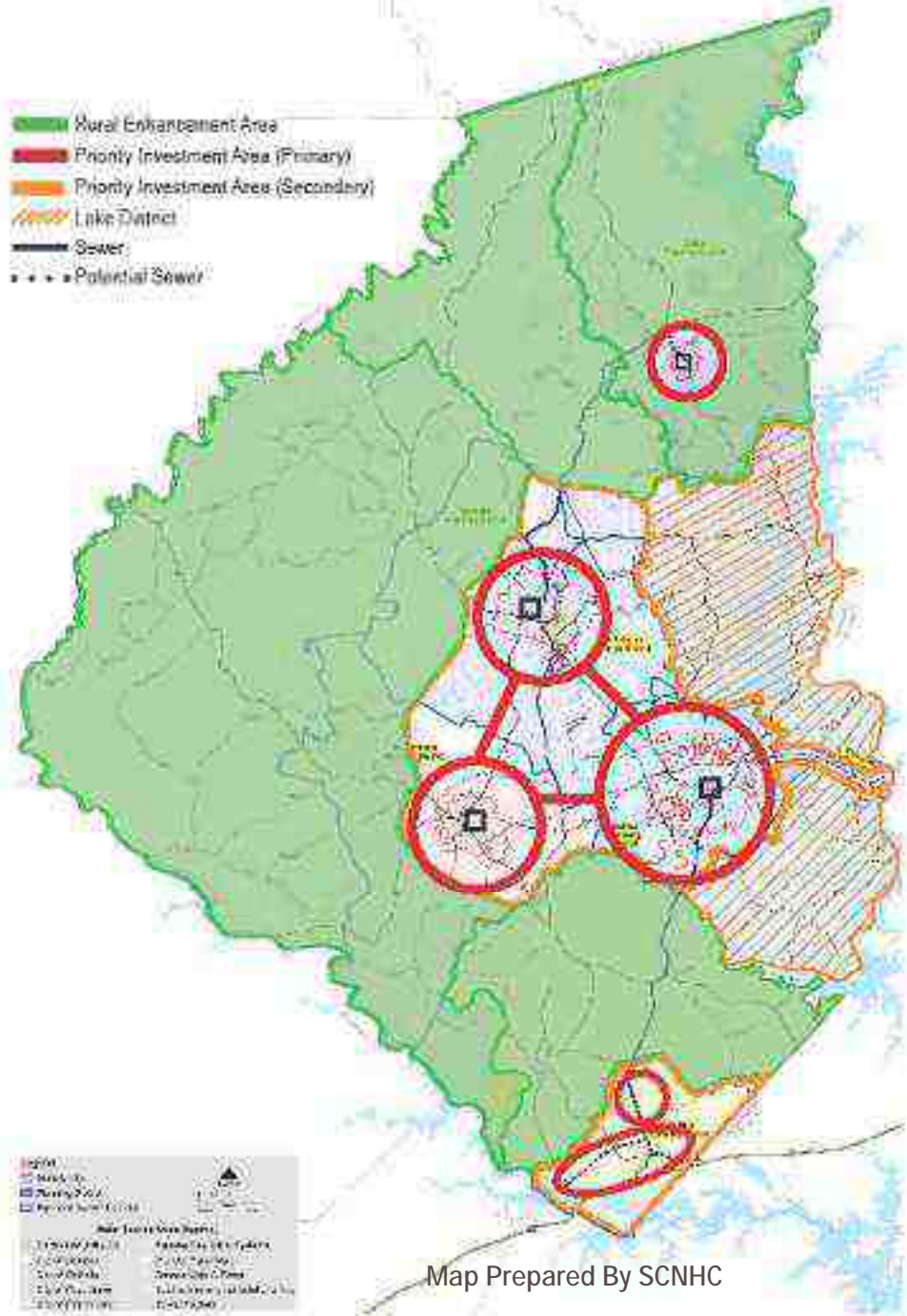
- Rural Enhancement Area
- Priority Investment Area (Primary)
- Priority Investment Area (Secondary)
- Lake District
- Sewer
- Potential Sewer

**Legend**

- Priority Area
- Priority Area
- Priority Area
- Priority Area

**Scale: 1:50,000**

1:50,000	1:50,000
1:50,000	1:50,000
1:50,000	1:50,000
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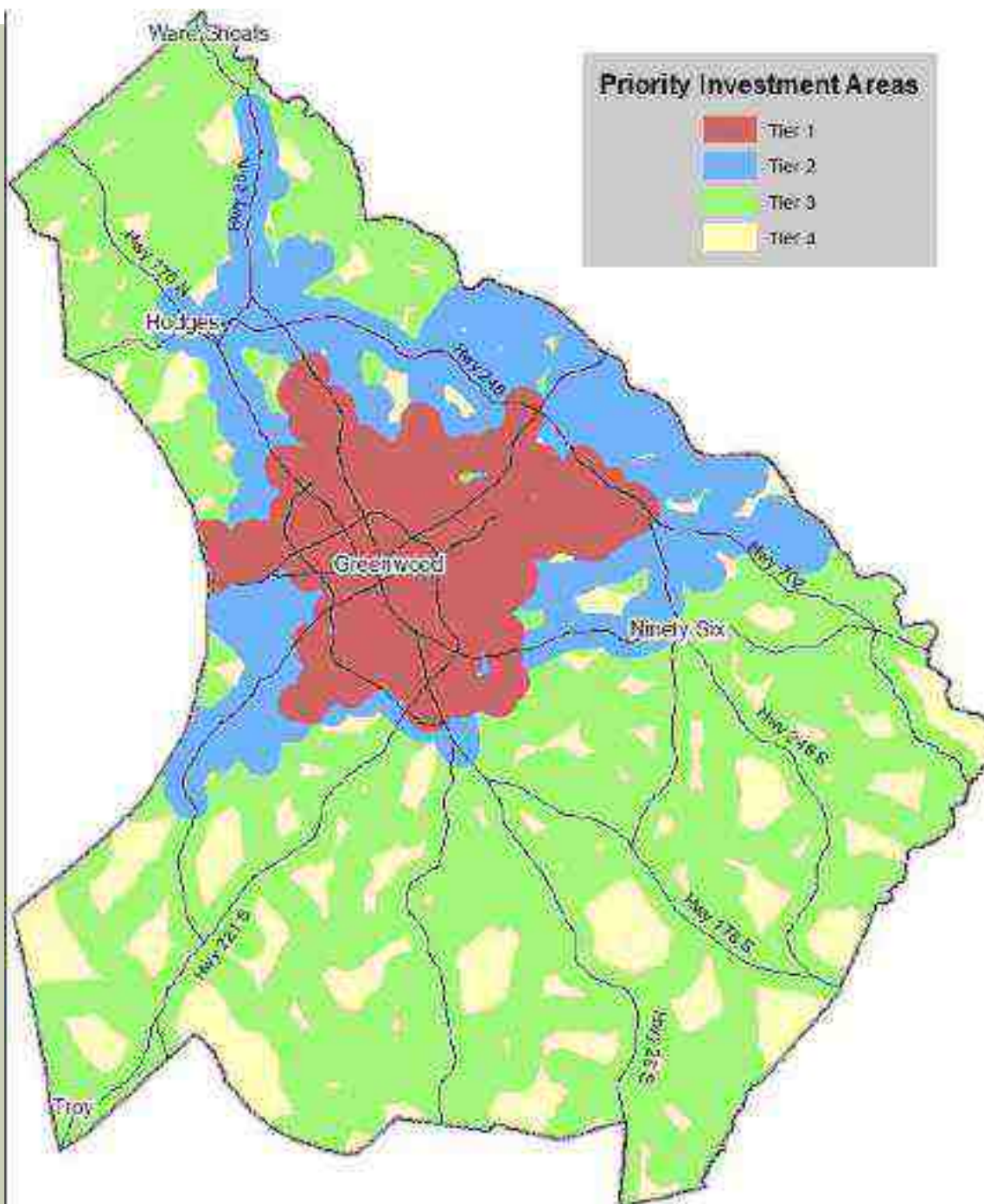


Map Prepared By SCNHC



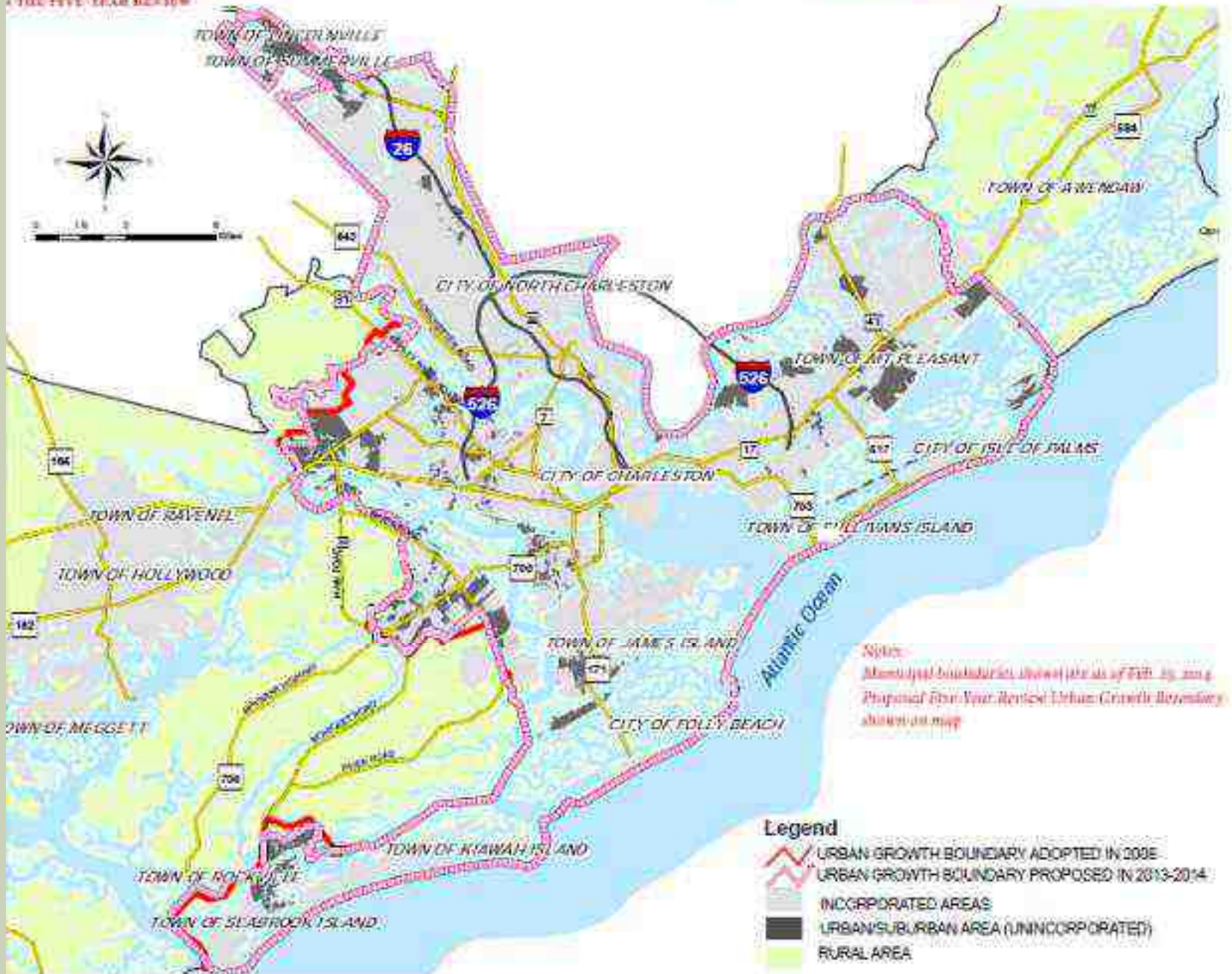
**LEXINGTON-FAYETTE COUNTY  
URBAN/RURAL  
SERVICE AREAS  
1999**



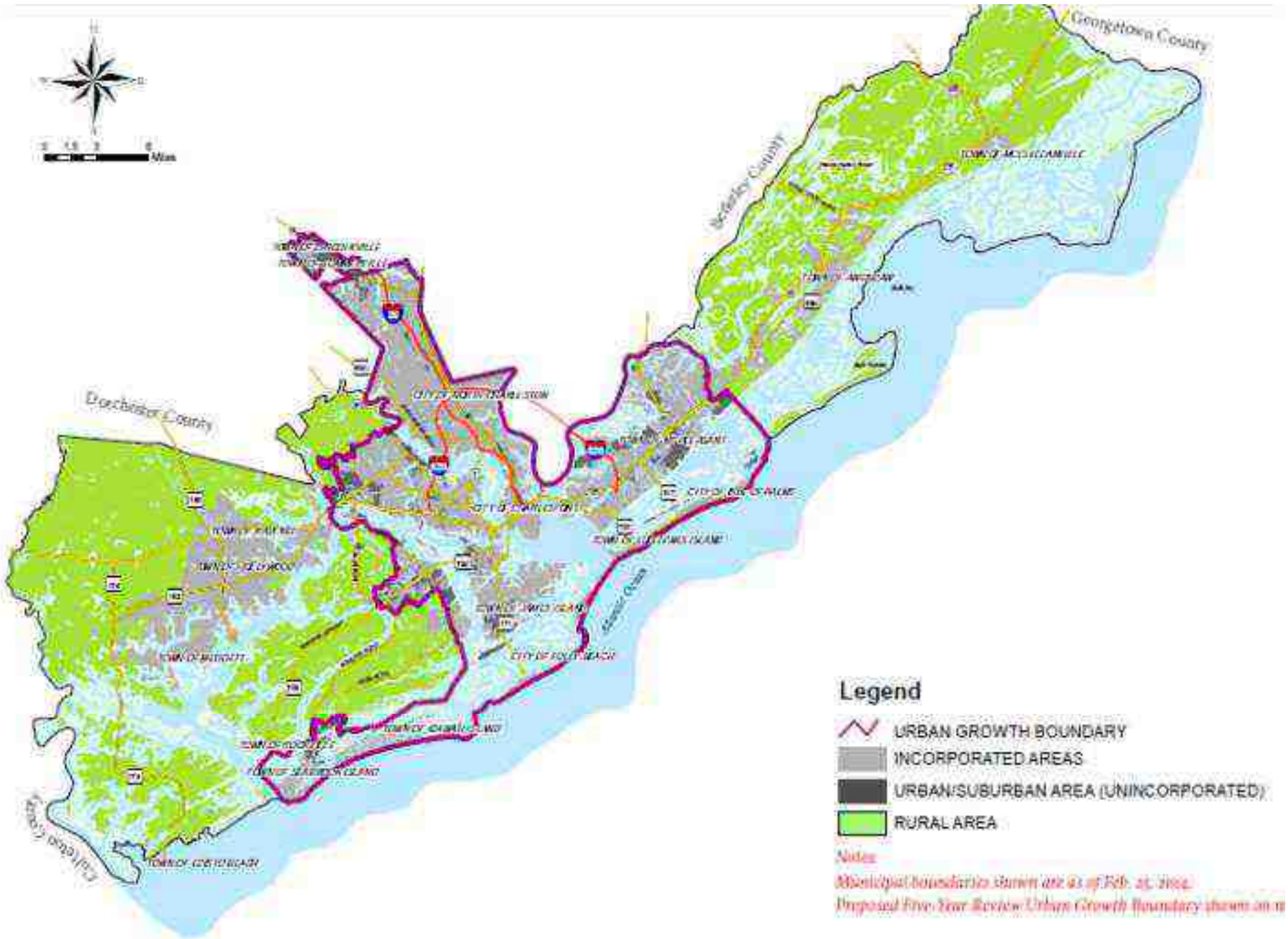


**URBAN GROWTH BOUNDARY CHANGES  
AT THE FIVE-YEAR REVIEW**

Comprehensive Plan Five-Year Review (proposed deletions shown as  
strikethrough, proposed additions shown as red text)







**Legend**

- URBAN GROWTH BOUNDARY
- INCORPORATED AREAS
- URBAN/SUBURBAN AREA (UNINCORPORATED)
- RURAL AREA

*Notes*

Municipal boundaries shown are as of Feb. 28, 2002.

Proposed Five Year Review Urban Growth Boundary shown in red.

# POLICY EXAMPLES

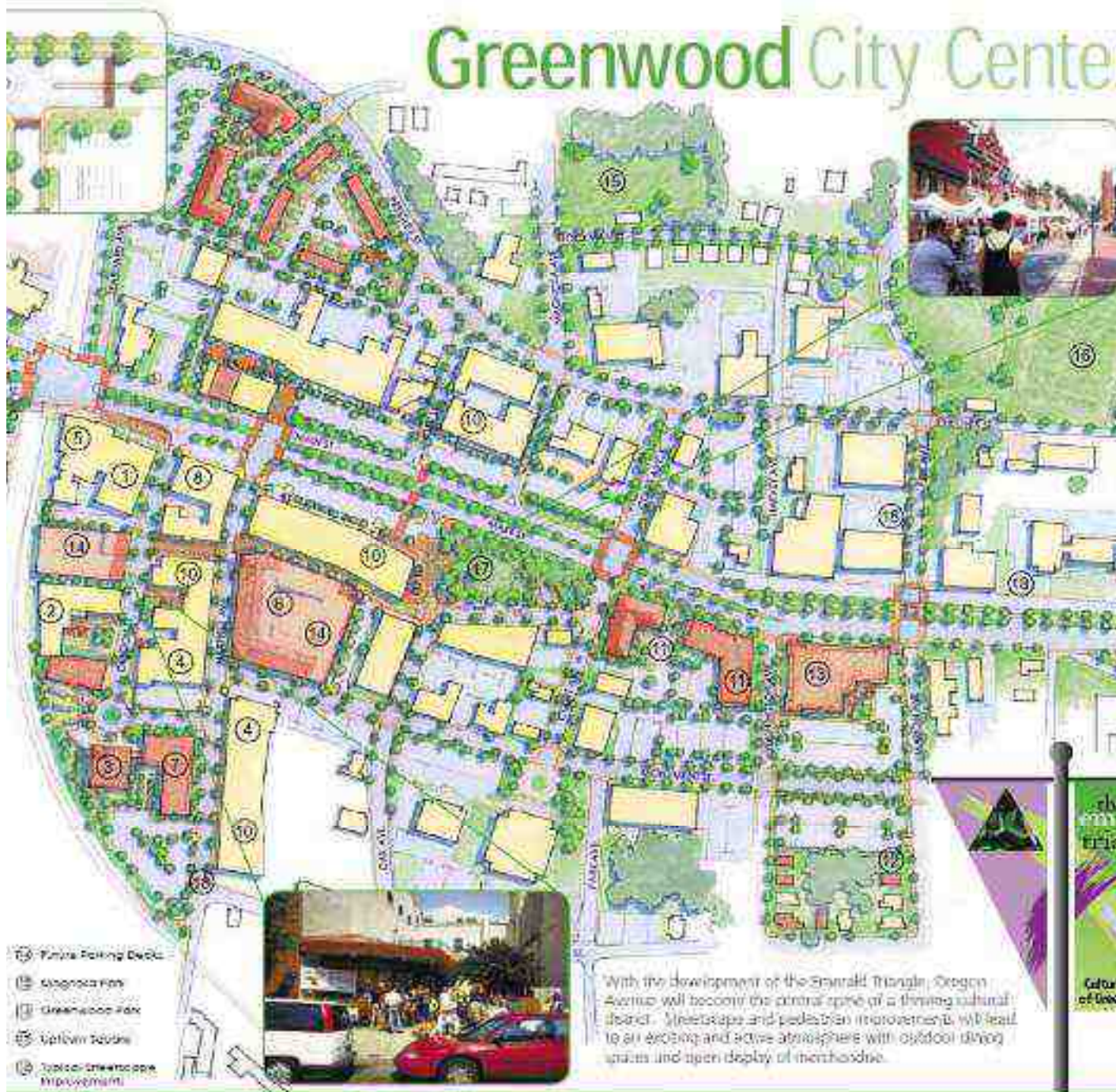
- Master Plans/Small Area Plans
- Design Guidelines
- Property Acquisition
- Corridor Development
- Streetscape
- Historic Preservation
- Community Building
- Destination Development
- Public-Private Partnerships
- Rent Assistance
- Business Dev. Assistance
- Architect assistance for guidelines
- Grants
- Tap Fee
- Density Bonus
- Purchase/Transfer of Development Rights
- Etc...

# MASTER PLANS/SMALL AREA PLANS

- Plan that defines implementation of the framework within a localized (small) area
- Guides growth in a way that is consistent with a community's vision
- Concept that guides future growth



# Greenwood City Center Master Plan



Optimum squares will provide an active and vibrant open space that will be the focal point of network of greenways, pedestrian ways and green spaces throughout the City Center and Greenwood.



Marketing the City Center to Greenwood residents, the region and beyond will be a key component of plan implementation. Local loyalty campaigns will be Greenwood, and to City Center establishments. Other advertisements will feature on event promotion as well as targeting new and diverse markets.



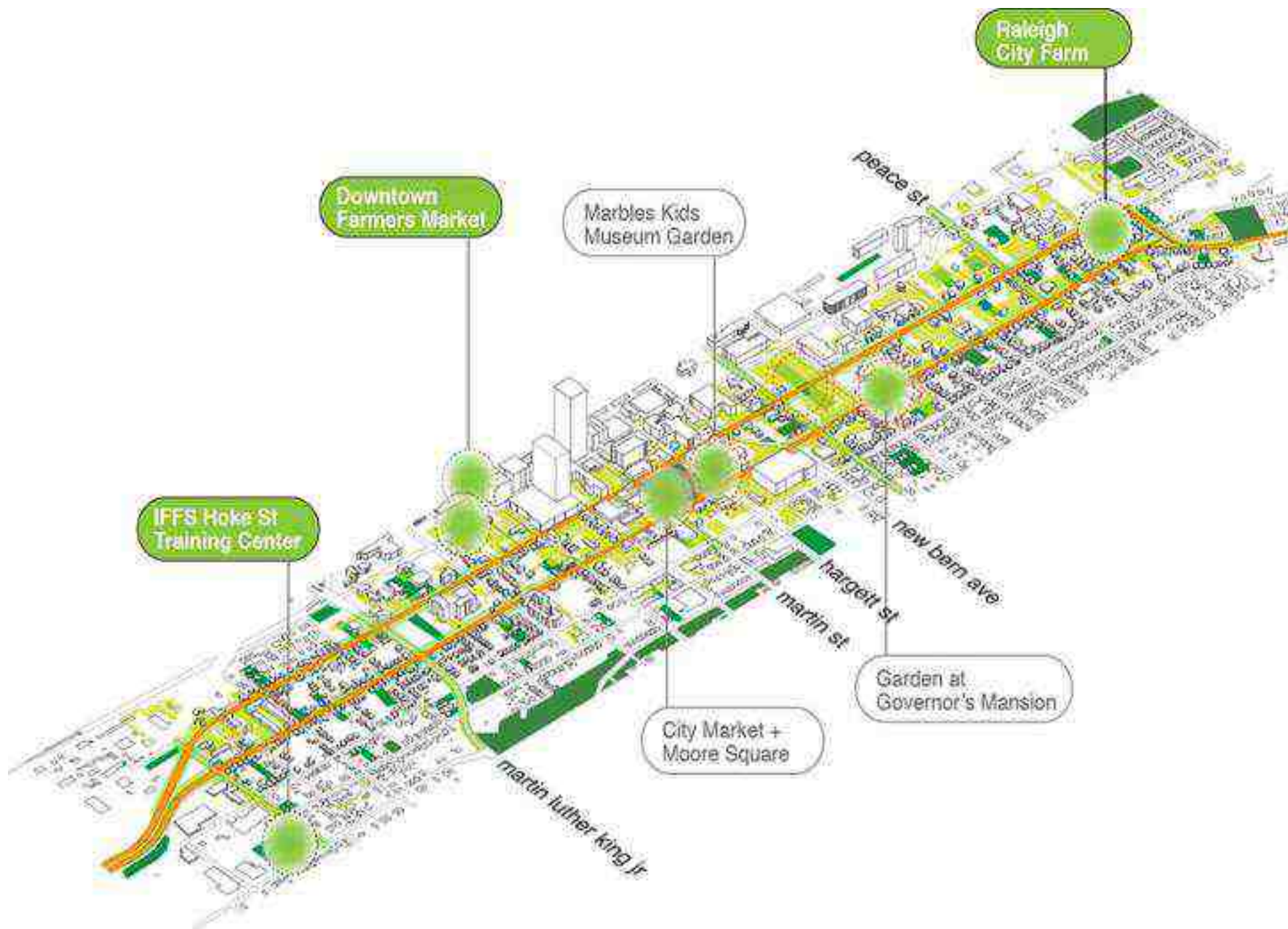
New signage and wayfinding treatments will help visitors and visitors alike locate the different districts, cultural amenities, governmental agencies, and retail establishments.



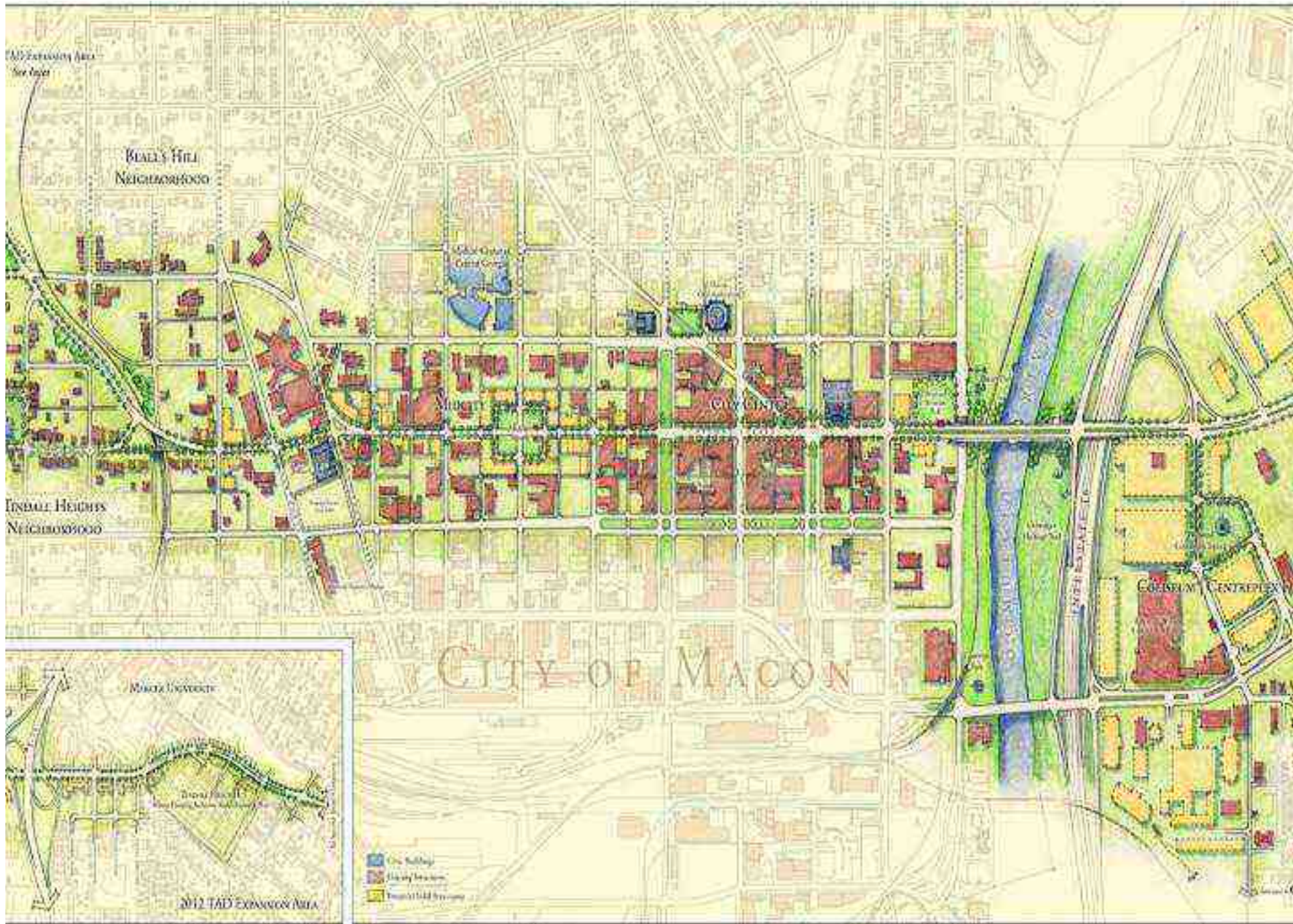
With the development of the Emerald Triangle, Oregon Avenue will become the central spine of a thriving cultural district. Streetscape and pedestrian improvements will lead to an exciting and active atmosphere with outdoor dining areas and open display of merchandise.

- ⑬ Future Parking Decks
- ⑭ Signage Plan
- ⑮ Greenways Park
- ⑯ Optimum Square
- ⑰ Topical Greenways Improvement





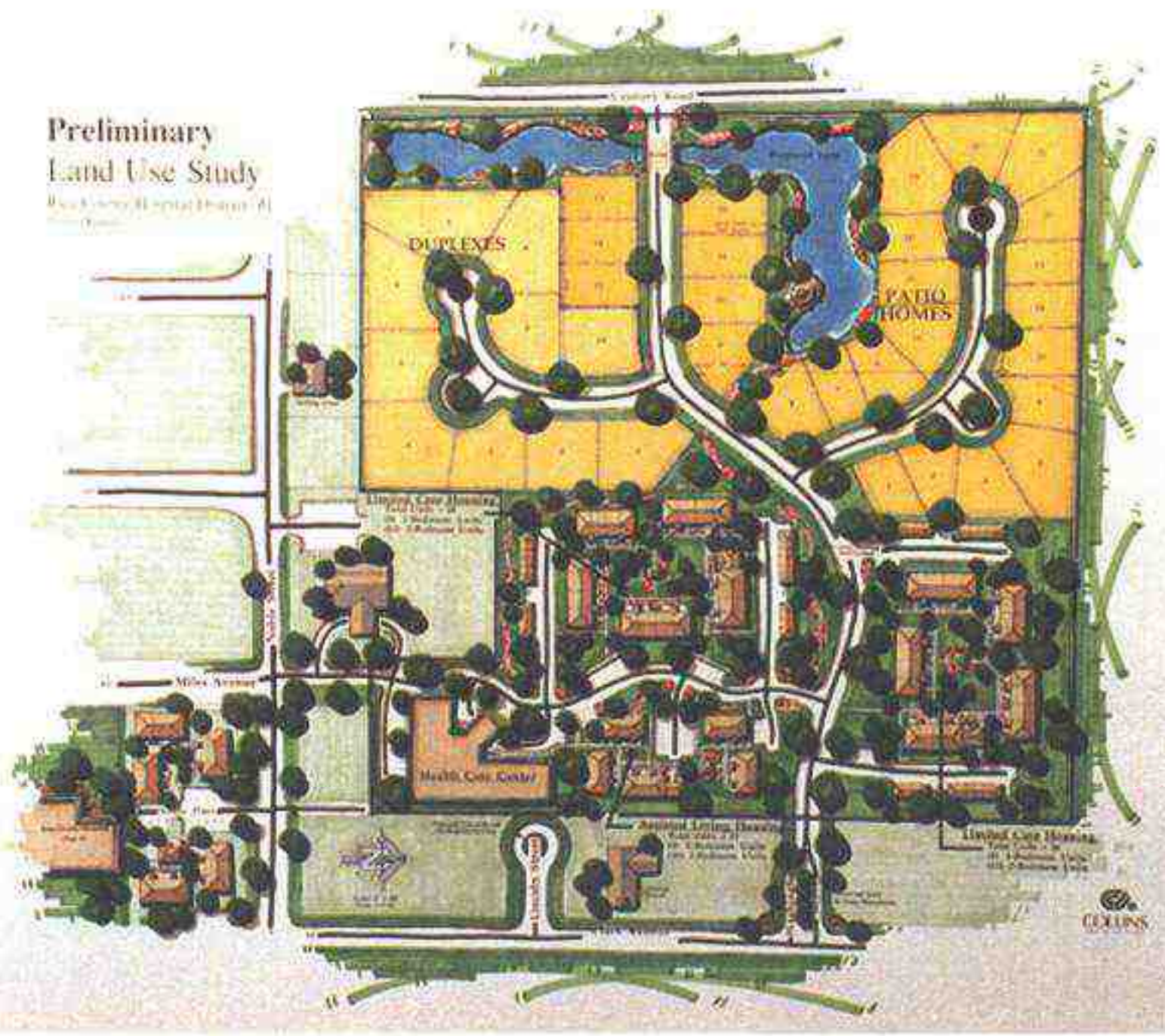




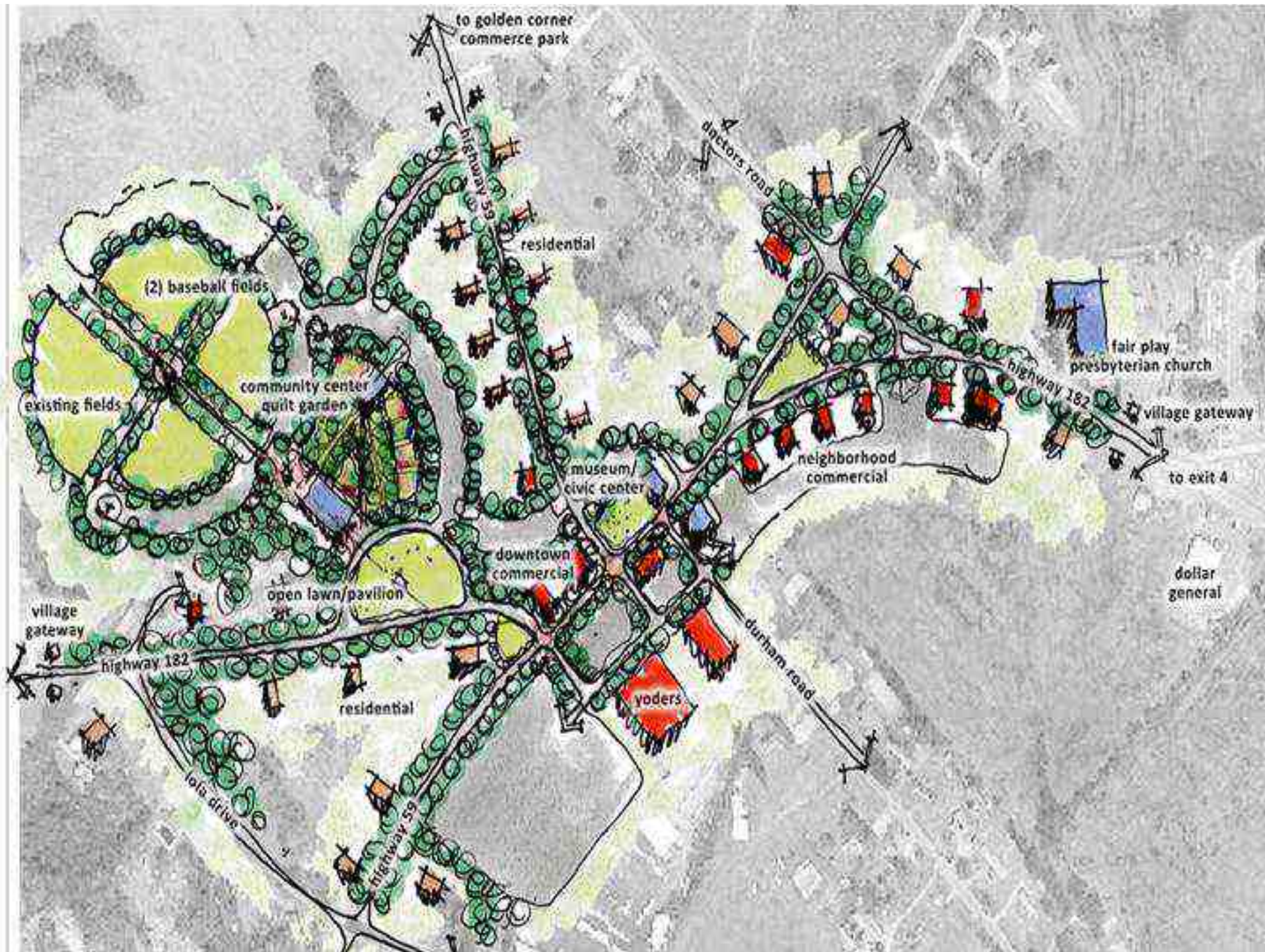


# Preliminary Land Use Study

Development of Hospital District #1  
Phase 1







# RUSTIC ELEGANCE

- Exposed beams
- Wood
- Stone
- Copper
- Tin
- Natural Tones





























# FORM BASED CODE

## Economic Development

- Mix of Uses
- Innovative Solutions
- Value added product
- Incentives
- Integration
  - Connect people with business

## Youth/Elderly

- HOUSING DIVERSITY
- Accessibility
  - Walkability
  - Shopping
  - Restaurants
  - Offices
    - Professional
    - Medical
  - Community Spaces
    - Ex: park, amphitheater



# FORM BASED CODE

## Agriculture

- Protection/Preservation
- Limits sprawl
- Promote traditional agricultural activities and agri-business

## Transportation

- Linkages between people and places
- Walkability
- Buses
- Hubs located in mixed use area that includes residential, commercial and public space

# FORM BASED CODE

## Natural Resources

- Preservation
- Growth through protection
  - Economic impact of lakes, Chattooga River and Agri-business

# COMPARISON

## Euclidean

Car oriented

Use based

REACTIVE to  
development

One size fits  
all

Rigid

## Form Based

People oriented

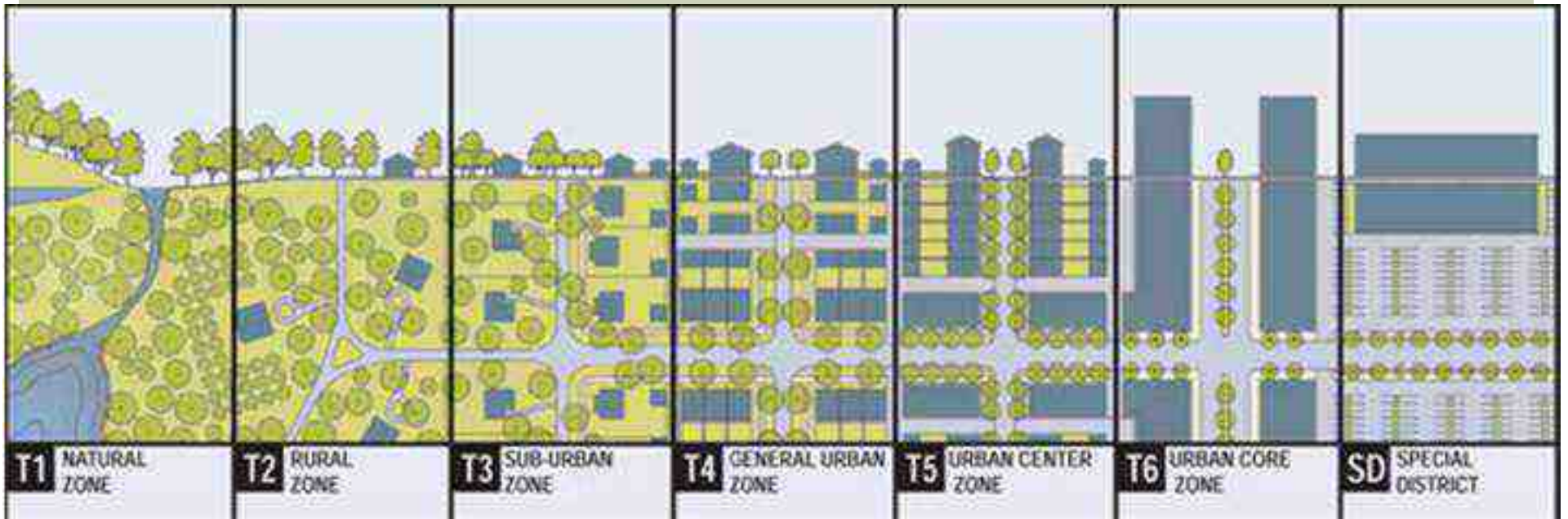
Place/Form is  
primary

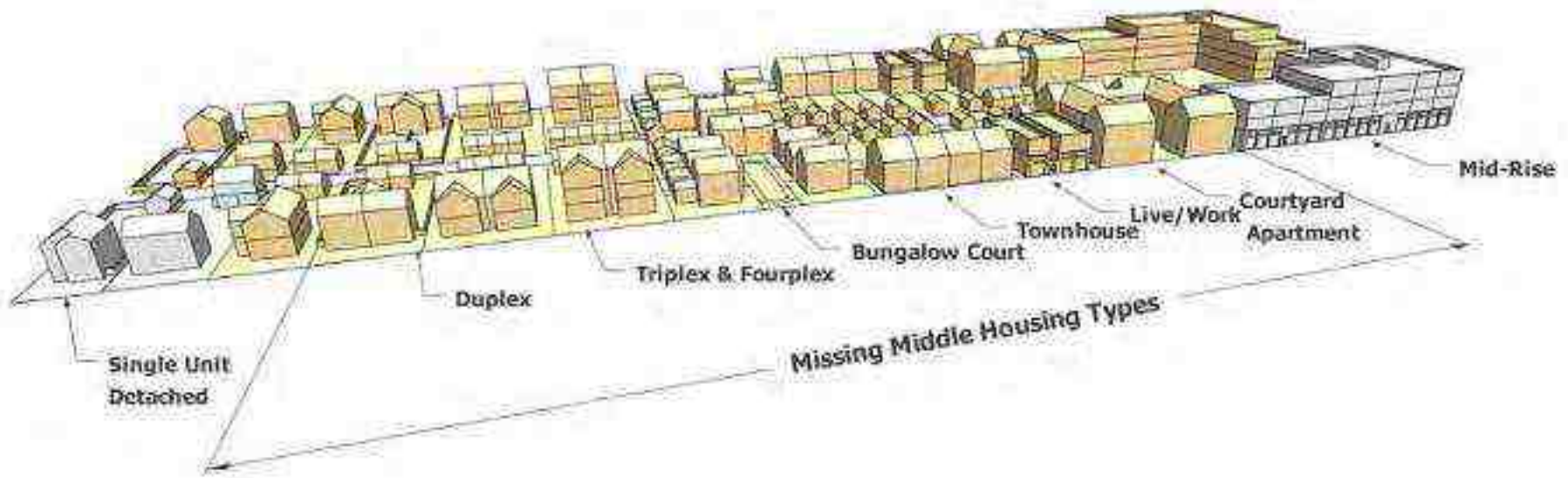
PROACTIVE  
community vision

Innovative solutions  
build distinct  
communities

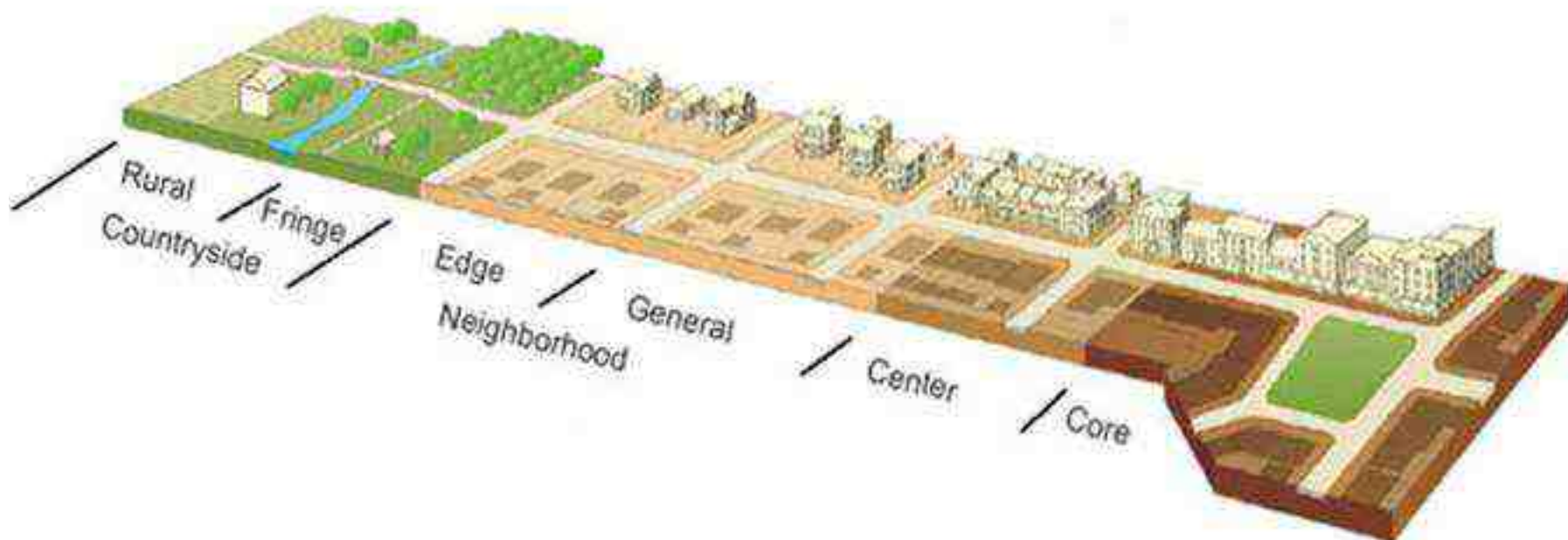
Flexible







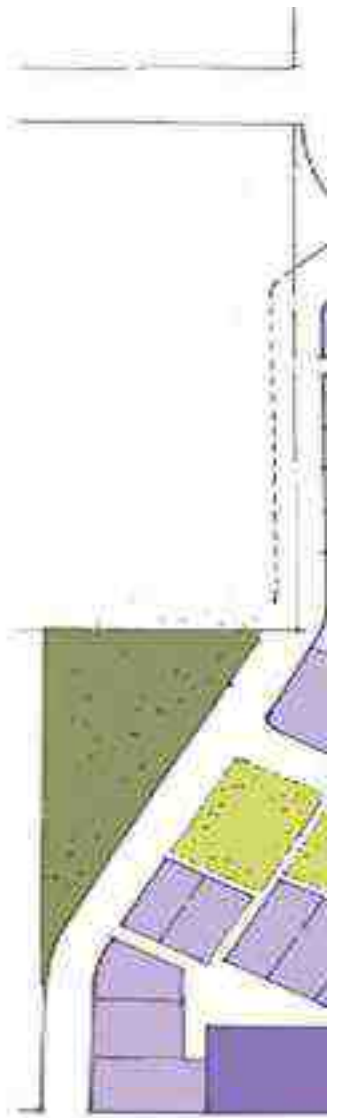
# URBAN-TO-RURAL TRANSECT











- T1 Natural Zone
- T3 SubUrban Zone
- T4 General Urban
- T5 Urban Center
- Civic Space
- Civic Building



Figure 1: Section



Figure 2: Section

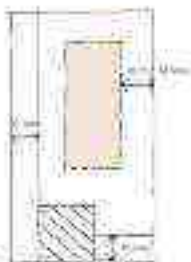
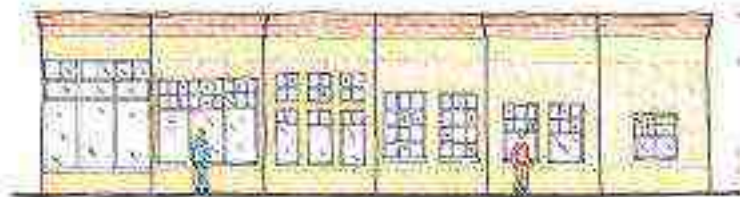


Figure 3: Section

Legend:  
 1. Wall  
 2. Floor  
 3. Roof  
 4. Column  
 5. Staircase

Figure 4: Section



1000 200 300 400 200 100

Figure 5: Elevation



Figure 6: Site Plan

Figure 7: Section



Figure 8: Section

Figure 9: Section



1000 200 300 400 200 100

Figure 10: Floor Plan

Figure 11: Section

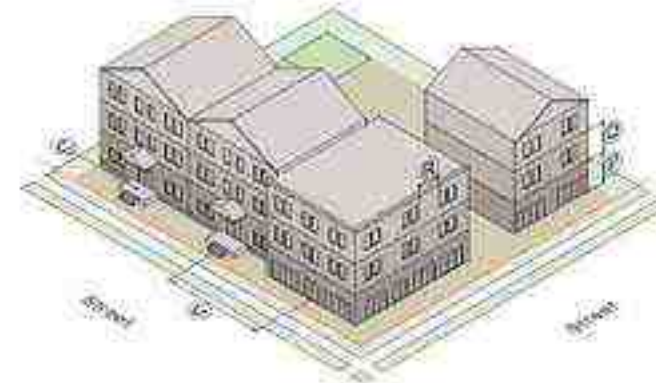
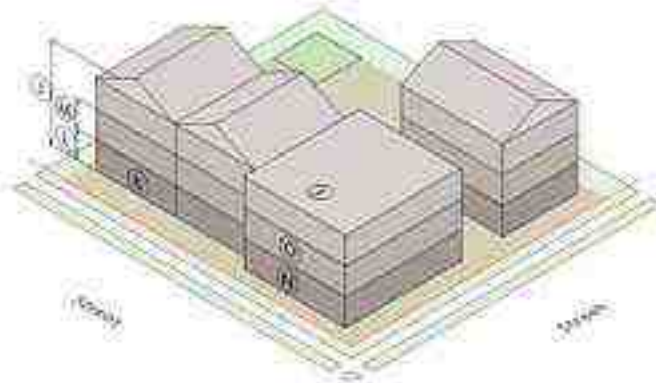


Figure 12: Floor Plan

Figure 13: Section

Figure 14: Section





### 2.6.3 Height and Use

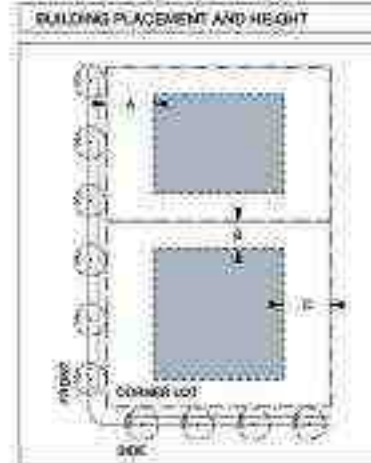
Height	
① Building height (max)	Varies (see height map)
② Roof	Flat or gabled
③ Ground story finished floor elevation	
Residential (min/max)	2' / 4'
Nonresidential (min/max)	0' / 2'
④ Ground story height, floor to floor	
Residential (min/max)	9' / 12'
Nonresidential (min/max)	12' / 18'
⑤ Upper story height, floor to floor (min/max)	9' / 12'
Allowed Use Summary*	
⑥ Ground story	Residential, public, commercial, industrial
⑦ Upper story	Residential, public, commercial, industrial

\*See Chapter 4 for specific use requirements

### 2.6.4 Street Activation

Transparency	
⑧ Ground story (min/max)	
Residential	20% / 70%
Commercial	40% / 60%
⑨ Upper story (min/max)	20% / 70%
⑩ Blank wall area (max)	30'
Facade Articulation	
⑪ Front wall length without offset (max)	n/a
⑫ Front wall offset length & depth (min)	n/a
Building Entrances	
⑬ Street-facing entrance	Required
⑭ Entrance spacing (max)	75'
Allowed Building Element Summary*	
Public	Gallery, awning
Semi-Public	Porch, stoop, balcony

\*See Sec. 2.11 for specific building element requirements



**Plan Diagram**

**Section Diagram**

**1. BUILDING PLACEMENT**  
 Primary buildings shall be placed within the shaded area as shown in the above Plan Diagram.  
 Lot Area: 6,000 sq. ft. typical avg.  
 Lot Coverage: 40% max.

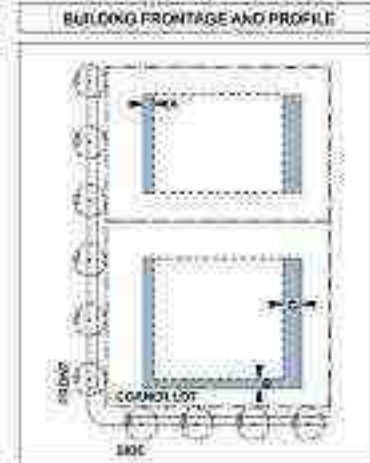
**Principal Building**

- A. Front Setback: 25' min.
- B. Side Setback: 15' min.
- C. Rear Setback: 25' min.

**Out Building (not shown in diagram)**

- A. Front Setback: 25' min.
- B. Side Setback: 5' min.
- C. Side Street Setback: 15'
- D. Rear: 5' min., 5' or 10' and greater if garage door opens into an alley or service lane.  
Applicable to Townhomes and rowhomes

**2. HEIGHT**  
 Building height shall be measured to the top of cornice. Inhabitable or raised basements shall not be counted as a story.  
 Primary building: 3 stories max., 1 story min.  
 Out building: 2 stories max., 1 story min.



**Plan Diagram**

**Section Diagram**

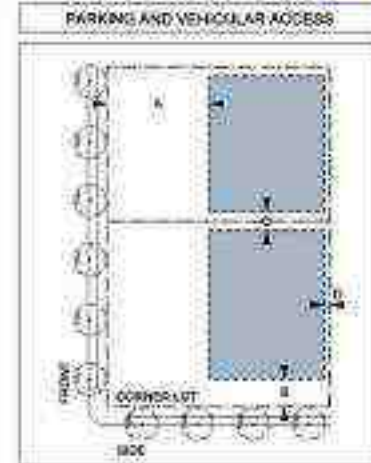
**1. ENCROACHMENTS ALLOWED**  
 Steps, balconies, bay windows, roof overhangs and open porches may encroach into the setback as shown in the shaded area in the above Plan Diagram.

- A. Porch: Protrude 12' max.
- B. Awning: 6' max.
- C. No Bldg. Rear: 10' max.

Maximum allowed front height is 2 stories.

**2. ENCROACHMENT TYPES ALLOWED**

- A. Common Law
- B. Porch & Fence



**Plan Diagram**

**1. PARKING REQUIREMENTS**  
 On-site parking is allowed only in the shaded area as shown.

- A. Front Setback: 25' min.
- B. Side Setback: 5' min.
- C. Side Street Setback: 15'
- D. Rear: 5' min., 5' or 10' and greater if garage door opens into an alley or service lane.  
Applicable to Townhomes and rowhomes

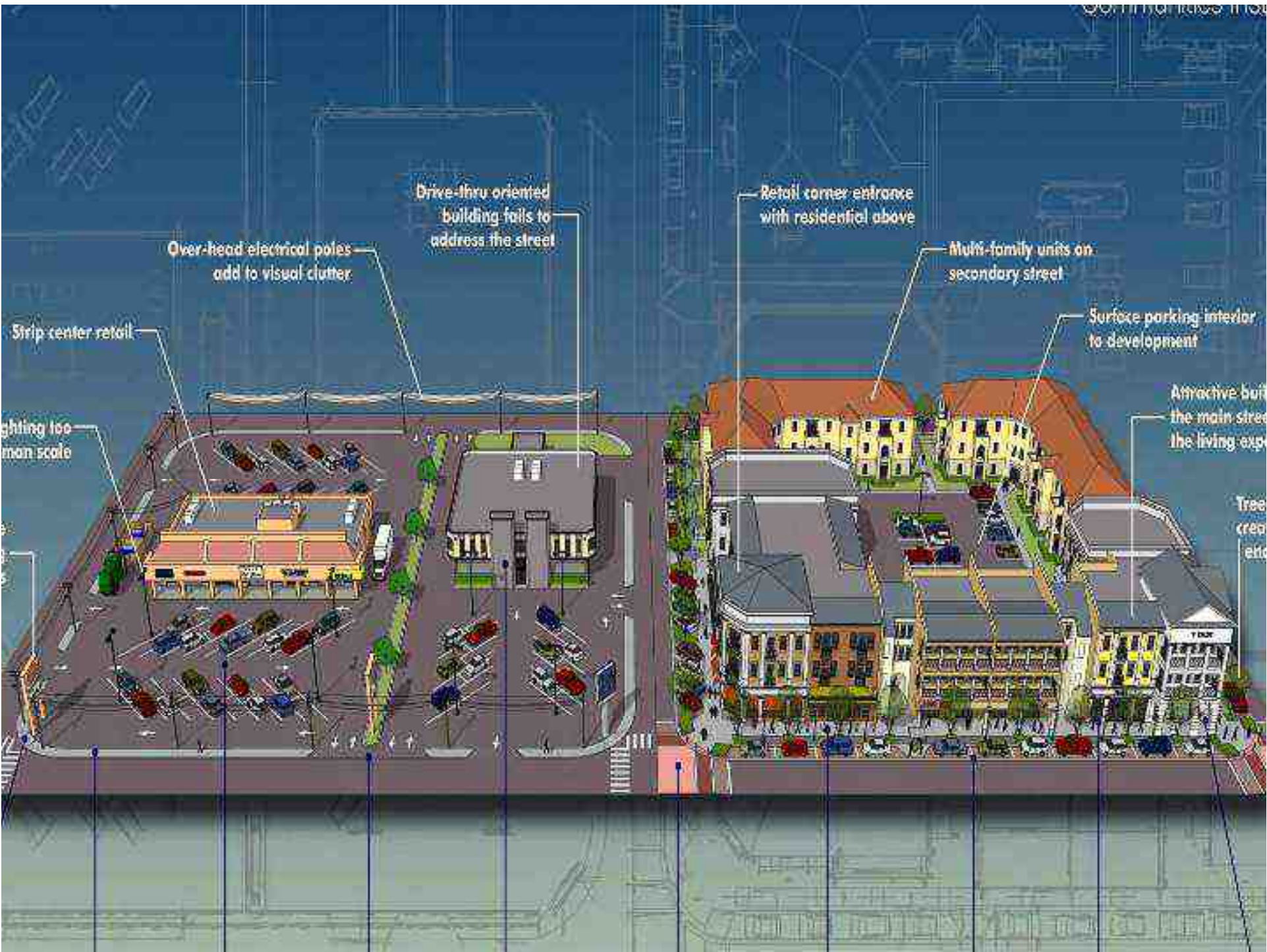
Vehicular access is provided from an alley side street or front-rear driveway.

In front loaded conditions, garages must be a minimum of 20% of the lot depth from the street unless they are behind the principal facade of the building.

7 on-site spaces per residential unit.  
 1.5x-2x space per carriage house.

Handicapped spaces shall be provided from the front side of the principal building a minimum of 20% with the exception of Single House type 2.





Strip center retail

Over-head electrical poles add to visual clutter

Drive-thru oriented building fails to address the street

Retail corner entrance with residential above

Multi-family units on secondary street

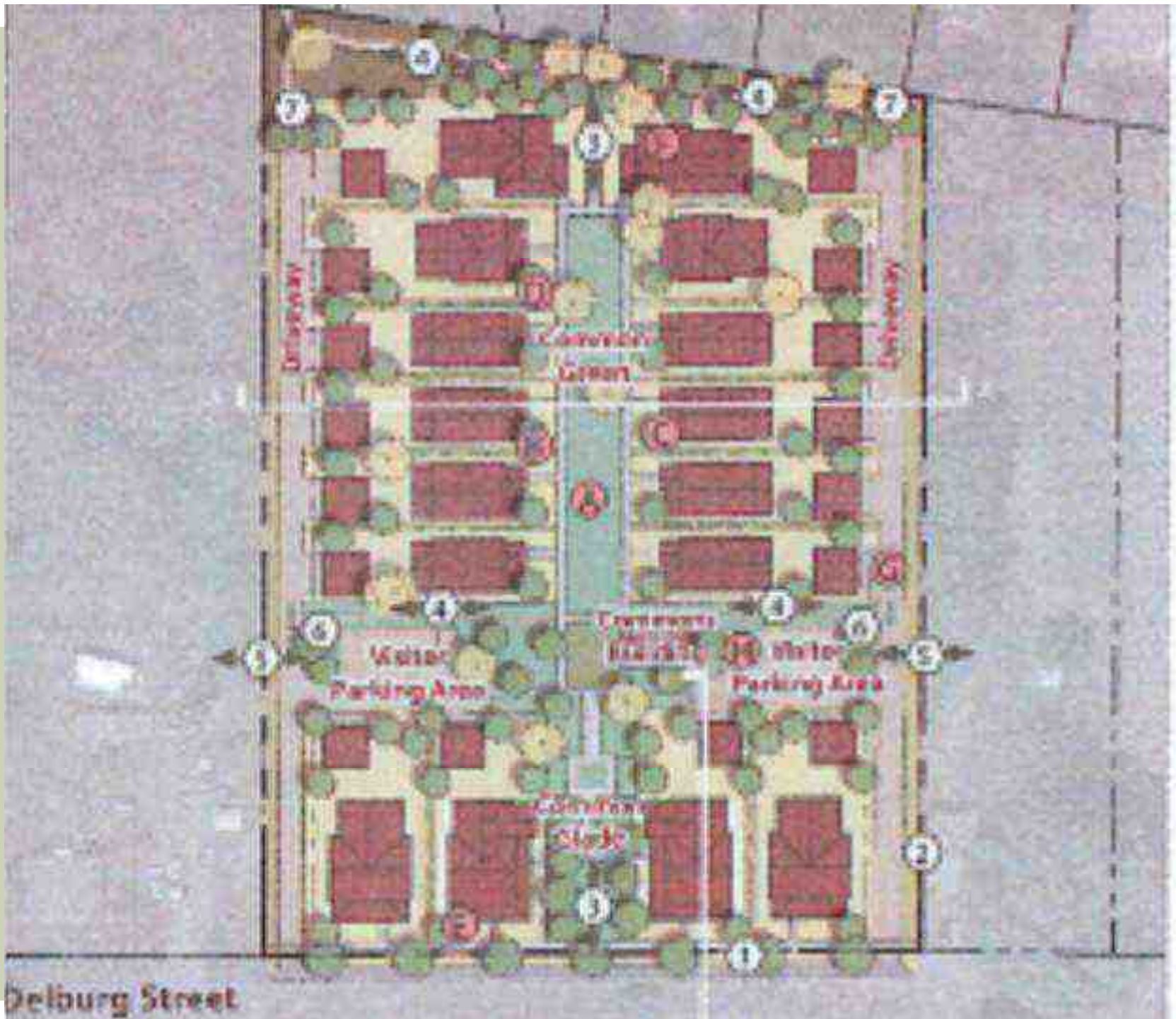
Surface parking interior to development

Lighting too man scale

Attractive building on the main street the living experience

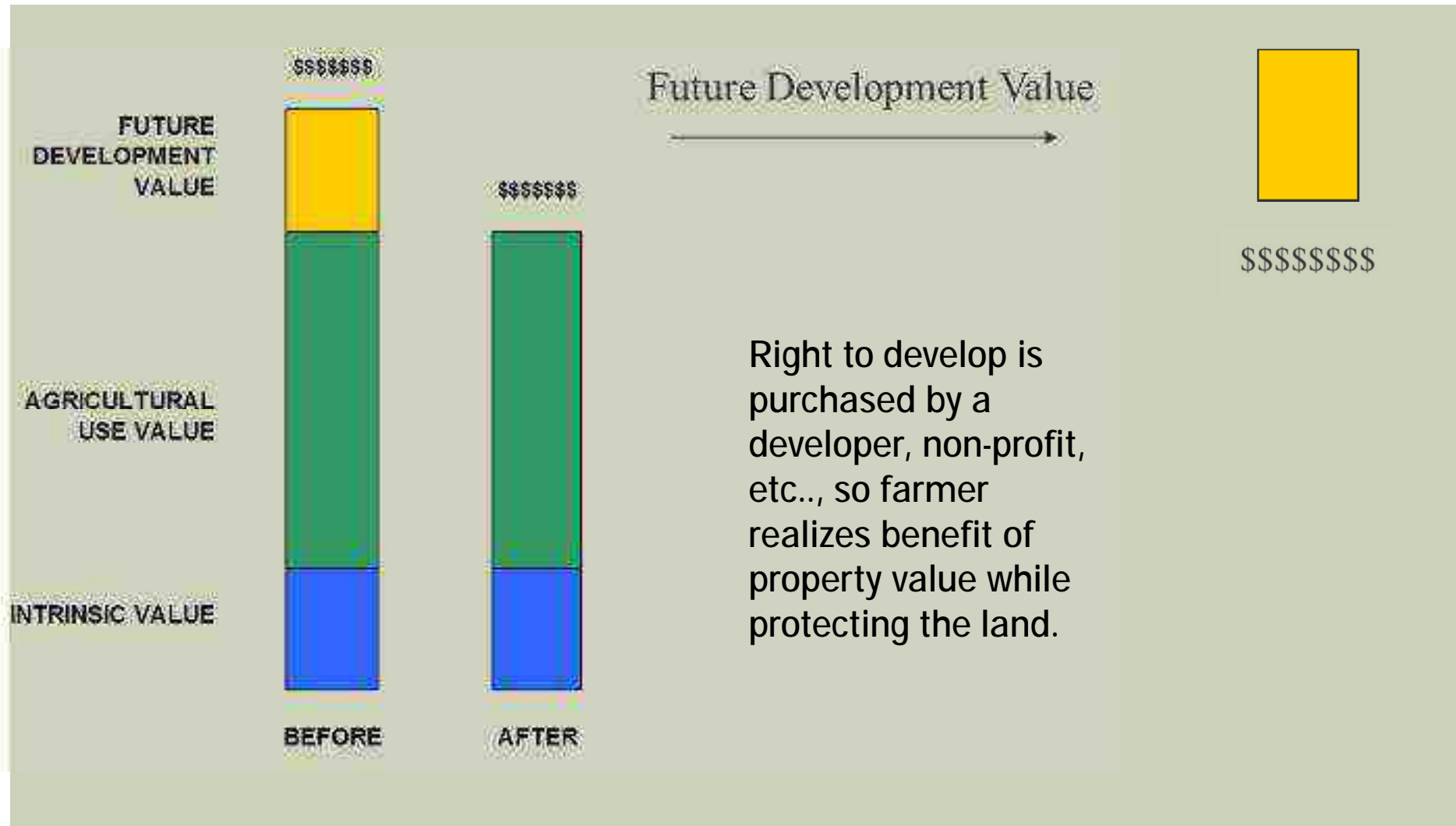
Tree creation etc





Delburg Street

# TRANSFER/PURCHASE DEVELOPMENT RIGHTS



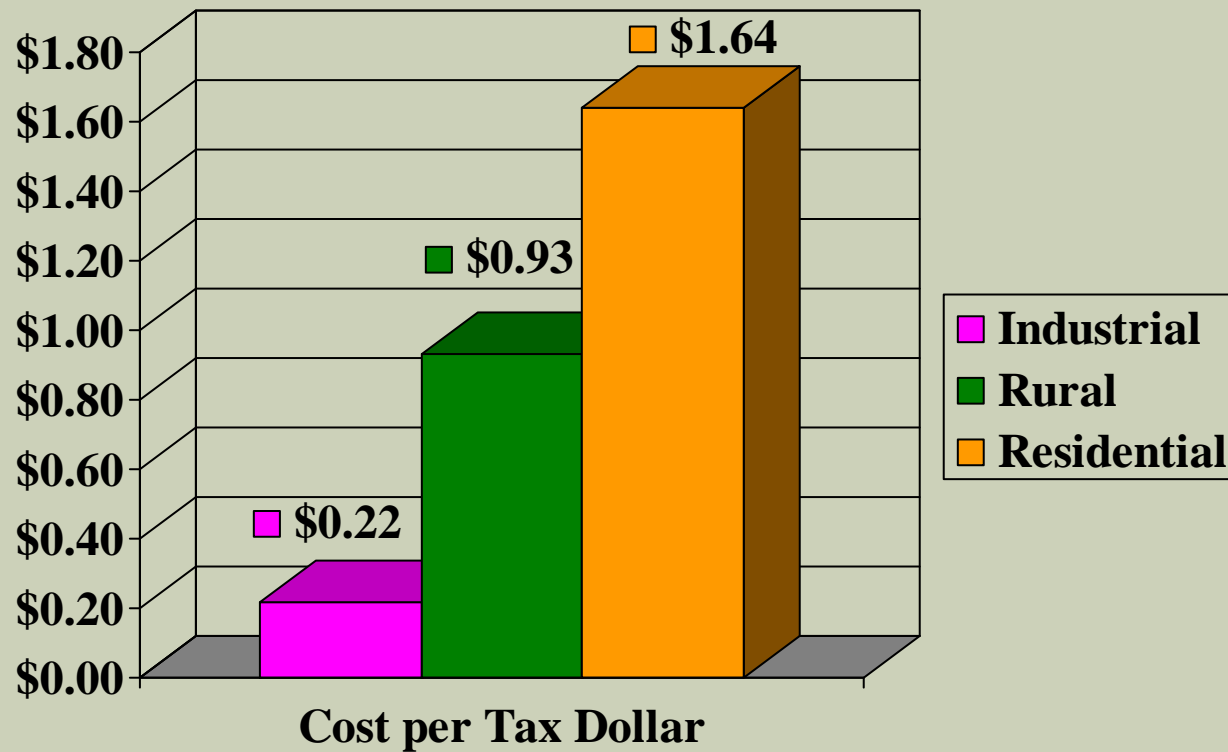
# TRANSFER/PURCHASE DEVELOPMENT RIGHTS

- Applied on a voluntary basis
- Maintain identity and Sense of Place
- Promotes thriving tourism and agriculture industries
- In response to:
  - Development pressure
  - High cost of infrastructure as sprawl occurs
- Pro Growth:
  - Promotes infill and downtown redevelopment
  - Promotes agricultural and rural preservation



<https://vimeo.com/115443634>

# High cost of infrastructure as development moves away from urban areas \*



\*From Study by American Farmland Trust and sponsored by the Bluegrass Conservancy and the Land & Nature Trust in 1999. A similar study is being done in Shelby County.

# CORRIDOR – HWY 11





# ANYWHERE USA



# THINGS TO CONSIDER

- Signage
- Design Guidelines
- Development Standards







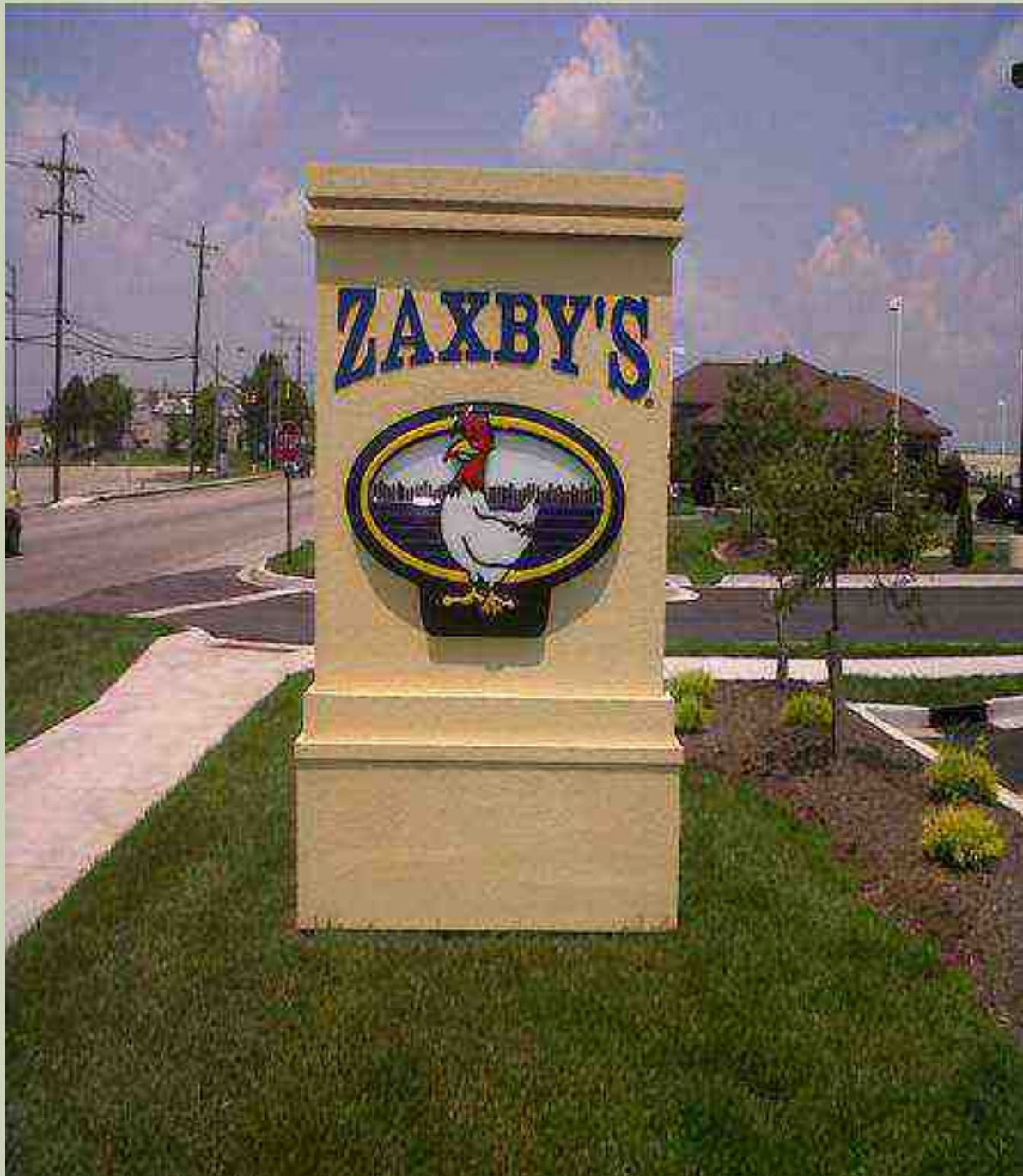
ZAXBY'S



REAL CHICKEN

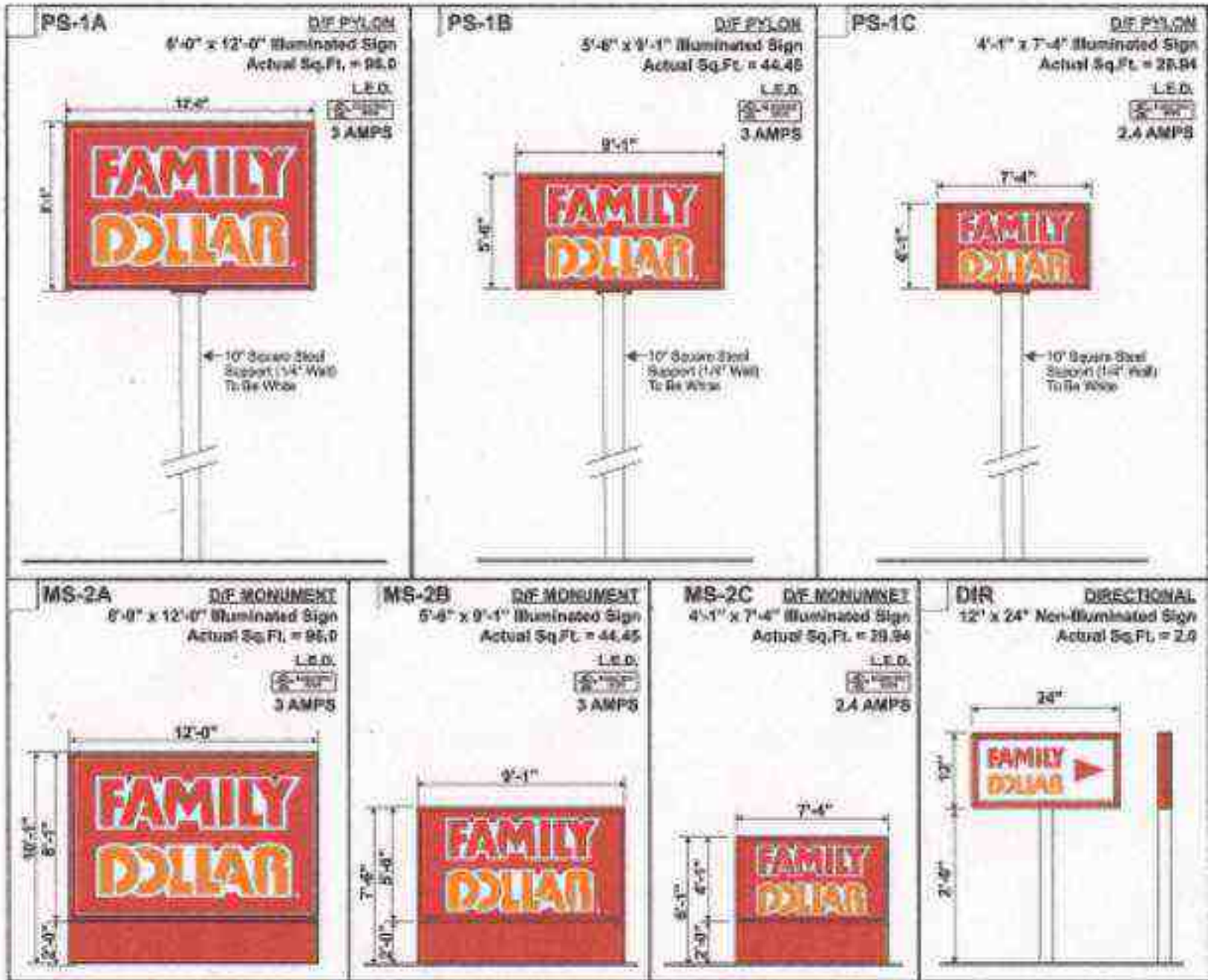
THANK YOU GREER  
FOR A GREAT  
FIRST YEAR













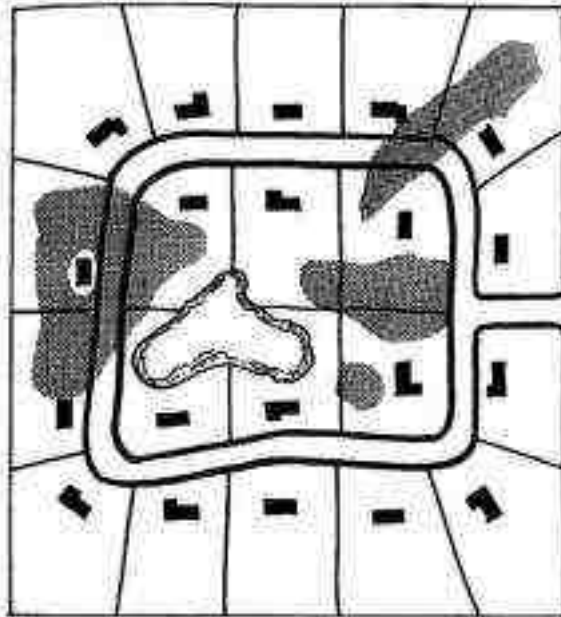


Figure A (rated by 25% as "rural")

44 acre parcel  
20 lots (2 acres each)  
No open space  
No road access except from four lots

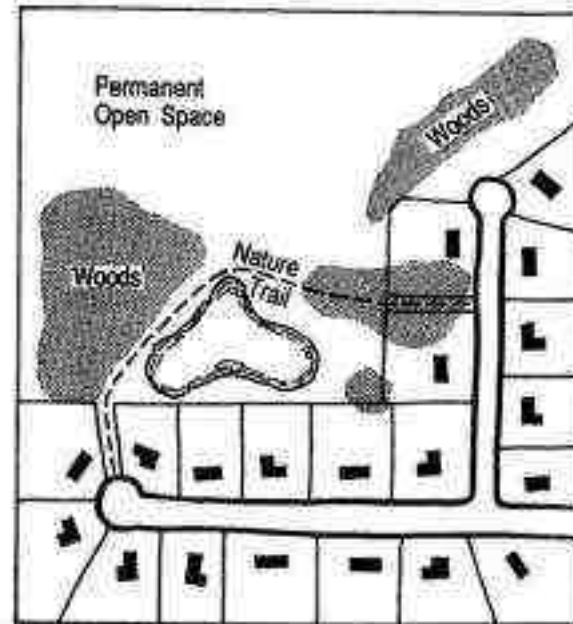


Figure B (rated by 75% as "rural")

44 acre parcel  
20 lots (3/4 acre each)  
25 acres of open space  
Road access for all residents



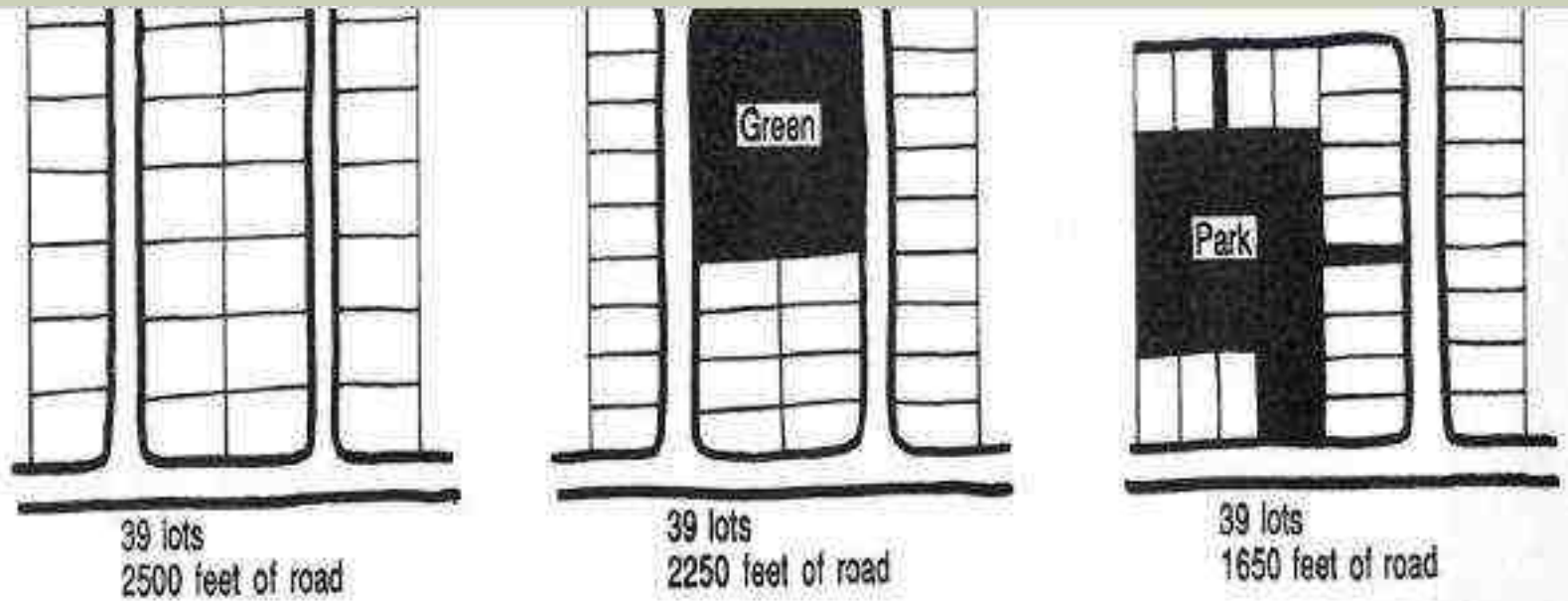


Figure 10-3. Three alternative layouts producing 39 houselots, showing how neighborhood parks can be created while also lowering construction costs by reducing the length of new streets, water mains, and sewer lines.

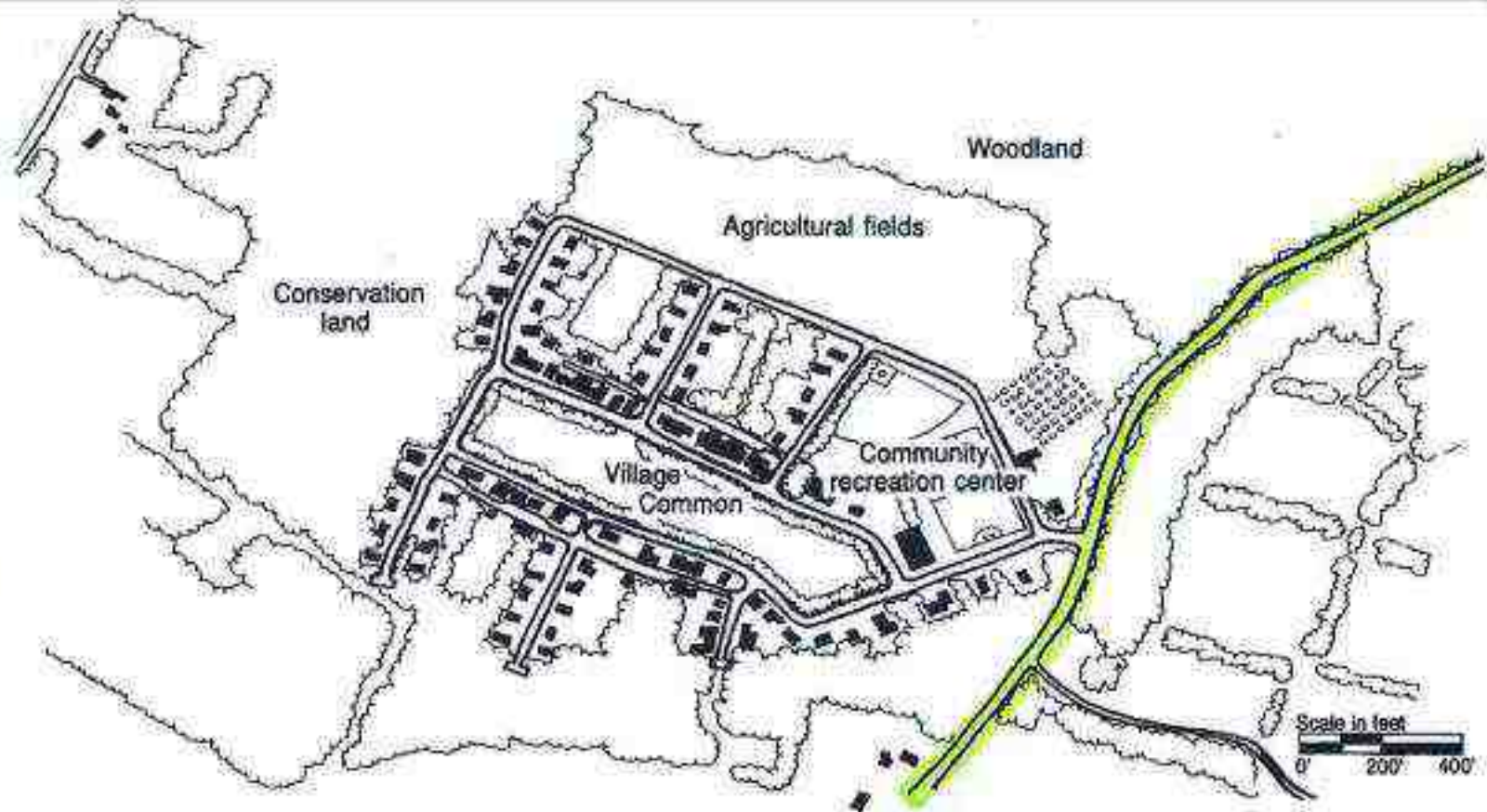


Figure 10-13. Proposed layout for "Martha's Bottom," a 90-unit development of affordable homes on town-owned land in Falmouth, Massachusetts, containing a village common and a greenbelt of farmland, orchards, and woodland in addition to wetland open space. Source: Bunker, Stimson & Solien.

# FAÇADE GRANTS

- Greenwood, SC
  - \$20,000 grant
  - 10% match required from owner
  - City manages project
- Assistance with architectural designs for Review Boards



































# MILL HOUSE IMPACT

## Timeline

- '07 Façade Grant
- '08 Assessed value
  - \$42,600
- '09 Purchased
  - \$80,000
- '09 Renovations
- '11 Assessed value
  - \$116,700

## City Property Tax

- '07 - \$976
- '08 - \$1,129
- '09 - \$1,120
- '11 - \$2,989
- '14 - \$3,055







# PRIORITIES

## Framework

- Comprehensive Plan

## Policy Recommendations

- 32/38 Review
- Scenic Hwy Standards
- Workforce Housing
  - incentives
- Agricultural Preservation/Enhancement
- Establish an annual report of activities and progress
- Encourage green space
  - Expand/upgrade parks
  - Trails – walking, hiking
  - incentives

# PRIORITIES

## Policy Recommendations

- Prepare for EPA/DHEC storm water management mandates
- Continue proper zoning and adopt appearance standards for existing and new structures/signs

# PRIORITIES

## General Recommendations

- Continue to receive input for Economic Development Director
- Grants
- Road Maintenance
- Upgrade county facilities
- Uses for closed landfill areas
- Goal 2 – Objective 7
- Work with state and fed. re: formulas that allot funding to include non-resident property owners
- Recycling Plan
- Sewer to I-85
  - Partner w/ municipalities
- Fund some projects from 1 cent sales tax list
- CIP list
- Encourage best practices for farming and forestry operations
- Continue improving communication and cooperation b/n county and municipalities
- Continued maintenance and expansion of county airport