

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

AGENDA

6:00 PM, MONDAY, AUGUST 28, 2017

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

1. Call to Order
2. Invocation by County Council Chaplain
3. Approval of Minutes
 - a. August 8, 2017
4. Public Comment for Agenda and Non-Agenda Items (3 minutes)
5. Staff Update
6. Discussion of Small-Area Rezoning movement from August 8th meeting
[To include Vote and/or Action on matters brought up for discussion, if required]
 - a. Discussion by Commission
 - b. Commission Recommendation
7. Proposed HWY 123 Corridor Overlay Ordinance
[To include Vote and/or Action on matters brought up for discussion, if required]
 - a. Discussion by Commission
 - b. Commission Recommendation
8. Proposed Multi-family Amendment
[To include Vote and/or Action on matters brought up for discussion, if required]
 - a. Discussion by Commission
 - b. Commission Recommendation
9. Old Business [to include Vote and/or Action on matters brought up for discussion, if required]
10. New Business [to include Vote and/or Action on matters brought up for discussion, if required]
11. Adjourn

Anyone wishing to submit written comments to the Planning Commission can send their comments to the Planning Department by mail or by emailing them to the email address below. Please Note: If you would like to receive a copy of the agenda via email please contact our office, or email us at: achapman@oconeesc.com.

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

MIUNTES

6:00 PM, MONDAY, AUGUST 7, 2017

COUNCIL CHAMBERS

OCONEE COUNTY ADMINISTRATIVE COMPLEX

Members Present: Mr. Ownbey
Mr. Kisker
Mr. Lyles
Mr. Gramling
Mr. Johnson
Mr. Pearson
Ms. McPhail

Staff Present: David Root, County Attorney
Bill Huggins, Zoning Administrator – Community Development
Adam Chapman, Planner I – Community Development

Media Present: Dick Mangrum, WGOG

1. Call to Order

Mr. Ownbey called the meeting to order at 6:00 PM.

2. Invocation by County Council Chaplain

Mr. Root gave the invocation.

3. Public Comment for Agenda and Non-Agenda Items (3 minutes)

4. Approval of Minutes

Motion made to approve minutes by Mrs. McPhail and seconded by Mr. Pearson.
Minutes approved 7-0.

5. Public Comment for Agenda and Non-Agenda Items (3 minutes)

Two individuals chose to speak:

- Mike Smith – Mr. Smith brought some design element suggestions for the proposed Hwy 123 Corridor Overlay and will email it to the Commission and Staff.
- Jim Codner – Mr. Codner spoke in favor of keeping the Small-Area Rezoning requirements as-is or at least similar in form and function.

6. Staff Updates

Tru Hotel – Mr. Huggins spoke about the start of work on the Tru Hotel in Hartwell Village. Mr. Huggins also spoke about the administrative work of staff. He also brought up a “Ten at the Top” publication showing that Oconee County has over 30% of it’s homeowners paying more than 30% of their income on housing.

7. HWY 123 Corridor Overlay Ordinance

The Planning Commission members led a detailed discussion on the proposed ordinance. Mr. Johnson noted, frontage roads, may fall beyond the scope of the Planning Commission and Staff’s ability. Mr. Johnson also noted that defining what the front of the building is and the Commission noted that the sidewalks, signage, fences, tree mitigation sections need to be modified as directed. Design standards should be added as per the County’s Comprehensive Plan and design review can be done at the Staff level with appeals process directed to the Board of Zoning Appeals. Mr. Gramling suggested that new business should be “right –in, right-out” and add “left-U-turn” lanes on Hwy123. Mr. Kisker noted that the proposed ordinance, without frontage roads, should be finalized for submittal. Mr. Johnson made the motion to direct staff to make the edits that follow and remove the frontage roads from the proposed ordinance. Mrs. McPhail seconded and voted on 7-0. Mr. Owenby led the Commission in going page-by-page in editing and updating the proposed ordinance.

8. Staff Presentation: Multi-family/Group development Options

Mr. Huggins presented a variety of other County’s standards for Multi-Family and Group housing. Mr. Johnson noted that there is no current way to build multi-family without going for a variance. Mr. Pearson noted that the County should be proactive in establishing performance standards for the future before issues arrive. Mrs. McPhail suggested addressing open-space, landscaping, refuse and other parameters in any proposed amendment. Mr. Johnson noted that each zoning district that can support multi-family should have an amendment that directs developers to the multi-family section. Mr. Johnson suggested density should be reliant on a greenspace requirement as long as there is a parking space per resident. Mr. Pearson suggested leaving the setbacks where they are, in 38. Mrs. Lyles clarified that multi-family housing would be more restrictive then the current Control-Free District currently mandates. Mr. Root noted that there is no clear way for a developer to build multi-family in Control-Free Districts.

9. **Proposed amendment change regarding moving setback requirements for the Control Free District from Chapter 38 to Chapter 32.**

Mr.Root noted his method of creating three options for removal/changing the small-area rezoning. Mr.Gramling made a motion to apply 7-acres as the standard. There was no second to the motion. Mr.Pearson stated that 200 acres is excessive and that the 51% of property owner requirements is inappropriate. Mr. Pearson mentioned that 50 acres and 100% of property owners be the requirement. Mrs.Lyles noted that inheritance cases where there are multiple people getting 100% of property owners on the deed to sign may be difficult. Mr.Johnson stated that getting a number of people to agree on things is difficult when property is involved. Mr.Kisker offered 100 acres with 100% of property owners involved be the standard. Mr.Gramling noted that having an acreage requirement for rezoning is unique to Oconee County. Mr.Johnson posed the questions "should there be no minimum rezoning size?". Mr.Gramling stated he is against the adjacent properties being able to rezone neighboring properties. Mrs.McPhail noted that County Council has the final say regardless of the size of the parcel, to approve or decline any petition. Mrs.Lyels posed the question "would reducing the zoning size add a large amount of work to County Council?". Mr.Owenby mentioned that Anderson County, who has no rezoning requirements, had only 5 rezoning requests in 2016. Mr.Pearson made a motion that the language in option two, that any and all property owners must sign, the land me contiguous and there must be at least 50 acres of property. Mrs.McPhail seconded the motion. Mr.Johson asked staff if this was he appropriate place in the code to place this language. Staff agreed that this was the appropriate place. Mr.Root noted that this would make it easier for property owners to rezone. Mr.Kisker recommended amending the motion to 100 acres with 100% of property owners signing. Mrs.McPhail noted that the larger the mass of land the more future planning is protected. Mr. Owenby made a motion to amend the motion to 100 acres, Mrs.Lyels seconded. Mr.Pearson and Mr.Gramling were the dissenting votes. Mr.Owenby called for the vote on the amended motion, vote was 5-2 with Mr.Gramling and Mr.Pearson as the dissenting votes.

10. **Old Business**

No old business

11. **New Business**

No new business

12. **Adjourn**

Motion made to adjourn at 8:04PM

Anyone wishing to submit written comments to the Planning Commission can send their comments to the Planning Department by mail or by emailing them to the email address below. Please Note: If you would like to receive a copy of the agenda via email please contact our office, or email us at: achapman@oconeesc.com.

SMALL AREA REZONING OPTION 1

Sec. 38-8.1. - Consideration by planning commission and county council.

All proposed amendments to these regulations, official zoning map, or any other part of this document shall be reviewed by the Oconee County Planning Commission, who shall issue a recommendation to county council. Upon receipt of the planning commission report, county council shall act on the proposed amendment within 60 days.

Sec. 38-8.2. - Public notice requirements.

- (a) *Public hearings.* County council shall conduct all required public hearings for amendments and rezoning. No amendment to these regulations or official zoning map shall be considered for third and final reading until after the public notice and hearing requirements set forth in the South Carolina Code of Laws and this chapter have been met.
- (b) *Notice of hearing.* Notice of public hearing shall be published in a newspaper of general circulation at least 15 days prior to hearing. The notice shall carry an appropriate descriptive title and shall state the time, date, and place of the hearing. All interested parties shall be heard at the public hearing.
- (c) *Posting.* Pursuant to the provisions of the South Carolina Code of Laws, signs noting a rezoning for the small area method shall be posted on or adjacent to affected parcels along public thoroughfares. In the event less than ten effected parcels are so situated as to share frontage along the same public thoroughfare, a sign shall be located on each parcel, provided no two signs are closer than 100 feet of each other. In the event ten or more affected parcels are so situated as to share frontage along the same public thoroughfare, or any number of parcels are located off of the public thoroughfare, signs shall be posted as close as is practical in a manner sufficient to insure due public notice. At a minimum, signs shall be posted at the beginning and end of any continuous shared public frontage, with no more than one mile between signs; at least one sign shall be visible from all directions in each intersection adjacent to a parcel for which rezoning is proposed. The rezoning of lands owned by the United States, the State of South Carolina, Public Universities, or Oconee County shall be posted at any major identifying signs stating the identification of the property; in the event that no signs are present, state posting guidelines shall be followed. For all other rezoning, state posting guidelines shall be followed.
- (d) *Notification of property owners.* A written notice containing all pertinent information related to any public hearing shall be sent by first class mail to the registered owner of each affected parcel at least 15 days prior to the event. For the purposes of this section, the name and address of the owner of the parcel shall be that listed on tax records maintained by the Oconee County Tax Assessor.
- (e) *Action by council.* After conducting a duly advertised public hearing, county council shall consider all information presented at the hearing, staff review, and the recommendation received from the Oconee County Planning Commission, prior to making their decision.

Sec. 38-8.3. - Reconsideration of request for amendment.

When county council shall have denied a request for an amendment to this chapter, it shall not consider the same or a less restrictive reclassification for an amendment affecting the same property until one year from the date of said denial. A more restrictive classification is not subject to the one-year period.

Sec. 38-8.4. - Effective date of change.

Any ordinance effecting a change in the text of the zoning chapter or zoning maps shall become effective upon final adoption by council.

Sec. 38-8.5. - Methods of initial rezoning.

Upon adoption of this chapter, rezoning of a parcel or group of parcels shall be initiated by one of the following methods:

(1) *Method 1—Planning district request initiated by citizens.*

- a. Any group of citizens living within any planning district described within this section may petition for initial rezoning for the entirety of their district. The planning districts, which are based on the approximate boundaries traditionally used by local fire stations as service areas, are as follows:
 1. Oakway District
 2. Salem District
 3. Corinth-Shiloh District
 4. Mountain Rest District
 5. Walhalla District
 6. Westminster District
 7. Seneca District
 8. Fair Play District
 9. Long Creek District
 10. Cleveland District
 11. Keowee Ebenezer District
 12. Friendship District
 13. Cross Roads District
 14. Picket Post-Camp Oak District
 15. South Union District
 16. West Union District

17. Keowee District

The boundaries of each planning district shall conform to the exterior property line of all parcels lying within; in no instance shall a single parcel lie in more than one planning district. Parcels shall be assigned to a planning district based on the location of its centroid, which shall be determined by the Oconee County Geographic Information System (GIS). The boundaries of the various planning districts are shown on the map of planning districts, which shall be adopted as part of these standards.

- b. Petitions by citizens to county council to initiate a rezoning of an entire planning district shall be made in the following manner:
 1. Citizen petition. Citizens wishing council to amend the map of their planning district shall acquire the signatures of a minimum of 15 percent of the owners of parcels lying within the boundaries of the said planning district. The petition shall contain the following statement of support:
 2. "I hereby certify that I own a parcel lying within the _____ Planning District, and I support the consideration by Oconee County Council of amending the zoning map."
 3. Presentation to county council. If county council finds the petition is within the parameters of this chapter, they may direct the planning commission and Community Development Department to proceed with amending the zoning chapter and map. Council may take first reading, in title only, on the zoning amendments at this time.
 4. Review of land use map. The planning commission shall undertake a review of the district's portion of the future land use map.
 5. Initial zoning meeting in district. Following the review of the future land use map, the Community Development Department will schedule a public meeting to begin working with citizens to develop a proposed zoning map. Nominations for the district planning advisory committee will be called for at this time.
 6. Appointment of district planning advisory committee. County council will review the nominations for the district planning advisory committee and appoint individuals to the committee. The committee shall consist of seven owners of parcels lying within the district. The committee shall elect a chair who shall conduct committee meetings, call subsequent meetings as necessary, and set forth the agenda for subsequent meetings.
 7. Creation of proposed district zoning map. With assistance from planning staff, the district planning advisory committee will use the future land use map as a guide in creating proposed changes to the district's portion of the official zoning map. All proposed amendments shall be chosen from the zoning districts and their corresponding regulations established in this chapter.

8. Planning commission review of proposed zoning map. When completed, the committee shall present their draft map to the planning commission for review. The planning commission shall review the changes to ensure that they are compatible with the comprehensive plan. During this time, the Community Development Department shall mail a survey to all district property owners soliciting their opinion of the proposed changes, with a deadline to respond of 30 days. At the end of the survey period, the commission shall forward a recommendation regarding the proposed changes to county council. A positive recommendation of the commission shall require both a finding of compliance with the comprehensive plan, and a minimum of 51 percent of the returned responses to the survey favoring the proposed changes.
9. Consideration of recommendation. County council shall consider the proposed zoning map amendments and may take second reading on the chapter at this time.
10. Comment period. A comment period of no less than 30 days shall be held at this time.
11. Consideration of survey results by county council. Upon the completion of the comment period, county council may hold a public hearing on the proposed amendments. Once the public hearing has been completed, county council may take third and final reading of an ordinance to amend the planning districts portions of the official zoning map.
12. Failed attempts to amend the zoning chapter. In the event county council formally rejects a citizen-initiated petition to amend a planning district's portion of the official zoning map for any reason, a new attempt to amend the map through citizen petition shall not be considered sooner than two years from the date of council's decision.

(2) *Method 2—Small area rezoning.*

- a. Any individual property owner may petition county council for rezoning of a parcel(s). b. Additionally, groups of property owners owning contiguous parcels may petition collectively under this method.
- c. All persons owning a legal interest in the subject parcel(s) must sign the petition for rezoning under this method.
- d. Proposed rezonings pursuant to this method shall be subject to review by the planning commission, as set forth in [section 38-8.1](#), the public notice requirements contained in [section 38-8.2](#), and all standards set forth in these regulations, including compliance with the goals established in the Oconee County Comprehensive Plan, as well as all other applicable local, state, and federal laws.
- a.

(3) *Method 3—County initiated.* The governing body of the county may at any time after adoption of these standards rezone any parcel or parcels owned or maintained by Oconee County. Additionally, notwithstanding any effort to accomplish a prior

rezoning, county council may at any time rezone any parcel or group of parcels to bring them into compliance with the goals established in the Oconee County Comprehensive Plan. Proposed changes to any part of these regulations shall be subject to review by the planning commission, as set forth in section 38-8.1 (above), and public notice requirements contained in section 38-8.2 (above), as well as other as well as all other applicable local, state, and federal laws.

(a)

SMALL AREA REZONING OPTION 2

Sec. 38-8.1. - Consideration by planning commission and county council.

All proposed amendments to these regulations, official zoning map, or any other part of this document shall be reviewed by the Oconee County Planning Commission, who shall issue a recommendation to county council. Upon receipt of the planning commission report, county council shall act on the proposed amendment within 60 days.

Sec. 38-8.2. - Public notice requirements.

- (a) *Public hearings.* County council shall conduct all required public hearings for amendments and rezoning. No amendment to these regulations or official zoning map shall be considered for third and final reading until after the public notice and hearing requirements set forth in the South Carolina Code of Laws and this chapter have been met.
- (b) *Notice of hearing.* Notice of public hearing shall be published in a newspaper of general circulation at least 15 days prior to hearing. The notice shall carry an appropriate descriptive title and shall state the time, date, and place of the hearing. All interested parties shall be heard at the public hearing.
- (c) *Posting.* Pursuant to the provisions of the South Carolina Code of Laws, signs noting a rezoning for the small area method shall be posted on or adjacent to affected parcels along public thoroughfares. In the event less than ten effected parcels are so situated as to share frontage along the same public thoroughfare, a sign shall be located on each parcel, provided no two signs are closer than 100 feet of each other. In the event ten or more affected parcels are so situated as to share frontage along the same public thoroughfare, or any number of parcels are located off of the public thoroughfare, signs shall be posted as close as is practical in a manner sufficient to insure due public notice. At a minimum, signs shall be posted at the beginning and end of any continuous shared public frontage, with no more than one mile between signs; at least one sign shall be visible from all directions in each intersection adjacent to a parcel for which rezoning is proposed. The rezoning of lands owned by the United States, the State of South Carolina, Public Universities, or Oconee County shall be posted at any major identifying signs stating the identification of the property; in the event that no signs are present, state posting guidelines shall be followed. For all other rezoning, state posting guidelines shall be followed.
- (d) *Notification of property owners.* A written notice containing all pertinent information related to any public hearing shall be sent by first class mail to the registered owner of each affected parcel at least 15 days prior to the event. For the purposes of this section, the name and address of the owner of the parcel shall be that listed on tax records maintained by the Oconee County Tax Assessor.
- (e) *Action by council.* After conducting a duly advertised public hearing, county council shall consider all information presented at the hearing, staff review, and the recommendation received from the Oconee County Planning Commission, prior to making their decision.

Sec. 38-8.3. - Reconsideration of request for amendment.

When county council shall have denied a request for an amendment to this chapter, it shall not consider the same or a less restrictive reclassification for an amendment affecting the same property until one year from the date of said denial. A more restrictive classification is not subject to the one-year period.

Sec. 38-8.4. - Effective date of change.

Any ordinance effecting a change in the text of the zoning chapter or zoning maps shall become effective upon final adoption by council.

Sec. 38-8.5. - Methods of initial rezoning.

Upon adoption of this chapter, rezoning of a parcel or group of parcels shall be initiated by one of the following methods:

(1) *Method 1—Planning district request initiated by citizens.*

- a. Any group of citizens living within any planning district described within this section may petition for initial rezoning for the entirety of their district. The planning districts, which are based on the approximate boundaries traditionally used by local fire stations as service areas, are as follows:
 1. Oakway District
 2. Salem District
 3. Corinth-Shiloh District
 4. Mountain Rest District
 5. Walhalla District
 6. Westminster District
 7. Seneca District
 8. Fair Play District
 9. Long Creek District
 10. Cleveland District
 11. Keowee Ebenezer District
 12. Friendship District
 13. Cross Roads District
 14. Picket Post-Camp Oak District
 15. South Union District
 16. West Union District

17. Keowee District

The boundaries of each planning district shall conform to the exterior property line of all parcels lying within; in no instance shall a single parcel lie in more than one planning district. Parcels shall be assigned to a planning district based on the location of its centroid, which shall be determined by the Oconee County Geographic Information System (GIS). The boundaries of the various planning districts are shown on the map of planning districts, which shall be adopted as part of these standards.

- b. Petitions by citizens to county council to initiate a rezoning of an entire planning district shall be made in the following manner:
 1. Citizen petition. Citizens wishing council to amend the map of their planning district shall acquire the signatures of a minimum of 15 percent of the owners of parcels lying within the boundaries of the said planning district. The petition shall contain the following statement of support:
 2. "I hereby certify that I own a parcel lying within the _____ Planning District, and I support the consideration by Oconee County Council of amending the zoning map."
 3. Presentation to county council. If county council finds the petition is within the parameters of this chapter, they may direct the planning commission and Community Development Department to proceed with amending the zoning chapter and map. Council may take first reading, in title only, on the zoning amendments at this time.
 4. Review of land use map. The planning commission shall undertake a review of the district's portion of the future land use map.
 5. Initial zoning meeting in district. Following the review of the future land use map, the Community Development Department will schedule a public meeting to begin working with citizens to develop a proposed zoning map. Nominations for the district planning advisory committee will be called for at this time.
 6. Appointment of district planning advisory committee. County council will review the nominations for the district planning advisory committee and appoint individuals to the committee. The committee shall consist of seven owners of parcels lying within the district. The committee shall elect a chair who shall conduct committee meetings, call subsequent meetings as necessary, and set forth the agenda for subsequent meetings.
 7. Creation of proposed district zoning map. With assistance from planning staff, the district planning advisory committee will use the future land use map as a guide in creating proposed changes to the district's portion of the official zoning map. All proposed amendments shall be chosen from the zoning districts and their corresponding regulations established in this chapter.

one property to another; however, if the connecting road, waterway, easement, railroad track, or utility line intervenes between two properties, which but for the intervening connector would be adjacent and share a continuous border, the intervening connector does not destroy contiguity.

- c. All persons owning a legal interest in the subject parcel(s) must sign the petition for rezoning under this method.
- d. Proposed rezonings pursuant to this method shall be subject to review by the planning commission, as set forth in [section 38-8.1](#), the public notice requirements contained in [section 38-8.2](#), and all standards set forth in these regulations, including compliance with the goals established in the Oconee County Comprehensive Plan, as well as all other applicable local, state, and federal laws.

(3) *Method 3—County initiated.* The governing body of the county may at any time after adoption of these standards rezone any parcel or parcels owned or maintained by Oconee County. Additionally, notwithstanding any effort to accomplish a prior rezoning, county council may at any time rezone any parcel or group of parcels to bring them into compliance with the goals established in the Oconee County Comprehensive Plan. Proposed changes to any part of these regulations shall be subject to review by the planning commission, as set forth in section 38-8.1 (above), and public notice requirements contained in section 38-8.2 (above), as well as other as well as all other applicable local, state, and federal laws.

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.

Draft Ordinance for Oconee County Highway

123 Growth Corridor Overlay

August 28th, 2017

Highway 123 Corridor Overlay

The Highway 123 Corridor Overlay (the "Overlay") is hereby established and is subject to the following general provisions:

A. Purpose & Intent

The Overlay is established to preserve and enhance corridors that serve as major gateways leading to, from, and within Oconee County. As both commercial and residential land uses exist along such corridors, there is a desire of the residents of Oconee County to provide standards relative to connectivity, aesthetic appearance, and safety along major gateways. The land use recommendations and design requirements contained in the Overlay are the result of an effort by elected, appointed and Oconee County staff members. As such, the intent of this Overlay is to provide unified land development regulations that promote a sense of place and create consistency along significant corridors by improving the visual character of adjacent development.

B. Overlay Applicability

The Highway 123 Corridor Overlay applies to the following:

1. The County Council shall designate the property that is subject to the provisions of the Overlay by amending the Future Land-Use map in accordance with the procedures and requirements applicable to map amendments. In general, the district designation shall apply to all parcels with frontage on US Highway 123 between the Oconee County line with Pickens County on Highway 123 and the City Limits of Seneca. The Overlay will extend 500' perpendicular from the property line that has frontage on Highway 123. Any part of any development (buildings, signs, lighting, parking etc.), in parcels with

frontage on US 123 inside of the Overlay and extending beyond the stated limit, that touches the 500' will be considered inside the Overlay.

2. The Overlay development regulations, as set forth in this Ordinance, applies to all uses on the properties inside Overlay except for residential uses unless such use involves the new construction of multi-family building structures containing more than four dwelling units
3. This Overlay shall also apply to all shared access easements and/or cross-access easements located within the district, including, but not limited to, those that may be used to access any parcel or parcels beyond the boundaries of this district.

C. Permitted Uses

As an overlay, the Overlay supplements standards established elsewhere in the existing Oconee County Code of Ordinances. Any use permitted in the underlying zoning district, shall also be permitted in the Overlay provided it complies with the provisions of the Overlay.

D. Design Review

All new development and any existing development, which is attempting any form of change on the exterior portion of any and all buildings as well as on any portion of a parcel inside of the Highway 123 Corridor Overlay that requires permitting through state or local agencies will submit plans that conform with the following design standards. Diversity in design consistent with the local natural and architectural surroundings is encouraged .If the application is in keeping with the design standards, then the plans may be administratively approved by the Community Development Director or their designee. If a property owner wishes to appeal the decision of the Planning & Zoning Staff then the Board of Zoning Appeals may consider granting a variance. Standards for appealing may be found in Oconee County Code of Ordinances Section Chapter 38, Article 7.

All commercial buildings, accessory buildings, structural screenings for refuse areas that are visible from any public road, street or right-of-way will incorporate the following design criteria:

1. *Blank Walls* : No more than 75 percent of any wall may be blank. Design techniques using architectural elements or repetitive features should be utilized to visually break up the facade. Examples include, but are not limited to: All walls must have windows, doors, façade treatments, vegetative screening, signage and/or awnings, columns, canopies, lighting fixtures, building offsets/projections, decorative tile work, artwork, or other elements approved by the planning director. The following standards apply:
 - a. Industrial uses shall not have blank walls greater than 50 feet in length.
 - b. All other uses shall not have blank walls greater than 30 feet in length.
2. *Front Facades*: Must incorporate columns, porticos, roof overhangs, awnings or other architectural elements utilizing the materials list in section 4 (below). Exterior building materials visible from the traffic lanes shall not consist of unadorned concrete masonry units (concrete blocks), corrugated metal, and/or sheet metal.
3. *Roof mounted mechanical equipment*: Shall be enclosed or screened to ensure such features are not visible to the extent possible. Enclosures and screens shall be compatible with the architectural style of the building.
4. *Building Materials Standards*

All facades of buildings, accessory buildings and refuse screenings facing a public right-of-way or thoroughfare shall incorporate the following materials at the listed area standards below:

| Materials | Standards |
|--|-------------|
| a. Timber framing, columns or similar structural elements | 15% Minimum |
| b. Stacked, cultured or field stone | 20% Minimum |
| c. Wood, "Hardie" type panels, wooden timbers or wood "appearing" materials | 0-50% |
| d. Stucco – broken up by the other design elements, so as to avoid blank facades. | 0-50% |

- e. Glass, glazing and incorporated framing elements 0-50%
- f. Any other materials approved by Building Codes. 10% Maximum

E. General Requirements & Development Standards

1. **Building Placement:** The front facade of buildings is encouraged to be parallel to US 123 property lines.
2. **Setbacks:** For all parcels in the Overlay no setback minimum from the property line that fronts HWY 123 will be required.
3. **Refuse Screening:** All refuse collection facilities must be 100% screened in by fences, walls and/or mature vegetation so as not be visible unless being utilized. Placement of these facilities shall not be along the frontage with Hwy 123 unless good cause is shown that there is no other site for the facility and approved by the Community Development Director or their designee.
4. **Shipping and receiving areas/docks:** Shall not be visible from primary adjacent parking areas or street rights-of-way unless screened in the fashion as the refuse collection facilities in section 3 (above).
5. **Building Height:** Maximum building height shall not exceed that permitted in the underlying zoning district.
6. **Fences:** Fencing shall be of durable construction using quality material (i.e., brick, stone, other masonry, wood, metal, decorative vinyl, or any combination thereof). The finished side of the fence shall face the corridor right-of-way and/or other adjacent property. The height of the fence on any frontage of Highway 123 shall be no more than 4' high. Chain link, welded or woven wire, and other similar fencing are not permitted in the Overlay.
7. **Sidewalks:** All sidewalks must meet Federal ADA standards. Sidewalks shall be located on the property to be developed to allow pedestrians to safely move from their vehicles to all areas intended to be used by the public. When possible, sidewalks shall connect to the existing pedestrian circulation of adjacent parcels

where not restricted by topography or other existing site features. Pedestrian interconnectivity between adjacent parcels is encouraged and allowable.

8. *Other Pedestrian Amenities*: All retail commercial development or use with a gross indoor floor area in excess of 40,000 square feet shall provide improved common open space for use by patrons. Such common open space shall be a minimum of 500 square feet in area and may include squares, plazas, greens, or other similar spaces. The following shall also apply:

- i. "Improved" shall mean cleared of underbrush and debris, accessible to pedestrians, and shall include one or more of the following: landscaping, walls, fences, walks or similar paved surfaces, fountains, statues, common lawns or greens, tables and chairs, benches or other seating, water fountains, litter and recycling receptacles, playground equipment, or other similar furnishings and amenities;
- ii. Such spaces shall include canopy trees to provide shade. At installation, a canopy tree shall have a minimum caliper of 2.5 inches when measured 6 inches above ground with a minimum height of 10 feet; Such spaces shall be accessible from sidewalks and other pedestrian circulation within the development.
- iii. The property owners, occupants, and tenants or their agents shall be jointly and severally responsible for the maintenance and upkeep of all such common open space. All such areas shall be kept free of litter and debris and shall generally be maintained with a neat and orderly appearance.

F. Parking & Vehicular Access

1. *Curb-cuts* : New curb-cuts will not be allowed within 500' of an existing curb-cut. Individual parcels may have no more than one curb-cut per parcel. New curb-cuts shall be located as close to an adjacent property

line as technically feasible. The intent is to minimize the number of curb-cuts along Hwy 123 to improve safety of drivers by allowing adjacent property owners to utilize curb cuts on adjacent properties via stub-outs, see section G2.

2. *Stub outs:* All parcels are required to be built to have a stub-out which would connect the adjacent properties through parking lot drive lanes or in the future, a frontage road. Connecting stub-outs is required as a condition of receiving a Zoning Permit.

3. *Off-Street Parking:* For buildings fronting on Hwy 123 , off-street surface parking shall be located primarily to the rear of the building it serves. Side yard parking is permissible and shall occupy no more than 50 percent of the principle corridor frontage line. Parking areas shall be designed to allow pedestrians to safely move from their vehicles to the building. The following shall also apply:

i. Where dimensions or topographical constraints of existing parcels prohibits locating off-street parking to the rear of the building it serves, the restrictions on side yard parking may be modified, on a case-by-case basis, by petitioning the Board of Zoning Appeals;

ii. Uninterrupted surface parking areas shall be limited in size. Parking areas with more than 20 parking space[s] shall be broken by buildings or following the standards for Perimeter Parking Area Planting located in 6a of this ordinance.

4. *On-Street Parking:* On-street parking is not permitted on the corridor or other street. On-street parking is permitted on private streets within a retail commercial development where adequate space for parking and maneuvering is provided outside of travel lanes. On-street parking shall comply with the requirements set forth in the latest edition of the South Carolina Department of Transportation (SCDOT) Access and Roadside Management Standards (ARMS) Manual.

5. *Driveway and Internal Street Standards:* Interconnectivity between adjacent parcels is required when there is not a conflict in use and is subject to the provisions set forth in Chapter 26 of the Oconee County Code

of Ordinances. Stub-outs (see section G.2.) are required to any and all adjacent properties in the Overlay that may be accessed by vehicles. The installation of frontage roads is encouraged as a design technique to provide for access by multiple properties, thus reducing the number of curb cuts needed along the Corridor as new development occurs.

6. Parking Lot Landscaping and Screening

- i. Perimeter Parking Lot Planting: A perimeter landscape strip with a minimum width of 3 feet shall be required on all sides of parking lots except parking that is up to the building footprint or building-adjacent sidewalk.
- ii. A continuous native evergreen shrub or native grass screen is required within the perimeter landscape strip. Native trees are permitted.

G. Commercial Retail Developments and Centers:

All retail commercial development or use with two or more businesses shall be allowed no more than one accesses point to Highway 123 per 500' of frontage. All retail commercial development or use with two or more businesses shall be allowed no more than one ground monument sign. Signage for individual businesses shall be consolidated onto one such ground monument. The following shall also apply:

- a. Where such a development fronts two or more streets with more than 500 feet of frontage on each, additional ground monument signs may be permitted provided no more than one is located on each street;
- b. Directional and wayfinding signs within a retail commercial development or center shall be grouped and shall be consistent in size, color, ornamentation, and materials, and shall complement the surrounding buildings; and
- c. For such developments, a ground monument sign shall not exceed a height of 10 feet. Where such a development has a gross indoor floor area in excess of 40,000 square feet, the maximum height may be increased to no more than 15 feet for a ground monument sign.

I. Signage:

Unless specifically mentioned in this section the sign code for Oconee County is the rule.

The sign standards are created to maintain and enhance the aesthetic environment of transportation and economic gateways into Oconee County. The location and design of all signs shall be consistent with the objective of high-quality development and safe and efficient vehicular and pedestrian circulation.

1. **General standards.** All signs, including their supports, braces, guys, anchors, electrical parts and lighting fixtures, and all painted and display areas shall be constructed and maintained in accordance with the building and electrical codes adopted by Oconee County.

a. It shall be unlawful for any person to erect, construct, enlarge, move, or replace any sign (with the exception of signage requiring no permit) without first obtaining a sign permit, except as relates to routine maintenance and repair or the changing of tenant name panels.

b. A preliminary sign permit application along with applicable fees and sign plan shall be submitted to Oconee County. The detailed sign plan shall include the following information, stamped by a South Carolina licensed surveyor, landscape architect, or engineer:

- I. Parcel number.
- II. Scale of site plan and north arrow.
- III. Drawing of entire property with all existing and proposed structures shown.
- IV. Length of street frontage.
- V. Dimensioned setbacks from street and side property line.
- VI. Plan drawing with actual dimensions of sign (as seen from above).
- VII. Location of all existing signs.
- VIII. Location of all proposed signs.
- IX. Elevation drawing of the proposed sign or sign revision including size, height, copy, colors, illumination, materials.

- X. Verification that the proposed sign(s) meet all requirements set forth in this chapter.

- c. All on-premises nonconforming signs shall come into compliance with these standards when abandoned or the cost of repairs of such signs is beyond 50 percent of their replacement costs. Nonconforming signs are subject to all requirements of this code regarding safety, maintenance, and repair. Abandoned signs shall be governed by Chapter 32, Article 8 of the Oconee County Code of Ordinances.
- d. Signage shall be set back a minimum of ten feet from right-of-way, side, and rear property lines.
- e. No sign shall produce a traffic hazard, such as visual obstruction at intersections or glare from lighting. Signs shall not obstruct the view of or resemble traffic directional/safety signs.
- f. Rooftop signs are prohibited.
- g. Flashing or animated signs are prohibited.
- h. No sign shall be attached to a utility pole or street sign, or attached to or painted on tree trunks, rocks, or other natural objects.
- i. No sign shall be placed within the public rights-of-way.
- j. Signs shall not rotate or revolve.

2. Signs allowed without a permit. The following signs require no permit. These signs are subject to all requirements of this code regarding safety, maintenance, and repair.

- a. Temporary/portable signs:
- b. Shall be displayed only for the duration of time that they remain relevant to a specific event.
- c. Temporary signs shall be removed within seven days following the conclusion of the specific event being promoted.
- d. No temporary sign exceeding six square feet may be erected on a residential parcel.
- e. The maximum allowable size of any non-residential temporary sign is 32 square feet.

- f. Traffic, directional, warning, official notice or informational signs authorized by any public agency.
- g. Building nameplates with related inscriptions.
- h. Window signs.
- i. Flags and flagpoles.
- j. On-site directional signs, where each sign does not exceed nine square feet in area or four feet in height.
- k. Signs that display name, trademark, logo, brand, or prices, provided the display is an integral part of a vending machine, automatic teller machine, or gas pump. Such signage shall not exceed 32 square feet in area per side.

3. Signs allowed that require a permit.

Allowable signs shall be the following:

Monument.
Wall.
Hanging/projecting.
Canopy/awning.

4. Monument signs:

- a. Shall be architecturally designed to reflect the character of the structure/development for which they are advertising.
- b. No monument sign shall exceed ten feet in height.
- c. One double faced or single faced sign shall be allowed per parcel.
- d. Developments with 500 feet of road frontage serving more than one building shall be permitted one additional sign, which shall not exceed 100 square feet in area. Minimum separation for all monument signs shall be at least 200 linear feet. However, if a building is located on a corner lot with two street facing sides, one sign may be located on each side served by an entryway.

5. Wall signs:

- a. Wall signage shall not exceed 15 percent of the wall area, per wall face.
- b. Wall signs shall display only one surface and shall not be mounted more than six inches from any wall.

6. Hanging/projecting signs:

- a. Only one projecting/hanging sign is allowed per building frontage, except for shopping centers, which may have one projecting/hanging sign for each business use.
- b. Signs shall project at a right (90 degree) angle to the building frontage.
- c. Signs shall not extend more than four feet beyond the line of the building or structure to which it is attached.
- d. Signs shall maintain a vertical clearance of eight feet above the sidewalk or ground level accessible to pedestrians.

7. Canopy/awning signs:

- a. Shall not exceed 15 percent of the surface area of the face or the canopy or awning to which the sign is attached.
- b. Sign shall not extend more than three inches horizontally from the surface of the awning or canopy.
- c. Sign shall not project vertically outside the area of the canopy or awning.

8. Illumination:

- a. No internal lighting shall include exposed incandescent or fluorescent bulbs.
- b. Externally illuminated signs must have indirect light sources shielded from the view of persons viewing the sign and be further shielded and directed so that the light shines only on the sign and that illumination beyond the copy area is minimized.
- c. Signs shall not have light reflecting backgrounds but may use light reflecting lettering.
- d. No sign shall have lights or illuminations that flash, move, rotate, scintillate, blink, flicker, or vary in intensity or color.

9. Maintenance: All signs shall be maintained in good condition and working order, and be free of graffiti, peeling paint or paper, faded colors, weeds, vines, and/or broken and damaged materials. No internally or externally illuminated sign shall have only partial illumination for a period of more than 30 days.

10. Sign Landscaping: All ground monument signs shall have native species landscaping and shall be integral with other landscaped areas as required by this Overlay. However, landscaping shall not obstruct the view of a sign.

J. Lighting:

The purpose of these standards is to assure that adequate exterior lighting is provided to facilitate crime prevention, security, and safe passage, and that exterior lights be shielded to reduce the impact of lighting on neighboring uses, potential safety hazards to the traveling public, and the effect on view-sheds and nightscapes. Lighting plans shall be submitted with the zoning permit application on projects that include the installation of outdoor lighting fixtures. Prior to obtaining a zoning permit, an applicant must receive approval of a lighting plan. The lighting plan shall be prepared by an appropriately licensed design professional in the State of South Carolina. The plan shall include the following information:

- I. The location, type, and height of luminaries including both building and ground-mounted fixtures.
 - II. A description of the luminaries, including lamps, poles or other supports and shielding devices, which may be provided as catalogue illustrations from the manufacturer.
 - III. Photometric data, such as that furnished by the manufacturer, showing the angle of light emission.
 - IV. Additional information as may be required to determine compliance with this chapter.
1. Exterior lighting shall be shielded and directed to avoid illuminating the night sky.
 2. Lighting shall not illuminate neighboring properties or distract/harm the traveling public on road rights-of-way. Any necessary screening of lighting shall be shown on site plans. Lighting will be inspected before a certificate of occupancy is granted.

3. On-site lighting may be used to accent architectural elements and provide safety and security on pedestrian walkways, at building entrances, and public areas between buildings, but shall not be used to illuminate entire portions of buildings.
4. In order to promote safety and security in developments, lighting should be used at intersections, entrances, and in parking areas.
5. The overall height of lighting fixtures shall not exceed 20 feet.
6. Blinking or flashing lights shall be prohibited unless the lights are required as a safety feature (e.g. beacons on towers). Searchlight and laser light operation for advertising/commercial purposes is prohibited.
7. Security lighting shall be provided, particularly at pedestrian walkways. Motion detector security lights shall be exempt from the foot candle requirements of this item provided such lights are normally "off," and are limited to being "on" for four minutes or less when motion is detected.
8. Flood lights shall be permissible for security, loading areas, and other such applications provided they are focused toward the primary building or space intended to be illuminated. Likewise, they may be aimed at no higher than a 45 degree angle, and shall be generally aimed or shielded as to limit the amount of ambient light perceptible from adjacent properties and street right-of-way.
9. The following lighting fixtures are prohibited: non-directional lighting fixtures, searchlights, laser source lights, flashing lights, or any similar high-intensity light used to attract attention, except for use during emergencies by authorized emergency, police, and fire personnel.
10. Any damaged, broken, or malfunctioning light fixture or pole shall be repaired or replaced immediately.

K. Open Space & Tree Preservation Standards

The purpose of the Impervious Surface standards is to allow rain time and opportunity to be absorbed in to onsite soil, prevent erosion and runoff. This standard does not apply to parcels equal to or less than 0.5 acres.

1. Open Space. A minimum of 10 percent of any parcel must be devoted to usable open space which may include existing vegetation & unaltered natural features as well as designed and engineered “natural” areas. Required setbacks and buffer yards may be included in calculating this requirement. Parking lot buffers, if self-contained and not part of an open space may not be included in the Open Space Requirement. The Community Development Director or their designee may reduce this requirement for parcels 5 acres or less on a case-by-case basis. All open space shall be clearly labeled as such on any plans submitted for County review.

2. Tree Preservation: All required setbacks and buffer yards shall be used as tree preservation areas.

Retention and protection of large trees shall be required for all development within the Overlay. In addition, all canopy trees with a caliper at 4.5’ height greater than 24” shall be incorporated into the site plan unless there is no suitable alternative due to unavoidable grading or because of required configuration of a street, driveway, sidewalk, permitted sign, essential utility, or buildings. Additionally, such trees may be removed under one or more of the following conditions:

- i. The tree is unhealthy, diseased, or dead;
- ii. The tree causes a safety hazard to nearby buildings or pedestrian or vehicular circulation;
- iii. The tree is of a species that may drop debris or sap that can significantly affect property;
- iv. The tree is interfering with an existing underground utility line;
- vi. The tree is causing significant structural damage to a building or other similar structure; and/or
- vii. It is necessary to allow construction of a street or driveway essential for external access to a parcel.

All trees at above 4.5’ height greater than 24” shall be clearly marked on all plans submitted to the County.

3. The mitigation requirements. Canopy trees with a caliper at 4’ height greater than 24” that are removed shall also be replaced with another similar, native, tree elsewhere on the parcel. Any replacement tree within the District shall have a minimum caliper of 2.5” when measured 4.5’ above ground with a minimum height of

10' when planted. All trees being planted for mitigation shall be clearly marked on plans submitted to the County.

M. Industrial District

Any parcels zoned Industrial will meet all setbacks and buffer yard requirements of the Industrial District Zoning in the Oconee County Code of Ordinances. Design standards in the Highway Overlay District do not apply.

DRAFT

Draft performance standards for Residential Multi-Family Development

August 28st, 2017

1. General Requirements

A. Intent

The intent of these standards is to provide developers of multi-family housing the necessary steps to build in Oconee County. The standards contained herein are intended to apply to multiple-family housing, as defined by §32-212, and which include, but which are not limited to, apartments, condominiums, townhomes, duplexes, triplexes, patio homes and zero-lot line developments.

Multi-family housing developments containing less than 5 units are not required to install bufferyards, internal landscaping, or open space elements.

These following three bullet-listed items were not asked for; however, Staff feels this may be an appropriate spot for these items.

- Agricultural Protection: Any proposed development that has any shared property line, adjacent road, or waterbody frontage with any parcels currently being used for any agricultural purposes or zoned Agriculture District shall include a full disclosure to any renter or buyer inside of the parent parcel about adjacent Agricultural uses.
- Fall Zone: Residential units may not be located within the fall zone of a communication tower. However, bufferyards and open- space areas may be located

within the fall zone of an existing communication tower. The area fencing a communication tower foot print may not be counted towards open space requirement

- Mobile Home & Recreational Vehicle Parks: This amendment would be a place to insert language regarding mobile home parks or R.V. parks.

B. Definitions

- a. Apartments: Multifamily structures with individual building dwelling units. Apartments shall contain three or more dwellings in a single structure that are primarily utilized as rental properties.
- b. Condominiums : Multifamily structures with individual building dwelling units.. Apartments shall contain three or more dwellings in a single structure that are individually owned.
- c. Town Homes : A townhouse is a single-family attached dwelling with one dwelling unit from ground to roof, having individual outside access. Units share common walls and are often designed in rows
- d. Duplex: A duplex is a building with two dwelling units, each one having only one common wall with the other.
- e. Multiplex : A multiplex is either a single-family attached unit or a multifamily structure. In general, each unit shall have independent outside access to a private yard or access point, or units may share yards and access. Units may be arranged in a variety of configurations, including side-by-side, back-to-back or vertically
- f. Patio Home : A patio house is a detached single-family residence with one dwelling unit from ground to roof, on an individual lot. Each unit is fully enclosed by a wall located at the property line, creating a private yard between the house and the wall. A portion of the yard shall be a patio.
- g. Zero-Lot Line: Single-family, detached zero lot line. A single-family detached zero lot line dwelling is a single-family residence on an individual lot with private yards on three sides. The building is set on one of the side property lines; windows are prohibited on the lot line side. An easement for maintenance on the adjoining lot is one of the requirements for this type of construction.
- h. Parent Parcel: The original parcel, before subdivision or development.

2. Building Requirements

A. Minimum Parent Parcel Size

Parent Parcel minimum area, for subdivisions or developments creating housing structures defined in Article “B” of this ordinance , is two acres. Within the Parent Parcel for subdivisions or developments creating housing structures defined in Article “B” of this ordinance, no minimum lot area is required.

B. Setbacks

Setbacks for multi-family housing structures within a Parent Parcel are based on the underlying Zoning District. Such setbacks are measured from the exterior perimeter wall of the multi-family housing structure. There is no setback requirement for attached dwelling units as to shared walls between such units.

C. Height

Height is dependent on the underlying zoning district.

D. Height-Dependent setback

Every floor of development, as measured from the building with the most number of floors proposed, will equate to an *additional* 5' of setback from **side and rear** property lines that the parent parcel is subject to, and shown in the chart below. This area may be counted toward open-space or bufferyard requirement if kept to the open-space or bufferyard requirements in sections E and F. Basements are not included in this calculation.

| Number of Floors | Total <i>additional</i> setback from underlying zoning district's setbacks. |
|------------------|---|
| 2 | 5' |
| 3 | 10' |
| 4+ | 15' |

E. Density and Open-Space

| Number of aggregate dwelling units per acre | Required open-space minimum area |
|---|----------------------------------|
| 5-16 | 20% |
| 17-25 | 25% |
| 26+ | 30% |

The intent of this section is to allow greater density of dwelling units per acre when a greater amount of land is preserved as open-space as defined below. **Density of**

dwelling units is considered aggregate, so large, contiguous sections of land may be preserved as open-space.

Proposed multi-family development submittals shall include an open-space plan as part of the application for a building permit. Designated bufferyards and additional height-dependent setback areas may be used as part of the open space requirement. An underlying zoning district setback not utilized as bufferyard or open space shall not be included in meeting the open-space requirements. The plan shall:

(1) Clearly designate areas to be preserved as open space. The specific design of open space shall be sensitive to the physical and design characteristics of the site; The plan shall show the required amount of open space in terms of acreage as per Article E of this ordinance, and shall show the amount of open space proposed in both visual and narrative form.

(2) Designate the type of open space, as noted in section **i** below, which will be provided, and indicate the location of plant materials, decorative features, recreational facilities

(3) Specify the manner in which common open space shall be perpetuated, maintained, and administered.

i. Types of common open space and required maintenance.

The types of common open space which may be provided to satisfy the requirements of this chapter, together with the maintenance required for each, are as follows:

(1) Natural areas are areas of undisturbed vegetation or areas replanted with vegetation after construction. Woodlands and wetlands are specific types of natural areas. Maintenance is limited to removal of litter, dead trees, plant materials, and brush. Natural watercourses are to be maintained as free-flowing and devoid of debris. Stream channels shall be maintained so as not to alter floodplain levels.

(2) Recreational areas are designed for specific active recreational uses such as community gardens, tot lots, tennis courts, swimming pools and associated infrastructure, ballfields, and similar uses. Recreational areas shall be accessible to all residents of the development. Maintenance is limited to ensuring that there exist no hazards, nuisances, or unhealthy conditions. These may not encroach on any of the underlying zoning district's required setbacks of the parent parcel.

(3) Greenways are linear green belts linking residential areas with other open-space areas. These greenways may contain bicycle paths, footpaths, and bridle paths. Connecting greenways between residences and recreational areas are encouraged. Maintenance is limited to a minimum or removal and avoidance of hazards, nuisances, or unhealthy conditions.

(4) Landscaped areas and lawns, including creative landscaped areas with gravel and tile, so long as the tile does not occupy more than two (2) percent of the required open space and may not encroach into the underlying zoning district's required setbacks of

the parent parcel. Lawns, with or without trees and shrubs, shall be watered regularly to ensure survival, and mowed regularly to ensure neatness. Landscaped areas shall be trimmed, cleaned, and weeded regularly.

ii. Preservation of open space.

(a) Land designated as common open space may not be separately sold, subdivided or developed. Open-space areas shall be maintained so that their use and enjoyment as open space are not diminished or destroyed. Open-space areas may be owned, preserved and maintained as required by this Section by any of the following mechanisms or combinations thereof:

(1) Dedication of and acceptance by the County; and/or

(2) Common ownership of the open space by a homeowner's association which assumes full responsibility for its maintenance; and/or

(3) Deed-restricted private ownership, which shall prevent development and/or subsequent subdivision of the open space land and provide the maintenance.

(b) In the event that any private owner of open space fails to maintain same, the county, in accordance with the development's open space plan and following reasonable notice, may demand that a deficiency of maintenance be corrected, and may enter the open space to maintain same. The cost of such maintenance shall be charged to those persons having the primary responsibility for maintenance of the open space.

F Bufferyard

1. Intent:

The vegetated bufferyard is a unit of yard together with the planting, fences, walls, and other screening devices required thereon. Bufferyards shall be provided for any multi-family development project which contains five units or more and shall follow the buffer guidelines contained in Appendix A , *section "e-12, 13, 14, 15" Buffering adjacent uses* for mixture and spacing of vegetation of the Oconee County Code of Ordinances. The intent of bufferyards is to minimize visual and noise impacts from disrupting any adjacent properties by providing vegetative, earthen or man-made screening along the perimeter of the Parent Parcel. Existing vegetation, including all trees of any dimension, shall be retained to the extent practical and feasible. In no event shall an applicant clear-cut the site of a required bufferyard without the express written approval of the Zoning Administrator.

ii. Size of Bufferyard: Bufferyards shall be no less than half the width of the setbacks and additional height-dependent setbacks combined. And when bordering adjacent uses shall go, at minimum, the length of whichever development is longer.

- *Width of Bufferyard Example: 25' required setback by zoning and 10' additional height-dependent setbacks = 35' of total setback which would equal a minimum 17.5' wide bufferyard.*
- *Length of Bufferyard Example: Proposed multifamily use, including parking, go 250' from the front property line. The existing adjacent usage goes 200' from the front property*

line. The required bufferyard of the multi-family development shall be, at minimum, 250' long.

iii. Design of Bufferyard:

The bufferyard may consist of any, all or a combination of:

- a. Existing native vegetation
 - b. New, native vegetation
 - c. Fences / Walls
 - d. Berms
- a. Existing Vegetation: Existing vegetation, including all trees of any dimension, shall be retained to the extent practical and feasible. In no event shall an applicant clear-cut the site of a required bufferyard. If existing vegetation is to be used the development shall be responsible for maintain ice of all plants inside the bufferyard , including removal and replacement, of dead or dying vegetation.
 - b. New Native Vegetation: if the development is plants new vegetation, only vegetation that is indigenous to this region shall be utilized for any in ground plantings. Planting in non-permanent containers may be of a variety of non-invasive species allowed by the South Carolina department of Agriculture. Selection of plant material shall allow for a mix of large shade trees, small trees, and large and small shrubs to provide variable height and seasonal color. Evergreen trees are particularly useful since they create a year-round opaque screen. Plants shall be sufficiently sized to insure buffering and

screening at the time of installation. However, seedling plants may be used where berms or structures are required as part of the bufferyard.

- c. Fences / Walls : Where, owing to existing land use, lot size or configuration, topography, or circumstance peculiar to a given piece of property, bufferyard requirements cannot reasonably be met, the substitution of appropriate screening in the way of a fence or wall structure along the property line of the proposed use may be approved by the Zoning Administrator in accordance with the provisions of this section.

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

- d. Berms: may be used to substitute for fences and walls. Fences and/or walls where approved by the zoning administrator may be a combination of berm and fence or wall to the minimum height of 6'. Berms shall not cause erosion, runoff or other issues on to any other public or private right of ways or properties.

iv. Required maintenance.

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

Use of bufferyards.

Bufferyards may be used for active / passive recreation and may be interrupted by access driveways , trails and other pedestrian footpaths that shall not be constructed with poured or placed materials. All other uses are prohibited, including off-street parking.

v. Ground cover.

A form of ground cover shall be placed on all portions of bufferyard surfaces not occupied by plant material. This may include: grass and low-lying plant material that does not exceed twelve (12) inches in height at maturity, organic mulch materials, pine straw and crushed stone. Portions of these areas also may be comprised of flowerbeds, as long as they are maintained on a year-round basis.

G. Parking

All parking for multi-family development must be located on site. No parking shall occur within setbacks of any kind. Dimensional and landscaping standards for parking facilities shall follow the standards contained in Appendix A , section "d" , Parking Standards"

These standards are not required for multi-family developments below 5 dwelling units.

H. Lighting

All exterior lighting for parking lots and public areas shall conform to Oconee County Code of Ordinances Appendix A ,section "c" , *Lighting Standards*

I. Access

No development shall have more than one ingress/egress per 500' of road frontage. Fire & Safety regulations may supersede this if appropriate findings are made evident. If possible the proposed development shall link with adjacent properties via road and sidewalks.

J. Sidewalks

ADA compliant sidewalks are encouraged internally as well as to link to other sidewalk systems.

Paved sidewalks linking buildings, internally, and neighboring developments may be placed in bufferyards and additional height dependent setback areas if good cause is shown that they may not be placed elsewhere.

K. Signage

All signage shall conform to Oconee County Code of Ordinances Appendix A , section “b”

Signage Standards

3. Submittal Requirements

Any development of 20 or more dwelling units will require a pre-application meeting with Oconee County Planning & Zoning Staff. The documents specific to Multi-Family to be submitted electronically to Oconee County are, at a minimum:

- Site Plan as noted in Oconee County Code of Ordinances 38-2.4 ZONING PERMIT
- Buffer yard Plan – Section F
- Parking Lot Vegetation Plan, as per Appendix A
- Lighting plan and photometric plan as per Appendix A
- Section 32-219 through 32-223 of Oconee County Code of Ordinances (if subdividing)
- Request for bufferyard clear cutting (if applicable)

Site plan must clearly indicate bufferyards size , height-dependent-setbacks, underlying zoning district setbacks, FEMA flood zones , open-space requirement , communal/active use areas as well as all other site plan requirements set forth in 38-2.4 of the Oconee County Code of Ordinances.

Please contact Oconee County Planning & Zoning staff for complete submittal requirements.

Subdivision submittal requirements are located in section 32 article 6 of the Oconee County Code of Ordinances.

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



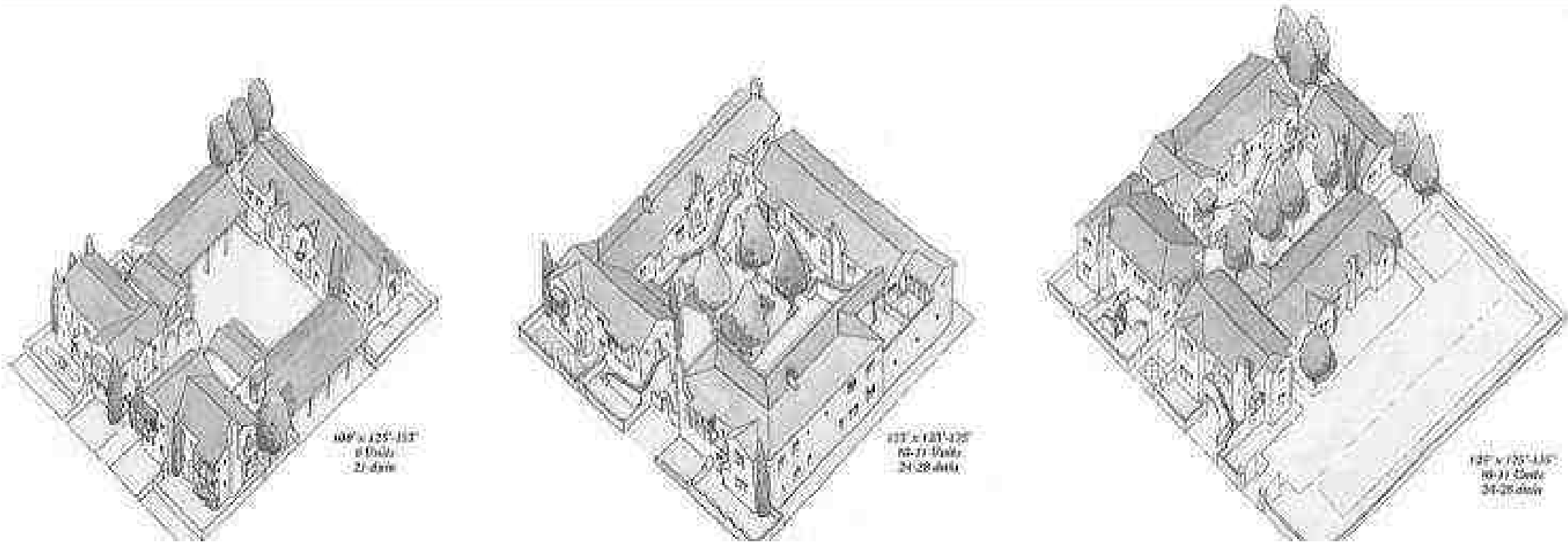
TEL (864) 638-4218 FAX (864) 638-4168

Public Comment Sign-Up

1. Mike Smith
2. Tom Markson
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____



OPPORTUNITIES FOR DENSITY MANAGEMENT OF RESIDENTIAL DEVELOPMENTS IN OCONEE COUNTY



Presented to Oconee County Planning Commission August 28 , 2017

Presented by : Bill Huggins, Zoning Administrator & Adam Chapman, Planner 1



OVERVIEW

- Minimum Parent Parcel Size : Two acres
- Parent Parcel Setbacks : Underlying Zoning District (CFD = 25,5,10')
- Internal Setbacks : Zero
- Height Dependent Setbacks : 5' per floor up to 20' additional (side & rear)
- Density/Open Space : 5-16 du/acre = 20% min.
17-25 du/acre = 25% min.
26+du/acre = 30% min.
- Parking : Onsite & Appendix "A"
- Curb-cuts : 1 per 500'

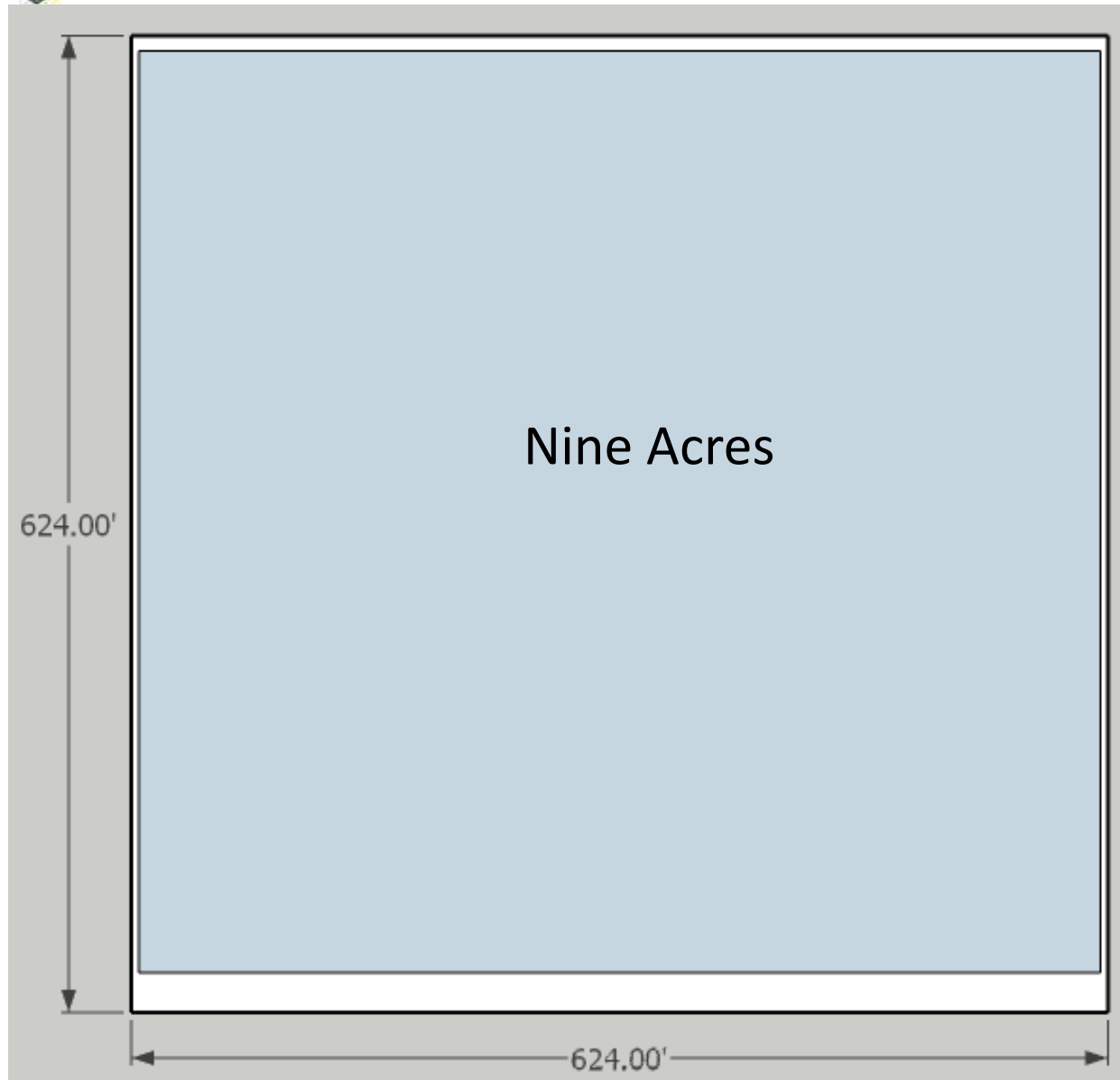


Parent Parcel Setback

CFD = 25, 5, 10'

Buildable Area

Setback Area





Internal Setbacks from shared walls or subdivided property lines =
Zero (0)'



Additional Height -
Dependent Setback

2 floors = 5'

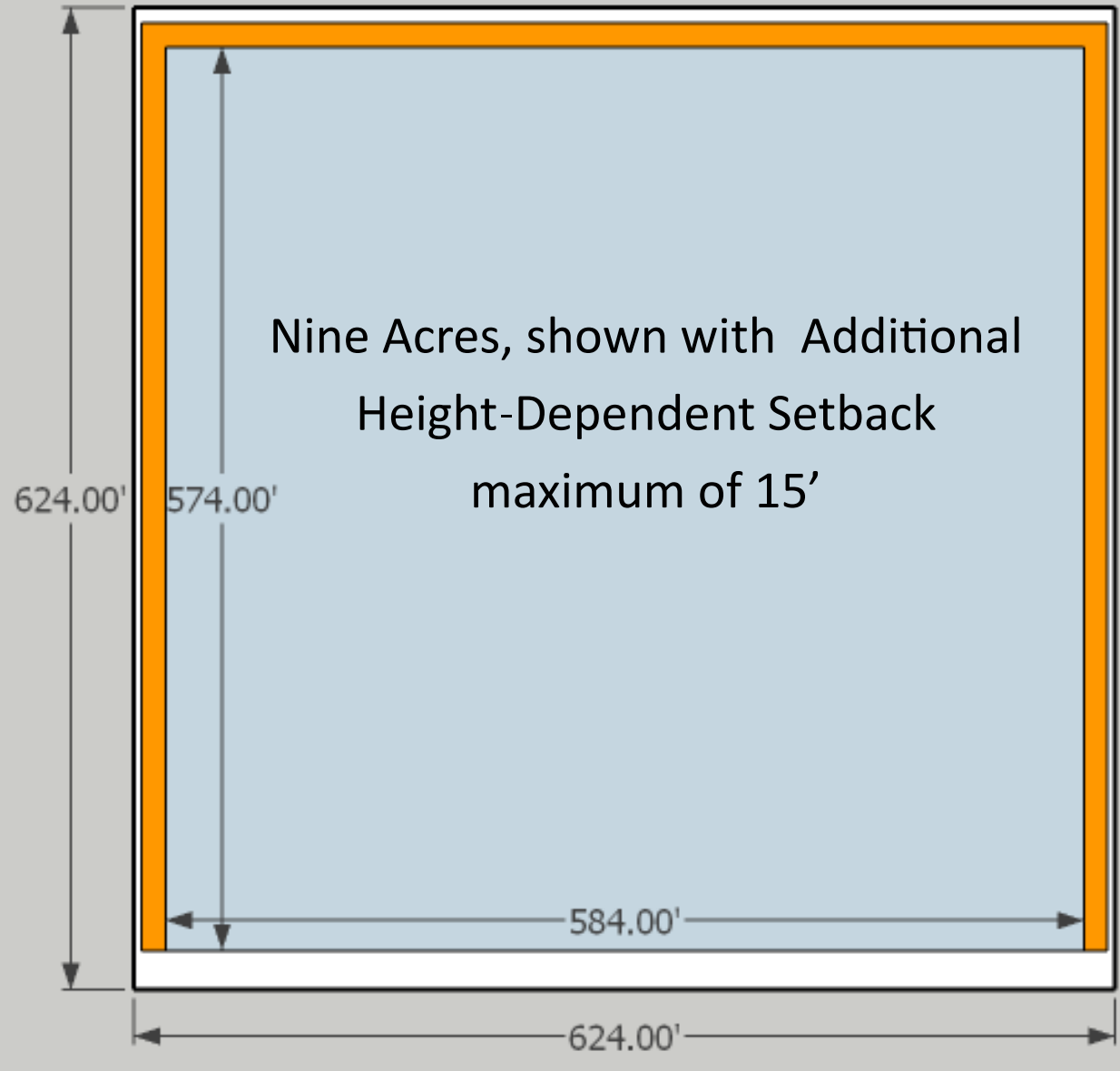
3 floors = 10'

4+ floors = 15'

Buildable Area

Additional Height-
Dependent Setback

CFD Setback Area





Density : Open Space
Minimums

5-16 du/acre = 20%

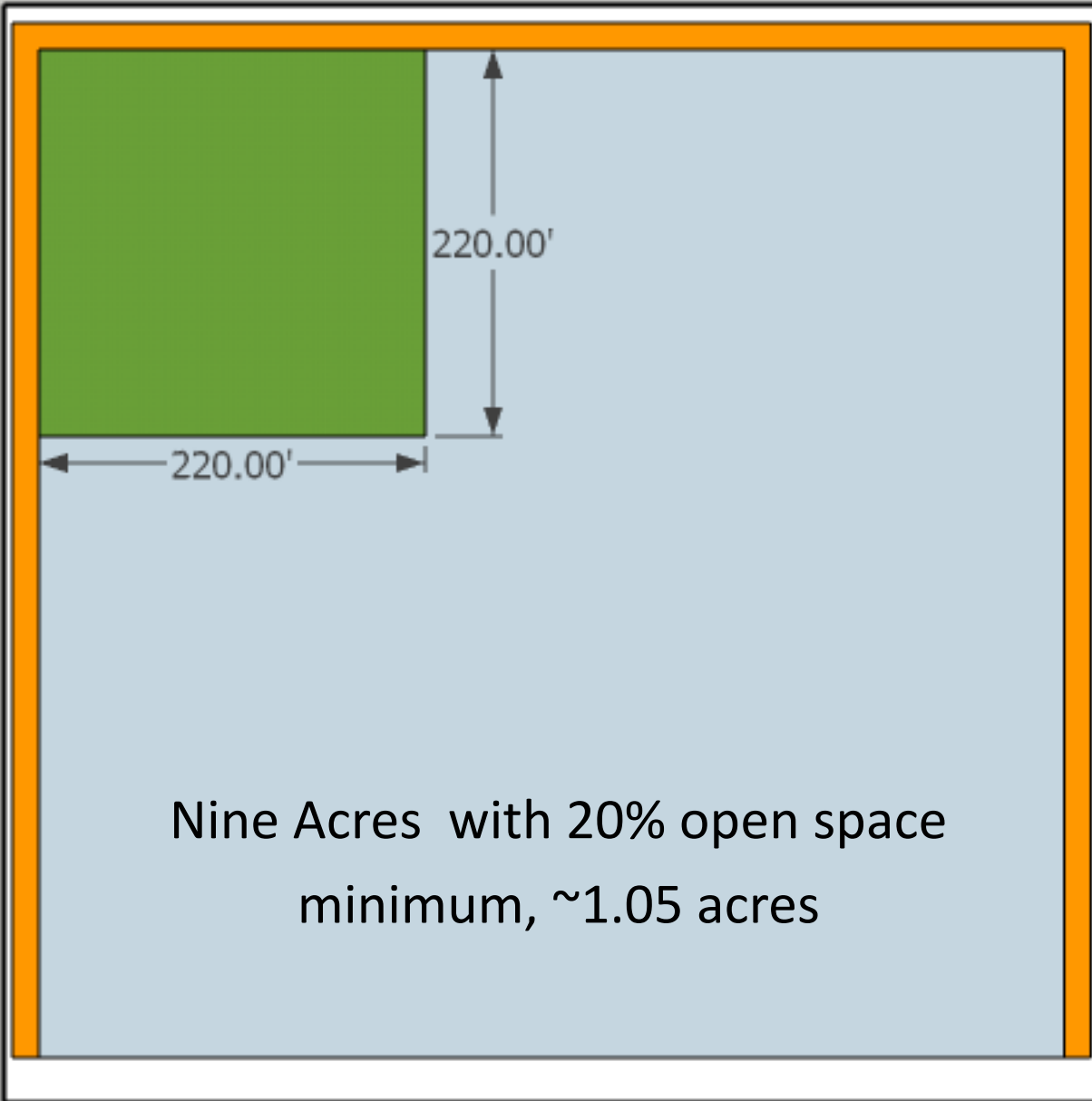
17-25 du/acre = 25%

26+ du/acre = 30%

Buildable Area

Open Space Minimum
Areas

CFD Setback Area





Density : Open Space
Minimums

5-16 du/acre = 20%

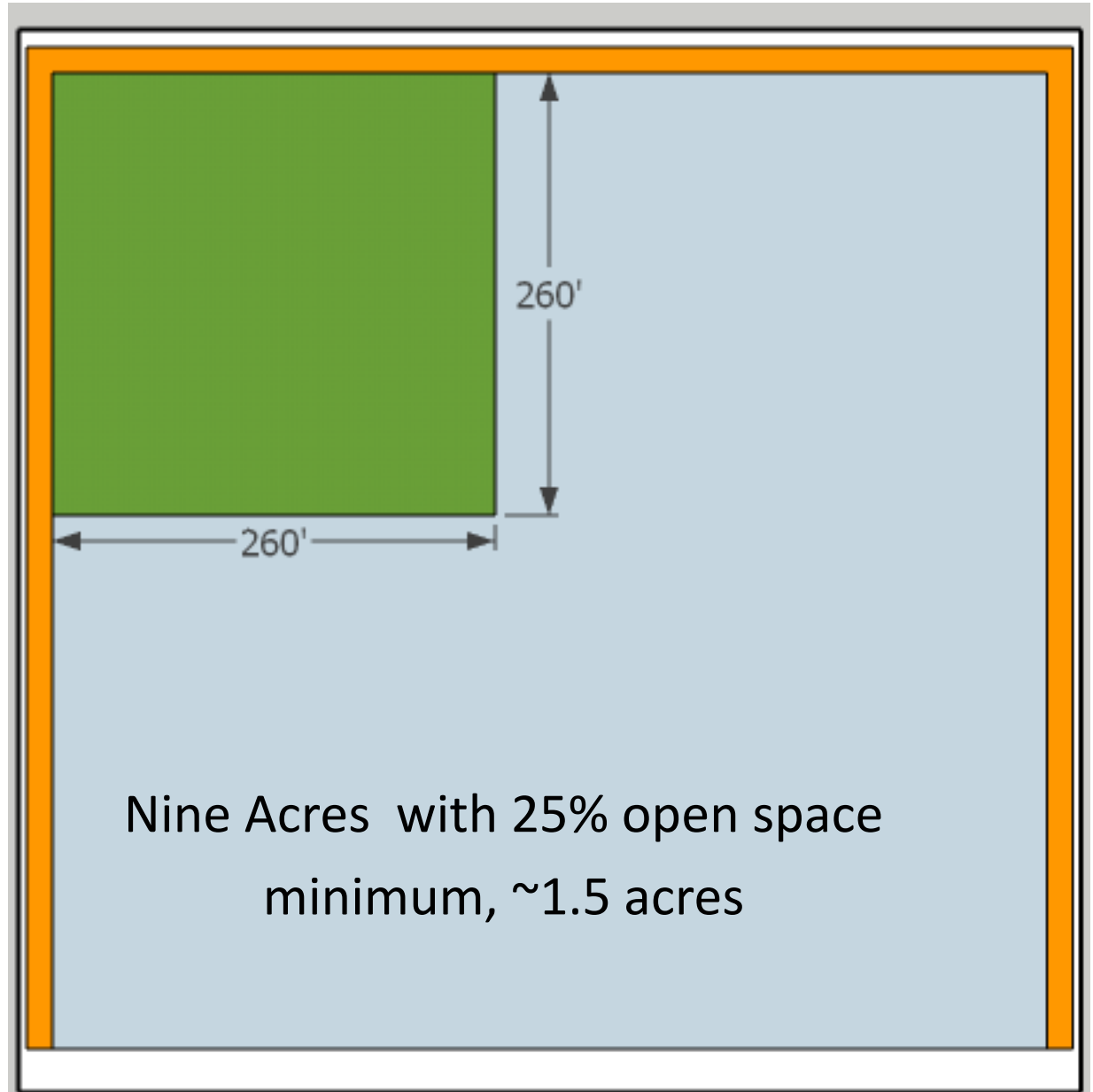
17-25 du/acre = 25%

26+ du/acre = 30%

Buildable Area

Open Space Minimum
Areas

CFD Setback Area





Density : Open Space

Minimums

5-16 du/acre = 20%

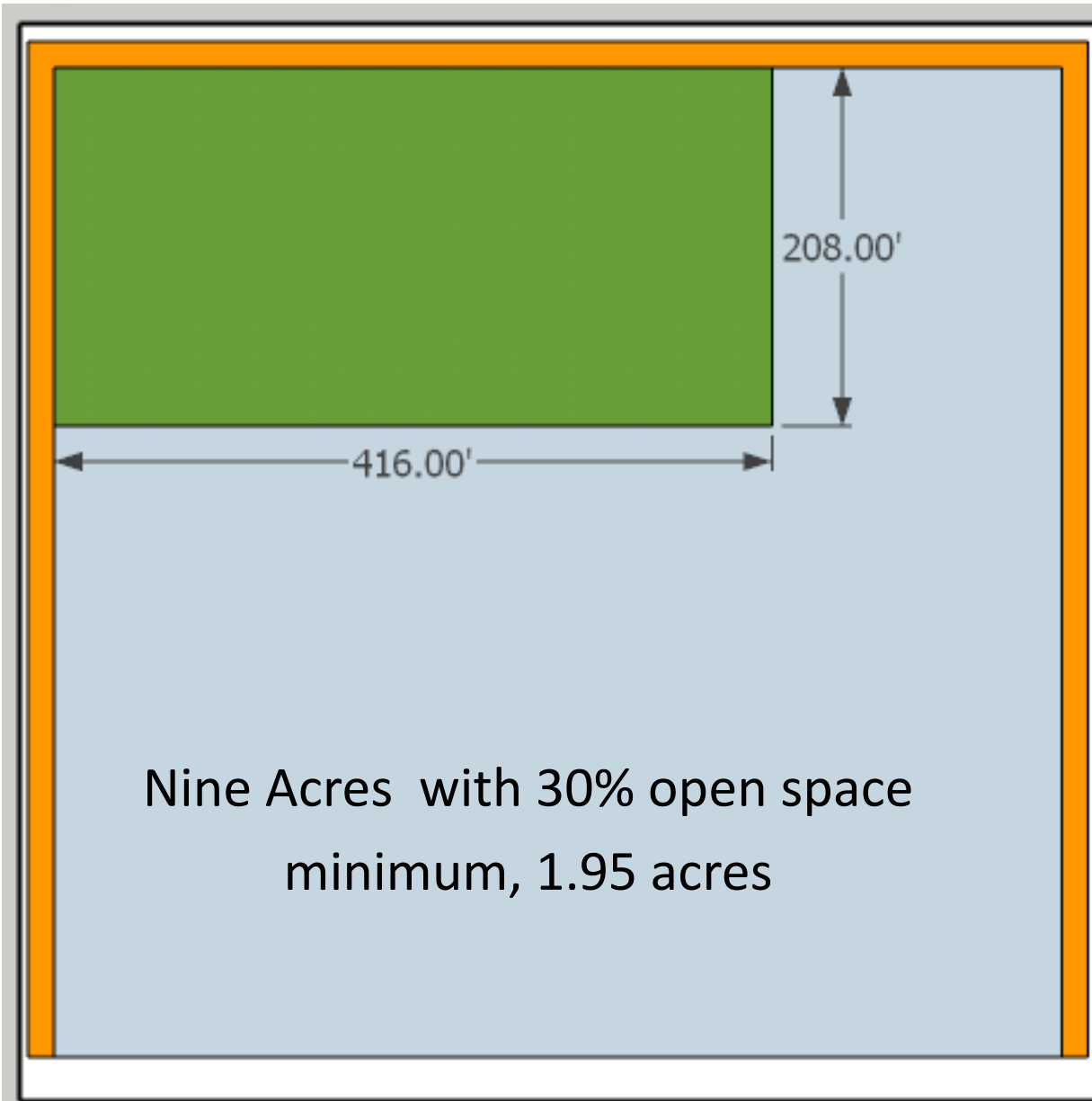
17-25 du/acre = 25%

26+ du/acre = 30%

Buildable Area

Open Space Minimum
Areas

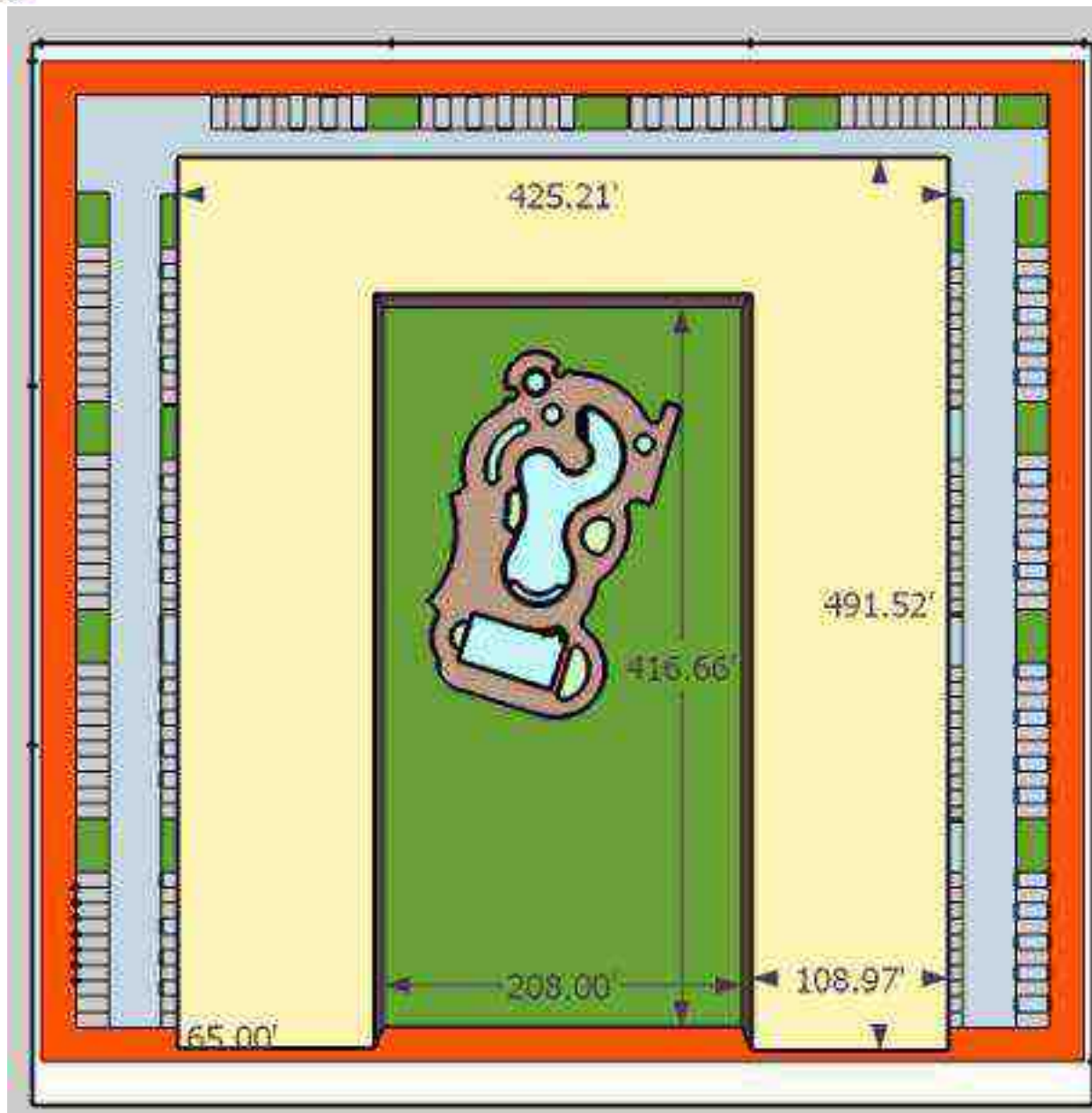
CFD Setback Area

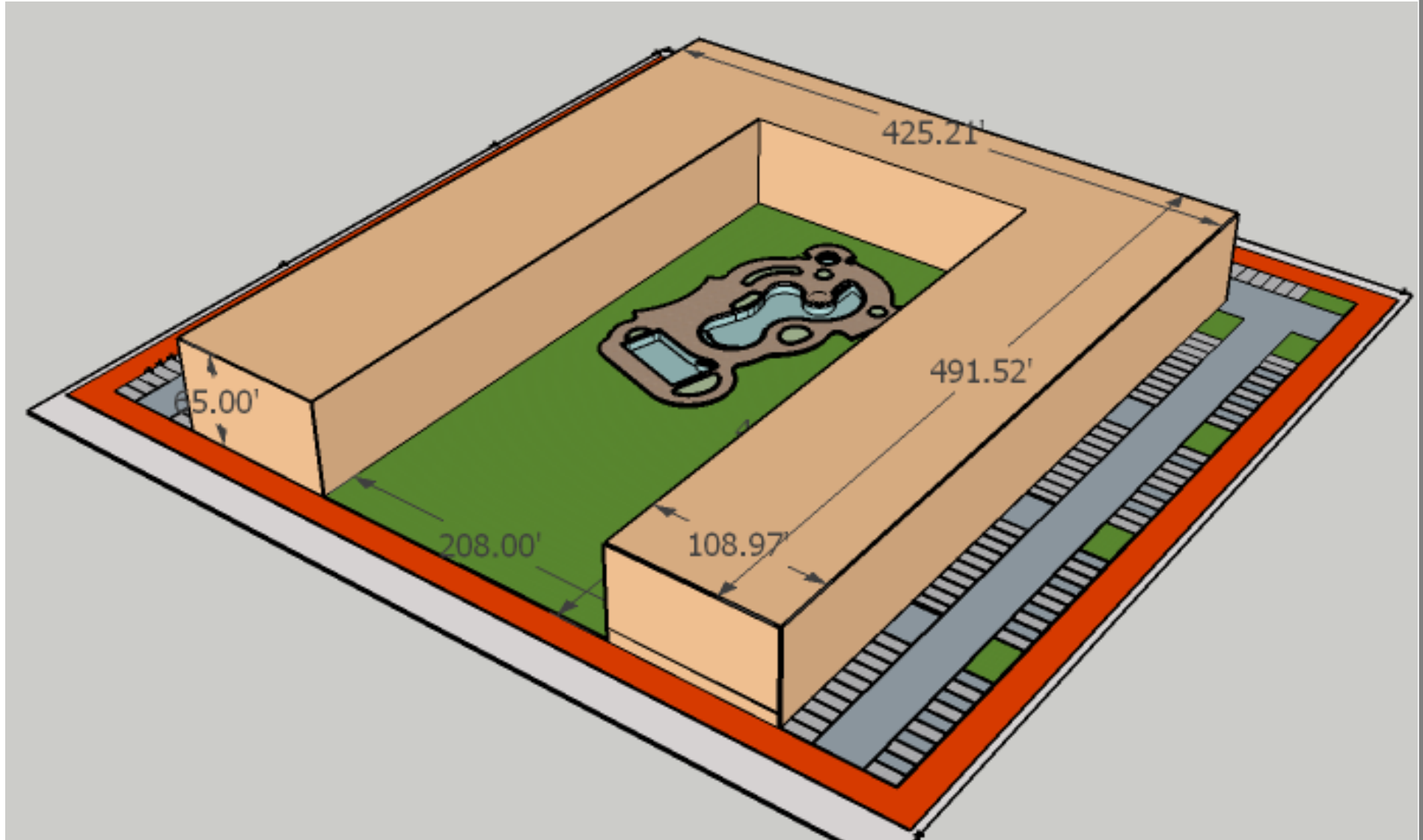


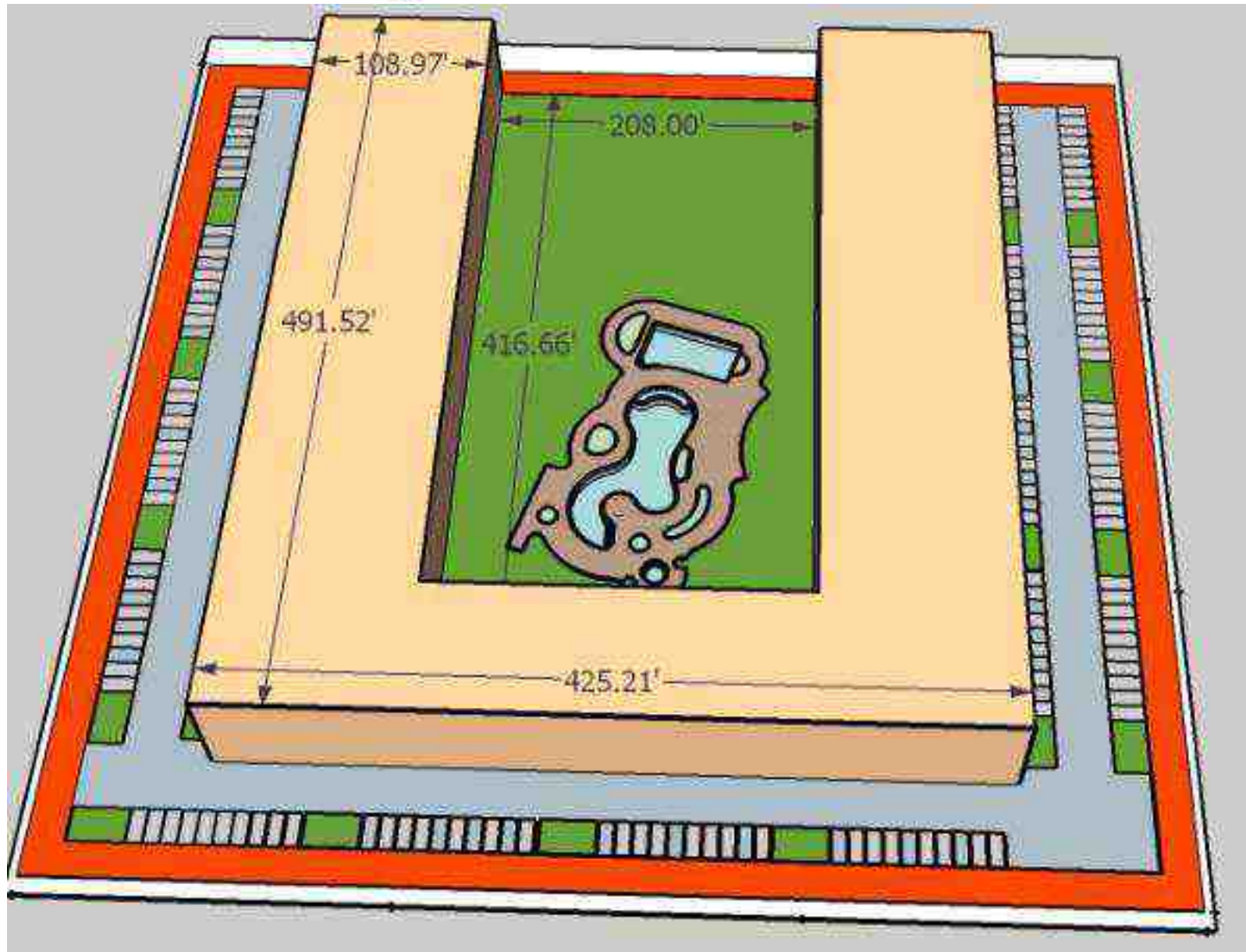


Example:

- 9 acres
- 26+ du/acre
- 15' additional height
-dependent setback
- 30% open space
- Parking : 200 spaces , 9x19' with Appendix "A" green-space req's.







OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Staff update

- 78 site plan and flood review permits issued
(homes, mobile homes and signs)
- Tru Hotel
- Clemson Epoch
- Continuing Education



Continuing Education

October 26th

Seneca



OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC

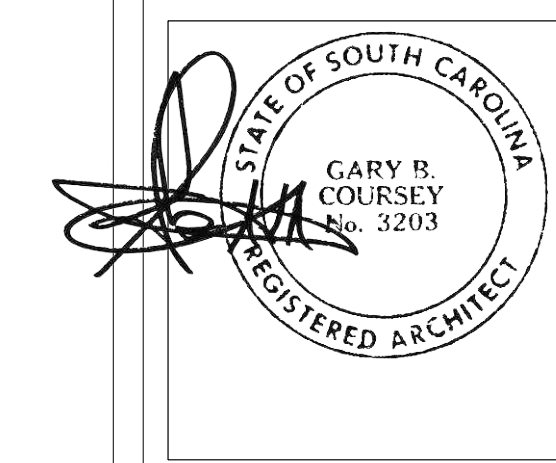
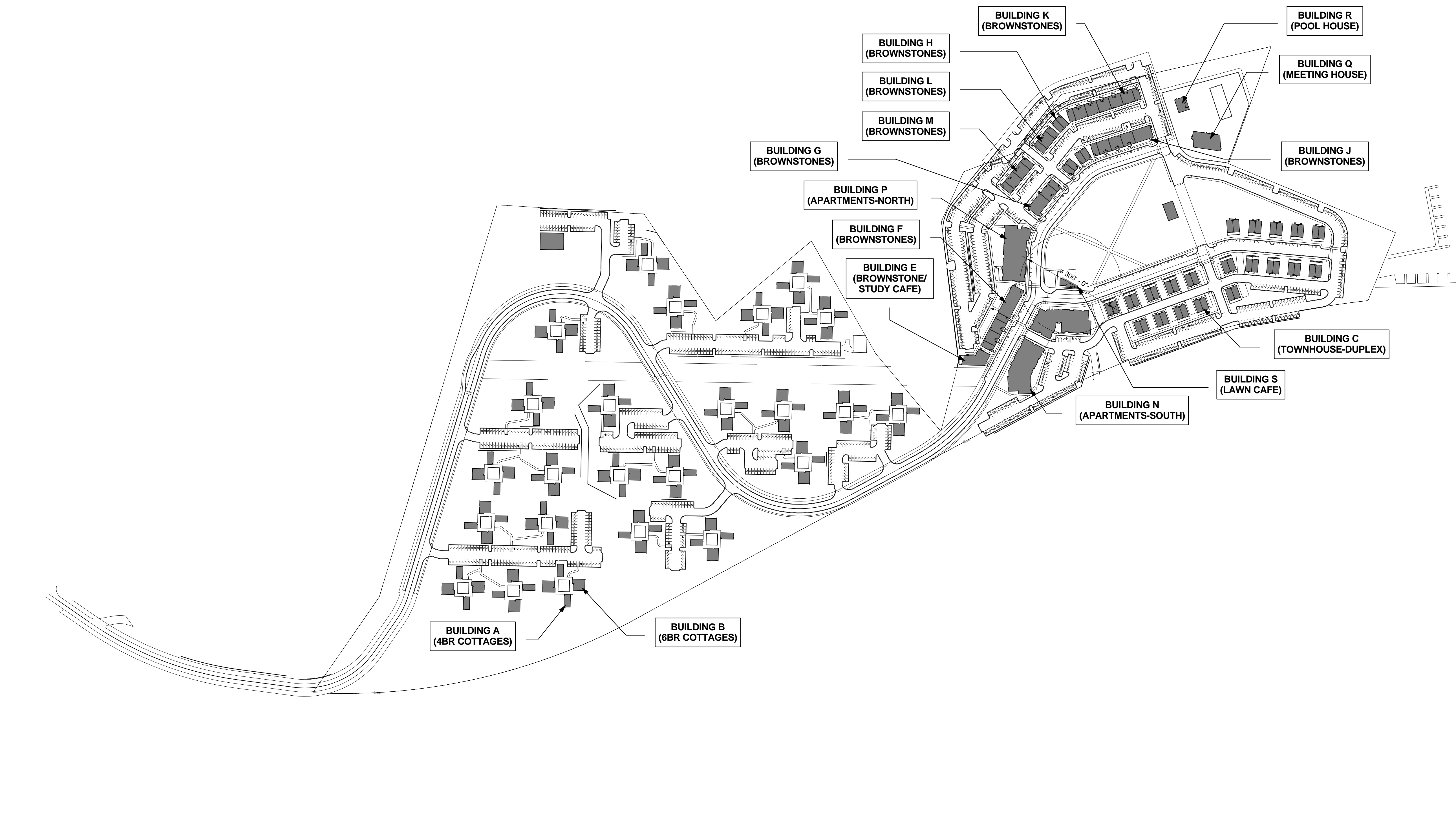


Tel: (864) 638-4218 FAX: (864) 638-4168



PROJECT SCOPE:
THIS PROJECT CONSISTS OF THE FOLLOWING BUILDINGS:

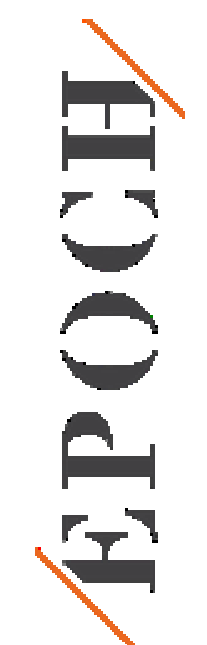
- BUILDING A - 4BR COTTAGE
- BUILDING B - 6BR COTTAGE
- BUILDING C - 4BR TOWNHOUSE DUPLEX
- BUILDING D - 4BR TOWNHOUSE
- BUILDING E - BROWNSTONES WALK-UP (2) + VISTA CAFÉ (2)
- BUILDING F - BROWNSTONES WALK-UP (11) + BROWNSTONES FLAT (6) + FITNESS (5)
- BUILDING G - BROWNSTONES WALK-UP (6) + BROWNSTONES FLAT (3) + AMENITY (3)
- BUILDING H - BROWNSTONES WALK-UP (2) + BROWNSTONES FLAT (2)
- BUILDING J - BROWNSTONES WALK-UP (10) + BROWNSTONES FLAT (7) + LEASING (3)
- BUILDING K - BROWNSTONES WALK-UP (12) + BROWNSTONES FLAT (12)
- BUILDING L - BROWNSTONES WALK-UP (4) + BROWNSTONES FLAT (4)
- BUILDING M - BROWNSTONES WALK-UP (6) + BROWNSTONES FLAT (6)
- BUILDING N - APARTMENTS (SOUTH)
- BUILDING P - APARTMENTS (NORTH)
- BUILDING Q - MEETING HOUSE
- BUILDING R - POOL HOUSE
- BUILDING S - LAWN CAFÉ
- BUILDING T - MARKET PAVILION
- BUILDING U - STORAGE FACILITY



| REV. | DESCRIPTION | DATE |
|------|-------------------------|------------|
| 0 | ISSUED FOR CONSTRUCTION | 07/14/2017 |

| | |
|---------------|----------|
| date: | 04/11/17 |
| commission #: | |
| drawn by: | 2016-50 |
| Author | |
| checked by: | |
| Checker | |

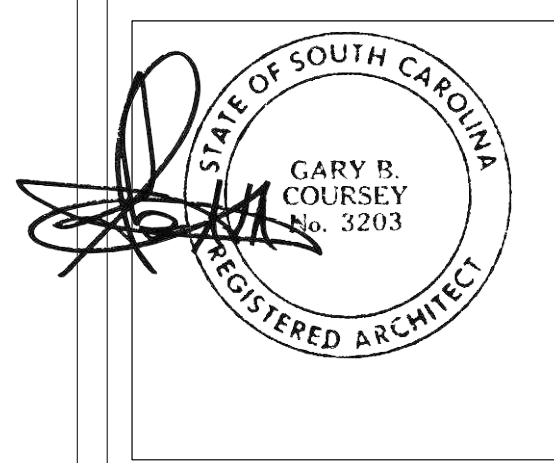
EPOCH ACADEMIC VILLAGE
CLEMSON, SOUTH CAROLINA



ARCHITECTURAL SITE PLAN

SHEET
A-A010

1 ARCHITECTURAL SITE PLAN
A-A010 1" = 160'-0"



gary b. coursey
2118 wilshire boulevard, suite 1115
santa monica, california 90403
310.433.9423
gary@gbca.com
www.gbca.com

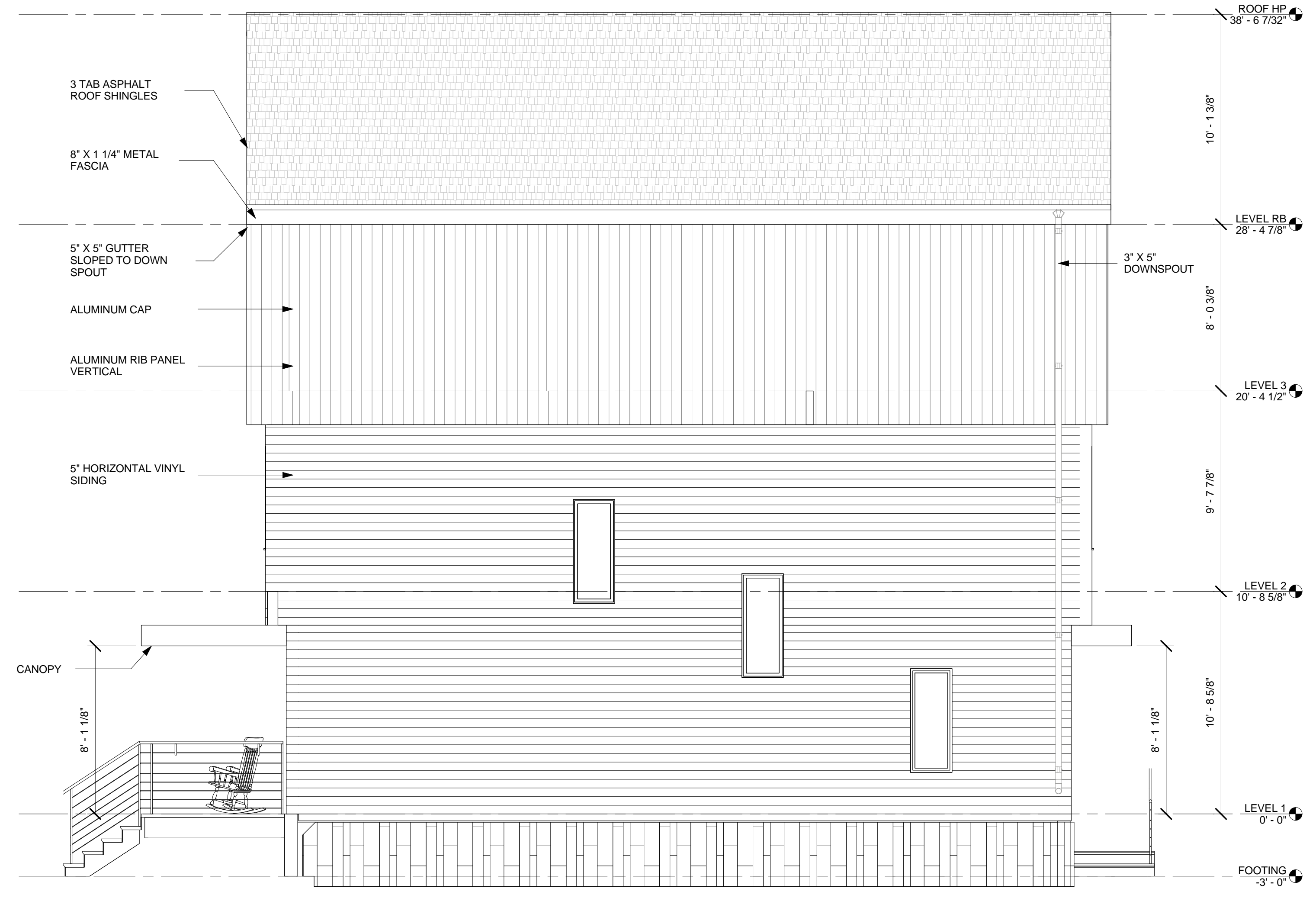
3621 winings slope se, suite 440
atlanta, georgia 30339
770.432.2727
gary@gbca.com
www.gbca.com

architecture
interior design
planning

gary b. coursey + associates • architects • inc • aia



1 ELEVATION 3 (BACK)
1/4" = 1'-0"



2 ELEVATION 4 (RIGHT)
1/4" = 1'-0"

ELEVATION NOTES

- "W." = WALL TYPES
- "DT." = DOOR TYPES
- "WT." = WINDOW TYPES

| REV. | DESCRIPTION | DATE |
|------|-------------------------|------------|
| 0 | ISSUED FOR CONSTRUCTION | 07/14/2017 |

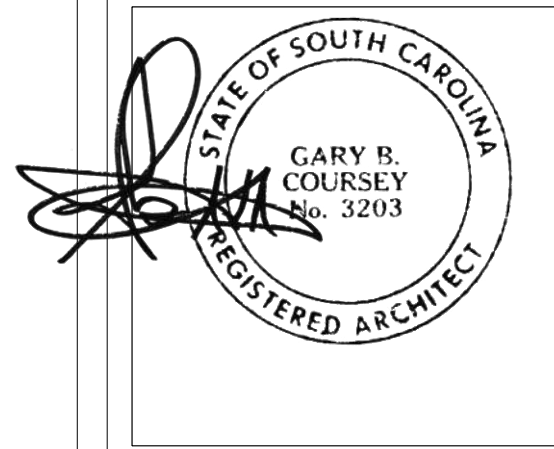
| | |
|---------------|----------|
| DATE: | 04/18/17 |
| COMMISSION #: | 2016-50 |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |

EPOCH
 EPOCH ARCHITECTS, INC.
 1000 W. BROADWAY, SUITE 200
 ATLANTA, GA 30339
 770.432.2727
 www.epocharchitects.com

EPOCH ACADEMIC VILLAGE
 CLEMSON, SOUTH CAROLINA

ELEVATIONS 3 & 4

SHEET
 A-C202



2118 Wilshire Boulevard, Suite 1115
 Santa Monica, California 90403
 310.433.9423
 gary@gbca.com
 www.gbca.com

3621 Vinings Sloop, Suite 440
 Atlanta, Georgia 30339
 770.432.2727
 gbca@gbca.com
 www.gbca.com

architecture
 interior design
 planning

gary b. coursey + associates • architects • inc • aia



2 ELEVATION 1 (FRONT-WEST)
 1/4" = 1'-0"

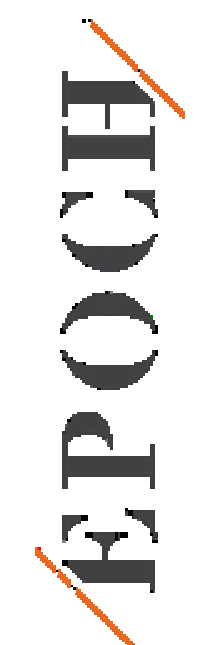


1 ELEVATION 2 (FRONT-EAST)
 1/4" = 1'-0"

| REV. | DESCRIPTION | DATE |
|------|-------------------------|------------|
| 0 | ISSUED FOR CONSTRUCTION | 08/25/2017 |

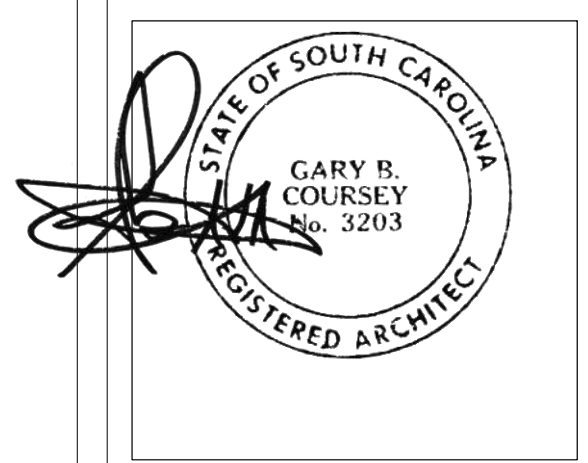
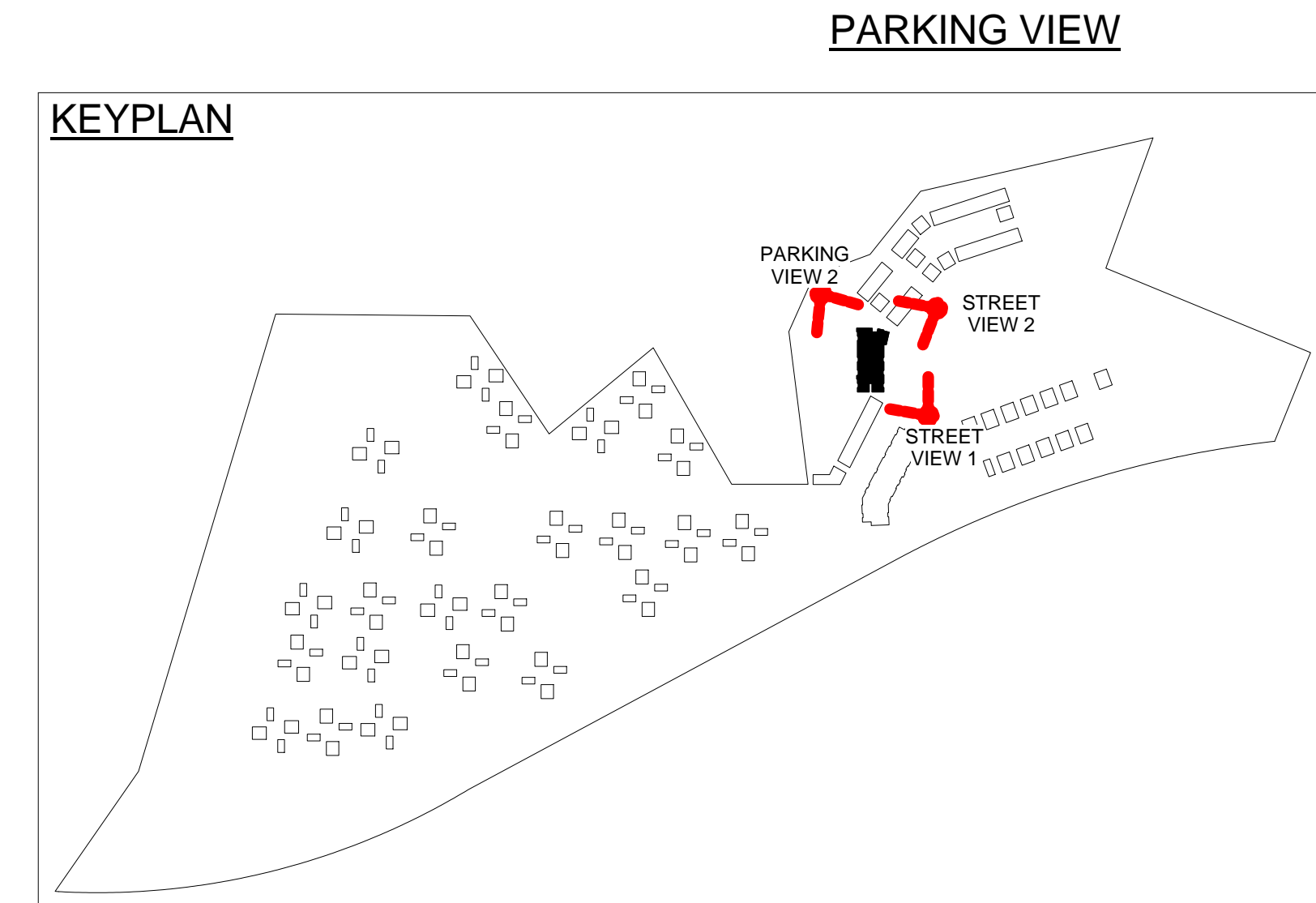
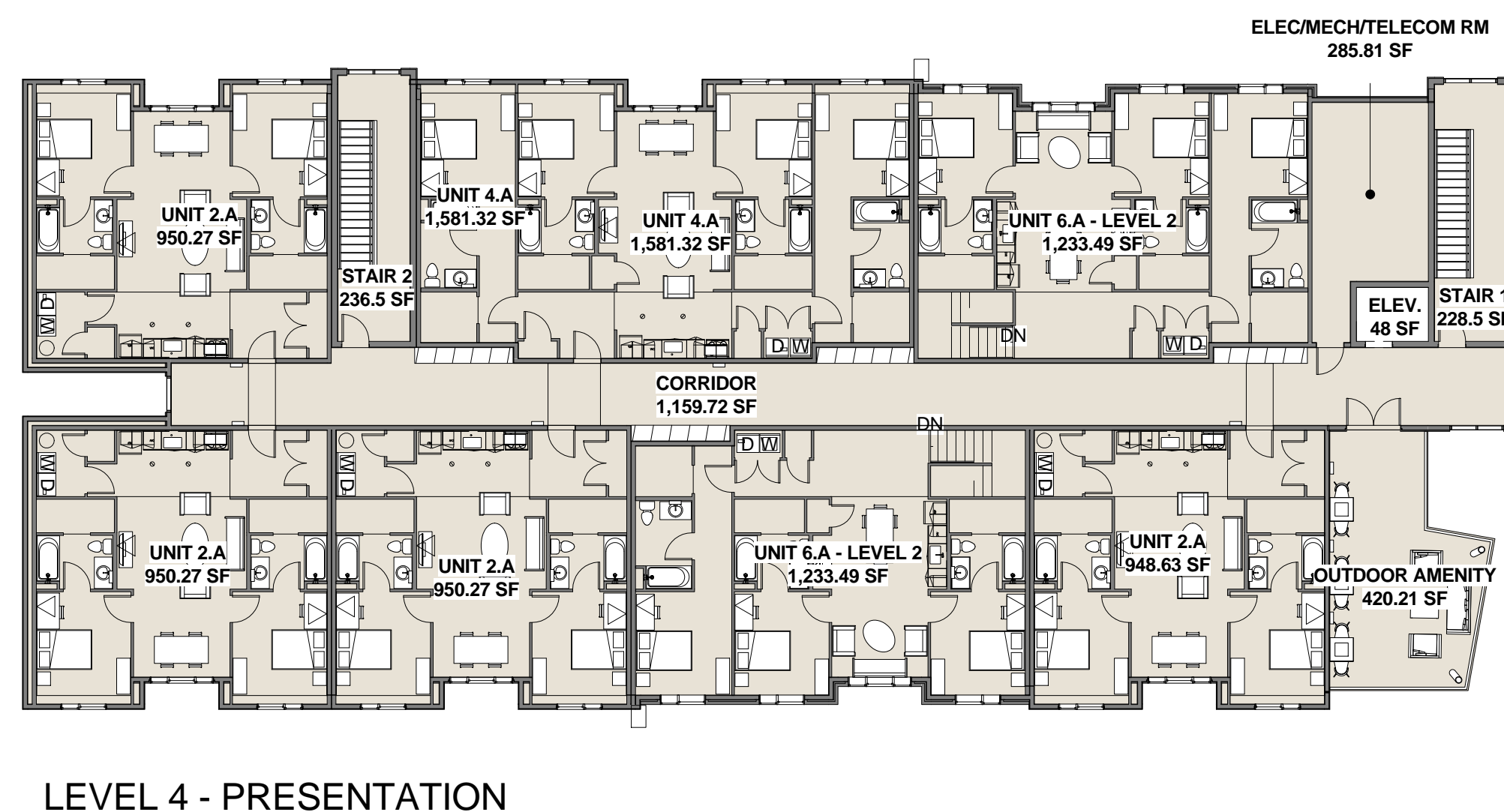
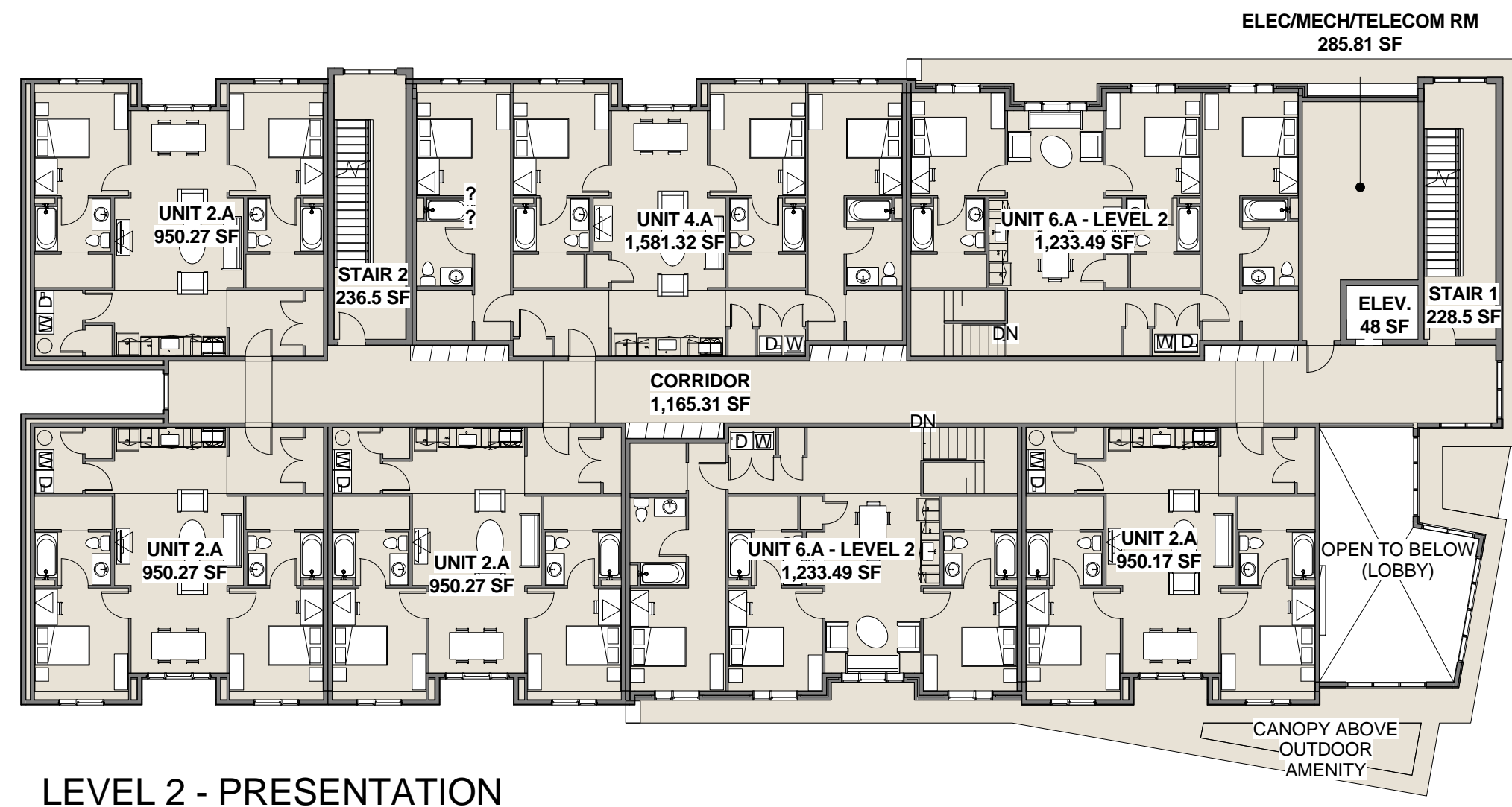
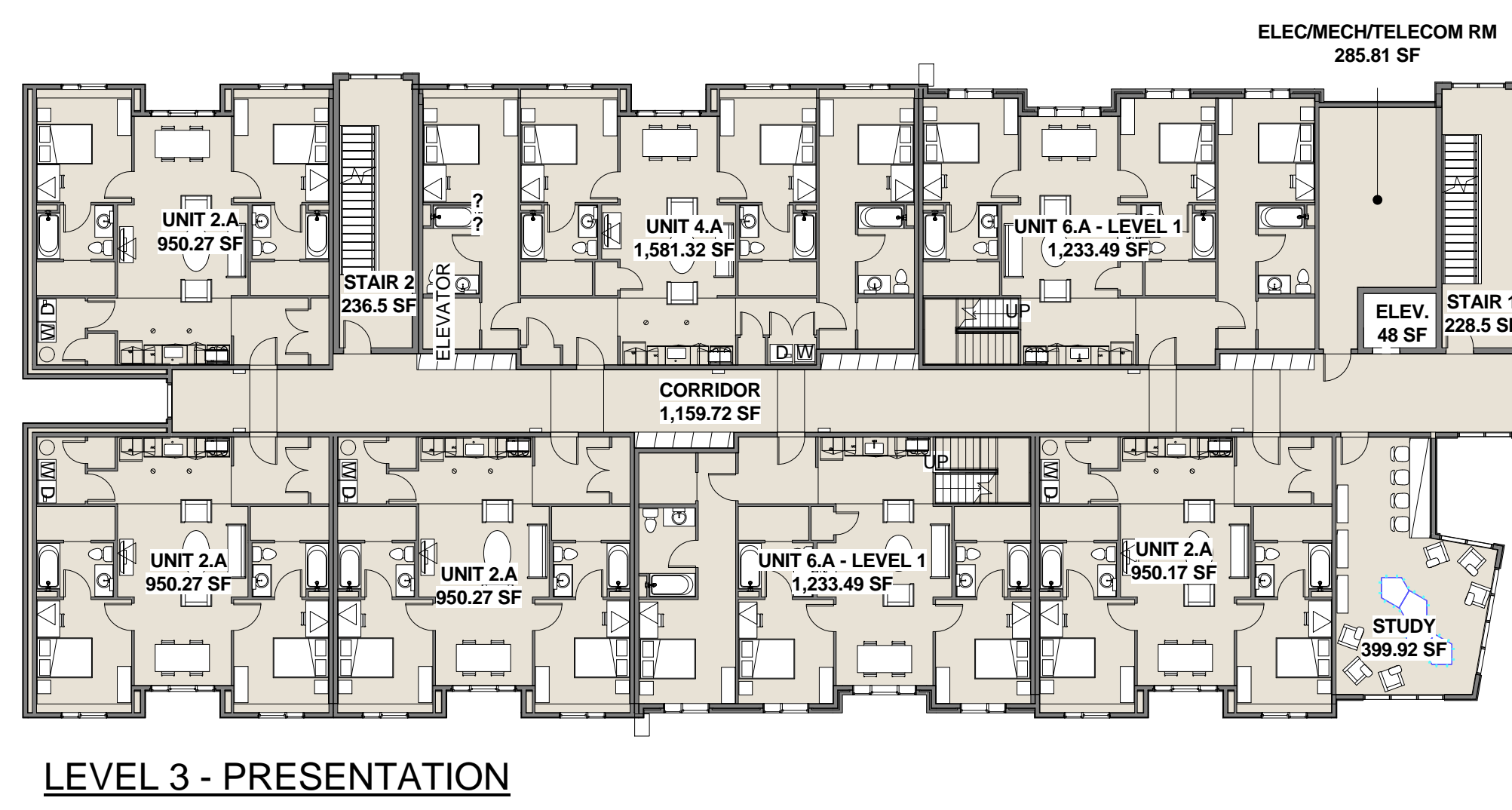
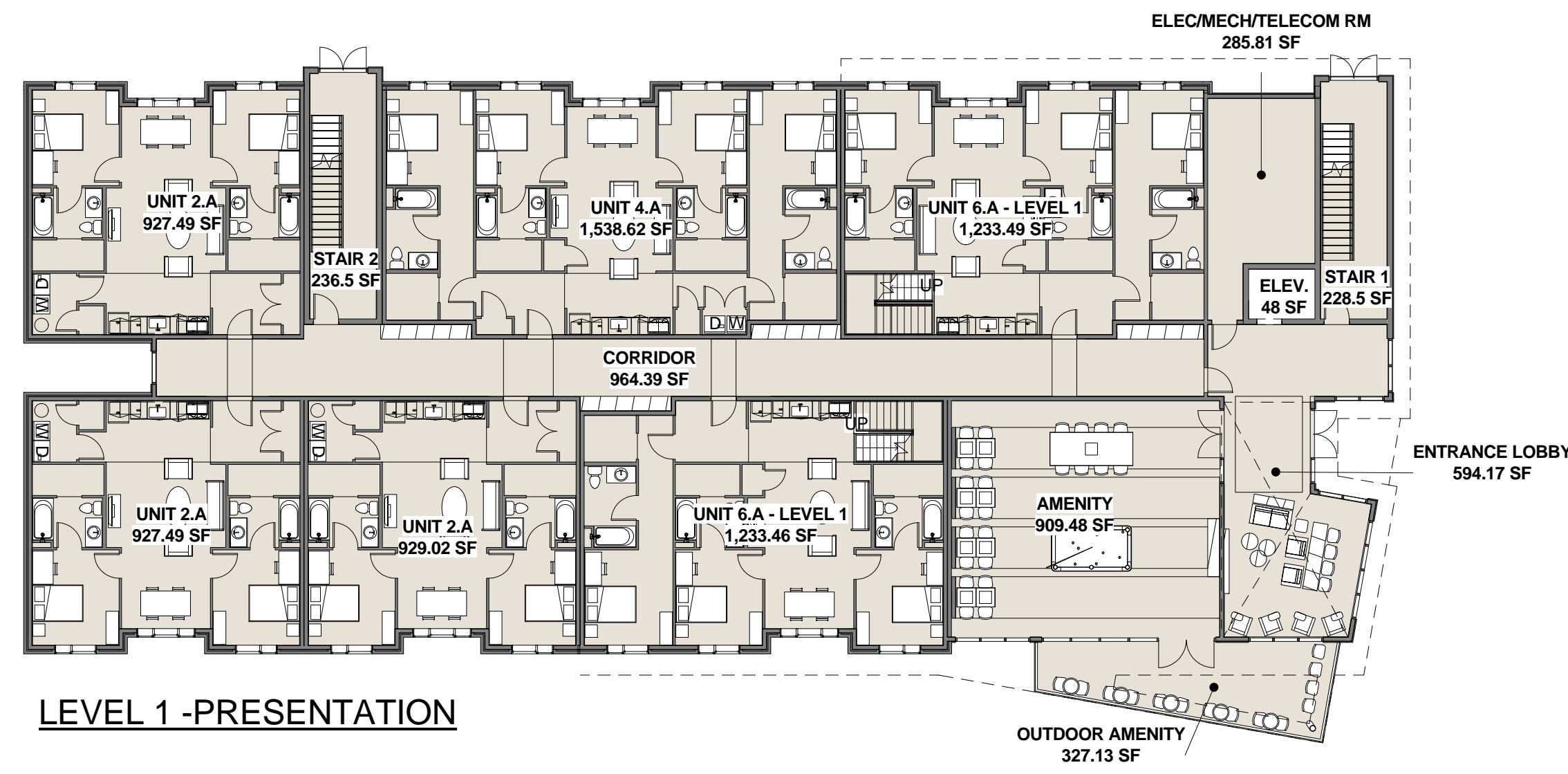
| | |
|---------------|----------|
| date: | 05/22/17 |
| commission #: | 2016-50 |
| drawn by: | Author |
| checked by: | Checker |

EPOCH ACADEMIC VILLAGE
 CLEMSON, SOUTH CAROLINA



ELEVATIONS 1 & 2 (FRONT)

SHEET
 A-J201



gary b. coursey
 2118 wishnie boulevard, suite 1115
 santa monica, california 90403
 310.433.9423
 gary@epocharchitects.com
 www.epocharchitects.com

3621 winings slope se, suite 440
 atlanta, georgia 30339
 770.432.2727
 gary@epocharchitects.com
 www.epocharchitects.com

| REV. | DESCRIPTION | DATE |
|------|-------------------------|------------|
| 0 | ISSUED FOR CONSTRUCTION | 08/25/2017 |

date: 04/13/17
 commission #: 2016-50
 drawn by: Author
 checked by: Checker

EPOCH

EPOCH ACADEMIC VILLAGE
 CLEMSON, SOUTH CAROLINA

**BUILDING P - PLANS
 & SCHEMATIC 3D
 VIEWS**

SHEET
A-P112

gary b. coursey + associates • architects • inc • aia

