

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Corridor Planning Sub-Committee agenda

4:00 pm **Monday, March 2nd**, 2020

Conference Room - Oconee County administrative complex

1. Call to order
2. Approval of minutes from 01/23/2020 and 02/03/2020
3. Corridor discussion
4. Adjourn

Planning Commission agenda

5:00 pm **Monday, March 2nd**, 2020

Council Chambers - Oconee County administrative complex

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Public Comment for Non-Agenda Items (3 minutes per person)
5. Commission member comment
6. Approval of minutes from 02/03/2020
7. Solid Waste presentation - Swain Still
8. Census 2020 plan
9. Corridors
10. Discussion regarding performance standards for specific uses in the County - **The "Why"**.
11. Life after lockup overview -Mike Smith
12. Unfinished Business
13. New Business
14. 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](mailto:achapman@oconeesc.com).

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## Minutes

5:00 pm- Monday, January 23, 2020

Council Chambers - Oconee County Administrative Complex

### Members Present

Frankie Pearson  
Mike Smith  
Gwen McPhail  
Alex Vassey  
Mike Johnson  
Stacy Lyles  
Andy Gramling

### Staff Present

Adam Chapman  
Vivian Kompier

### Media Present

None

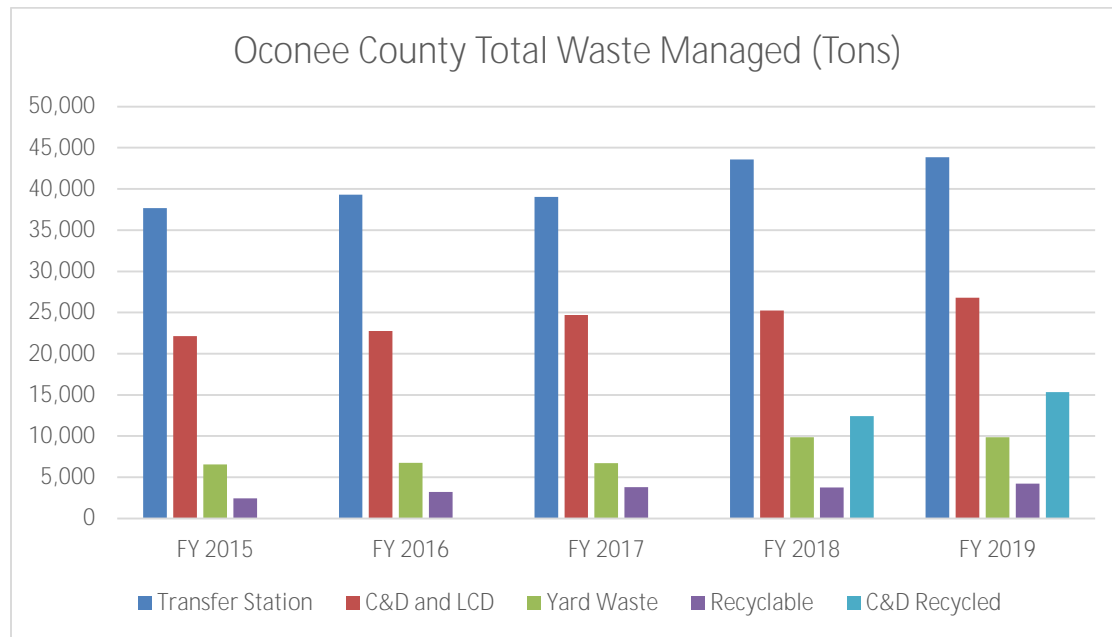
1. Call to Order – Ms. McPhail called the meeting to order at 5:00pm
2. Invocation by Ms. Lyles
3. Pledge of Allegiance
4. Public Comment for Non-Agenda Items (3 minutes per person) - None
5. Planning Commission Comment - None
6. Approval of minutes from 1.23.2020  
Mr. Pearson made a motion to accept the minutes, and Ms. Lyles seconded. Approved 7/0.
7. Corridor sub-committee – Mr. Johnson update the Planning Commission about the Corridors. The main 5 corridors are:
  - 1) Highway 123 from Clemson to Seneca
  - 2) Highway 130 from Seneca to Keowee Key
  - 3) Highway 28 Seneca to Walhalla,
  - 4) Highway 59 from 85 to 24
  - 5) Highway 123 Seneca to WestminsterThe sub-committee will now identify base line needs and apply them where they will be applicable. The committee also will request the district representative be on the committee at that time.

8. Recycling – Mr. Gramling updated the Commission about Bioreactor Landfills. Ms. McPhail asked about the cost. Mr. Chapman will do some research. Mr. Gramling also mentioned that there are grant dollars available.
9. Census 2020 Update – Mr. Chapman discussed the Census and how it affects our County.
10. Discussion regarding performance standards for specific uses in the County – Mr. Chapman asked the Commission to look at Chapter 32 and consider adding Junkyards, RV Parks, multifamily, and commercial developments.
11. Unfinished Business – Mr. Pearson would like to see the Planning Commission meet with other Planning Commissions in the area.  
Ms. McPhail asked if our Code Enforcement Officer has what he needs to do his job. Mr. Chapman informed the Commission that he does.
12. New Business – Mr. Smith will be at the County Council meeting tomorrow for the 2<sup>nd</sup> reading for the ordinance adopting the Comprehensive Plan.  
Mr. Chapman mentioned that we will be hosting a Continuing Education class on Monday, May 4<sup>th</sup> at 3:30pm before the Planning Commission meeting.
13. Adjourn – The meeting was unanimously adjourned at 5:48pm.

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## OVERVIEW

The Oconee County Transfer Station receives approximately 45,000 tons of municipal solid waste (MSW) a year. The transfer station has a current permit limit of 300 tons per day and is now seeing days where 250-290 tons are being processed. Violation of the permit will occur once 300 or more tons are processed on any given day. The county's continued growth and the recent closure of the Pendleton Transfer Station led to an increase in the amount of waste processed through the transfer station. Due to these increases, the transfer station will need to expand, a new transfer station constructed, or other types of waste processing methods implemented.

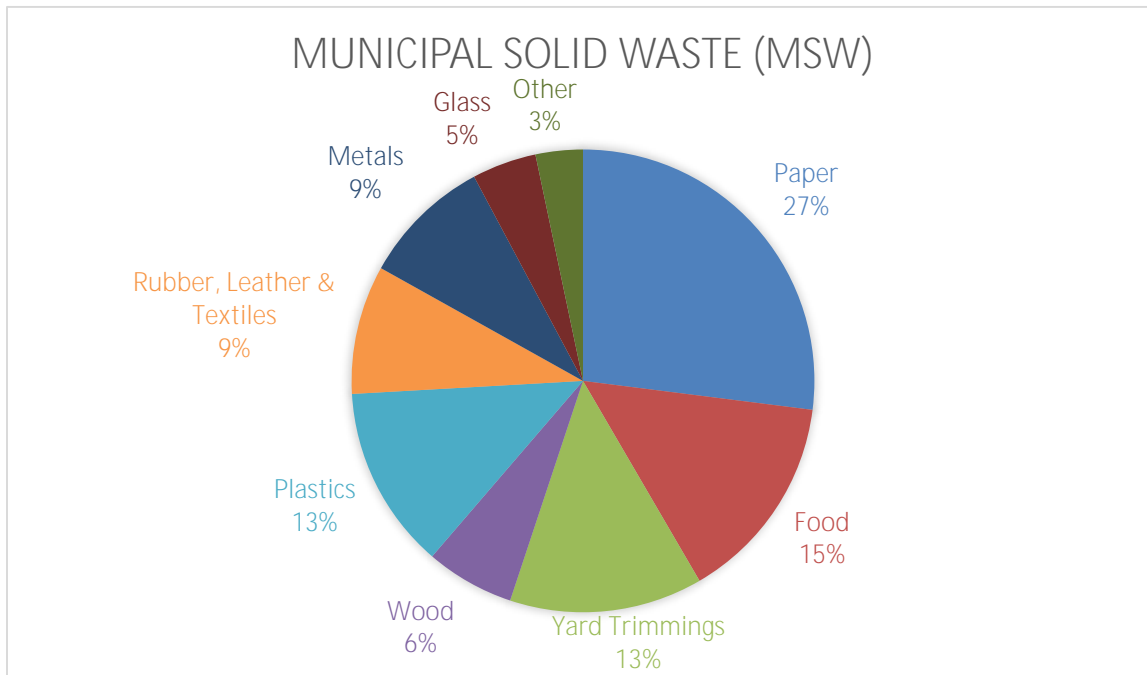


Oconee County currently has a contract with the R&B Waste Management landfill in Homer, GA. The contract began in August 1998 and will be up for renewal in 2023. When the contract began, Oconee County paid \$25.75 per ton. Currently, Oconee County pays a tipping fee (including transportation from Seneca to Homer) of \$34.70 per ton.

Oconee County contacted R&B Waste Management and three other landfills to determine the life expectancy and future of each. All of the landfills have areas to expand after the current cells close. The life expectancies are as follows:

R&B Waste Management Landfill	Homer, GA	25+ Years Life Expectancy
Abbeville County Landfill	Abbeville, SC	40+ Years Life Expectancy
Anderson Regional Landfill	Belton, SC	20+ Years Life Expectancy
Twin Chimneys Landfill	Honea Path, SC	30+ Years Life Expectancy

Consistent with MSW collected across the country, Oconee County's MSW is comprised primarily out of paper, food, yard trimmings and plastics.



In the past, municipalities shipped much of their used paper, plastics and other scrap materials to China for processing. In January 2018, China banned imported foreign garbage as part of a broad antipollution campaign. This, coupled with low market values for recyclable materials, resulted in thousands of tons of recyclable materials going to landfills in the United States.

Concerns regarding future MSW disposal arose. Oconee County staff reviewed potential MSW disposal methods. These methods generally fall into the categories of incineration, conversion and handling. The following techniques were evaluated:

Incineration

- Mass Incineration
- Pyrolysis
- Waste Gasification

Conversion

- In-Vessel Composting

Handling

- Class Three Processing
- Glass Crushing
- Transfer Station

These technologies are in varying stages of development in the United States and around the world. This study evaluates each of the methods including descriptions, available information on pilot studies/full scale use, listing of advantages/disadvantages and approximate construction and operational costs.

## WASTE INCINERATION TECHNOLOGIES

The first incinerator in the United States was built in 1885. By the mid-20<sup>th</sup> century, there were hundreds of incinerators in operation. However, the Clean Air Act (CAA), enacted in 1970, placed restrictions on emissions and banned the uncontrolled burning of MSW. Any facilities that did not meet the requirements of the Act were closed.

In the 1990s, the EPA enacted the Maximum Achievable Control Technology regulations in response to the newly recognized threats from mercury and dioxin emissions. Although the majority of non-hazardous waste incinerators had pollution control equipment, these facilities had to be retrofitted with air pollution control systems or shut down.

Waste incineration methods include mass incineration, pyrolysis and waste gasification. Pyrolysis, gasification and mass incineration are very similar as each involves burning waste at high temperatures to produce gas and solid char. A common element of incineration methods is that they produce some form of ash residue, byproduct, or bypass waste that requires disposal in a lined MSW landfill. The differences between these technologies are the amount of preprocessing, the temperature of the burn process and the amount of oxygen present.

Other incineration methods, such as thermal depolymerization and plasma arc melting, are typically designed for separated single items and/or small scale situations and are not cost effective. Therefore, they were not considered as viable options for this evaluation.

### MASS INCINERATION

From **the 1980's through the early 1990's, landfill costs started to skyrocket in parts of the country.** Incineration was thought to be the answer to counties' and states' waste disposal. In some cases, incineration is used solely for disinfection and volume reduction. Waste is reduced to 10-15% of its volume after mass incineration.

The main types of waste subjected to incineration are municipal wastes, non-hazardous wastes, hazardous wastes, sewage sludge and clinical wastes. MSW contains biomass (or biogenic) materials like paper, cardboard, food waste, grass clippings, leaves, wood and leather products; as well as nonbiogenic materials like plastics, metals and petroleum-based synthetic materials. The biogenic component of MSW makes up about 59% of the total tonnage.

Mass burn facilities are categorized as either refractory or water wall. A refractory incinerator traps heat within the combustion chamber by insulated ceramic walls. Water wall incinerators transfer the combustion heat to water which then flows to boilers. Water wall systems **use the water's energy to** create steam which can be sold directly or may be used to turn electric generator turbines to create electricity, which can also be sold.



Municipal Solid Waste Incinerator in Baltimore, MD (Photo Credit: Baltimore Sun)

The South Carolina Solid Waste Policy and Management Act states no solid waste incinerator with a daily capacity in excess of six hundred tons may be permitted within the State. Further, any solid waste incinerator with a daily capacity in excess of one hundred tons may not be permitted to be sited within three miles of another such facility. The Act also regulates the manner of which municipal solid waste incinerator ash is disposed of at a solid waste landfill.

**Municipal solid waste-to-energy plants with electricity generation capacity (2015)**



Source: U.S. Energy Information Administration, *Monthly Electric Generator Report*

All incineration methods produce ash. Bottom ash is produced as residue from the burn process and must be disposed of in a lined municipal solid waste landfill. Fly ash from baghouse filters can potentially be sold for beneficial reuse.

New technologies to convert municipal waste streams into fuel are rapidly developing. Waste-to-

energy (WTE) technologies are garnering increasing interest and demand due primarily to alternative energy initiatives. WTE power plants convert the combustible content of MSW to energy. WTE plants account for a relatively small portion of the total US electric capacity and generation, approximately 0.4% in 2015.

By the end of 2015, the United States had 71 WTE plants that generated electricity in 20 states. WTE plants are primarily located in areas of the country that either have limited space for landfills or the water table is very close to the **Earth's surface and a landfill is not feasible.**

Mass incineration is a tested and viable technology; however, it has a history of high capital costs, difficult permitting, and significant air pollution control requirements. Even with the sale of electricity, the costs are significant.

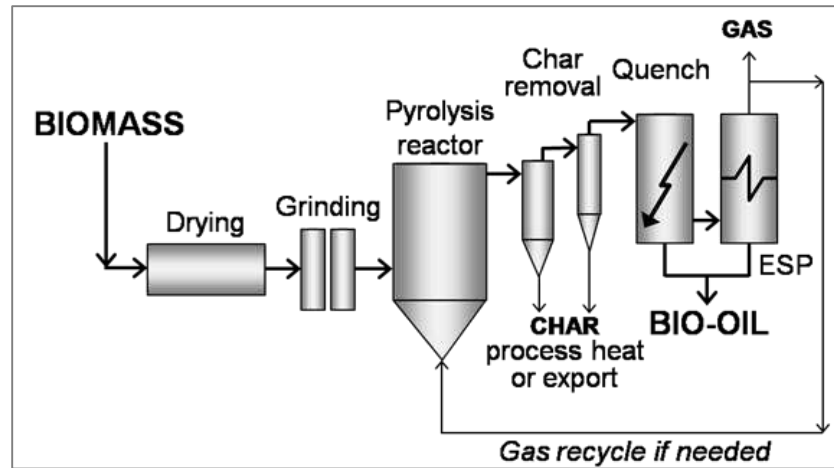
All facilities must be adjacent to or have direct access to roads that are of all-weather construction. The active waste handling area must not extend closer than five hundred feet to residences, schools, day-care centers, hospitals or recreational park areas. The site for mass incineration facilities should be at least fifty (50) acres to accommodate size of the equipment and meet South Carolina Department of Health and Environmental Control (SC DHEC) setback requirements.

State and Federal regulations regulate the emissions and air quality control of mass incineration facilities. Ongoing education and public outreach may be required during the planning, construction and operation stages of this facility.



## PYROLYSIS

Pyrolysis is the process whereby material is decomposed in a kiln in the absence of oxygen to produce gases, liquids and solids. Because no oxygen is present, the material does not combust, but the chemical compounds thermally decompose into combustible materials. This process typically only involves plastics; therefore, pre-processing is required to remove any glass, metal and aggregate material or contaminants. Additionally, this process requires shredding of the waste stream as well as a drying process to remove moisture. Approximately sixty (60%) percent of the material is consumed by pyrolysis and all other materials would be diverted or landfilled.



Pyrolysis (Photo Credit: Ashton University Birmingham, UK)

After pre-processing, the organic waste stream undergoes pyrolysis which yields solid char, tars, oils and gas. The products from this process are crude and typically require filtration of impurities prior to use. The waste stream determines whether or not the products have a potential beneficial reuse. Some of these products can be sold to refineries for processing into a consumer product.

In 2012, three commercial-scale pyrolysis facilities existed in the U.S. including Agilyx, Intrinergy Coshocton and JBI. Each of these facilities produced a petroleum (crude oil) type product that is, or may be, sold as a chemical commodity rather than used for producing energy. Publicly available information showed that commercial-scale pyrolysis facilities were operating in more of a demonstration mode. These facilities did not have waste or energy contracts and operations were not continuous.

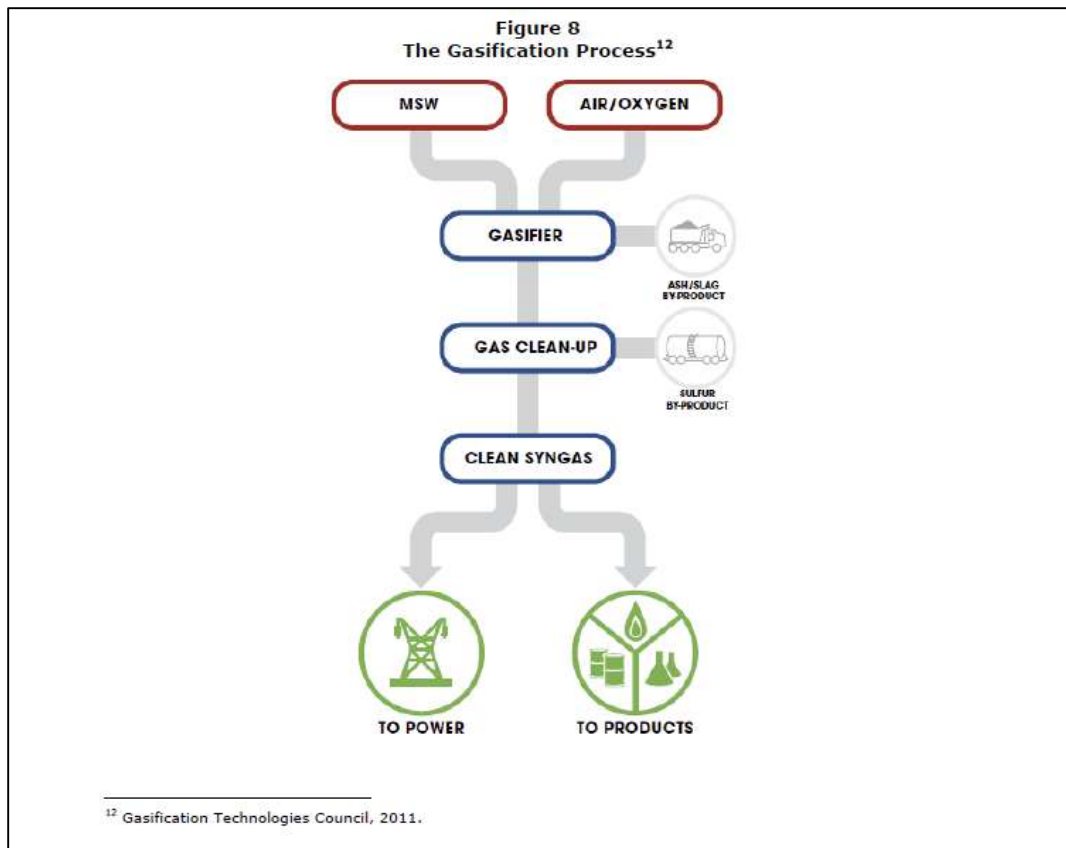
In the U.S, State and local regulatory and permitting processes have proven difficult. In 2016, Sevier County, Tennessee received a grant from the Tennessee Department of Environment and Conservation to pursue a pyrolysis unit to remove glass from a compost product. During the permitting process, the Department of Environment and Conservation denied the permit. As with all incinerator methods, high capital costs and operating costs are a major concern.

## WASTE GASIFICATION

The process of gasification closely resembles that of pyrolysis. The primary difference is that gasification technologies biodegrade fractions of MSW in addition to plastics. Gasification also takes place in the presence of oxygen. The temperature and the presence of oxygen play a major role in determining the final products such as primary tars, tertiary tars, nitrogen rich low heat fuels, fuels free of nitrogen and synthesis gas (syngas). Syngas is a valuable commercial product used as an intermediate to create synthesis natural gas, methane, methanol, dimethyl ether and other chemicals. It can also be used directly to produce energy as a surrogate for natural gas.

As with pyrolysis, the byproducts of gasification include char, tar and gases. Due to the presence of oxygen, combustion occurs which results in the production of ash. The ash must be disposed of in a lined municipal solid waste landfill.

This process requires upfront separation of non-organic materials and to homogenize the material. There are no commercially operating gasification facilities with a waste stream comprised wholly of MSW in the U.S., but there are a number of MSW-based facilities under development and testing.

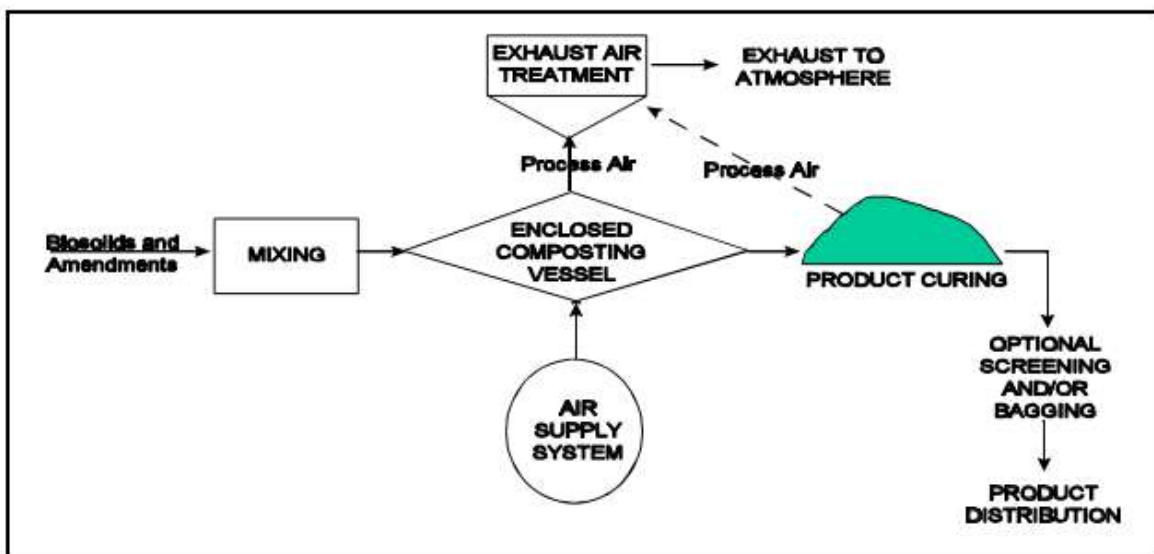


## CONVERSION TECHNOLOGIES

### IN-VESSEL COMPOSTING

Composting is a process where macro and microorganisms facilitate the biodegradation of organic material. In-vessel composting controls the process by housing the digestion in a metal canister. Heat, organisms, wastewater and air flow may be monitored and electronically controlled.

Composting systems only apply to the organic fraction of waste; therefore, significant pre-processing or separate collection must take place to ensure non-organic waste does not enter the process. Without pre-processing, the final product is littered with particles of unwanted material. Composting requires manual sorting of materials upfront or that specific items are kept out of the waste stream. Once the waste comes out of the digesting vessel, the compost has to cure for 30-45 days depending on ambient temperature.



Source: Modified from U.S. EPA, 1989.

In-vessel composting occurs within a contained vessel, enabling the operator to maintain closer control over the process in comparison with other composting methods. In-vessel composting allows for treatment of air to remove odors for release, making it more suitable in suburban and urban settings. The requirement for a relatively small amount of land also increases its applicability in these settings. Market for use of the resulting product is more readily available in suburban and rural areas.

In-vessel composting facilities can result in environmental impact if mismanaged. In-vessel composting facilities can impact air, water and soil. Primary impact to air is nuisance odors if

process air is not properly treated. Impacts to surface water bodies resulting from in-vessel composting are unlikely.

After waste is fed through digesters and the large in-organics are removed, it sits in windrows for 28 days. The compost is screened to  $\pm \frac{1}{4}$  inch, yet there are often remnants of glass or other contaminants. The compost is available to the public to spread on local farms, use for erosion control or topsoil mixtures.

The use of biosolids compost as a soil conditioner results in increased water holding capacity, increased aeration and drainage for clay, provides organic nitrogen phosphorus and potassium, provides essential plant micronutrients, may reduce the need for pesticides.

There are only a handful of these facilities worldwide. The Sevier County, Tennessee facility processes approximately 100,000 tons per year and has been operating since the early 1990's. Prescreening is not allowed, so the compost is severely contaminated with glass, plastic and other small particles even after sifting/screening once the material comes out of the digestion vessel. The material is given to landfills and the Tennessee Department of Transportation for use as soil and slope stabilizer and the remainder of the material is stockpiled on land surrounding the facility. The facility also manages everything indoors due to the odors the material emits during the curing process.



In-Vessel Compost Facility in Sevier County, TN (Photo Credit: Erin L. McCoy – Yes Magazine)

Standard compost can be sold for \$20 per ton, but the Sevier County facility does not prescreen, resulting in contaminated compost which is provided to the Tennessee Department of Transportation and the public for free.

## HANDLING TECHNOLOGIES

### CLASS THREE PROCESSING (MIXED WASTE)

Class Three Processing, also known as mixed waste processing (MWP) or materials recovery facility (MRF), involves sorting out viable recyclables from an incoming waste stream. In low tech operations, incoming waste may be dumped and picked through by workers searching the material. This scenario results in low maintenance and initial capital investment. Relying on manual labor is risky and could create low recyclable recovery rates and may create safety concerns from human errors and contaminated waste.

High Tech Class Three Processing facilities involve conveyor belt systems which feeds the waste stream through various mechanical and electronic sorters that utilize variations in density, magnetism, electric currents and lasers to separate plastic, glass, ferrous material, paper products and aluminum. These setups require the greatest capital investments, but are capable of high recyclable recovery rates.



Monterey Regional Waste Management District (Photo Credit: Monterey Herald)

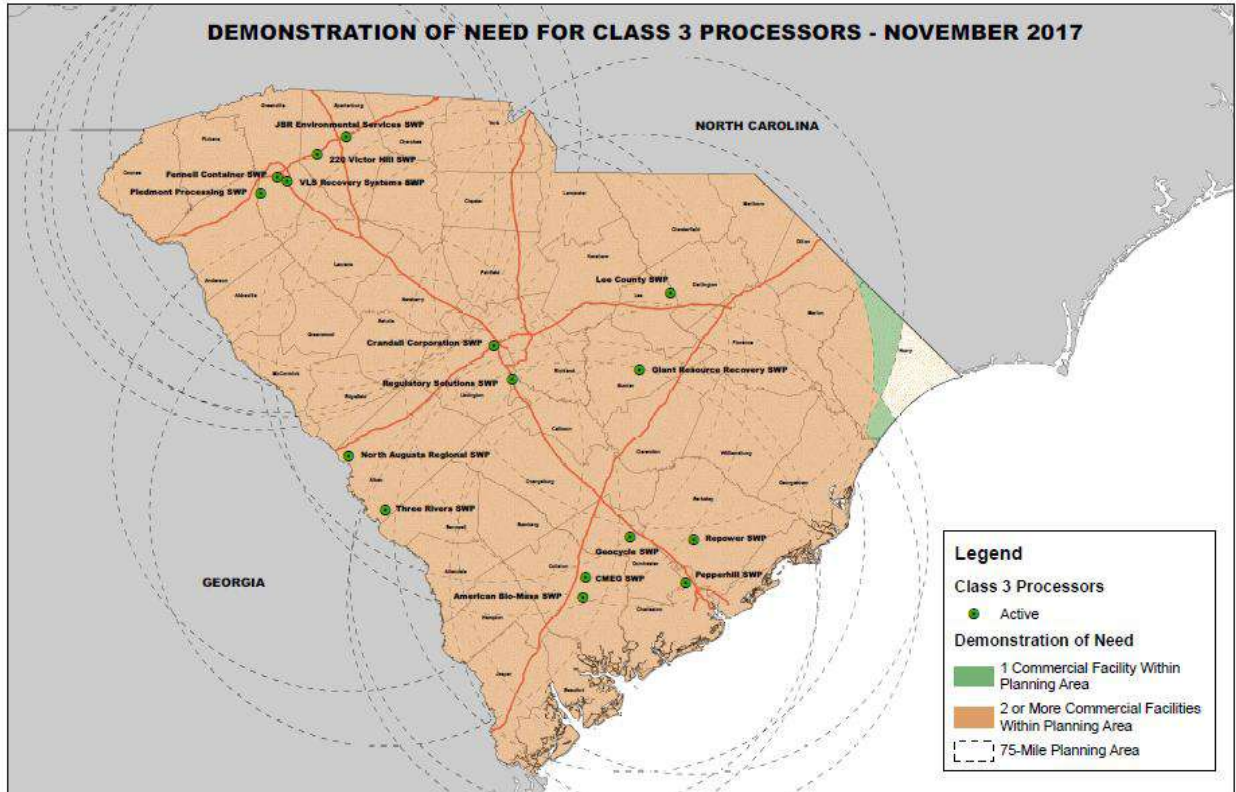
Combination facilities combine low and high tech operations. Conveyor belts push incoming waste past workers trained to pick out recyclables and place them in specific bins. As with all heightened-technology scenarios, larger initial capital investment costs arise from constructing the conveyor belt systems.

Recyclable recovery rates vary by load. A wet load, for instance, may increase the contamination of the waste stream and result in low recovery rates. Dry loads typically have less contamination. Under current markets, any recyclable that has been contaminated by other waste and has not been washed or cleaned are rejected and sent to a landfill.

These systems have generally been viewed as an “easier” way for the public to recycle, but it results in loads of recyclables being rejected. Class Three Processing facilities that separate household waste typically result in 40-50 percent recovery rate. SC DHEC typically permits these facilities near class three landfills due to the high amount of waste that has to be disposed.



Clean material recovery facilities (MRFs) that separate waste from single or dual streams also have issues with contamination. Horry and York counties stated that their waste audits show a contamination rate of about 15-20 percent. Contamination causes downtime, extra maintenance, and results in lower commodity prices and higher operational costs.



SC DHEC established the Demonstration of Need (DON) criteria for the geographic placement and allowable annual disposal rate of new or expanding solid waste facilities. The DON regulation addresses commercial solid waste processing facilities that process waste destined for disposal at Class three landfills. The regulation stipulates that where there are at least two commercial solid waste management facilities of the same type in a 75-mile radius, no new facility is allowed. SC DHEC may waive the DON requirements for owners of class three landfills.

## GLASS CRUSHING

Glass crushing typically results from multi-stream recycling where the consumer sorts glass from MSW and other recyclables prior to disposal. Multi-stream recycling is simpler on the processing end. This type of collection requires a high level of consumer education.

Recyclables collected in Horry County – including plastic, glass, aluminum, metal cans, cardboard and paper – are processed, sorted, and baled for resale at the Material Recycling Facility (MRF). The Horry County Solid Waste Authority invested in glass crushing equipment to create a crushed glass product suitable for landscape and roadbed applications. Glass aggregate, made from ground glass bottles and jars, can be used in art projects, yard projects, driveways, flower beds, fish ponds and other landscaping project.

In April 2019, Fairfax County, the city of Alexandria, Prince William County and Arlington County announced a new partnership to recover and recycle glass. These jurisdictions committed to collecting glass via purple glass-only- drop-off containers and **bringing it to Fairfax County's "Big Blue" processing plant**. The public is encouraged to rinse food residue from the glass before depositing it in the drop-off containers.

Horry County budgeted \$300,000 for a new glass crusher in Fiscal Year 2018. Bids came in higher than the budgeted amount and an additional \$25,000 was requested from the Solid Waste Authority Board. The glass crusher will be utilized for approximately five years, before it will need to be replaced. Horry County SWA spends approximately \$60,000 per year to produce crushed glass. According to South Carolina Solid Waste Management, Horry County recycled 2,989 tons of mixed glass in 2018. Aggregate glass is sold for \$5 per ton.

In Oconee County, 43,852 tons of MSW was managed in FY 18/19. Approximately 4.5% of MSW is comprised of glass, according to the EPA. Therefore, approximately 1,973 tons of glass were managed by Oconee County in FY 18/19. This does not include recyclables. According to the report by the Oconee County Solid Waste Department, 4,279 tons of recyclables were handled in FY 18/19. Of the recyclables reported, 439 tons were comprised of glass.



## TRANSFER STATION

A transfer station is a building or processing site for the temporary deposition of waste. Transfer stations are often used as places where local waste collection vehicles will deposit their waste cargo prior to it being loaded into larger vehicles. These larger vehicles will transport the waste to the end point of disposal, such as at a landfill. Transfer stations load material in two ways - by loading open top trailers by pushing waste from a floor located above the trailer or using a compactor method that loads from the rear of the truck.



Due to the simplicity of transfer stations, the construction costs are the cheapest of any waste disposal facility. The capital cost for a transfer station is dependent on the proposed volume to process.

Traffic causes the most significant offsite environmental impacts associated with larger

waste transfer stations. Dependable access and smooth traffic flow are essential for the operating efficiency of the facility. Transfer stations can be a significant source of noise, which might be a nuisance to neighbors. MSW, food waste and certain yard waste have a potential for odor generation.

Due to the nature of a transfer station, little to no recycling takes place at the facility, but is the responsibility of the consumer and conducted prior to disposal. The site where the current Oconee County Transfer Station is located may accommodate a larger facility. The permitting and construction timeline ranges from one to three years.



## COST ANALYSIS

Based on a 20-year operation, using average cost to build and average cost to operate, Oconee County estimated the cost of each facility. These estimates do not include any revenues that may be received for tipping fees or the sale of recyclables, electricity, or byproducts. For this evaluation, 300 tons will be used to calculate daily tonnage and processing volume of 50,000 tons per year.



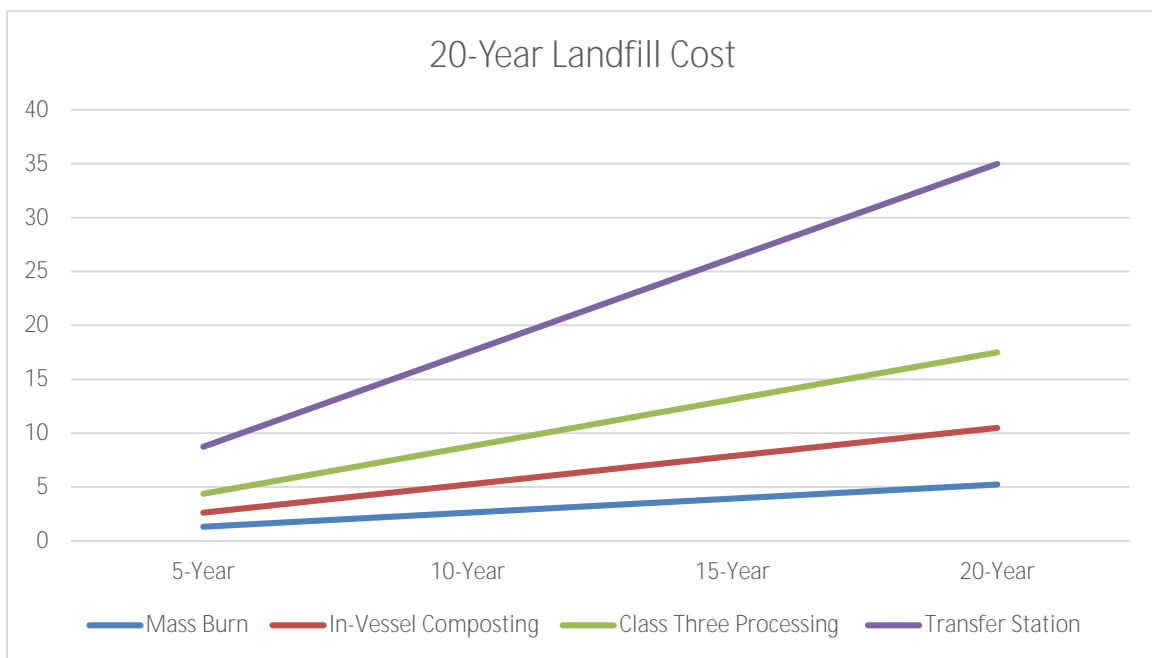
Method of Disposal	Construction Cost	Operations	20-Year Total Cost
Mass Burn	\$49.5 – 67 Million	\$2.5 – 4.5 Million	\$128.25 Million
In-Vessel Composting	\$20 – 25 Million	\$1 – 2.5 Million	\$57.5 Million
Class Three Processing	\$20 – 30 Million	\$3 – 4.5 Million	\$100 Million
Transfer Station	\$1 - 2 Million	\$150 – 200 Thousand	\$5 Million

Of all incineration types, mass incineration appears to be the most viable option because it does not require pre-processing prior to incineration. Construction costs for a MSW incineration facility and/or WTE plant in the United States ranges from \$165,000 to \$225,000 per permitted ton per day. The capital construction cost to build a 300 ton per day facility would range from \$49.5 - \$67 million. The operating cost of these facilities can range from approximately \$50-\$80 per ton. The operational costs per year based on 50,000 tons per year would range from \$2.5 - \$4.5 million.

In-vessel composting systems are not as expensive as those utilized for mass incineration. The typical facility to process 300 tons per day is approximately \$20 - 25 million in capital cost. Cost may vary based on land availability, land dynamics and number of structures needed. The operational costs typically average \$25 - \$50 per ton. Yearly operational costs based upon 50,000 tons per year would range from \$1 million - \$2.5 million. The permitting and construction timeline for an in-vessel composting facility can range from two to four years.

An estimated five to ten Class Three Processing facilities are built each year in the United States, with a typical fully equipped facility averaging from \$20 million to \$30 million. The typical **Class Three Processing facility's operational costs ranges \$70 - \$80 per ton processed**. The annual operating cost estimate for a facility that processes 50,000 tons per year would range from \$3 million - \$4.5 million. The permitting and construction timeline ranges from two to five years.

A transfer station to load open top trucks and have a permit limit of 300 tons per day would cost approximately \$1 million – \$2 million. Transfer stations have lower operational costs than other solid waste handling facilities. The average cost per ton in the United States to move the waste from the collection vehicle onto the transfer vehicle is \$10 before the hauling vehicle leaves the **transfer station. Currently, Oconee County Solid Waste's transfer station's operational costs are about \$900 – \$1,200 per 300 tons processed**. This does not include any disposal or recycling costs. Using the current cost, the operational cost to process 50,000 tons per year would be \$150,000 - \$200,000.



Landfill costs are estimated by using the expected percentage of waste to still go to a landfill. Based on the approximate percent of waste going to a landfill for each method of disposal, and the cost using the current tipping fee of approximately \$35 per ton, the estimated cost of tipping fees per 50,000 tons are as follows:

Method of Disposal	Percent to Landfill	Cost Per Year	20 Year Landfill Cost
Mass Burn	15%	\$262,500	\$5.25 Million
In-Vessel Composting	30%	\$525,000	\$10.5 Million
Class Three Processing	50%	\$875,000	\$17.5 Million
Transfer Station	100%	\$1,750,000	\$35 Million

## CONCLUSION

Incineration, conversion and handling technologies could be an effective way to dispose of **Oconee County's solid waste for many years to come**. The initial investment and continued operating costs, permitting, byproduct disposal and environmental impacts vary from method to method and may impact the location for the facility.

A combination of technologies may be utilized for a comprehensive solid waste management plan. For example, RePower South, an energy company, recently opened a facility in Moncks Corner, SC at the Berkeley County Class Three Landfill. The facility sorts recyclables and makes a kiln fuel from various materials for resale. Nearly 50 percent of the MSW processed through the facility is kept out of landfills.

All of the facilities produce a byproduct or have residual waste that will need to be transferred to a landfill. The percentage of the waste may vary, but the facility will require an on-site transfer station to load materials onto large vehicles.

Site considerations for all disposal methods should take into account noise, traffic and odor. Air emissions at solid waste facilities result from dust, exhaust (particularly diesel) from mobile equipment such as trucks and loaders. In the normal course of facility operations, straying waste becomes litter in and around the facility. This scenario attracts vector, such as rodents, insects or buzzards, that have the potential to transmit disease.

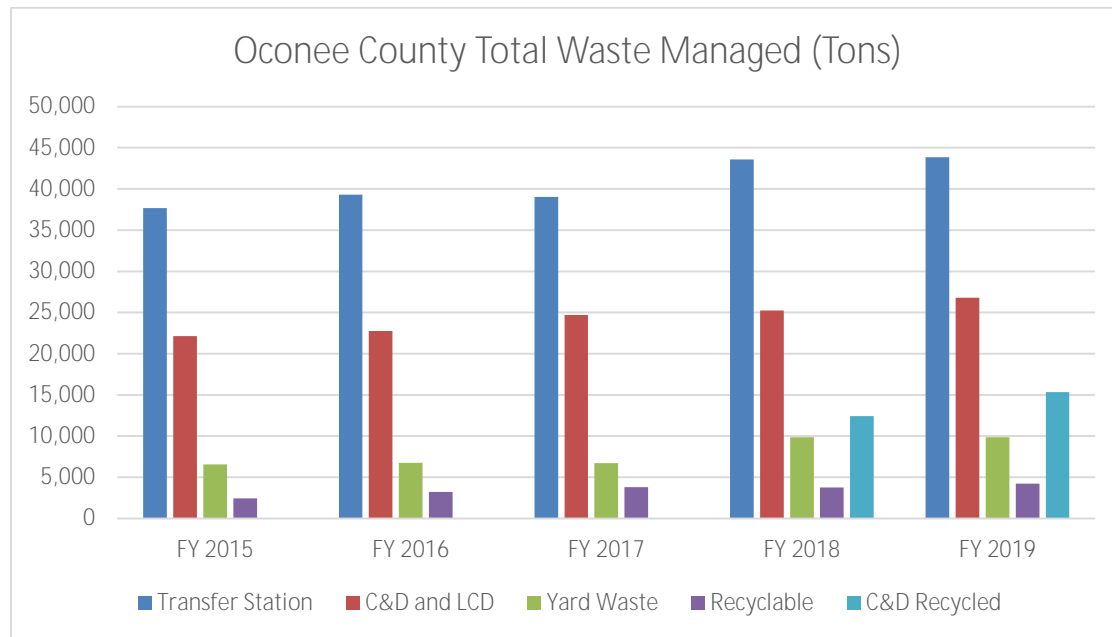
During the site selection process, steps should be taken to ensure that decisions are not imposing a disproportionate burden on the surrounding communities. Continuous public participation, establishing credibility and trust is as important as addressing environmental, social and economic concerns about the facility.



**SOLID WASTE DISPOSAL EVALUATION**  
OCONEE COUNTY, SOUTH CAROLINA  
NOVEMBER 19, 2019

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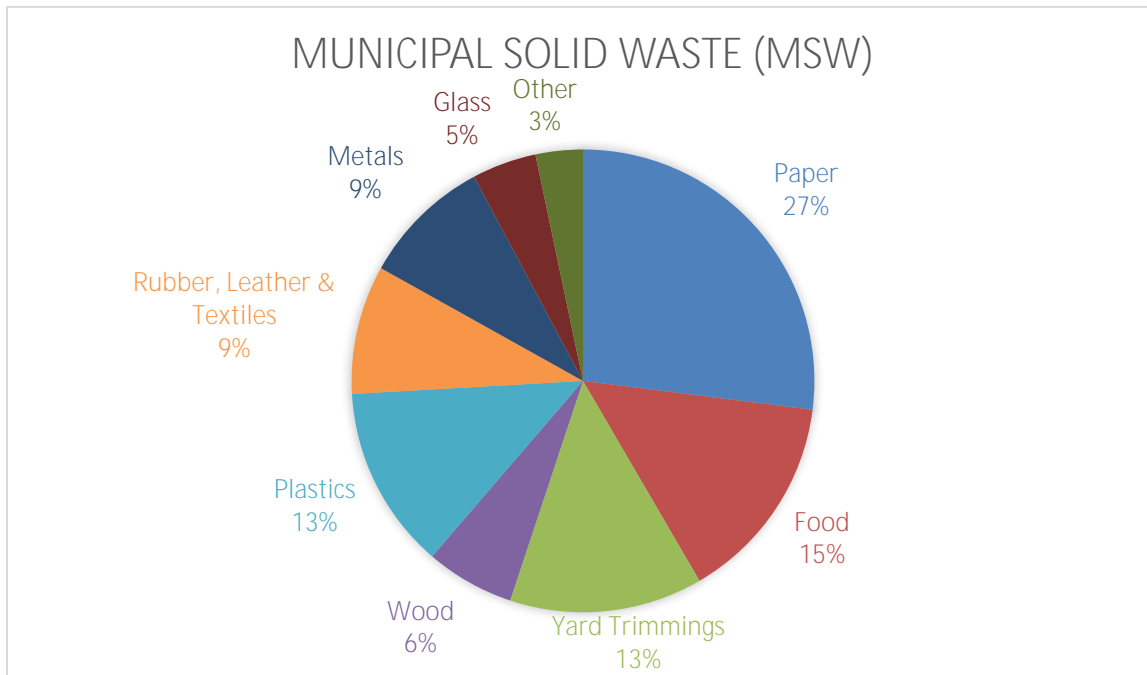


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- Glass Crushing
- Transfer Station

These technologies are in varying stages of development in the United States and around the world. This study evaluates each of the methods including descriptions, available information on pilot studies/full scale use, listing of advantages/disadvantages and approximate construction and operational costs.



- Oconee County saw an increase in Municipal Solid Waste (MSW) managed over the last five years.
- The Oconee County transfer station receives approximately 45,000 tons of MSW annually.
- The transfer station has a permit limit of 300 tons per day.
- The county's growth will lead to an increase in waste processed through the transfer station.
- Oconee County reviewed incineration, conversion and handling methods as alternative means of disposal.



## WASTE INCINERATION TECHNOLOGIES

Mass Incineration – the use of controlled flame combustion to thermally break down unsorted municipal waste, producing residue that contains little or no combustible materials.

Pyrolysis – the process whereby organic material is decomposed in a kiln in the absence of oxygen to produce chars, tars, oils or gas.

Gasification – the process whereby organic material is decomposed in a kiln with oxygen to produce combustible synthesis gas, or syngas.



McKay Bay Refuse-to-Energy Facility (Photo Credit: City of Tampa)



## WASTE INCINERATION TECHNOLOGIES

The first incinerator in the United States was built in 1885. By the mid-20<sup>th</sup> century, there were hundreds of incinerators in operation. However, the Clean Air Act (CAA), enacted in 1970, placed restrictions on emissions and banned the uncontrolled burning of MSW. Any facilities that did not meet the requirements of the Act were closed.

In the 1990s, the EPA enacted the Maximum Achievable Control Technology regulations in response to the newly recognized threats from mercury and dioxin emissions. Although the majority of non-hazardous waste incinerators had pollution control equipment, these facilities had to be retrofitted with air pollution control systems or shut down.

Waste incineration methods include mass incineration, pyrolysis and waste gasification. Pyrolysis, gasification and mass incineration are very similar as each involves burning waste at high temperatures to produce gas and solid char. A common element of incineration methods is that they produce some form of ash residue, byproduct, or bypass waste that requires disposal in a lined MSW landfill. The differences between these technologies are the amount of preprocessing, the temperature of the burn process and the amount of oxygen present.

Other incineration methods, such as thermal depolymerization and plasma arc melting, are typically designed for separated single items and/or small scale situations and are not cost effective. Therefore, they were not considered as viable options for this evaluation.

### MASS INCINERATION

From **the 1980's through the early 1990's, landfill costs started to skyrocket in parts of the country.** Incineration was thought to be the answer to counties' and states' waste disposal. In some cases, incineration is used solely for disinfection and volume reduction. Waste is reduced to 10-15% of its volume after mass incineration.

The main types of waste subjected to incineration are municipal wastes, non-hazardous wastes, hazardous wastes, sewage sludge and clinical wastes. MSW contains biomass (or biogenic) materials like paper, cardboard, food waste, grass clippings, leaves, wood and leather products; as well as nonbiogenic materials like plastics, metals and petroleum-based synthetic materials. The biogenic component of MSW makes up about 59% of the total tonnage.

Mass burn facilities are categorized as either refractory or water wall. A refractory incinerator traps heat within the combustion chamber by insulated ceramic walls. Water wall incinerators transfer the combustion heat to water which then flows to boilers. Water wall systems **use the water's energy to** create steam which can be sold directly or may be used to turn electric generator turbines to create electricity, which can also be sold.



Municipal Solid Waste Incinerator in Baltimore, MD (Photo Credit: Baltimore Sun)

The South Carolina Solid Waste Policy and Management Act states no solid waste incinerator with a daily capacity in excess of six hundred tons may be permitted within the State. Further, any solid waste incinerator with a daily capacity in excess of one hundred tons may not be permitted to be sited within three miles of another such facility. The Act also regulates the manner of which municipal solid waste incinerator ash is disposed of at a solid waste landfill.

**Municipal solid waste-to-energy plants with electricity generation capacity (2015)**



Source: U.S. Energy Information Administration, *Monthly Electric Generator Report*

All incineration methods produce ash. Bottom ash is produced as residue from the burn process and must be disposed of in a lined municipal solid waste landfill. Fly ash from baghouse filters can potentially be sold for beneficial reuse.

New technologies to convert municipal waste streams into fuel are rapidly developing. Waste-to-

energy (WTE) technologies are garnering increasing interest and demand due primarily to alternative energy initiatives. WTE power plants convert the combustible content of MSW to energy. WTE plants account for a relatively small portion of the total US electric capacity and generation, approximately 0.4% in 2015.

By the end of 2015, the United States had 71 WTE plants that generated electricity in 20 states. WTE plants are primarily located in areas of the country that either have limited space for landfills or the water table is very close to the **Earth's surface and a landfill is not feasible.**

Mass incineration is a tested and viable technology; however, it has a history of high capital costs, difficult permitting, and significant air pollution control requirements. Even with the sale of electricity, the costs are significant.

All facilities must be adjacent to or have direct access to roads that are of all-weather construction. The active waste handling area must not extend closer than five hundred feet to residences, schools, day-care centers, hospitals or recreational park areas. The site for mass incineration facilities should be at least fifty (50) acres to accommodate size of the equipment and meet South Carolina Department of Health and Environmental Control (SC DHEC) setback requirements.

State and Federal regulations regulate the emissions and air quality control of mass incineration facilities. Ongoing education and public outreach may be required during the planning, construction and operation stages of this facility.

## MASS INCINERATION

### PROS

- Does Not Require Pre-Processing
- Yields Fly Ash and Electricity
- Only 15% of MSW to Landfill
- Tested and Viable Technology
- Familiar Technology

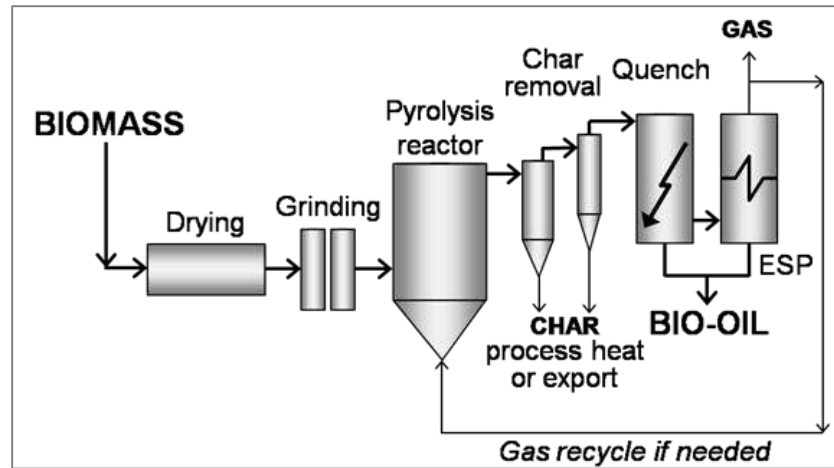
### CONS

- High Capital Costs
- Significant Operational Costs
- Difficult Permitting Process
- Significant Air Pollution Control Requirements

Site Considerations: All facilities must be adjacent to or have direct access to roads that are of all-weather construction. The active waste handling area must not extend closer than five hundred feet to residences, schools, day-care centers, hospitals or recreational park areas.

## PYROLYSIS

Pyrolysis is the process whereby material is decomposed in a kiln in the absence of oxygen to produce gases, liquids and solids. Because no oxygen is present, the material does not combust, but the chemical compounds thermally decompose into combustible materials. This process typically only involves plastics; therefore, pre-processing is required to remove any glass, metal and aggregate material or contaminants. Additionally, this process requires shredding of the waste stream as well as a drying process to remove moisture. Approximately sixty (60%) percent of the material is consumed by pyrolysis and all other materials would be diverted or landfilled.



Pyrolysis (Photo Credit: Ashton University Birmingham, UK)

After pre-processing, the organic waste stream undergoes pyrolysis which yields solid char, tars, oils and gas. The products from this process are crude and typically require filtration of impurities prior to use. The waste stream determines whether or not the products have a potential beneficial reuse. Some of these products can be sold to refineries for processing into a consumer product.

In 2012, three commercial-scale pyrolysis facilities existed in the U.S. including Agilyx, Intrinergy Coshocton and JBI. Each of these facilities produced a petroleum (crude oil) type product that is, or may be, sold as a chemical commodity rather than used for producing energy. Publicly available information showed that commercial-scale pyrolysis facilities were operating in more of a demonstration mode. These facilities did not have waste or energy contracts and operations were not continuous.

In the U.S, State and local regulatory and permitting processes have proven difficult. In 2016, Sevier County, Tennessee received a grant from the Tennessee Department of Environment and Conservation to pursue a pyrolysis unit to remove glass from a compost product. During the permitting process, the Department of Environment and Conservation denied the permit. As with all incinerator methods, high capital costs and operating costs are a major concern.

## PYROLYSIS

### PROS

- Yields Solid Char, Tars, Oils and Gas
- Materials Do Not Combust
- Chemical Compounds Thermally Decompose
- Contained in Kiln

### CONS

- Typically Only Plastics
- Pre-Processing Required to Remove Inorganic Material
- Drying Process Required to Remove Moisture
- Difficult Permitting Process

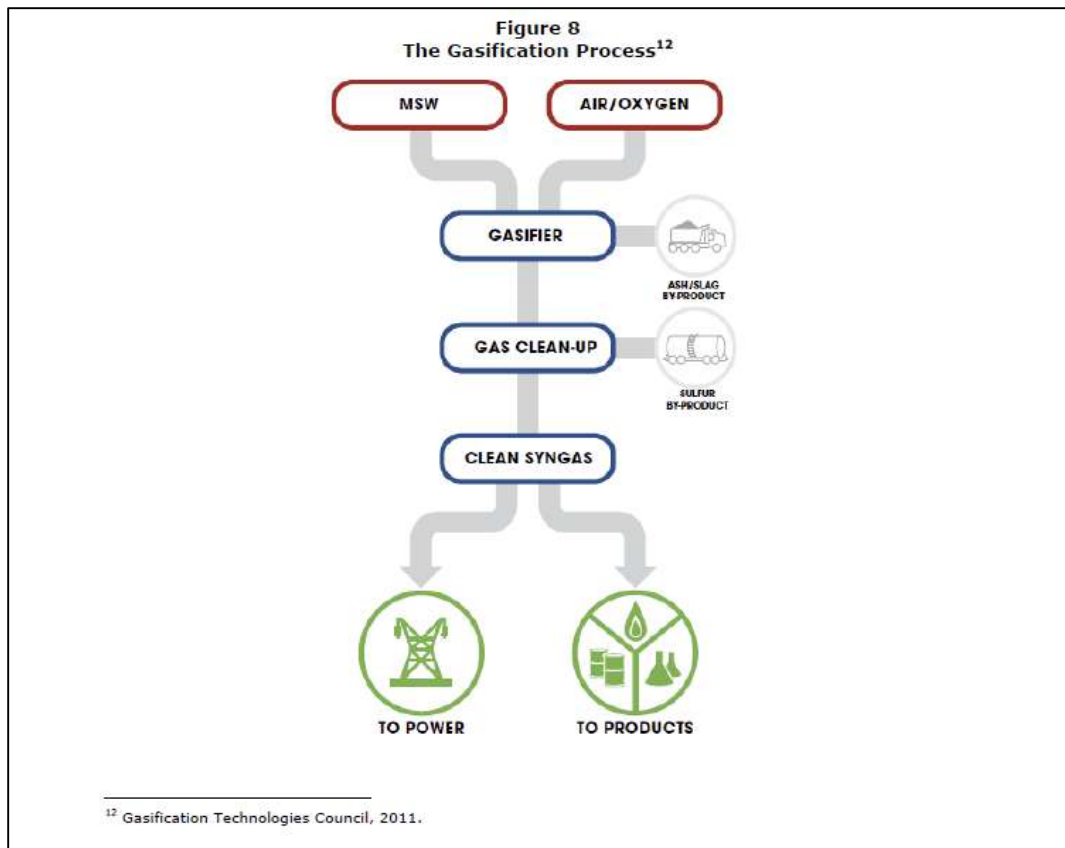
Site Considerations: Litter, noise, odor, traffic and dust must be assessed and will vary according to the facility technology, size and feedstock.

## WASTE GASIFICATION

The process of gasification closely resembles that of pyrolysis. The primary difference is that gasification technologies biodegrade fractions of MSW in addition to plastics. Gasification also takes place in the presence of oxygen. The temperature and the presence of oxygen play a major role in determining the final products such as primary tars, tertiary tars, nitrogen rich low heat fuels, fuels free of nitrogen and synthesis gas (syngas). Syngas is a valuable commercial product used as an intermediate to create synthesis natural gas, methane, methanol, dimethyl ether and other chemicals. It can also be used directly to produce energy as a surrogate for natural gas.

As with pyrolysis, the byproducts of gasification include char, tar and gases. Due to the presence of oxygen, combustion occurs which results in the production of ash. The ash must be disposed of in a lined municipal solid waste landfill.

This process requires upfront separation of non-organic materials and to homogenize the material. There are no commercially operating gasification facilities with a waste stream comprised wholly of MSW in the U.S., but there are a number of MSW-based facilities under development and testing.



## GASIFICATION

### PROS

- Yields Primary Tars, Tertiary Tars, Nitrogen-Rich Low-Heat Fuels, and Syngas
- Minimal Land Requirements
- Little Public Opposition
- Efficient Energy Production

### CONS

- Pre-Processing to Remove Non-Organic Materials
- High Costs
- No Commercial Facilities Operating in the US
- Possibility for Hazardous Residues

Site Considerations: Litter, noise, odor, traffic and dust must be assessed and will vary according to the facility technology, size and feedstock.



## CONVERSION TECHNOLOGIES

Conversion Technology – a broad range of technologies used to convert solid waste into useful products, chemicals and fuels.

Composting – the process where macro and microorganisms facilitate the biodegradation of organic material.



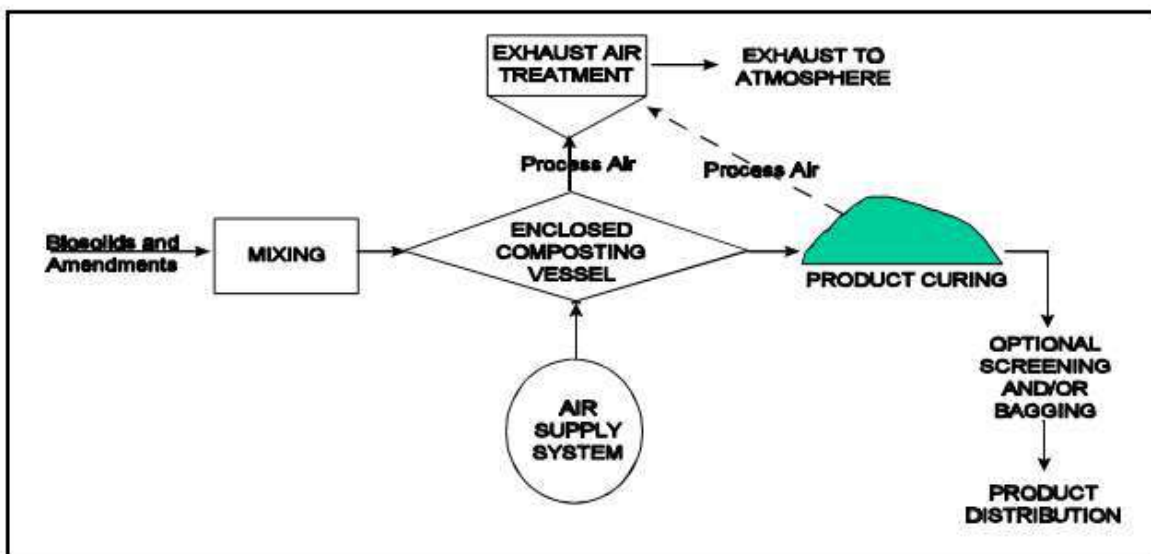
In-Vessel Compost Facility in San Jose, California (Photo Credit: JRMA)

## CONVERSION TECHNOLOGIES

### IN-VESSEL COMPOSTING

Composting is a process where macro and microorganisms facilitate the biodegradation of organic material. In-vessel composting controls the process by housing the digestion in a metal canister. Heat, organisms, wastewater and air flow may be monitored and electronically controlled.

Composting systems only apply to the organic fraction of waste; therefore, significant pre-processing or separate collection must take place to ensure non-organic waste does not enter the process. Without pre-processing, the final product is littered with particles of unwanted material. Composting requires manual sorting of materials upfront or that specific items are kept out of the waste stream. Once the waste comes out of the digesting vessel, the compost has to cure for 30-45 days depending on ambient temperature.



Source: Modified from U.S. EPA, 1989.

In-vessel composting occurs within a contained vessel, enabling the operator to maintain closer control over the process in comparison with other composting methods. In-vessel composting allows for treatment of air to remove odors for release, making it more suitable in suburban and urban settings. The requirement for a relatively small amount of land also increases its applicability in these settings. Market for use of the resulting product is more readily available in suburban and rural areas.

In-vessel composting facilities can result in environmental impact if mismanaged. In-vessel composting facilities can impact air, water and soil. Primary impact to air is nuisance odors if

process air is not properly treated. Impacts to surface water bodies resulting from in-vessel composting are unlikely.

After waste is fed through digesters and the large in-organics are removed, it sits in windrows for 28 days. The compost is screened to  $\pm \frac{1}{4}$  inch, yet there are often remnants of glass or other contaminants. The compost is available to the public to spread on local farms, use for erosion control or topsoil mixtures.

The use of biosolids compost as a soil conditioner results in increased water holding capacity, increased aeration and drainage for clay, provides organic nitrogen phosphorus and potassium, provides essential plant micronutrients, may reduce the need for pesticides.

There are only a handful of these facilities worldwide. The Sevier County, Tennessee facility processes approximately 100,000 tons per year and has been operating since the early 1990's. Prescreening is not allowed, so the compost is severely contaminated with glass, plastic and other small particles even after sifting/screening once the material comes out of the digestion vessel. The material is given to landfills and the Tennessee Department of Transportation for use as soil and slope stabilizer and the remainder of the material is stockpiled on land surrounding the facility. The facility also manages everything indoors due to the odors the material emits during the curing process.



In-Vessel Compost Facility in Sevier County, TN (Photo Credit: Erin L. McCoy – Yes Magazine)

Standard compost can be sold for \$20 per ton, but the Sevier County facility does not prescreen, resulting in contaminated compost which is provided to the Tennessee Department of Transportation and the public for free.

## IN-VESSEL COMPOSTING

### PROS

- Proven Technology
- Low Energy Consumption Compared to Other Methods
- Viable Product
- Up to 60% Waste Reduction

### CONS

- Potential Odor
- Only Processes Organic Feedstock
- Pre-Processing Required to Separate Organics and Recyclables

Site Considerations: In-vessel composting allows for treatment of air to remove odors for release, making it more suitable for suburban and urban settings. The requirements for a relatively small amount of land also increases its applicability for these settings.

## HANDLING TECHNOLOGIES

Class Three Processing – the sorting out of viable recyclables from an incoming waste stream, also known as mixed waste processing.

Transfer Station – a building or processing site for the temporary deposition of waste prior to transport to the end point of disposal.



Total Recycle, in Birdsboro, Pennsylvania (Photo Credit: Recycling Product News)

## HANDLING TECHNOLOGIES

### CLASS THREE PROCESSING (MIXED WASTE)

Class Three Processing, also known as mixed waste processing (MWP) or materials recovery facility (MRF), involves sorting out viable recyclables from an incoming waste stream. In low tech operations, incoming waste may be dumped and picked through by workers searching the material. This scenario results in low maintenance and initial capital investment. Relying on manual labor is risky and could create low recyclable recovery rates and may create safety concerns from human errors and contaminated waste.

High Tech Class Three Processing facilities involve conveyor belt systems which feeds the waste stream through various mechanical and electronic sorters that utilize variations in density, magnetism, electric currents and lasers to separate plastic, glass, ferrous material, paper products and aluminum. These setups require the greatest capital investments, but are capable of high recyclable recovery rates.



Monterey Regional Waste Management District (Photo Credit: Monterey Herald)

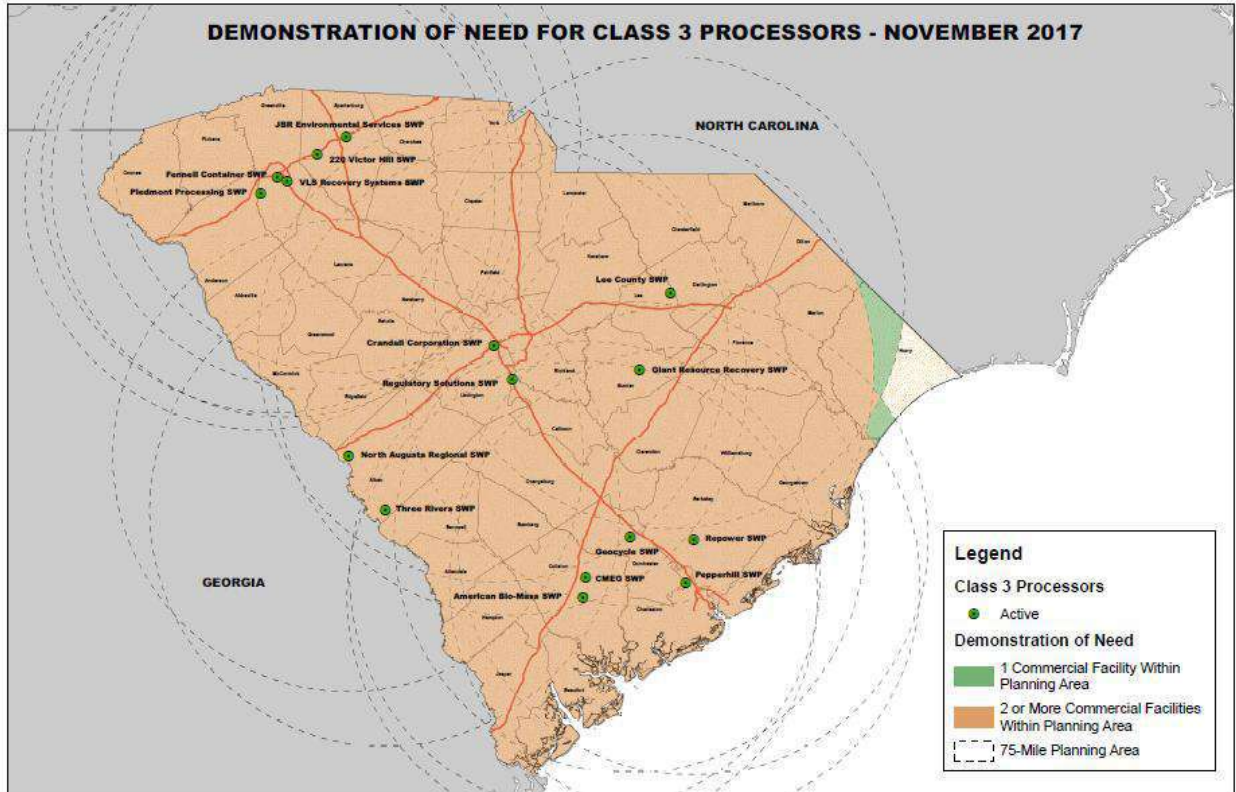
Combination facilities combine low and high tech operations. Conveyor belts push incoming waste past workers trained to pick out recyclables and place them in specific bins. As with all heightened-technology scenarios, larger initial capital investment costs arise from constructing the conveyor belt systems.

Recyclable recovery rates vary by load. A wet load, for instance, may increase the contamination of the waste stream and result in low recovery rates. Dry loads typically have less contamination. Under current markets, any recyclable that has been contaminated by other waste and has not been washed or cleaned are rejected and sent to a landfill.

These systems have generally **been viewed as an “easier” way for the public to recycle**, but it results in loads of recyclables being rejected. Class Three Processing facilities that separate household waste typically result in 40-50 percent recovery rate. SC DHEC typically permits these facilities near class three landfills due to the high amount of waste that has to be disposed.



Clean material recovery facilities (MRFs) that separate waste from single or dual streams also have issues with contamination. Horry and York counties stated that their waste audits show a contamination rate of about 15-20 percent. Contamination causes downtime, extra maintenance, and results in lower commodity prices and higher operational costs.



SC DHEC established the Demonstration of Need (DON) criteria for the geographic placement and allowable annual disposal rate of new or expanding solid waste facilities. The DON regulation addresses commercial solid waste processing facilities that process waste destined for disposal at Class three landfills. The regulation stipulates that where there are at least two commercial solid waste management facilities of the same type in a 75-mile radius, no new facility is allowed. SC DHEC may waive the DON requirements for owners of class three landfills.

## CLASS THREE PROCESSING

### PROS

- Targets Recyclable-Rich Loads
- Added to the Front End of Existing MSW Processes
- Focus on Wet or Dry Loads
- Technology and Workforce Control Commodity Recovery

### CONS

- Capital and Operational Costs Dependent on Technology Utilized
- Large Portion of Waste to Landfill
- Recyclable Quality Lessened by Contamination

Site Considerations: South Carolina Department of Health and Environmental Control (DHEC) typically permits these facilities near class three landfills due to high amount of waste that has to be disposed.



## GLASS CRUSHING

Glass crushing typically results from multi-stream recycling where the consumer sorts glass from MSW and other recyclables prior to disposal. Multi-stream recycling is simpler on the processing end. This type of collection requires a high level of consumer education.

Recyclables collected in Horry County – including plastic, glass, aluminum, metal cans, cardboard and paper – are processed, sorted, and baled for resale at the Material Recycling Facility (MRF). The Horry County Solid Waste Authority invested in glass crushing equipment to create a crushed glass product suitable for landscape and roadbed applications. Glass aggregate, made from ground glass bottles and jars, can be used in art projects, yard projects, driveways, flower beds, fish ponds and other landscaping project.

In April 2019, Fairfax County, the city of Alexandria, Prince William County and Arlington County announced a new partnership to recover and recycle glass. These jurisdictions committed to collecting glass via purple glass-only- drop-off containers and **bringing it to Fairfax County's "Big Blue" processing plant**. The public is encouraged to rinse food residue from the glass before depositing it in the drop-off containers.

Horry County budgeted \$300,000 for a new glass crusher in Fiscal Year 2018. Bids came in higher than the budgeted amount and an additional \$25,000 was requested from the Solid Waste Authority Board. The glass crusher will be utilized for approximately five years, before it will need to be replaced. Horry County SWA spends approximately \$60,000 per year to produce crushed glass. According to South Carolina Solid Waste Management, Horry County recycled 2,989 tons of mixed glass in 2018. Aggregate glass is sold for \$5 per ton.

In Oconee County, 43,852 tons of MSW was managed in FY 18/19. Approximately 4.5% of MSW is comprised of glass, according to the EPA. Therefore, approximately 1,973 tons of glass were managed by Oconee County in FY 18/19. This does not include recyclables. According to the report by the Oconee County Solid Waste Department, 4,279 tons of recyclables were handled in FY 18/19. Of the recyclables reported, 439 tons were comprised of glass.



## GLASS CRUSHING

### PROS

- Glass Aggregate for Landscape and Roadbed Applications
- Reduction in Glass to Landfill
- Various Options and Capacities

### CONS

- Pre-Processing or Sorting Required
- Cleaning Required
- Five Year Replacement Plan / Continuing Costs

Site Considerations: The requirements for a relatively small amount of land increases applicability for various settings. Glass crusher plants may be located at other solid waste facilities, such as inside a materials recovery facility (MRF) or transfer station.

## TRANSFER STATION

A transfer station is a building or processing site for the temporary deposition of waste. Transfer stations are often used as places where local waste collection vehicles will deposit their waste cargo prior to it being loaded into larger vehicles. These larger vehicles will transport the waste to the end point of disposal, such as at a landfill. Transfer stations load material in two ways - by loading open top trailers by pushing waste from a floor located above the trailer or using a compactor method that loads from the rear of the truck.



Due to the simplicity of transfer stations, the construction costs are the cheapest of any waste disposal facility. The capital cost for a transfer station is dependent on the proposed volume to process.

Traffic causes the most significant offsite environmental impacts associated with larger

waste transfer stations. Dependable access and smooth traffic flow are essential for the operating efficiency of the facility. Transfer stations can be a significant source of noise, which might be a nuisance to neighbors. MSW, food waste and certain yard waste have a potential for odor generation.

Due to the nature of a transfer station, little to no recycling takes place at the facility, but is the responsibility of the consumer and conducted prior to disposal. The site where the current Oconee County Transfer Station is located may accommodate a larger facility. The permitting and construction timeline ranges from one to three years.

## TRANSFER STATION

### PROS

- Lowest Capital and Operating Costs
- Fastest Means of Removing Waste
- Easy Permitting Due to Demonstration of Need

### CONS

- All Waste to Landfill
- Low Recycling Rate
- Increased Traffic and Potential Noise / Odors

Site Considerations: Dependable access and smooth traffic flow are essential for good customer service and operating efficiency of the facility. Noise, odors and litter may be a nuisance to the surrounding community. Current facility may accommodate larger facility.

## COST ANALYSIS

Based on a 20-year operation, using average cost to build and average cost to operate, Oconee County estimated the cost of each facility. These estimates do not include any revenues that may be received for tipping fees or the sale of recyclables, electricity, or byproducts. For this evaluation, 300 tons will be used to calculate daily tonnage and processing volume of 50,000 tons per year.



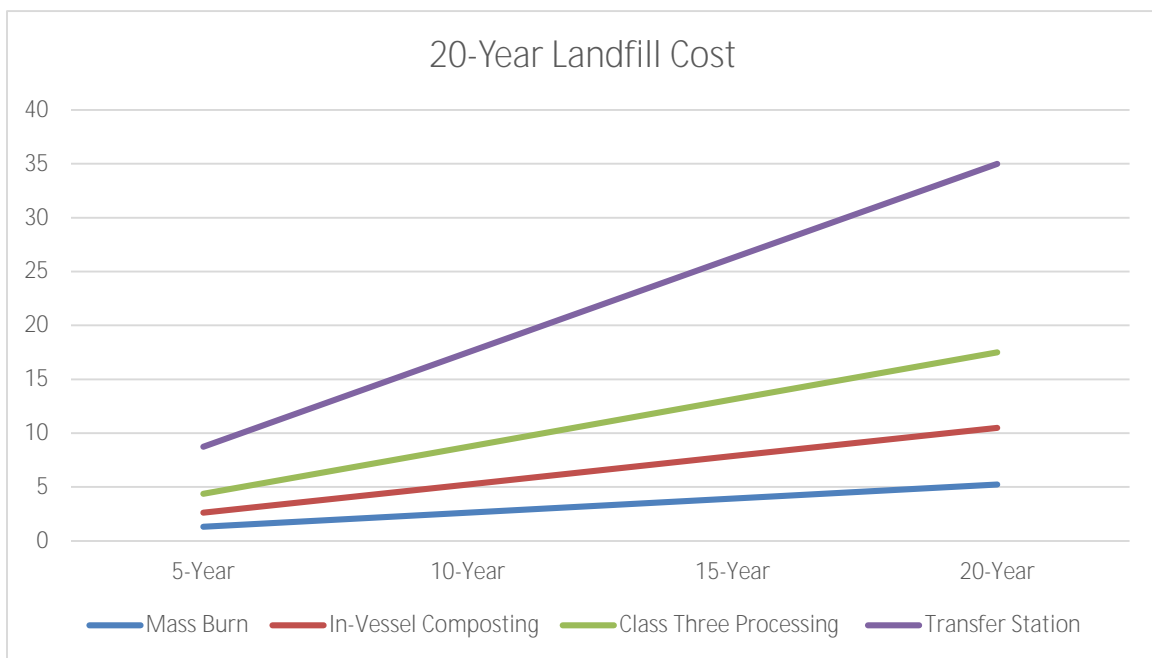
Method of Disposal	Construction Cost	Operations	20-Year Total Cost
Mass Burn	\$49.5 – 67 Million	\$2.5 – 4.5 Million	\$128.25 Million
In-Vessel Composting	\$20 – 25 Million	\$1 – 2.5 Million	\$57.5 Million
Class Three Processing	\$20 – 30 Million	\$3 – 4.5 Million	\$100 Million
Transfer Station	\$1 - 2 Million	\$150 – 200 Thousand	\$5 Million

Of all incineration types, mass incineration appears to be the most viable option because it does not require pre-processing prior to incineration. Construction costs for a MSW incineration facility and/or WTE plant in the United States ranges from \$165,000 to \$225,000 per permitted ton per day. The capital construction cost to build a 300 ton per day facility would range from \$49.5 - \$67 million. The operating cost of these facilities can range from approximately \$50-\$80 per ton. The operational costs per year based on 50,000 tons per year would range from \$2.5 - \$4.5 million.

In-vessel composting systems are not as expensive as those utilized for mass incineration. The typical facility to process 300 tons per day is approximately \$20 - 25 million in capital cost. Cost may vary based on land availability, land dynamics and number of structures needed. The operational costs typically average \$25 - \$50 per ton. Yearly operational costs based upon 50,000 tons per year would range from \$1 million - \$2.5 million. The permitting and construction timeline for an in-vessel composting facility can range from two to four years.

An estimated five to ten Class Three Processing facilities are built each year in the United States, with a typical fully equipped facility averaging from \$20 million to \$30 million. The typical **Class Three Processing facility's operational costs ranges \$70 - \$80 per ton processed**. The annual operating cost estimate for a facility that processes 50,000 tons per year would range from \$3 million - \$4.5 million. The permitting and construction timeline ranges from two to five years.

A transfer station to load open top trucks and have a permit limit of 300 tons per day would cost approximately \$1 million – \$2 million. Transfer stations have lower operational costs than other solid waste handling facilities. The average cost per ton in the United States to move the waste from the collection vehicle onto the transfer vehicle is \$10 before the hauling vehicle leaves the **transfer station. Currently, Oconee County Solid Waste's transfer station's operational costs are about \$900 – \$1,200 per 300 tons processed**. This does not include any disposal or recycling costs. Using the current cost, the operational cost to process 50,000 tons per year would be \$150,000 - \$200,000.



Landfill costs are estimated by using the expected percentage of waste to still go to a landfill. Based on the approximate percent of waste going to a landfill for each method of disposal, and the cost using the current tipping fee of approximately \$35 per ton, the estimated cost of tipping fees per 50,000 tons are as follows:

Method of Disposal	Percent to Landfill	Cost Per Year	20 Year Landfill Cost
Mass Burn	15%	\$262,500	\$5.25 Million
In-Vessel Composting	30%	\$525,000	\$10.5 Million
Class Three Processing	50%	\$875,000	\$17.5 Million
Transfer Station	100%	\$1,750,000	\$35 Million

## CONCLUSION

Incineration, conversion and handling technologies could be an effective way to dispose of **Oconee County's solid waste for many years to come**. The initial investment and continued operating costs, permitting, byproduct disposal and environmental impacts vary from method to method and may impact the location for the facility.

A combination of technologies may be utilized for a comprehensive solid waste management plan. For example, RePower South, an energy company, recently opened a facility in Moncks Corner, SC at the Berkeley County Class Three Landfill. The facility sorts recyclables and makes a kiln fuel from various materials for resale. Nearly 50 percent of the MSW processed through the facility is kept out of landfills.

All of the facilities produce a byproduct or have residual waste that will need to be transferred to a landfill. The percentage of the waste may vary, but the facility will require an on-site transfer station to load materials onto large vehicles.

Site considerations for all disposal methods should take into account noise, traffic and odor. Air emissions at solid waste facilities result from dust, exhaust (particularly diesel) from mobile equipment such as trucks and loaders. In the normal course of facility operations, straying waste becomes litter in and around the facility. This scenario attracts vector, such as rodents, insects or buzzards, that have the potential to transmit disease.

During the site selection process, steps should be taken to ensure that decisions are not imposing a disproportionate burden on the surrounding communities. Continuous public participation, establishing credibility and trust is as important as addressing environmental, social and economic concerns about the facility.





- Incineration, conversion and handling technologies could be effective methods to reduce waste for years to come.
- Initial investment, continued operating costs, permitting, byproduct disposal and environmental impacts may impact the type and location of the facility.
- Oconee County must determine the best course of action based on budget, feasibility, sustainability, and financial impact.
- Site considerations for all waste disposal methods should take into account noise, traffic and odor. Other considerations include traffic routes and accessibility for largest MSW consumers.





<b>MSW Mass Incineration</b>	
Permitting/Construction Timeline: 5-10 years	
Site Considerations: Needs at least 50 acres of area due to size of equipment and required setbacks	
Advantages	Disadvantages
Proven technology.	Significant public opposition.
Financially proven vendors and equipment providers.	Significant capital and operational costs.
Extensive control systems for air emissions and ash disposal.	Air emissions standards make this system costly.
Regulators are familiar with the technology.	MSW incinerators have been on a decline for the past 15 years.

<b>Pyrolysis</b>	
Permitting/Construction Timeline: Unavailable	
Site Considerations: Litter, noise, odor, traffic and dust will vary according to the facility technology, size and feedstock	
Advantages	Disadvantages
Yields solid chars, tars, oils and gas.	Typically only processes plastics.
Materials do not combust.	Pre-Processing required to remove other MSW materials.
Chemical compounds thermally decompose.	Drying process required to remove moisture.
Contained in a kiln.	Difficult permitting process.

<b>Gasification</b>	
Permitting/Construction Timeline: Unavailable	
Site Considerations: Litter, noise, odor, traffic and dust will vary according to the facility technology, size and feedstock.	
Advantages	Disadvantages
Yields tars, nitrogen-rich low-heat fuels and syngas.	Pre-processing required to remove other MSW materials.
Minimal land requirements.	High costs.
Little public opposition.	No commercial facilities operating in the United States.
Efficient energy production.	Possibility for hazardous residues.

<b>In-Vessel Composting</b>	
Permitting/Construction Timeline: 2 - 4 years	
Site Considerations: Needs at least 25 acres for finished product and several large buildings to house compost as it cures.	
Advantages	Disadvantages
Proven technology.	Odor can be an issue.
Relatively low energy consumption compared to other methods.	Only processing organic feedstock.
Viable product.	Requires pre-processing to remove recyclables and organics.
Up to 60% reduction to landfill.	Requires landfill for non-organic waste stream.

<b>Class Three Processing of MSW</b>	
Permitting/Construction Timeline: 2 - 5 years	
Site Considerations: DHEC typically permits near class three landfill due to high amount of waste to be disposed.	
Advantages	Disadvantages
Targets recyclable-rich loads.	Capital and operational cost dependent on technology utilized.
May be added to front-end of existing MSW processes.	Large portion of waste disposed of in landfill.
Able to focus on wet or dry loads.	Recyclable quality lessened by contamination.
Technology and workforce control commodity recovery.	Large facility needed to accommodate operations indoors.

<b>Glass Crushing</b>	
Permitting/Construction Timeline: Not Applicable	
Site Considerations: The requirements for a relatively small amount of land increases applicability for various settings.	
Advantages	Disadvantages
Glass aggregate and sand for resale.	Pre-processing or sorting required.
Reduction in glass to landfills.	Cleaning of glass required.
Various options and capacities.	5-year replacement / continuing costs.

Transfer Station	
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Permitting/Construction Timeline: 1 - 3 years	
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Site Considerations: Smooth traffic flow is essential for operating efficiency.Noise, litter and odors may be a nuisance.	
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Advantages	Disadvantages
Lowest capital and operating costs.	All waste disposed of in landfills.
Fastest means of removing waste.	Little to no recycling at the facility.
Easy permitting due to Demonstration of Need	Increased traffic and potential noise / odors.

# Andela Glass Recycling Equipment Exceeds Expectations!

## Andela Products Provides Global Glass Recycling Solutions

Glass can be recycled over and over, each time retaining its unique properties. Therefore, glass recycling is extremely beneficial to the environment. It's no wonder that more industries are looking for ways to make glass recycling part of their initiatives to reduce their carbon footprint. Recognizing the need for reliable glass recycling equipment and systems suitable for many applications, Andela Products has emerged as one of today's global leaders in glass recycling equipment. Our extensive line of glass recycling equipment offers a turnkey solution for many industries. Whether your operation needs specialized equipment capable of turning mixed broken glass into cullet (domestic glass), or you need to break down automotive glass windshields into recyclable products, we've got you covered. Please explore our many glass recycling equipment options listed below. We can help customize a successful glass recycling program for you, using the Andela Glass Pulverizer and our other durable equipment!



**GLASS PULVERIZERS**

The Andela Glass Pulverizer is designed to reduce all kinds of glass into an aggregate the consistency of sand and fine gravel. It's a flexible impact system that pulverizes the glass but passes other non-frangible materials (plastic, metal, etc.) through the pulverizer in their large form, ejecting them separately from the pulverized glass stream. Our glass pulverizers can be designed to meet and exceed your exact needs.



**GLASS CRUSHERS/BREAKERS**

Andela Glass Crushers are designed to condense glass into cullet. We offer stand-alone glass crushers, as well as glass crushers that have been integrated into a system consisting of a surge hopper, crusher, trommel, and conveyors. When your operation needs reliable glass recycling equipment, our glass crushers are well-suited for glass mixed with other non-glass materials.



**CONVEYORS**

Andela's Transfer Conveyors were created to handle highly-abrasive glass products. Featuring self-cleaning tail pulleys with remote access, our conveyors are built to order using industry-standard belt widths that have been fitted for each specification. Covers with port access for dust collection and segmented belly pans with abrasion-resistant material for minimal spillage are available upon request.



**SURGE HOPPERS**

The Andela Metering Surge Hopper comes in many sizes to suit your needs, although many of our customers find that our Model AMSH-86 seems to fit their system well. The AMSH-86 is a 4-cubic yard surge hopper equipped with optional flared sides to accommodate larger loader buckets.

# GLASS CRUSHERS

Williams Patent Crusher offers three unique glass crushing machines that can handle various jobs. These durable and safe glass crushers are the perfect solution for glass recycling and size reduction applications, whether it's for a smaller bottle-crushing projects, or for a large, industrial applications.

Discover how you could be crushing glass in way that is cost efficient and with the peace of mind of knowing your machine is backed by 150 years of experience. Learn more below or contact a sales rep for more information.

## Reversible Impactors

Williams **Reversible Impactors** are among the most advanced of the secondary or tertiary crushers to achieve a high reduction ratio. Reversible Impactors, with their large unrestricted discharge opening, can be used as a glass crushers for large, industrial jobs.



## Roll Crushers

William's Single and Double **Roll Crushers** are simple in design and construction, long-lasting, economical, and versatile. Roll Crushers are more suitable for smaller industrial applications and are also available in a 15-inch (381 mm) diameter dust-tight version for glass crushing applications where it would be expensive to have dust collection air.







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ESPAÑOL

- GLASS CRUSHERS

Home GLASS CRUSHERS

## COMMERCIAL GLASS CRUSHERS

Through our line of Glass Crushers, we provide solutions to most industries including bars, restaurants, laboratories, recycling centers, hotels, casinos and many more.

## REM GLASS BREAKERS – GB SERIES



The GB Series Glass Breakers are complete crushing systems. Rugged, unitized construction produces a machine that will withstand years of punishing use in recycling operations. The GB series requires minimal maintenance and has a reputation in the recycling industry as a crusher built to last.

DETAILS

FREE QUOTE

## REM GLASS BREAKERS – MODEL GB/BC



Process "line-rejects" or "out-dated product" and recover recyclable glass with the GB/BC Full Beverage Glass Breaker.



To operate, simply load the glass containers into the Glass Breaker hopper.

[DETAILS](#)

[FREE QUOTE](#)

## REM GLASS BREAKERS – MODEL GBS COMPACT

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The GBS is the ideal hand-fed glass breaker for small recycling and business applications. Built tough for years of economical operation using the same time-proven design of the large Glass Breakers units. The GBS series requires minimal maintenance with a reputation in the recycling industry as a "glass crusher built to last."

[DETAILS](#)

[FREE QUOTE](#)

## GLASS CRUSHER – THE GLASSHOPPER™

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### **"The Under the Counter Glass Bottle Recycling Solution – Bars, Restaurants, Cruise Ships, Clubs, Hotels and Casinos"**

The GlassHopper™ was designed specifically for bars, restaurants, clubs, cruise ships and hotels. This empty glass bottle crusher is capable of crushing bottles up to 750ml into recycleable cullet and reducing waste volume by up to 80%. This bottle crusher is a compact, under the counter unit. Standard equipment includes an all stainless steel cabinet, top mounted bottle entry port with two sets of double baffles, sound deadening system and easy access cullet collection container.

[DETAILS](#)

[FREE QUOTE](#)

## GLASS CRUSHER – MODEL 95-2,4,6

---



Shown with  
optional stand

### "The Perfect Solution for Low Volume Glass Bottle Recycling – Bars, Restaurants and Laboratories"

Save time, money, labor and space with this new improved crusher. Machine is ideal for bars, restaurants, laboratories, cafeterias, municipalities and institutions. Users like the big savings and convenience in removal and handling costs. It is made for hard use, trouble free operation and dependability for years in service. Reduces volume by up to 80%.

[DETAILS](#)

[FREE QUOTE](#)

## CAN CRUSHER AND GLASS CRUSHER – MODEL 150

---



### "The Higher Volume Can and Glass Crushing Solution – Beverage Distributors, Recycling Operations, Restaurants, Hotels and Universities"

This multi-purpose, higher volume crusher is useful most anywhere glass containers and beverage cans are a disposal, storage or conversion concern. It is user friendly, easy to maintain and is highly portable with optional castors available. Built for trouble free and hard use with volume reductions of up to 80%.

[DETAILS](#)

[FREE QUOTE](#)

## CAN CRUSHER AND GLASS CRUSHER – MODEL 160

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### **"The Conveyor-Fed, High Volume Can and Glass Crusher Solution – Beverage Distributors, Recycling Operations, Municipalities and Breweries"**

This conveyor-fed crusher is designed for recovery/recycling use or any operation where glass bottles and aluminum/steel cans are a disposal, storage or conversion problem. Ideal for bottlers, breweries, communities or other public/private size reduction facilities. Fast, efficient operation crushes either bottles or cans without change in machine setup. Built for hard use and trouble free operation with minimal maintenance or up-keep.

[DETAILS](#)

[FREE QUOTE](#)

## CAN CRUSHER AND GLASS CRUSHER – MODEL 170 – MAGNETIC HEAD

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### **"The Conveyor-Fed, High Volume Can and Glass Crusher – Separates Steel from Aluminum Cans – Beverage Distributors, Recycling Operations, Municipalities and Breweries"**

This conveyor-fed crusher is designed for recovery/recycling use or any operation where glass bottles and aluminum/steel cans are a disposal, storage or conversion problem. The Model 170 utilizes a magnetic head pulley which allows you to separate steel from aluminum cans. A unique hinged steel door under the magnetic head allows you to first crush aluminum cans and sort steel (when open), then crush your steel cans (when closed).

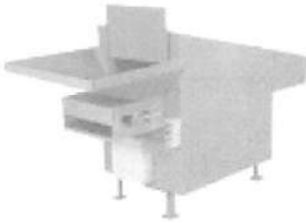
[DETAILS](#)

[FREE QUOTE](#)



## CAN CRUSHER AND GLASS CRUSHER – MODEL 250

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### **"High Volume Can and Glass Crusher Ideal for Can Manufacturers, Recycling Centers, Bottlers and Breweries"**

This crusher is user friendly, easy to maintain and requires no change in machine setup to crush cans or glass. Built for hard use and trouble free operation with minimal maintenance or upkeep. Overload compression springs prevent jamming. 5 HP.

[DETAILS](#)

[FREE QUOTE](#)

## CAN CRUSHER AND GLASS CRUSHER – MODEL 270

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### **"High Volume Can and Glass Crusher Ideal for Can Manufacturers, Recycling Centers, Bottlers and Breweries"**

A larger and more powerful version than the Model 250 with greater throughput.

This crusher is user friendly, easy to maintain and requires no change in machine setup to crush cans or glass. Built for hard use and trouble free operation with minimal maintenance or upkeep. Overload compression springs prevent jamming. 10 HP.

[DETAILS](#)

[FREE QUOTE](#)

## GLASS CRUSHER – MODEL 318

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### **"The Medium to High Volume Glass Crushing Solution – Beverage Distributors, Recycling Operations, Cruise Ships, Restaurants, Hotels & Universities"**

Designed for stand alone use or in conjunction with a conveyor and can be mounted below chutes in MRF applications. A small, compact unit that will hold up to most anything you can throw at it. Volume reductions up to 80%.

[DETAILS](#)

[FREE QUOTE](#)

## GLASS CRUSHER – MODEL 620

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## "The High Volume, Conveyor Fed Glass Crushing Solution – Bottling Operations, Beverage Distributors, Recycling Operations and Municipalities"

A high volume glass crusher designed for long life and trouble free operation. This model is capable of handling full or empty bottles. Conveyor Fed design with side flanges on belt and cover rails to contain material. This feature has

been proven to greatly extend the life of the belt, eliminating some costly routine maintenance found on other crushers. Volume reductions up to 80%.

[DETAILS](#)

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Home of the Chicago Trashpackers Vertical Trash Compactors

### SEARCH BY INDUSTRY

- Apartment Bldg. & Landlords
- Bottlers & Beverage Distributors
- State, County & City Recycling
- Hospitals, Surgical Centers & Nursing Homes
- Hotels/Motels, Resorts, Casinos
- Manufacturers & Plants
- Maritime & Off-Shore Industry
- Restaurants, Bars & Night Clubs
- Schools & Universities
- Cruise Lines, Passenger Ships & Yachts

### SEARCH BY MATERIAL

- 55 Gallon Drums
- Aerosol & Paint Cans
- Aluminum & Steel Cans
- Cardboard
- Full Container Destruction
- Glass

- Paper
- Plastic Bottles
- Plastic & Steel Banding
- Residential/Commercial Trash

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We sell solutions!  
If you have a waste or  
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We offer a full line of Trash Compactor Bags and Baling Wire for any Trash Compactor, Baler or volume reduction equipment you may have.

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## TESTIMONIALS

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"We are very happy with our compactor on our riverboat the Creole Queen. We've had this machine on board for the past few years and **it's the most reliable piece of equipment I've ever seen**. We use it every day, it still looks brand new and it has had a revolutionary impact on our operation. You offer a wonderful product."

Captain Brian Collins  
New Orleans Paddlewheels

"I never hesitate to recommend our Vertical Trash Compactor because it does everything your brochure represents it to accomplish. **I can't imagine anyone in the restaurant business not utilizing this apparatus**. It really has become one of my proudest restaurant possessions. It works so smooth that I almost feel smug when I see all the gigantic trash containers for other restaurants."

Robert Leonardi  
Leonardi's Restaurant, Fort Lauderdale, Florida



(<https://andelaproducts.com/>)

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## Glass Markets

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### What markets exist for Andela Glass?

The first question asked by most people interested in pulverizing recycled glass is; what will I do with it? The second question is; whom can I sell it to? The third and easily the most important question is; who will pay the most money for the recycled glass product I produce? The answers to these questions will depend on your local market. Local markets are virtually unlimited and save on the cost of transportation. The key is to collect, process, and sell locally.

### Pulverized Glass Markets

- **Filtration:** Choker Grit, Drain Pipe Bedding, Backfill, Drainage Aggregate, Septic Fields, Underdrains, French Drains, Golf Course Green Drainage
- **Aggregate:** Backfill/Clean Fill, Embankments, Clean Fill Sand, Hydroponics, Landfill Cover, Oil Spill Cleanup, Road Sand, Solar Heat Storage, Termite Barrier, Utility Bedding and Backfill, Weighted Bags-Construction

- **Glassphalt – Paving Application:** Aggregate Base Course, Asphalt Base Course-Glassphalt, Asphalt Surface Course-Glassphalt, Parking Lots and Driveways

With further processing the patented clean glass process there are a number of other value added markets. For more information refer to [www.sioneer.com](http://www.sioneer.com)  
(<http://www.sioneer.com>)

## CleanGlass Product Markets

- **Abrasives (Sand Blasting, Sandpaper):** Sand Blasting with glass is beneficial because it has no health complications compared to silica sand.
- **Landscaping (Sand Blasting, Sandpaper):** Glass not only adds sparkle and brilliance to your garden but will not lose color overtime and acts as a great non-invasive weed control.
- **Glass Products:** Art Glass, Decorative Marbles, Ecoglass, Fiberglass Manufacturing, Flat Glass, Foamglass, Glass Beads, Bottle Manufacturing, Hand Rolled Flat Glass, Industrial Marbles, Jewelry, Opacified Flat Glass, Pressed Glass, Sintered Mosaic Tile, Waste Vitrification
- **Other Glass Composite Products:** Aqueduct Liner, Brick/Steel Fluxing Agent, Composite (Plastic-Glass) Wall Panels Flue Gas, Sorbent, Glass-Mica Composite, Glass-Polymer-Composite(GPC) Sewer Pipe, Glass/Sludge Tile, Glasscrete Architectural Surfacing, Industrial Flooring, Plastics Filler, Rockwool Manufacturing, Roof Tiles, Terrazzo, Vibratory-Cast Wall Panels
- **Fiberglass Feedstock**

## Supporting Articles

- [Friendly Glass and Markets for Andela Glass \(https://andelaproducts.com/wp-content/uploads/2017/06/friendly-glass-and-markets-for-andela-glass1.pdf\)](https://andelaproducts.com/wp-content/uploads/2017/06/friendly-glass-and-markets-for-andela-glass1.pdf)

# **Oconee Counts 2020**

## **Census Outreach Plan**

Following guidelines established by the U. S. Census, Oconee County has formed a Complete Count Committee to increase awareness and motivate residents to complete the 2020 Census. The Census forms will be available in April, 2020, and for the first time census forms will be available to fill out online.

The purpose of a Complete Count Committee at the local level is to increase self-response rate for households to the Census by developing an awareness campaign targeted to the community and by bringing together a cross section of community members whose focus is 2020 Census awareness.

The primary goal of this plan and process is to increase participation from the 2010 Census count among undercounted populations in Oconee County. This involves participation and outreach by a variety of organizations and individuals within the community who can use their established relationships to help reach and educate residents who have typically been undercounted.

### **Initial Committee Meeting**

Oconee County's Committee held an initial meeting on December 12, 2019, to discuss organization and to brainstorm strategies for the outreach program. Many of the organizations represented offered specific projects that they should be able to pursue in pursuing the Census goal, and the County staff suggested other options for involvement. Also present was David Carfolite, the Partnership Specialist with the Census Bureau serving the Atlanta Region. Some of the strategies discussed and agreed to are listed below.

### **Committee Schedule**

The Committee will meet again in late January and in early March to discuss progress through that period and to assign further activity going forward. Much of the focus will be on the period leading up to mid-March, when the Census forms will go live on the Bureau web site. By that time, we want to insure that a large segment of our target populations have been informed of the importance of the Census count and the availability of forms

### **Committee Makeup**

Oconee County's Committee consists of the following representatives:

- LaShauna Harrison                      United Way Chief Executive Officer
- Blair Hinson                                Oconee County Library Director
- Vivian Kompier                              Oconee County Planner



**Oconee Counts 2020**  
**Census Outreach Plan**

- Bill Huggins Oconee County Planner
- Adam Chapman Planning Director
- Cara Snider Clemson Student Affairs
- Chris Carter City of Westminster
- Daniel Fletcher City of Walhalla
- Ed Halbig City of Seneca
- Nivia Miranda SCDOE/Hispanic Families Outreach
- Dr. Thorsland/Mr. Hanvey SCDOE
- Scott Krein Oconee Emergency Services
- Monica Alles White HEAL (Healthy Eating/Active Living), HOC (Healthy Oconee Coalition)
  
- Emily Hodge OEA
- Debbie Meinert Oconee County Chamber of Commerce

**Proposed Strategies for Outreach:**

- Oconee County Planning Department
  - Place Census flyers and signage/banners at all County offices. Census flyers and brochures explaining why the Census is important to the Community will also be placed in these locations.
  - Place mobile electronic message stations near key public spaces and intersections during peak periods of outreach when the Census forms become available.
    - Seek involvement by municipalities in addition to County efforts
  - Presentations to County Council and City Councils addressing the importance of the Census count and the proposed plan. Possibly a Proclamation.
  - Seneca Journal/Radio spots advertising the start of the campaign and possibly a few weeks into it.
  - Provide staff and census representatives to speak to organizations and groups as part of their routine meetings and speaking engagements.



## **Oconee Counts 2020**

### **Census Outreach Plan**

- Include the Census logo and localized message on as many web and social media sites as possible. (Focus on Emergency services/fire Facebook page, which receives significant traffic).
- Have high-profile public and private individuals provide public serve announcements and videos sharing the message about the importance of the 2020 Census.
- Link to Census form on Planning landing page.
  
- Oconee Economic Alliance -
  - We will use our Coffee Time radio slot at the beginning of April to talk about the census and why it is important.
  - We will use our April Op Ed in The Journal to talk about the Census
  - We will send information out to the local manufacturing companies so they can spread the word to their employees.
  - Duke Energy to put Census on their electronic sign.
  
- Oconee County Chamber of Commerce
  - Utilize their social media and newsletters for outreach.
  
- Oconee County School District
  - Send out a message to parents through their Automated Dialer system, which provides recorded messages to 14,000 homes.
  - The District can hand out flyers to classrooms. Students can take these home to their parents.
    - 10,500 students
    - Packs of 25 flyers each.
  - Hispanic Families outreach staff with School District (Nivia Miranda): She will hand out flyers in Spanish to families as she works with them and will coordinate with the churches as well.
  
- Oconee County Emergency Services
  - Set up laptops with Wi-Fi at fire/emergency stations primarily in lower count areas (as schedules permit) Dates & times TBD. Mr. Krein suggests weeknight evenings.

## Oconee Counts 2020

### Census Outreach Plan

- Planning staff on hand to assist
  - Fire Stations targeted (tentative)
    - ❖ Corinth Shiloh (North of 123)
    - ❖ Crossroads
    - ❖ Holy Springs or Long Creek
    - ❖ Picket Post/Camp Oak
    - ❖ Walhalla
    - ❖ Seneca Rescue Squad (Mill Hill)
  - Promote these events through various media and local churches, Hispanic groups, other social services and non-profits.
  - Seek involvement by municipalities in addition to County efforts
- Clemson Student Groups/University (All Tigers Count Committee has been formed)
  - Coordinate with student representative (Clemson Student Services) to distribute flyers and post materials at housing complexes with permission of management.
- United Way
  - Seeking a \$2,500 grant from UWASC for outreach and any additional marketing.
  - United Way will facilitate outreach to clients served by various non-profit groups in the County.
  - Will use United Way's monthly Oconee County Service Association (OCSA) meeting to promote and recruit other entities to assist and do outreach.
  - United Way Volunteer Income Tax Assistance (VITA) will be used to help with outreach and will setup additional sites in our 'hard to reach/low response' areas for citizens to fill out census.
  - Allow additional computers and mobile Wi-Fi to be used in areas that do not have or have areas where Wi-Fi is limited when VITA is not operating.
- Cities of Walhalla, Westminster

**Oconee Counts 2020**  
**Census Outreach Plan**

- Cities have agreed to include inserts promoting the Census to be sent out with utility bills.
- 2020 Census FAQ sheet on websites.
- Banner across Main St.
  
- City of Seneca
  - Seneca Light & Water will be putting a Census message on the outside of the envelopes starting February.
  - The logo and flyer will go in the mailers starting March.
  
- City of Salem
  - Flyers in utility bills
  
- Oconee County Library
  - 1) Direct service: The Bookmobile will be used to deploy extra Chromebook computers along with a Verizon Mi-Fi hotspot for Internet connectivity. There is already one Chromebook on board that is used as a catalog for library users. However, two or three others can be deployed, either on board the Bookmobile, or outside on a table in pleasant weather, to allow people to fill out their Census during the Bookmobile stop.

Starting in late March, 2020, stops would be as follows:

March 26, Oconee Humane Society, US Hwy 123, 3-4:00 p.m.

April 1, Route B, Keowee Towne Market, 1-3:00 p.m.

April 2, Route C, Dollar General, South SC Highway 11, 10:30-12:00 p.m.

Route C, Fair Play Presbyterian Church, 1:30-3:00 p.m.

Route C, Seneca Heights Apartments, Seneca, 3:30-4:30 p.m.

April 7, Route A, Long Creek General Store, Long Creek Hwy, 1:30-3:30 p.m.

April 8, Route E, Ann Hope UMC, Utica Community, Seneca, 1:30-2:30 p.m.

April 15, Route B, Keowee Towne Market, 1-3:00 p.m.

**Oconee Counts 2020**  
**Census Outreach Plan**

April 16, Route C, Dollar General, South SC Highway 11, 10:30-12:00 p.m.

Route C, Fair Play Presbyterian Church, 1:30-3:00 p.m.

Route C, Seneca Heights Apartments, Seneca, 3:30-4:30 p.m.

April 21, Route A, Long Creek General Store, Long Creek Hwy, 1:30-3:30 p.m.

April 22, Route E, Ann Hope UMC, Utica Community, Seneca, 1:30-2:30 p.m.

April 23, Oconee Humane Society, US Hwy 123, 3-4:00 p.m.

Although there are no current library stops in Mountain Rest, the library could deploy the bookmobile at the Mountain Rest Community Club on April 14, or April 17, or both, from 9:00-1:00, provided advance advertising made the stop(s) worthwhile.

2) Social media and advertising: The library will assist with social media, radio, and external advertising as much as possible. The library director is a guest each month on “Coffee Time” at 94.1 The Lake, WSNW, and will cover the Census on that program. The library will advertise heavily on its own social media and website, and will assist with any effort to launch a dedicated social media presence specifically for the Census.

- School/Church Outreach Hispanic – Nivia Mirana
  - James M Brown Elementary
  - Open Door Baptist
  - La Luz del mundo in Walhalla and Seneca
  - Bethel Church Walhalla
  
- Keowee Key – Kevin McCracken
  - Publishing information in our monthly newspaper
  - Sending out community-wide eblasts
  - Including information in our weekly, Friday Flyer, which is placed at various locations around the community on a weekly basis
  - Hosting community forums (town hall style meeting)

**Oconee Counts 2020**  
**Census Outreach Plan**

- Placing information at our amenity locations
- Posting information on our website

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## 1. Why do we need a Junkyard ordinance?

- Citizens of Oconee County have expressed interest in keeping our area beautiful. Various civic groups have expressed interest in keeping the roadway views attractive. The Oconee County area receives significant tax revenue from secondary homeowners who enjoy the rural landscape we call home and tourism to the area lakes and mountain attractions contribute to significant dollars being brought into our area. For these reasons, we need to consider an ordinance related to view & visual appearance.
- Additionally, because the county has so much of the land as Control Free Zoning, and because neighborhoods are popping up all over, some control measures should be considered to minimize rodent /health issues potentially related to poorly planned and poorly maintained junkyards.
- This type business creates soil contamination which can negatively impact ground water. The existing junk yards have no setbacks creating a safety hazard for traffic and neighborhood children. Property values are negatively impacted with no screening or setbacks. Related comp plan strategies: 11.1.1.1, 11.1.1.2, 11.1.1.4
- To protect the public from nuisances like standing water for mosquito beds, food materials for rodents and their predators, etc. associated with the storage of multiple old vehicles and household appliances

## 2. Why do we need a R.V. park ordinance?

- To establish safety guidelines for the use of multiple recreational vehicles as permanent housing
- The primary issue is where individuals park an RV on a plot somewhere with minimal/no attention to cleanliness, safety, utilities, or basic livability. The larger facilities for short term vacation rentals offer different levels of facilities, but the owners/operators generally police the renters for basic cleanliness. Clean and sanitary conditions are essential in either type of RV park type. Road requirements should be included. The RV park is usually the last step before homelessness. 11.1.2.7
- I think people should have the right to park a camper on their property and hook up to utilities as long as their property restrictions /HOA don't prevent it. I do think that having more than 2 or 3 RV's connected to utilities on one person's property could become a health hazard related to septic systems.
- DHEC septic systems are designed and rated for a specific GPD (Gallons Per Day) inflow. The GPD is mathematically correlated to the number of people using the system to create X number of gallons. To put more liquids into the system that can be dissipated will result in a failed system potentially contaminating nearby wells or surface water health hazards on neighboring properties.
- We need an RV Ordinance that address the maintaining of septic system permit design and approval records as it relates to the usage of the system. Any RV's occupied without the availability to connect to a sewage disposal system are to easily subject to wastewater being dumped on the ground, causing potential health issues to neighboring residents.
- We also need the ordinance to address distances from neighboring properties. As it relates to wastewater, RV's do not have permanent connections to a disposal system. All too often at state parks the temporary piping can become disconnected allowing waste to dump on the ground. Without a "park ranger" to police this activity, a distance setback from the property line should be established.

### **3. Why do we need a multi-family development ordinance?**

*(Apartments, condominiums, duplex, etc.)*

- A requirement for green space, connectivity and adequate trash collection should be included. Should large developments have a certain number of units rented at below standard rental rates to address the affordable housing issue? 3.1.1.1, 3.2.1.2, 3.2.1.3, 10.1.2.3, 11.1.5.1
- To insure that housing safety requirements are met while making housing available at a more cost-effective level than individual, “subdivision” style homes provide
- I’ve not done the research to see if our current ordinances inappropriately restrict this type of development. I will need further understanding of current problems with county restrictions.

### **4. Why do we need commercial development ordinance?**

- Is this being addressed in standards for commercial development along key corridors. Regardless, the county doesn’t have a single ordinance to address the many ‘parts’ of this type development. The ordinances that address these many parts of a commercial development often cause undue confusion. An example is Hartwell Village. 11.1.2.8
- encourage growth that is community friendly, attractive and safe
- I’m not sure what is specifically being asked. Is this in regards to keeping commercial structures in line with a future beautification or corridor plan, or is this in regards to a size or type of commercial activity on the site?
- What I do know, is the more instructions and requirements written down in black and white, is much more attractive to a business than having to make the financial investment required to go through a zoning change request.



# APPENDIX

## Appendix A: Introduction & Executive Summary

### 1. Street Audit (p. 8)

**CORRIDOR STREET AUDIT**

The best way to determine the needs of your Corridor is to walk the streets and with a critical eye, assess the good, the bad and the ugly. Only then can you develop a plan that addresses the individual challenges unique to your city.

The audit can be conducted individually or in a group. But the results should be shared in a group setting with a facilitated discussion on the findings. Pictures taken during the audit can serve as useful tools for the discussion.

As you walk your Corridor streets, answer the following questions:

**CORRIDOR CHARACTER AND PERSONALITY:**

1. As you walk Corridor, do you feel a sense of pride in your surroundings? Why or why not?

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\_\_\_\_\_

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2. Does the Corridor area look vibrant or in a state of decline? Give examples.

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3. What makes the Corridor stand out? What makes it extraordinary or memorable? What elements, features, and details set the Corridor apart from other Corridors?

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4. Is there an architectural element, building, green space, etc., that if removed from your Corridor would change the essence of the place? If so, what is it and what is being done to ensure its protection?

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\_\_\_\_\_

\_\_\_\_\_

5. How does Corridor reflect the local culture or history?

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Click on the form above for full download.

## Appendix B: Marketing

### 1. Inventory (p. 46)

SCDD Point of Interest	Main Category	Related Locations	Description	Physical Address or Access Points	Notes or Service Area	Photo
1. Old Town Square	Historic	Historic Square	Historic square in downtown Greenville, North Carolina.	100 N. Main Street, Greenville, NC 27834	Historic	
2. Old Town Square	Historic	Historic Square	Historic square in downtown Greenville, North Carolina.	100 N. Main Street, Greenville, NC 27834	Historic	
3. Old Town Square	Historic	Historic Square	Historic square in downtown Greenville, North Carolina.	100 N. Main Street, Greenville, NC 27834	Historic	
4. Old Town Square	Historic	Historic Square	Historic square in downtown Greenville, North Carolina.	100 N. Main Street, Greenville, NC 27834	Historic	
5. Old Town Square	Historic	Historic Square	Historic square in downtown Greenville, North Carolina.	100 N. Main Street, Greenville, NC 27834	Historic	
6. Old Town Square	Historic	Historic Square	Historic square in downtown Greenville, North Carolina.	100 N. Main Street, Greenville, NC 27834	Historic	
7. Old Town Square	Historic	Historic Square	Historic square in downtown Greenville, North Carolina.	100 N. Main Street, Greenville, NC 27834	Historic	
8. Old Town Square	Historic	Historic Square	Historic square in downtown Greenville, North Carolina.	100 N. Main Street, Greenville, NC 27834	Historic	
9. Old Town Square	Historic	Historic Square	Historic square in downtown Greenville, North Carolina.	100 N. Main Street, Greenville, NC 27834	Historic	
10. Old Town Square	Historic	Historic Square	Historic square in downtown Greenville, North Carolina.	100 N. Main Street, Greenville, NC 27834	Historic	
11. Old Town Square	Historic	Historic Square	Historic square in downtown Greenville, North Carolina.	100 N. Main Street, Greenville, NC 27834	Historic	
12. Old Town Square	Historic	Historic Square	Historic square in downtown Greenville, North Carolina.	100 N. Main Street, Greenville, NC 27834	Historic	
13. Old Town Square	Historic	Historic Square	Historic square in downtown Greenville, North Carolina.	100 N. Main Street, Greenville, NC 27834	Historic	
14. Old Town Square	Historic	Historic Square	Historic square in downtown Greenville, North Carolina.	100 N. Main Street, Greenville, NC 27834	Historic	
15. Old Town Square	Historic	Historic Square	Historic square in downtown Greenville, North Carolina.	100 N. Main Street, Greenville, NC 27834	Historic	
16. Old Town Square	Historic	Historic Square	Historic square in downtown Greenville, North Carolina.	100 N. Main Street, Greenville, NC 27834	Historic	
17. Old Town Square	Historic	Historic Square	Historic square in downtown Greenville, North Carolina.	100 N. Main Street, Greenville, NC 27834	Historic	
18. Old Town Square	Historic	Historic Square	Historic square in downtown Greenville, North Carolina.	100 N. Main Street, Greenville, NC 27834	Historic	
19. Old Town Square	Historic	Historic Square	Historic square in downtown Greenville, North Carolina.	100 N. Main Street, Greenville, NC 27834	Historic	
20. Old Town Square	Historic	Historic Square	Historic square in downtown Greenville, North Carolina.	100 N. Main Street, Greenville, NC 27834	Historic	
21. Old Town Square	Historic	Historic Square	Historic square in downtown Greenville, North Carolina.	100 N. Main Street, Greenville, NC 27834	Historic	

Full inventory in Excel format has been provided to Oconee County.

## Appendix C: Tourism Destination Recommendations

### 1. Stakeholder Interview Responses (p. 87)

A strong sense of pride for Oconee County and individual communities was expressed by the interview participants. There was also a strong feeling of frustration over the political climate, the lack of urgency among public officials to address critical issues, the apathy of some business and property owners in Corridor districts and the lack of cooperation among the county, [cityCounty](#), chambers and merchants.

#### 1. Although there are many great tourism attractions in Oconee County, what would you say is the main attraction that could serve as an anchor for attracting national and international visitors?

- Water
- Lakes
- Waterfalls
- Rivers
- Mountains
- Outdoor Recreation

#### 2. The Vision 2028 Plan conducted in 2008 indicated a vast majority of participants agreed the county is rich in history, culture and natural resources. But if you could pinpoint one overarching common thread that speaks to the entire county, what would that be?

- Water
- Native American Heritage
- Geography/Weather/Climate
- History/Heritage/Culture
- Proximity to Greenville, Charlotte and Atlanta
- Outdoor Adventure
- People
- Small mountain community
- Quaint towns that are easily connected
- Cultural melting pot

**3. If you were traveling through the county as a visitor, would you stop in Corridor Walhalla?**

**No (overwhelming response) –**

- No nightlife
- No green space or curb appeal
- Shops close at 5:00
- No brand or sense of place
- Would drive on through to get to better mountain towns
- Too many vacant buildings
- Doesn't look cared for
- Main Street is too wide
- Not child or pedestrian friendly
- Existing shops need to be cleaner

**3. If you were traveling through the county as a visitor, would you stop in Corridor Walhalla?**

**Yes**

- Would stop because of the old buildings
- Antiques
- The drive slows you down
- Variety of Museums
- Restaurants
- Anchor to the mountains

**4. If you were traveling through the county as a visitor, would you stop in Corridor Westminster?**

**No (overwhelming response) –**

- Roadway to Main Street is not defined
- Nothing causes you to get out and explore
- Windsor Street is an eyesore
- Traffic should be slowed down
- Needs better signage
- Needs more shops
- Needs branding
- Roads are confusing
- "Gateway" tells me to go through
- Too many empty buildings
- Streets needs beautification

**4. If you were traveling through the county as a visitor, would you stop in Corridor Westminster?**

**Yes**

- Quaint, small town charm
- Music Hall
- Museum (when open)
- Friday night activities
- Restaurants
- Great historic buildings
- Apple and Mayberry Festivals

5. If you were traveling through the county as a visitor, would you stop in Corridor Seneca?

No (overwhelming response) –

- Could not find Corridor
- Poor signage
- 100 yards of something nice and rest is not aesthetically pleasing
- Main Street looks like a homeless hangout
- No one knows about the Historic District
- People drive 123 Bypass and miss Corridor
- Nothing to do beyond Ram Cat Alley
- Empty Buildings
- Not inviting
- A lot of blight
- No charm

5. If you were traveling through the county as a visitor, would you stop in Corridor Seneca?

Yes

- Jazz on the Alley
- Ram Cat Alley
- Restaurants
- Shopping (but mostly on Ram Cat)
- Music and Art (this is the main theme but it should be expand throughout Corridor)

6. What would be a game-changer for Walhalla?

- The Courthouse Inn
- Outdoor adventure shops
- Microbrewery/Pub
- More upscale antique shops (less junk)
- More unique restaurants
- Capitalize on German heritage
- More green space and gardens
- Current plan for streetscape is a good start
- Creation of bike trails in and around the [cityCounty](#)
- There is frustration with property owners reluctance to “fix up” their store fronts
- The [cityCounty](#) park should become an icon for a [cityCounty](#) that is called “Garden of the Gods”

7. What would be a game-changer for Westminster?

- Growth of boutique hotel industry
- Should embrace Apple Heritage
- [CityCounty](#) should build off of Music Hall and Museum
- A “local products” shop: art, produce, etc.
- Bakery Shop
- Unique Restaurants
- Outfitter store, local reservation options
- Moonshine distillery
- Should build on railroad history
- Some indicated the high cost of utilities as a hindrance for growing Corridor business
- Frustrations were expressed concerning the apathy of property owners to fix-up or sell their property.

**8. What would be a game-changer for Seneca?**

- More promotion of the arts – Could create an “Art Deco District”
- Art boutiques (local, mountain-made, high-end art)
- Public spaces and facilities such as a library, park or playground centered on RR theme
- Splash pad in Corridor, Outdoor concerts (expansion of Jazz on the Alley), ice-skating
- Outdoor dining
- Places for people to gather: wine bar, coffee shop, ice cream parlor
- Its was mentioned that main street has become a hangout that creates an uncomfortable situation for locals and visitors. The public transit station should be moved to another area Corridor.
- Merchants feel disconnected from public officials

**9. Do you feel that creating a sense of place and promoting quality of life opportunities are a wise and appropriate investment of public dollars?**

- The overwhelming response was YES!
- A county-wide Hospitality Tax will be necessary to implement a plan for tourism development
- Public investment should translate into a return on investment
- “Public-Private partnerships are vital”
- “We have to invest in ourselves or loose to completing communities who are”
- “There is a complete lack of vision and lack of leadership involving public investment”

**10. Would you be willing to pay more in taxes to see the changes that have been expressed here today?**

- Yes!
- The one cent sales tax is extremely important for the future of Oconee County. We must do a better job of educating people on the subject.
- A message should be created and talking points provided to stakeholders so we can better advocate. An awareness campaign should be created and implemented.
- We have to invest in ourselves or no one else will!
  
- This is an INVESTMENT, not an EXPENSE!

**11. DESIGN STANDARDS**

- There was unanimous consent that future development should fit the character of our communities.
- Code should be flexible so that we can both protect our assets and be creative with future development.
- Affordable housing and senior living should be a goal for the entire county.
- Code should allow for Corridors to be mixed-use. This is good business and translates to more money for the business owners, the cities and the county.
- Design standards should be incentivized to encourage participation. (Rock Hill, Florence, Greenville and Greenwood were mentioned)
- Code should provide buffering along Scenic Hwy 11 that adequately protects the scenic nature of Hwy 11 while not serving as an undue burden on property owners.
- “Do we not think our assets are as worthy of protection as Greenville’s? We’re not acting like it.”

**SIGNAGE**

- Should reflect who we are as a community
- Should be attractive and not cheap
- Should be wood or stone
- No lighted signs
- Shorter in height

**STREETS**

- Should be clean and safe
- Should be pedestrian friendly
- Should provide connectivity
- Should be bike friendly

**COMMUNITIES**

- New developments should require greenspace and walking trails
- Higher density and smaller lots would meet the goals of protecting natural resources and allowing better development in Corridors

**MAIN STREET**

- Should be clean and safe
- Should have attractive storefronts
- Empty storefronts should be required to maintain a standard look
- Traffic should be slowed
- Should have greenspace and places to sit
- Shade – not too much asphalt

SAMPLE CORRIDOR OVERLAY ORDINANCE

*(This sample overlay ordinance is written for use by the cities of Westminster, Seneca and Walhalla. It is understood that Westminster and Walhalla do not currently have ~~city~~County staff dedicated to planning. The county should be willing to assist the cities until such time as the cities are in a position to hire staff. Consequently, the language of this document will need to be amended for Westminster and Walhalla to reflect the county’s assistance.)*

*The language in this suggested ordinance should be reviewed by your county or municipal attorney and other appropriate professionals before enactment. The model should be modified to address special local conditions and to conform to local laws and codes. This model is provided for guidance and not as a substitute for legal counsel or for town planning. The South Carolina National Heritage Corridor has not consulted with an attorney in drafting this document and do not purport to be qualified to give legal advice.*

~~WHEREAS, the Council of the CityCounty of Westminster/Seneca/Walhalla finds the c~~reation of the Corridor Overlay District shall serve the following goals:

- Preserve and reinforce the historic commercial architecture and ~~r~~ustic elegance character of the ~~core~~ Corridor ~~district~~ while allowing innovative and creative ~~infill~~ development, site design and architecture that continuously evolves over time;
- Promote a vibrant Corridor that supports commercial and cultural activities;
- Enhance the pedestrian safety and orientation of the Corridor and encourage walkability;
- Enhance the ~~CityCounty’s~~ County’s attractiveness to residents and visitors alike; and
- Promote Corridor investment, stimulate business, and attract new business

BE IT HEREBY ORDAINED AND ENACTED by the Council ~~of the CityCounty of Westminster/Seneca/Walhalla~~ as follows:

Section 1. Corridor Overlay District

1.01. Boundaries - ~~TBDs (The boundaries should be identified by individual cities)~~

Section 2. Definitions

Awning: Secondary covering attached to the exterior wall of a building.

Canopy: An overhead roof or structure that provides shade or other shelter.

Color Palette: Listing of acceptable color uses, which is maintained by the Corridor Design Review Board.

Façade: The front exterior of a building, typically facing the primary street unless otherwise noted as a side or rear facade.

Fiber Optic Signs: Fibers used instead of metal wires. Light is kept in the “core” of the optical fiber.

Flood Light: Artificial light providing even illumination across a wide area.

Franchise Architecture: Building design that is trademarked or identified with a particular franchise chain or corporation, and is generic or standard in nature. Franchises or national chains must follow the standards of this Ordinance to create a building that enhances the rustic elegance character of Corridor Westminster/Seneca/Walhalla.

Historic Building: A building that is listed or eligible for listing on the National Register of Historic Places.

Infill Development: New construction on previously developed land, such as on a parking lot or a vacant lot where a former building has been demolished.

LED Lights (Light Emitting Diode): Usually a small area light source often with optics added to the chip to shape its radiation pattern and assist in reflection.

Marquee Sign: A structure placed over the entrance to a hotel or theatre. It has signage on the sides either stating the name of the location, or, in the case of theatres, the movie or artist appearing at that location.

Neon Sign: Luminous tube signs that contain neon or other inert gases at a low pressure.

Overlay District: A specific geographic area upon which additional land use requirements are applied, on top of the underlying zoning code, in order to promote a specified goal.

Projecting Sign: A sign attached to a wall, which projects at a 90 degree angle.

Property owner: The person owning such property within the Corridor Overlay area

Sandwich Sign: An “A” frame type sign that can be moved from place to place and which announces “specials.”

Street: The entire width of every public way or right-of-way when any part thereof is open to the use of the public.

Strobe Light: A device used to produce regular flashes of light.

Section 3. Development Standards

Except as otherwise noted, buildings and improvements within the Corridor Overlay District shall comply with the site development regulations and review procedures established in ~~the County (ist-existing code from Westminster/Seneca/Walhalla)~~

#### Section 4. Establishment of a Corridor Overlay District Review Committee

4.1 There is hereby established an advisory committee ~~to the CityCounty of Westminster/Seneca/Walhalla~~, to be known as the Corridor Overlay District Review Committee (Review Committee), which shall have the powers and duties as are hereinafter set forth in this Ordinance. The Review Committee shall consist of seven (7) members, who shall be appointed by the ~~MayorAdministratorAdministratorAdminstrator~~, subject to confirmation from ~~CityCounty~~-Council. Review Committee members shall be appointed with careful consideration given to citizens who are professionals with expertise in the fields of urban design, architecture, urban planning, landscape architecture, engineering, economic development, and other related disciplines.

4.2 The Review Committee shall consist of:

- Two (2) planning/design professional/landscape architect professionals;
- One (1) Corridor Overlay District property owner;
- Two (2) business owners within the Corridor Overlay District;
- One (1) representative from the Chamber of Commerce; and
- One (1) ad hoc member.

4.3 Members shall be residents of the ~~CityCounty~~, or either owners or principals of businesses owning property within the boundaries of the Corridor Overlay District.

4.4 Members shall be appointed to serve three year terms. For the initial year, two members shall have one year terms, two members shall have two year terms, and three members shall have three year terms. Members shall serve until their successors have been named.

4.5 A majority of the membership of the Review Committee shall constitute a quorum, and any action or decision of the Review Committee shall have the support of such a majority of its appointed members.

~~4.6~~ The Review Committee membership is a non---paid position.

~~4.6~~~~4.7~~ Add language regarding officers and other rules of order

#### Section 5. Powers and Duties of the Corridor Overlay District Review Committee

5.1 The Review Committee shall meet as required to carry out the review of applications and other related work as requested by the Planning Commission. The Review Committee shall review all plans for new construction and the alteration, repair, or moving of existing structures located within the Corridor Overlay District and make recommendations to the Planning Commission.

5.2 A meeting shall be held at least once each month when there are applications to be considered and not less than once a year. Special meetings may be held at the call of the chairperson of the Review

5.3 The Review Committee shall annually select one of its members to serve as chairperson and one as vice chairperson. The ~~CityCounty~~ Administrator shall provide such staff assistance as is necessary and available.

5.4 The Review Committee may review formal Site Plan Applications submitted in the Corridor Overlay District in an advisory capacity ~~CityCounty~~ to the Planning Commission.

5.5 The Review Committee shall advise the ~~MayorAdministratorAdministrator~~ and its other boards and commissions on matters related to Corridor development, and the Corridor Overlay District and regulations.

5.6 The Review Committee will conduct and ~~require/or encourage~~ members to attend educational sessions, visit other Corridors with successful Corridor revitalization programs, or seek in---depth consultation on matters of historic preservation and/or Corridor development guidelines. Such training ~~should---shall~~ pertain to the work and functions of the Review Board.

5.7 The Review Committee may recommend to the Planning Commission the establishment of additional policies, application requirements, rules, and regulations as it deems necessary to administer its duties.

#### Section 6: Application

6.1 Commencing the date of the adoption of this Ordinance, the Overlay District standards will apply to the following:

6.1.1 All new construction of buildings or structures.

6.1.2 All exterior building improvements requiring a building permit.

6.1.3 All sign changes for which a conditional use permit is not required but which requires a building permit (Overlay District standards are applicable only to the changed element or improvement).

6.1.4 Renovations for which a conditional use permit is required.

6.1.5 All new or reconstructed parking areas with five or more spaces.

6.2 Grandfather

Any building, structure, parking area, or sign that lawfully exists at the time this Ordinance is enacted, which would not otherwise be permitted under this Ordinance, may be continued in the same manner as it existed before the effective date of the Ordinance. Any future construction, additions, reconstruction, renovation, or sign erection shall be subject to the requirements of this Ordinance.

~~Make consistent with "grandfathering" in chapter 38~~

6.3 Compliance

At the time of application for any building permit, the applicant shall demonstrate the proposed building, structure, improvement, renovation, or sign complies with the requirements of this Ordinance. No building permit shall be issued until the requirements of this Ordinance have been met. It is the **applicant's** responsibility to provide the necessary information to the ~~CityCounty~~ staff to determine compliance with this section of the Ordinance.

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Where the provisions of the Corridor Overlay District conflict with other requirements of the Zoning and/or Planning Ordinance, the requirements of this article shall be reviewed and acted upon by the Planning Commission.

#### Section 7. New Construction

7.1 New infill development shall be designed to be compatible with the historic architecture of the Corridor in its massing and external treatment.

7.2 New infill development shall attempt to maintain the horizontal rhythm of primary street facades by using a similar alignment of windows, floor spacing, cornices, awnings, and other architectural elements.

#### Section 8. Rehabilitation of Historic Buildings

8.1 The following buildings within the Overlay District have been listed or considered eligible for listing on the National Register of Historic Places by the South Carolina State Historic Preservation Office (SHPO), and can be considered historic buildings:

**\*\*List sites listed or eligible**

8.2 Distinctive stylistic features or examples of skilled craftsmanship that characterize these historic buildings shall, whenever possible, be preserved. Removal or alteration of any historic material or distinctive architectural features shall be avoided. Deteriorated architectural features are recommended to be repaired or replaced in accordance with the Secretary of the **Interior's** Standards for the Treatment of Historic Properties and Rehabilitation Standards and Guidelines. In the event that replacement is necessary, the new material shall match the material being replaced in arrangement, design, color, texture, and other visual qualities.

8.3 The original finish of masonry facades must be maintained. No unpainted masonry shall be painted, unless the painting shall be approved by the Planning Commission, upon recommendation of the Corridor Overlay District Review Committee.

#### Section 9. Area and Bulk Requirements

##### 9.1 Setbacks

No minimum front or side yard setbacks are required within the Overlay District.

##### 9.2 Build--to Line

The primary facade of each building shall maintain the established build---to line of the block(s) on which it is located. Where there is no established build---to line, the primary facade of each building shall be set back not ~~less than 12 feet from the face of the curb on a primary street, and 8 feet from the face of the~~not more than 20 feet from the edge of the ROW of the road it is addressed on and not more than 25 feet from any other adjacent ROW.

Height:

**\*\*Each cityCounty should determine minimum and maximum height requirements based on existing structures in the Overlay District.**

#### Section 10. Building Orientation and Entrances

10.01 All primary building entrances shall be accentuated through architectural treatments that enhance pedestrian orientation, such as recessed entrances, protruding entrances, canopies, porticos, overhangs, etc.

#### Section 11. Windows

11.1 It is recommended that at least 40 percent of the length of the ground floor front facade between an elevation of three feet and seven feet above grade shall consist of windows, glass doors, or other transparent building surfaces providing for a visual connection from the outside to the inside of the building.

11.2 It is recommended that upper story windows of front facades shall not be boarded or covered, and shall comprise a minimum of 30 percent of the facade above the ground floor.

11.3 Reflective, black glass and glass tinted more than 40% in windows and doors is prohibited on the ground floor facade.

#### Section 12. Facades

12.1 Blank facades shall not be permitted along any exterior wall within the Overlay District, where such wall abuts a public sidewalk.

12.2 Any portion of a building facade within the Overlay District that exceeds 25 feet in length shall incorporate windows or architectural design elements to break up the expanse of wall and add visual diversity for pedestrian interest at ground level. Example elements include, but are not limited to windows, doors, lighting, material changes, articulated or sculptured wall surfaces or shadow lines, vertical accents, texture changes or color changes, commissioned murals by professional artists, or other architectural features approved by the Planning Commission upon recommendation of the Corridor Overlay District Review Committee.

#### Section 13. Building Materials/Colors

13.01 The following materials are not allowed on the **building's** facade or sides adjacent to public right of ways:

- 13.1.1 Painted concrete block;
- 13.1.2 Aluminum, vinyl, or fiberglass siding; and
- 13.1.3 Asphalt shingles.

13.2 Exterior building colors are recommended to be compatible with the colors on adjacent buildings, subject to review by the Corridor Overlay District Review Committee and approval by the Planning Commission.

13.3 Recommended color palettes for signs, facades, and awnings maintained by the Corridor Overlay District Review Committee shall be reviewed by each applicant prior to beginning work.

13.4 Proposed colors shall be specified for any building exterior treatment prior to the painting of any structure, windows, awnings, or other facade feature.

#### Section 14. Franchise Architecture

14.1 To maintain and reinforce a unique urban character, buildings within the Overlay District will not be constructed or renovated using franchise architecture.

14.2 Franchise architecture is defined as building design that is trademarked or identified with a particular franchise chain or corporation and is generic or standard in nature. Franchises or national chains must follow the standards of this ordinance to create a building that enhances the urban character to the Corridor.

#### Section 15. Off-street Surface Parking

15.1 There shall be no minimum off-street parking requirement in the Corridor Overlay District.

15.2 Service and loading areas must be located to the side or rear of the building.

15.3 Safe provisions for pedestrian access to and through a parking lot shall be provided, to include night lighting.

#### Section 16. Lighting

16.1 Lighting within the Overlay District should serve to illuminate facade entrances and signage to provide an adequate level of pedestrian safety while enhancing the aesthetic appeal of the buildings.

16.2 Building and signage lighting must be indirect with the light sources hidden from direct pedestrian and motorist view.

16.3 The maximum height of lighting fixtures shall be a maximum of 30 feet for parking area

#### Section 17. Streetscape

17.1 The streetscape shall be uniform so that it acts to provide continuity throughout the Corridor.

17.2 When a redevelopment project disturbs existing streetscape elements (street lighting, sidewalks, street trees, parking meters, electrical utilities, etc.), those items must be replaced in-kind with streetscape elements that match the character and design details of existing features.

#### Section 18. Screening

18.1 Any outdoor refuse area shall be located to the rear of the building, and be entirely screened from views along Broad Street by an opaque fence or enclosure.

18.2 All mechanical, electrical, communication, and service equipment, including satellite dishes, air conditioning units, large vents and vent pipes, heat pumps and mechanical equipment shall be concealed by or integrated within the roof form or screened from view at ground level of nearby streets by parapets, walls, fences, landscaping, or other approved means.

#### Section 19. Awnings

19.1 Awnings are encouraged to provide sun protection for display windows, shelter for pedestrians, visual interest, and an exterior sign panel for businesses.

19.2 All awnings shall support the development of the rustic elegance character within the Overlay District.

19.3 Awnings must be constructed of durable, protective, and water repellant materials, such as canvas or vinyl or architectural materials that are intended to complement the design of the building. Plastic or fiberglass awnings are not allowed.

19.4 Awnings must project a minimum of 36 inches from the building.

19.5 Recommended color palettes for awnings that are maintained by the Planning Commission upon recommendation of the Corridor Overlay District Review Committee should be reviewed prior to beginning work.

19.6 Awnings may display only the name of the business conducted or products or services sold therein, which may appear on the vertical face only.

19.7 Awnings existing at the time of passage of this Ordinance, which do not conform to the requirements of the Ordinance, shall be considered nonconforming awnings. Nonconforming awnings shall not be rebuilt, enlarged, changed, or altered in size, location, text or appearance. Nonconforming awnings may be replaced only with awnings that conform to provisions of this Ordinance.

#### Section 20. Signage



20.1 Signs shall be architecturally compatible with the style, materials, colors, and details of the building to which they are affixed and with other nearby signs and buildings while providing for adequate identification of the business.

20.2 Neon signs shall be permitted with the following exceptions:

20.2.1 No exterior neon lighting shall be permitted.

20.2.2 No neon lighting shall be permitted that outlines windows or architectural features, such as doors, roof, cornices, and the like.

20.2.3 Neon signs shall be permitted only in a window display.

20.2.4 No neon sign shall be permitted above the first floor.

20.2.5 All neon signs shall comply with all standards established by the National Electrical Safety Code.

20.3 No exterior signs shall block windows or door openings. Where windows and doors are trimmed in decorative moldings, the moldings shall not be covered.

20.4 Actual produce and merchandise displayed for sale in store windows are not considered to be signs.

20.5 Signs may be illuminated by direct lighting but shall have such lighting shielded so no direct light will shine on abutting properties or in the normal line of vision of the public using the streets or sidewalks. For exterior sign illumination, shaded gooseneck lamps are encouraged. No flood or spot lights shall be mounted higher than five feet above the sign that it is illuminating.

20.6 No sign shall be so located or arranged that it interferes with traffic through glare; through blocking of reasonable sight lines or streets, sidewalks, or drive-ways; through confusion with a traffic control device (by reason of color, location, shape, or other characteristic); or through any other means.

20.7 All signs, except temporary signs, shall be constructed of durable material and kept in good condition and repair. Electrical signs shall be subject to periodic inspection by the CityCounty's Code Inspection Officer.

20.8 Temporary poster advertisements shall be displayed on the inside of business storefronts rather than on the outside and shall be limited to three poster advertisements per business.

20.9 Signs existing at the time of passage of this Ordinance that do not conform to the requirements of the Ordinance shall be considered nonconforming signs. No nonconforming signs shall be rebuilt; enlarged; changed; or altered in size, location, text, or appearance. Nonconforming signs may be replaced only with signs that conform to provisions of this Ordinance.

20.10 Signs pertaining to businesses or occupants, which are no longer using the building or property to which the sign relates, shall be removed from the premises within 30 days after the business or

20.11 A temporary sign stating that a business has relocated will be permitted for no more than 30 days after the business or occupancy has been vacated. Such signs shall be no larger than 12 square feet.

20.13 Twirling flags, balloons or other air or gas-filled devices and special promotional devices shall only be permitted for a new business for a period of not more than 15 days before or 30 days after the opening of such a new business.

20.14 Signs shall be of professional quality and, at all times, be legible and in good repair.

20.15 A sandwich board is a temporary "A" frame sign, which may be readily moved from place to place. Sandwich board sign design and display requirements are as follows:

20.15.1 Number of signs

One sign per establishment shall be permitted.

20.15.2 Area and height

The maximum area shall be eight square feet per side of sign. The width of the sign shall not exceed two linear feet. The maximum height shall be four feet.

20.15.3 Location

Signs may be placed on a sidewalk directly in front of the applicant's business establishment and may only advertise as to the applicant's business. No off-premises advertising shall be permitted. The sign shall be placed on that part of the sidewalk closest to the associated use. The sign must be placed so as not to interfere with or obstruct pedestrian or vehicular traffic. Signs may not be anchored to the sidewalk or attached or chained to poles, newspaper vending boxes, or other structures or appurtenances.

20.15.4 Design

The sign frame shall be painted or stained wood or anodized aluminum or metal. Spray-painted signs are prohibited.

20.15.5 Maintenance

The owner of the property and the proprietor of the business premises shall be jointly and severally responsible for keeping the area surrounding ground signs neat, clean, and well maintained.

20.16 The following signs are prohibited, unless the Planning Commission agrees with the opinion of the Corridor Overlay District Review Committee that such signs complement the intended use and architectural character of the building upon which it will be displayed:

20.16.1 Permanent banners, streamers, inflatable objects, twirlers, and like objects.

such signs have historical value or where such signs successfully evoke the Corridor Business District era. A sign painted directly on a structure cannot be the primary sign for any business located within. The bottom of any sign painted directly on a structure must be located at least 10 feet above ground level.

20.16.3 Flashing, intermittent, or changing color light, including LED, fiber optic signs, strobe light, or highway flashers.

20.17 Temporary signs: Temporary signs for special events and sales shall be permitted (subject to approval by the Planning Commission) upon recommendation from the Corridor Overlay District Review Committee.

20.18. All permitted window lettering and window signs shall be of professional quality and applied to the interior of the window.

Signs may be erected only in accordance with the following requirements:

20.19.1 No commercial establishment shall be permitted a total of more than two signs.

20.19.2 Where there is a business or office floor above the first floor in a 2---story building that is not the same business as is located on the first floor, each such business shall be permitted one sign not more than 18 inches high or more than three 3 feet wide, such sign to be placed or painted on the window of the business or office or projected on suitable ornamental bracket from the building facade.

20.20 Projecting signs

Projecting signs shall be permitted provided that:

20.20.1 Projecting signs must be attached to the building by an ornamental bracket.

20.20.2 No projecting sign, including brackets, may project more than 42 inches from the building to which it is attached.

20.20.3 A projecting sign shall not be larger than 5% of the area of the facade to which it is attached. Ornamental brackets to which a projecting sign may be attached are not included in such five percent calculation.

20.20.4 No more than one projecting sign is permitted for each entrance door.

20.20.5 The bottom of any projecting sign must be at least 7.5 feet above ground level, and its top may not extend higher than whichever of the following is lowest: 25 feet above grade or the top of the sills of the first level of windows above the ground floor.

SECTION 21: Window displays.

21.1 The storage of materials, stock, or inventory shall not be permitted in any window display area ordinarily exposed to public view.

21.2 Obstructing ground floor windows from the interior of a building with shelving, display cases, signs, or other objects is discouraged.

21.3 All commercial window treatments, including blinds, shades, or curtains, shall be maintained in a clean and attractive manner.

21.4 Window display areas of vacant store fronts shall be maintained in good condition and in accordance with the regulations in this Ordinance.

Section 22: Certificate of Appropriateness Required

22.1 Alterations and new construction

No alteration or site improvement of any property located in the Corridor Overlay District, as defined in Section 1.01 of this Ordinance, shall be undertaken prior to obtaining a Certificate of Appropriateness from the Planning Commission, nor shall a Building Permit be issued by the [CityCounty](#) for the construction, reconstruction, relocation, alteration, or demolition of any area, place, site, building, structure, object, or work of art within the designated Corridor Overlay District unless the application for such permit is approved by the Planning Commission through the issuance of a Certificate of Appropriateness in the manner prescribed herein.

22.2 Repairs, informal approval

In order to expedite and encourage timely maintenance and repair work in the designated Corridor Overlay District, the [CityCounty](#)'s Building Code Officer (BCO) shall review and approve repair and maintenance work that does not change the design, materials, or general appearance of a structure within the Overlay District. The BCO may solicit comments and recommendations from the Review Committee in order to make a determination if the proposed repair does not change the design, materials, or general appearance of the structure. Staff may forward the application to the Review Committee for recommendation of Certificate of Appropriateness approval to the Planning Commission when a determination regarding the proposed repair cannot be made. Examples of repair/maintenance work that does not change the design, materials, or general appearance of the structure are as follows:

22.2.1 Replacement of missing bricks, repointing with same color and type of mortar, and reconstruction with brick matching in color, size, and shape.

22.2.2 Replacement of conforming siding, moldings, fascia boards, gutters, railing units, shutters, awnings, canopies, shingles, and other exterior surfaces when there is no change in design, materials, or general appearance. Any replacement or alteration of non---conforming siding, moldings, fascia boards, awnings, canopies, signs, or other exterior surfaces is required to be reviewed by the Review Committee.

22.2.3 Replacement of windows when they are of like material, in size, shape, and appearance. A change from wooden to metal or vinyl storm windows (particularly on historic structures) is required to be reviewed by the Review Committee.

Section 23. Certificate of Appropriateness Application Procedures

A Certificate of Appropriateness Application shall be submitted, in writing, and accompanied by the following data, where applicable:

### 23.1 Sketch plan information

#### 23.1.1 Sketch plan requirements

The sketch plan shall be drawn at a scale of not more than 20 feet to the inch and include representation of adjacent lots, existing buildings, and adjacent streets.

#### 23.1.2 Elevation

An architectural rendering or line drawing, to scale, of all building elevations showing all proposed improvements, to include the location of proposed signs and awnings. The elevation shall be drawn at the same scale of the sketch plan and include the following:

23.1.2.1 The natural color of materials to be applied, including the colors of any paint or manufactured product on the exterior buildings, walls, or addition.

23.1.2.2 The type and finish of all materials to be applied to the exterior surface of the building, walls or addition, sign placement, and awning placement.

23.1.2.3 Current photographs of the subject building and adjacent buildings.

23.1.2.4 Separate renderings of any and all proposed signs and/or awnings, including:

23.01.2.4.1 The location and dimensions of the sign and/or awning.

23.01.2.4.2 The size and style of all lettering.

23.01.2.4.3 Colors with paint chips and/or color charts attached.

23.01.2.4.4 Fabric with fabric sample attached.

23.1.2.4.5 Construction materials.

23.1.2.4.6 Height above grade and below roofline.

23.1.2.5 Exterior lighting details proposed to be used for walkways, drives, and parking lot, including signs and light cast from the **building's** interior, which is or will be visible from surrounding properties.

23.1.2.6 Existing or proposed streetscape amenities, such as art work, sculptures, lighting, benches, fountains, and other ornamental or decorative features.

## Section 24. Certificate of Appropriateness Review Procedures

### 24.1 Pre-application meeting

The developer is encouraged to meet with the Corridor Overlay District Review Committee members prior to submission of a Certificate of Appropriateness (COA) Application. The intent of this meeting is to discuss early and informally the purpose and effect of the Ordinance and the criteria and standards contained herein. It will also give the applicant the opportunity to become familiar with zoning regulations and procedures as well as the benefit of any comments on the specific proposal by [CityCounty](#) staff.

24.2 When the owner of a property within a Corridor Overlay District proposes new construction or alteration to any portion of a structure within the District, he/she shall first apply for and secure a COA from the Planning Commission. The application for a COA shall be forwarded to the Design Review Committee Chairman, together with such plans, specifications, renderings, fees, and other material as required for recommendation of action to the Planning Commission.

24.3 After a COA Application is received, the Design Review Committee Chairman shall determine whether the application is complete. If incomplete, the Design Review Board Chairman shall advise the applicant within 10 business days of any additional information that is necessary or required. The applicant shall have 5 business days to submit the missing information. Failure to submit the missing information will result in the application not being placed on the Review Committee's meeting agenda.

24.4 After determining that the COA application is complete, the Design Review Committee Chairman or an assigned agent shall forward the COA application to the Board three days before the next Committee meeting.

24.5 The applicant shall receive notification of the time and place set for review of the COA application by the Review Committee and shall appear at such stated time and place and shall bring with him/her such other information or witnesses as are requested by the Review Committee or which the applicant deems to be helpful to a speedy and thorough review. The applicant, his/her agents, or any witnesses called by him/her may be heard at such review.

24.6 The Review Committee shall review the application and evaluate whether or not the buildings and structures to be constructed, altered, repaired or relocated, comply with the requirements of the Corridor Overlay District Ordinance. The Review Committee will make a determination based on this review and forward the results to the Planning Commission for action on the COA. The recommendations by the Review Committee are as follows:

#### 24.6.1 Approval

If the proposed alteration or new construction is determined to have no adverse effect by the Review Board on the Overlay District and does not violate the spirit and purpose of the Ordinance, then the Review Board Secretary shall recommend to the Planning Commission that it issue the Certificate of Appropriateness.

#### 24.6.2 Approval subject to conditions

Upon determination that a COA is in compliance, except for minor modifications, the conditions for approval shall be identified and the applicant shall be given the opportunity to correct minor deficiencies. The applicant may resubmit the COA to the Review Committee for final review after conditions have been met. The Review Committee may waive its right to review the revised COA Application; and instead, authorize the Design Review Committee Chairman or assigned agent to review and recommend approval of the resubmitted application materials to the Planning Commission, if all required conditions have been addressed.

### 24.6.3 Denial

Upon determination that a COA Application does not comply with the standards and regulations set forth in this Ordinance, or that the proposed alteration will have an adverse effect on the Corridor Overlay District, or the COA Application requires extensive revision in order to comply with said standards and regulations, the Design Review Committee shall recommend that the Planning Commission deny the requested COA.

24.6.4 The determination made being an approval, approval subject to conditions, or disapproval of a COA, respectively, shall be endorsed on the plans, including the date of such action and all contingencies and findings of fact supporting the Review Committee's decision. A copy of the Review Committee's decision and findings of fact shall be forwarded to the applicant.

24.7 Upon denying a Certificate of Appropriateness, the Planning Commission may impose a waiting period of at least 30 days, but not to exceed three months from the date of disapproval, during which time the Planning Commission shall authorize the Review Committee to negotiate with the owner of the property in order to develop a compromise proposal acceptable to both. The first meeting between the Review Committee and applicant shall be held within 60 days from the date of disapproval. If a compromise proposal is accepted by both parties, the Review Committee may henceforth recommend to the Planning Commission to issue a Certificate of Appropriateness.

24.8 The Planning Commission shall grant or deny approval of the application within 45 days of the date of submission of such application by the Review Board or within such further time as may be consented to by the applicant. If the Planning Commission shall not have granted or denied said application within 45 days, the application shall be deemed to have been approved.

24.9 Approval of the Certificate of Appropriateness shall expire five years after the date of approval by the Planning Commission or the approval of the final site development plan by the Planning Commission, whichever is later, if the applicant fails to obtain a building permit, use and occupancy permit, or other applicable permit, unless the Planning Commission has agreed, in writing or on the record, to an extension of time.

### Section 25. Notification of Violation

If the ~~CityCounty of Westminster's/Seneca's/Walhalla's Zoning OfficerZoning AdministratorAdminstrator~~, staff member, or any member of the Design Review Committee shall find that any of the provisions of this Ordinance are being violated, the Chairman of the Design Review Committee shall notify the ~~Zoning OfficerZoning AdministratorAdminstrator~~, in writing, about such violation, indicating the nature of the violation and the action necessary to correct it. The ~~Zoning OfficerZoning AdministratorAdminstrator~~ shall notify the person responsible for such violation.

on the Corridor Overlay District, or the COA Application requires extensive revision in order to comply with said standards and regulations, the Design Review Committee shall recommend that the Planning Commission deny the requested COA.

24.06.4 The determination made being an approval, approval subject to conditions, or disapproval of a COA, respectively, shall be endorsed on the plans, including the date of such action and all contingencies and findings of fact supporting the Review Committee's decision. A copy of the Review Committee's decision and findings of fact shall be forwarded to the applicant.

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24.8 The Planning Commission shall grant or deny approval of the application within 45 days of the date of submission of such application by the Review Board or within such further time as may be consented to by the applicant. If the Planning Commission shall not have granted or denied said application within 45 days, the application shall be deemed to have been approved.

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## 2. Signage Ordinance (p. 9, 126 & p. 144)

*The language in this suggested ordinance should be reviewed by your county or municipal attorney and other appropriate professionals before enactment. The model should be modified to address special local conditions and to conform to local laws and codes. This model is provided for guidance and not as a substitute for legal counsel or for town planning. The South Carolina*

*National Heritage Corridor has not consulted with an attorney in drafting this document and do not purport to be qualified to give legal advice.*

### SIGN ORDINANCE

#### 1.100 STATEMENT OF PURPOSE, INTENT AND JURISDICTION

Signs constitute a separate and distinct use of the premises upon which they are placed and also affect the use of adjacent roads, streets, walkways and other properties. The provisions of this sign Ordinance are made to establish reasonable and objective regulations for all signs in this municipality which are visible to the public, in order to protect the general public health, safety, welfare, convenience and aesthetics. The Ordinance is also intended to serve the **public's** need to be given helpful directions, and to be informed of available products, businesses, and services. All signs in Oconee County which are visible to the public shall be subject to this Ordinance.

#### 1.200 DEFINITIONS

- 1.201 Facade - Any structure or part of a structure attached; or otherwise mounted parallel, to a wall or other vertical part of the structure.
- 1.202 Gross Surface Area - The entire area within a single continuous perimeter composed of a single face enclosing the extreme limits of characters, lettering, illustrations, ornamentation or other figures, together with any other material, design or color forming an integral part of the display including the frame.
- 1.203 Public - The members of the community as a whole or any particular part of the community.
- 1.204 Resort/Community Development - A building or group of buildings located on a lot containing ten (10) acres or more. A resort/community development combines non-permanent lodging with services, including food, retail sale of commodities, recreation, and other amenities. A resort/community development may temporarily house owners and other residents who do not have full ownership of residential units, full-fledged members and their guests.
- 1.205 Roof - The roof slab or deck with its supporting members, not

- 1.206 Roofline - The top edge of a roof or building parapet, whichever is higher, but excluding any mansards, cupolas, pylons, chimneys or any minor projections.
- 1.207 Roof Ridge - The upper and lower roof ridges are the horizontal lines formed by the juncture of two sloping planes formed by the surfaces of a roof.
- 1.208 Roof Eaves - The projecting overhang at the lower edge of a roof.
- 1.209 Roof Structure - An enclosed structure on or above the roof of any part of a building.
- 1.210 Sign - A name, identification, description, emblem, display or device which is affixed to, printed on, or represented directly or indirectly upon a building, structure, or parcel of land; which is illuminated or non-illuminated; visible or intended to be visible from any public place; and, which directs or calls attention to a person, place, product, institution, business, organization, activity or service. Signs shall also include any permanently installed or situated merchandise, including any banner, pennant, placard, statue, vehicle or temporary sign. Certain categories of signs are defined as follows. Other categories of signs are defined elsewhere in this ordinance
- A. Abandoned Sign - A sign located on a property which is vacant and/or unoccupied for a period of ninety (90) days; a sign which is damaged, in disrepair, or vandalized and not repaired within ninety (90) days; a sign which contains an outdated message for a period exceeding thirty (30) days.
- B. Amenity Identification Sign - A sign which directs attention to a resort/community commodity, service, recreational area, or other amenity.
- C. Awning Sign - A sign with its copy on a shelter made of any non-rigid material, such as fabric or flexible plastic that is supported by or stretched over a frame and attached to an exterior wall of a building or other structure.
- D. Banner Sign - A sign with its copy on non-rigid material such as cloth, plastic, fabric or paper with no supporting framework.
- E. Bulletin Board - A particular type of changeable copy sign that displays copy in a casement made of glass, Plexiglas or other materials.



- F. Canopy Sign - A sign on a rigid multi-sided structure attached to a building or on any other freestanding structure that may have a roof with support but no walls.
- G. Changeable Sign - A sign that is designed so that its characters, letters, illustrations or other content can be changed, altered or rearranged without physically altering the permanent physical face or surface of the sign. This includes manual, electrical, electronic, or other variable message signs.
- H. Construction Sign - A temporary sign identifying individuals or companies involved in design, construction, wrecking, financing or development work when placed upon the premises where that work is underway, but only for the duration of the work.
- I. Directional/Informational Sign - An on-premises sign for the convenience of the public giving directions, instructions, facility information or other assistance around a site, such as location of exits, entrances, parking lots, amenities, and housing units, to encourage proper circulation. It may contain the logo of an enterprise but no other advertising copy.
- J. Directory Sign - A sign which displays the names and/or addresses of the establishments, housing units, amenities, or uses of a building or group of buildings.
- K. Flashing Sign - Any sign which has intermittent or changing lighting or illumination of a duration less than thirty (30) seconds shall be deemed a flashing sign.
- L. Free-standing Sign - The general term for any sign which is permanently affixed to the ground and on a foundation. It is supported on a foundation by one or more upright poles or braces, and is not attached to a building or any other structure.
- M. Housing and Community Unit Identification Sign - A sign within a commercial resort community or common interest community (condo, co-op or planned community) identifying individual units, as well as groupings of units within the community.
- N. Illegal Sign - A sign which does not meet the requirements of this ordinance or which is not a registered nonconforming sign. This

specifically includes a sign that remains standing when the time limits set by the permit are exceeded and any sign not removed after notification from the ~~zoning officer~~ Zoning Administrator to remove the sign.

- O. Illuminated Sign - A sign illuminated in any manner by an artificial light source, whether internally or externally lit, including but not limited to neon signs and any sign which has characters, letters, figures, designs or outlines illuminated by artificial lighting.
- P. Informational Sign - Public or private directional, street or traffic signs, address numbers, names of buildings, rooms, etc. and other signs of a similar nature.
- Q. Instructional Sign - A sign which provides direction or instruction to guide persons to facilities intended to serve the public (e.g., restrooms, public telephones, public walkways, parking areas, and commercial resort-community amenities, maps, housing units, or transportation schedules).
- R. Marquee Sign - Any sign attached to a covered structure projecting from and supported by a building with independent roof and drainage provisions and which is erected over a doorway or doorways as protection against the weather.
- S. Monument Sign - A freestanding sign with a base affixed to the ground, where the length of the base is at least two-thirds the horizontal length of the monument.
- T. Nonconforming Sign - A sign that met all legal requirements when constructed but is not in compliance with current sign regulations. A registered nonconforming sign is not an illegal sign.
- U. Off-Premises Sign - Sign, graphics or a display for commercial, industrial, institutional, service or entertainment purposes, promoting products, or services conducted, sold or offered somewhere other than upon the same premises where the sign is located, and whose purpose is to sell or identify a product, service or activity. In the context of this section the word premises shall be interpreted as being a separate tract or parcel of land that has been or may be conveyed by deed or has otherwise been specified as a separate lot on an approved land development plan.
- V. On-Premises Sign - Sign, graphics or a display for commercial, industrial, institutional, service or entertainment purposes, promoting products, uses or services conducted, sold or offered

upon the same premises where the sign is located, and whose purpose is to sell or identify a product, service or activity. In the context of this subsection the word premises shall be interpreted as being a separate tract or parcel of land that has been or may be conveyed by deed or has otherwise been specified as a separate lot on an approved land development plan.

- W. Personal Sign - A sign including name plates, home-occupation signs, and other signs of a similar nature.
- X. Plaza Sign - A one or two-sided structure displaying smaller signs, each of equal size.
- Y. Pole Sign - A freestanding sign with a base supported from the ground by a pole or a similar support structure of narrow width.
- Z. Political Sign - A temporary sign larger than four (4) square feet identifying, either singly or combined, a political candidate, slate of candidates, issue or party. These signs are used or intended to be used for the display of any announcement, advertisement or notice of any individual candidate or slate of candidates for any public office or similar political purposes.
- AA. Political Yard Sign - A temporary political sign four (4) square feet or smaller.
- BB. Portable Sign - Sign, graphic or display for commercial, industrial, institutional, service, entertainment or informational purposes which can be readily moved from place to place and which is not affixed to a building, to another permanent structure or to the ground.
- CC. Projecting Sign - A sign which is supported by an exterior wall of a building or other structure and which is constructed and displayed perpendicular to the face of the building or other structure so that both sides of the sign are visible.
- DD. Real Estate Sign - A temporary sign which is used to offer for sale, lease or rent the premises upon which the sign is placed.
- EE. Roof Sign - A sign which is erected, constructed, and maintained on or above the roof of a building.
- FF. Temporary Sign - A sign displayed for a fixed, terminable length of time. Temporary signs are intended to be removed after the

temporary purpose has been served. Included are for sale, lease or rent signs, political signs, service signs, special-event signs, construction signs, directional signs to special or temporary events and signs of a similar nature.

- GG. Wall Sign - A sign painted on, or attached to, a wall or window of a building or other structure and which is mounted parallel to the surface so that only one side is visible to the public.
- HH. Warning Sign - A sign containing no advertising material but which warns the public of the existence of danger.

#### 1.300 ADMINISTRATION

The Administrator of this sign Ordinance shall be the ~~Zoning Officer~~Zoning Administrator. The ~~Zoning Officer~~Zoning Administrator shall have the responsibility and authority to administer and enforce all provisions of this Ordinance, other than those provisions with powers specifically reserved to the Board of ~~Supervisors or the Zoning Hearing Board~~Zoning Appeals

#### 1.400 PERMIT PROCEDURES

No sign, except as provided by Section 1.500 (Exempt Signs) and Section 1.500 (Nonconforming Signs) shall be erected, displayed, altered, relocated, or replaced until the municipality issues a sign permit.

- 1.401 Permit Application - Applications for sign permits shall be submitted on forms provided by the municipality, completed as required; at a minimum, they shall have attached the following information, in either written or graphic form.
  - A. Location of the sign on the premises in relation to lot lines, buildings, sidewalks, streets, public rights-of-way and street intersections within three hundred (300) feet of the proposed sign.
  - B. Type of sign (e.g., freestanding, pole, monument, wall) and general description of structural design and construction materials.
  - C. Drawing(s) of the proposed sign containing specifications indicating height, perimeter, area, dimensions, type of lettering proposed, means of support, method of illumination, and any other significant characteristics.
  - D. Any other information requested by the ~~Zoning Officer~~Zoning Administrator in order to

carry out the purpose and intent of this Ordinance.

- E. The required sign permit fee as established by resolution of the Governing Body. Permit fees will cover the cost for administering this Ordinance for compliance with its purpose.
- F. The landscaping plan for any freestanding signs shall be created, as follows.
  - 1. A landscaped island containing shrubs or flowers with a minimum of thirty two (32) square feet in area and a minimum of one foot in height is required around all off-premises pole and monument signs.
  - 2. The island shall be formed from materials such as, but not limited to, stone, brick, or landscape timbers. The island shall be maintained to keep it free of weeds, debris and brush.
  - 3. A sketch of the sign and island shall be submitted with the sign permit application for review and approval by the ~~Zoning Officer~~Zoning Administrator.

1.402 Permit Review and Action- The ~~Zoning Officer~~Zoning Administrator shall review the sign permit application and issue or deny the permit, in conformance with the following standards.

- A. Official Date. The official date of submission shall be the day the ~~Zoning Officer~~Zoning Administrator determines that the completed application, with all required or necessary data, has been properly prepared and submitted.
- B. Time to Decide. The ~~Zoning Officer~~Zoning Administrator shall determine whether the proposed sign will or will not be in compliance with the requirements of this Ordinance, and shall, within thirty (30) days of the official date of submission, issue or deny the sign permit.
- C. Photograph. When the sign has been completed, the Applicant shall photograph the completed sign and forward the photograph to the ~~Zoning Officer~~Zoning Administrator. The ~~Zoning Officer~~Zoning Administrator shall then inspect the sign.
- D. Inspection for Compliance. The ~~Zoning Officer~~Zoning Administrator, or a designee, shall perform a final inspection after installation of any approved sign. The ~~Zoning Officer~~Zoning Administrator will then complete the County portion of the sign application and forward the completed application form to the Applicant. The final dimensions of the sign will be noted by the

Zoning Office, either on the back of the photograph of the sign or at any other appropriate place, which information shall be filed at the County offices along with the completed application.

- E. Discrepancies. Any discrepancies between any sign as approved and the sign as constructed shall be identified in writing by the ~~Zoning Officer~~Zoning Administrator and may result in the halt of construction and correction of the discrepancy. If the discrepancy is not corrected within twenty (20) days after written notice, the sign may be ordered removed by the ~~Zoning Officer~~Zoning Administrator.
- F. Complaints. The ~~Zoning Officer~~Zoning Administrator shall investigate any complaints of violations of these regulations and may revoke any permit if there is any violation of these regulations or if there was any misrepresentation of any material fact, in either the sign permit application or the plans.
- G. Bi-Annual Inspection. The ~~Zoning Officer~~Zoning Administrator, or a designee, shall complete a bi-annual inspection of all regulated signs on or about the anniversary date of the issuance of the permit for each sign, and shall determine if the sign is in conformance with the sign Ordinance. If any sign is not in conformance, the ~~Zoning Officer~~Zoning Administrator will revoke the permit for the sign and may remove or order the removal of the sign, at the expense of the owner or lessor.
- H. Annual License Fee. An annual license fee shall be paid in accordance with any resolution of the Supervisors setting forth the annual license fee schedule.
- I. Penalty Fee. If the annual license fee is paid later than 40 days from the date of the invoice requesting payment, a penalty fee equal to fifty percent (50%) of the cost of the annual license fee shall be assessed. At the end of ninety (90) days, the unpaid annual license fee will bear interest at 18% APR. If the annual license fee has not been paid at the end of 120 days from date of invoice, the sign will be ordered removed by the ~~Zoning Officer~~Zoning Administrator, with the cost of removal to be borne by the sign owner.
- J. Revocation of Permit. All rights and privileges acquired under the provisions of this Ordinance are mere licenses and, as such, are revocable for cause by the County/~~City~~County. All permits issued pursuant to this Ordinance are hereby subject to this provision. *See Section 1.404.*



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

L. Information to be affixed on signs. All signs erected after the effective date of this section shall have the following information permanently affixed in a conspicuous place.

1. Date of the Approval.
2. The sign permit number.
3. The voltage of any electrical apparatus used in connection with the sign.

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

1.403 Expiration of Sign Permit

- A. If the sign authorized by any sign permit has not been erected or completed within one hundred twenty (120) days from the date of issuance of that permit, the sign permit shall be deemed expired.
- B. An expired sign permit may be renewed within thirty (30) days from the expiration date for good cause shown and upon payment of a permit extension fee, as established by resolution of the Supervisors.

1.404 Revocation of A Sign Permit

The ~~Zoning Officer~~Zoning Administrator shall revoke any sign permit if the sign, whether new or pre-existing, is moved or otherwise altered, either intentionally or by natural forces, in a manner which causes the sign not to be in conformity with this Ordinance. Signs must be properly maintained, properly painted and be kept free from all hazards, including but not limited to, faulty

wiring, loose fastenings, being in an unsafe condition or detrimental to public health, safety or general welfare. In the event of a violation of any of the foregoing provisions, the ~~Zoning Officer~~Zoning Administrator shall give written notice specifying the violation to the current owner of the sign and the current owner of the land upon which the sign is erected to conform or to remove the sign. The sign shall be made to conform to the permit requirements within thirty (30) days from the date of the notice, or, the ~~Zoning Officer~~Zoning Administrator shall revoke the sign permit and the subject sign shall be removed by the owner of the sign or the owner of the premises.

1.405 Removal of the Violating Sign

After issuing an enforcement notice that complies with the Municipalities Planning Code the ~~Zoning Officer~~Zoning Administrator shall have the power to, and may remove, cause to be removed, or order the removal of signs that are in violation of this Ordinance. The ~~Zoning officer~~Zoning Administrator has the option of waiving the removal of a sign if the Business is for sale. The removal will be completed at the expense of the owner of the sign or the owner of the premises, or both. Removal shall take place in the following instances.

- A. When any sign constructed after the adoption of this Ordinance or any amendment to it is not in conformance with the provisions of this Ordinance.
- B. If the ~~Zoning Officer~~Zoning Administrator finds a sign which presents immediate peril to persons or property, the sign shall be removed.
- C. When any sign, whether existing on, or erected on or after the effective date of this Ordinance, is declared obsolete for any of the following reasons:
  1. Any directional or off-premises sign which refers or pertains to a business or facility, the affairs of which are discontinued for a period of six (6) months or more.
  2. Any sign which pertains to a time, event or purpose which no longer exists or applies.
  3. On premises signs for any businesses or facilities which have been vacant, unoccupied or not actively being offered for sale for a period of six (6) months or more.
- D. Any sign for which the annual license fee has not been paid within 120 days of the license fee invoice date.

1.500 EXEMPT SIGNS

Sign permits shall not be required for the following.

Name and Address – Up to two signs indicating address, number and/or name of occupants of the premises, that do not exceed two (2) square feet in area per side, and do not include any commercial advertising or other identification.

Decals - Decals affixed to windows or door glass panels, such as those indicating membership in a business group or identifying credit cards accepted at the establishment.

Flags, Emblems and Insignia of Government Agencies, Religious, Charitable, Public or Non-Profit Organizations- These types of signs are exempt from permit requirements but are subject to the following requirements.

- A. No single flag that is flown shall exceed forty (40) square feet in area and no single parcel shall fly more than three (3) flags.
- B. If the total area of flags exceeds seventy two (72) square feet, the excess area shall be included in the on-premises, free-standing sign area calculations (See Section 1.1000) for the parcel.
- C. Flagpoles shall not exceed forty (40) feet in height.
- D. Wall-mounted flags, emblems, insignias or logos shall be limited to one per parcel and shall not exceed forty (40) square feet in area.

Handicapped Parking Space - Signs not exceeding two (2) square feet in areas reserving parking for handicapped individuals.

Private Drive Signs - On-premises private drive signs are limited to one per driveway entrance, not exceeding two (2) square feet in area, with language limited to the words “private drive” and the addresses of any residences using the private driveway.

Public Signs - Signs erected by government agencies or utilities, including traffic, utility, safety, railroad crossing and identification signs for public facilities and any signs erected by the County under direction of the Board of Supervisors.

Security and Warning Signs - On-premises signs regulating the use of the premises, such as “no trespassing”, “no hunting” and “no

soliciting” signs that do not exceed one (1) sign two (2) square feet in area in residential areas and one (1) sign five (5) square feet in area in commercial and industrial zones. These limitations shall not apply to the posting of conventional “no trespassing” signs in accordance with state law

Temporary Real Estate Signs - Display of these signs shall be limited to one (1) per property and six (6) square feet in area in residential zones and thirty two (32) square feet in all other zones. These signs shall be removed within thirty (30) days of settlement or lease of the property.

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

1.600 PROHIBITED SIGNS

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

Animated and Moving Signs - A sign or other display with either kinetic or illusionary motion powered by natural, manual, mechanical, electrical or other means, including but not limited to flags having commercial messages, and all pennants, banners, streamers, propellers, and discs, as well as flashing signs, signs with illuminated elements that are used to simulate the impression of motion, and searchlights.

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

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

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

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

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

Roof Signs - Roof signs are on-premises signs and shall conform to Section 2.1000 and all other sections of the Zoning Ordinance.

- A. With the exception of gambrel, mansard, and hip-on-gable roof signs, roof sign height shall not exceed twenty-five percent (25%) of the vertical height from the roof eave to the highest roof ridge.
- B. The height of roof signs on gambrel, mansard, and hip-on-gable roofs shall not exceed twenty five percent (25%) of the vertical height from the roof eave to the *lower* roof ridge.
- C. Cross-hipped roofs may contain only one sign on the roof area that is parallel and facing the street.
- D. Roof signs are prohibited on flat roofs with eaves and on flat roofs with parapets.
- E. All roof signs shall be affixed to the roof of a structure. The supporting design should be structurally sound as determined by the ~~zoning officer~~ Zoning Administrator and the County engineer.

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

Strings of Light - Any devices including lights that outline property lines, sales areas or any portion of a structure and are intended to advertise or draw attention to a business or commercial activity, except as follows.

- A. Lights used temporarily as holiday decorations.
- B. Lights or other devices used on a temporary basis on parcels on which carnivals, fairs or other similar temporary activities are held.

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

for business purposes.

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

Multiple Signs - Multiple signs, logos or insignia on a canopy or canopies attached to a building or other structure are prohibited.

Signs Adversely Affecting Safety. Signs which prevent free ingress or egress from any door, window, fire escape, or that prevent free access from one part of the roof to any other part. No sign of any kind shall be attached to a stand-pipe or fire escape. Open flames used to attract public attention to a place of business or to an advertising sign shall not be permitted.

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

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

#### 1.700 GENERAL STANDARDS AND CRITERIA FOR SIGNS

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

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

- A. Where the sign consists of individual letters or symbols attached to or painted on a surface, building wall or window, the area shall be considered to be that of the single smallest rectangle or other regular geometric shape which encompasses all of the letters and symbols, including the sign background and frame.
- B. In computing square-foot area of a double-faced sign, only one side shall be considered, provided both faces are identical in size, otherwise the larger side shall be considered. If the interior angle formed by the faces of the multi-faced sign is greater than forty- five (45) degrees, then all sides of the sign shall be considered in calculating the sign area.

1.702 Determination of Sign Height - The height of all signs shall be determined

as follows.

- A. The height of a sign erected *within* thirty (30) feet of a road right- of-way line shall be measured from the grade level of the nearest edge of the travelway of the adjacent road to the top of the sign or sign structure.
- B. The height of all signs erected *beyond* thirty (30) feet from a road right-of-way line shall be the measured from the natural grade level immediately adjacent to where the sign is erected to the top of the sign or sign structure.

#### 1.800 GENERAL REQUIREMENTS

All signs erected within each municipality and along Scenic Byways shall conform to the applicable building codes and to the following general requirements.

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

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

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

- A. In the case of a grand opening or similar event, banners, posters, pennants, ribbons, streamers, spinners or other similar moving, fluttering or revolving devices may be used for a period of seven (7) consecutive days upon application for a special sign permit.
- B. All temporary (7 consecutive days) signs shall be affixed at all four

corners or attached to a stable, flat, surface. Temporary signs affixed to buildings shall be considered temporary wall signs and shall conform to the requirements in Subsection 2.1200.

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

Sign Illumination - Illuminated signs or sign lighting devices shall employ only lights emitting a light of constant intensity (See also subsection 1.603) and no sign shall be illuminated by or contain flashing, intermittent rotating or moving light or lights. No sign or lighting device shall be placed or directed to permit the beams and illumination to be directed or beamed upon a public road, highway, sidewalk or adjacent premises so as to cause a traffic hazard or nuisance.

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

Limitation on Number of Signs- Any business shall be limited to two on-premises exterior signs advertising that business, to include free-standing and signs attached to a building (excluding window decals and on- premises directional signage).

#### 1.900 OFF-PREMISES SIGNS (Billboards)

Off-premises signs include signs, graphics and other displays for commercial, industrial, institutional, service or entertainment purposes, products, uses, or services conducted, sold or offered elsewhere than upon the same premises where the sign is located. These signs are allowed only in Commercial and Industrial zoning districts and are subject to the following.

Engineering Certification - An engineering certification shall accompany the application for an off-premises sign permit. The engineering certification shall indicate, under the seal of a professional engineer, that the existence of the proposed off-premises sign shall not present a safety hazard.

Special Exception - Off-premises signs are allowed only upon the granting of a special exception by the Zoning Hearing Board in compliance with the standards in this Ordinance.

Sign Separation Distance -The minimum distance required between all off- premises signs shall be 2640 feet (1/2 mile) as measured along the centerline of the abutting roadway. Signs located on the opposite sides of the road or in an adjacent Municipality are subject to this distance requirement. These signs shall be located according to the following standards.

- A. No off-premises sign shall be erected within two-hundred and fifty (250) feet of any existing freestanding on-premises sign.
- B. No off-premises sign shall be erected within one-thousand (1000) feet of any existing residential dwelling or residential zoning district.

Sign Setbacks - Off-premises signs shall be located in accordance with the building setbacks for structures located in the commercial or industrial zoning district.

Sign Area - The maximum area for any off-premises sign shall be one hundred (100) square feet per side.

Sign Height - No portion of any off-premise sign shall be more than thirty (30) feet above the highest elevation of the surrounding natural grade.

Permit Sticker - Once an off-premises sign has obtained a permit, the permit sticker provided with the permit by the County shall be affixed to the sign face.

Landscaping - A landscaped island containing shrubs and or flowers with a minimum of thirty two (32) square feet in area and a minimum of one foot in height is required around all off-premises pole and monument signs. The island shall be formed from materials such as, but not limited to, stone, brick or landscape timbers. The area of the island shall be maintained to keep it free of weeds, debris and brush. A sketch of the sign and island shall be submitted with the zoning permit application for review and approval by the ~~Zoning Officer~~Zoning Administrator.

Replacement Signs - A "Tri-Vision" or equivalent sign (which has rotating, triangular cross-section members that changes the sign's display in its entirety) may be constructed when used to replace up to three existing off- premises signs which do not meet separation distances required by this Ordinance.

Trees - Trees greater than four (4) inches in diameter removed for construction of the sign shall be replaced on-site at a ratio of one (1)

2.1000 ON-PREMISES SIGNS

On-premises signs include signs, graphics and displays for commercial, industrial, institutional, service or entertainment purposes, products, uses or services conducted, sold or offered on the same premises where the sign is located. These signs are allowed only in commercial and industrial zoning districts and are subject to the following.

- 2.1001 Number of Signs Allowed Per Lot - The number of freestanding signs or displays allowed per lot or parcel of commercial property shall be as follows.
- A. For lots having up to one hundred (100) linear feet of frontage on any public or private street, one (1) sign not exceeding one (1) square foot in area for every two (2) linear feet of lot frontage, up to a maximum of twenty five (25) square feet in area.
  - B. For lots having one hundred (100) to two hundred fifty (250) linear feet of frontage on any public or private street, one (1) sign not exceeding fifty (50) square feet in area.
  - C. For lots having two hundred fifty (250) to five hundred (500) linear feet of frontage on any public or private street:
    - 1. Two (2) signs not exceeding fifty (50) square feet in area each and having at least two hundred fifty (250) feet between signs; or
    - 2. One (1) sign not exceeding fifty (50) square feet in area.
  - D. Limitation on Number of Signs- Any business shall be limited to two on-premises exterior signs advertising that business to include free-standing signs and signs attached to a building (excluding window decals and on premises directional signage).

2.1002 Sign Location - All freestanding signs or displays shall be erected at least ten (10) feet from any property line or right-of-way, and shall be located outside all clear site triangles or a minimum of ten (10) feet from the edge of the travelway, whichever is the greater distance.

- 2.1003 Sign Separation - No freestanding on-premises sign shall be erected within two hundred fifty (250) feet of any other freestanding on-premises sign.
- 2.1004 Sign Location on Premises - No freestanding on-premises sign shall be erected within seventy five (75) feet of any residences.
- 2.1005 Sign Height - No portion of any freestanding on-premises sign or display shall be more than twenty (20) feet above the highest elevation of the natural grade immediately adjacent to the sign.
- 2.1006 Sight Hindrance - No freestanding sign or display shall be erected so as to block or obstruct the sight line of automobiles exiting from the premises.
- 2.1007 Special Exception - Any freestanding signs over fifty (50) square feet in area will be allowed only upon the granting of a special exception by the Zoning Hearing Board based on the criteria in this Ordinance.
- 2.1008 Landscaping - A landscaped island containing shrubs or flowers with a minimum of thirty two (32) square feet in area and a minimum of one foot in height is required around all on-premises pole and monument signs. The island shall be formed from materials such as, but not limited to, stone, brick or landscape timbers. The area of the island shall be maintained to keep it free of weeds, debris and brush. A sketch of the sign and island shall be submitted with the zoning permit application for review and approval by the Administrator.

2.1100 INDIVIDUAL SIGN REQUIREMENTS

The following signs are permitted in all districts. Signs erected within each municipality and along scenic byways shall conform to the following individual requirements, as well as the general requirements stated in this Ordinance.

- 2.1101 Pole Signs - Pole signs shall be allowed as Freestanding signs subject to the following.
- A. The permitted area of a pole sign shall be one (1) square foot per five (5) linear feet of lot frontage on which the sign or signs are to be erected, up to a maximum of five (5) square feet in area.
  - B. The top of a pole sign shall not exceed fifteen (15) feet in height and the base of the sign face shall be at least seven (7) feet above the ground.
- 2.1102 Monument Signs - Monument signs shall be allowed as freestanding

signs subject to the following.

- A. The permitted area of a monument sign shall be one (1) square foot per five (5) linear feet of lot frontage on which the sign or signs are to be erected, up to a maximum of thirty two (32) square feet in area.
  - B. The height of a monument sign shall not exceed sixteen (16) feet.
- 2.1103 Portable Signs - Portable signs will be allowed as freestanding on-premises signs only under the following circumstances.
- A. When a standard freestanding sign cannot be erected without creating a hazard to traffic.
  - B. Portable signs classified as freestanding signs shall in all cases be permitted only upon the granting of a special exception by the Zoning Hearing Board.
  - C. Portable signs must conform to the general standards and size requirements of this ordinance for on-premises signs.
- 2.1104 Wall/Window or Marquee Signs - Wall/window or marquee signs and displays attached to individual buildings or units shall be allowed in addition to the permitted freestanding signs and displays, and are subject to the following:
- A. The permitted area of wall/window or marquee signs shall be one (1) square foot for each five (5) linear feet of building or unit front facade to which it is attached, not to exceed thirty two (32) square feet in area.
  - B. The top of all wall/window or marquee signs shall be below the roof line and at a height no greater than twenty (20) feet above the ground immediately adjacent to the sign.
  - C. All wall signs shall be installed flat against the wall of a building and shall not extend from the wall more than twelve (12) inches.
  - D. Theaters may erect one (1) of the permitted wall or marquee signs with changeable copy board to display the name(s) and time(s) of the current motion picture or theatrical production.
- 2.1105 Projecting Signs - Projecting signs and displays attached to individual buildings or units shall be allowed in addition to the permitted freestanding signs and displays, subject to the following.

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- A. The permitted area of projecting signs shall be one (1) square foot for each five (5) linear feet of building or unit front facade to which it is attached, not to exceed thirty two (32) square feet.
- B. The base of all projecting signs shall be no less than eight (8) feet above the ground.
- C. Projecting signs shall not be located or erected on the roof area of any building, shall be located only on the building walls, and may not project above the building roof line or roof ridge.
- D. Projecting signs shall not project from the exterior wall of a building more than four (4) feet.
- E. Projecting signs shall not project into any public or private street right-of-way.

2.1106 Awning or Canopy Signs - Awning or canopy signs and displays attached to individual buildings or units shall be allowed in addition to the permitted freestanding signs and displays, subject to the following.

- A. The permitted area of awning or canopy signs shall be one (1) square foot for each two (2) linear feet of awning or canopy up to a maximum of sixteen (16) square feet.
- B. No awning or canopy sign shall extend above the top of the awning or canopy.
- C. Multiple Logos or insignias on an awning or Canopy are prohibited.

2.1107 Artwork - Works of art that do not include any commercial messages or references and conform to Sections 1.700 (General Standards and criteria for signs) and 1.800 (General Requirements) of these regulations are permitted.

2.1108 Directional Signs - Directional signs giving directional assistance for the convenience of the public, not exceeding four (4) square feet per side in area or located closer than five (5) feet to any property line, are permitted. Directional signs may be internally lit or illuminated by white light only.

- A. If erected along the right-of-way and directing traffic to a facility or activity not located on the property on which the sign is erected, the sign shall:
  - 1. Be limited in content to the name of the event, distance to the event in miles, and a directional arrow.

- 2. Under no circumstances reference any enterprise or activity which is more than eight (8) miles from the sign location.
- 3. If clustered, have maximum dimensions of thirty six (36) inches by forty-eight (48) inches.
- B. If erected on the same private property on which the facility is located, the sign shall:
  - 1. Be limited in content to the name of the business or enterprise, directional information and a directional arrow.
  - 2. Not reference any additional enterprise which is not located on the same premises.
  - 3. Not exceed eight (8) square feet in area.

2.1109 Home-Occupation Signs - On-premises identification signs for home occupations shall not exceed two signs, two (2) square feet in area per side. Home-occupation signs shall contain only the name of the business and/or business owner.

2.1110 Individual Sign Limitation - One marquee, wall/window, projecting, or awning or canopy sign is permitted on each individual building.

## 2.1200 TEMPORARY SIGNS

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

- A. The permit application shall be submitted along with a deposit fee as established by resolution of the Board of Supervisors.
- B. Temporary signs must be removed within the time period specified in subsections 1.1201-1.1205.
- C. Upon Applicant certification that the signs have been removed, the deposit shall be returned.

2.1201 Special-Event Signs - On-premises signs announcing special events including, but not limited to, auctions, grand openings, new management, going-out-of-business sales and events by religious, charitable or public service groups.



- A. Any business, individual or organization may display a special-event sign. A maximum of two (2) special-event signs may be displayed for up to seven (7) days prior to a special event.
  - B. Signs shall not exceed sixteen (16) square feet in area each and shall be removed immediately following the event.
  - C. A special-event sign shall not be used to continuously advertise the same event.
- 2.1202 Seasonal Farm-Products Signs - Seasonal on-premises signs announcing the availability of seasonal farm products.
- A. The number of signs shall not exceed two (2) and the total area of all signs shall not exceed thirty-two (32) square feet per side, nor shall any sign exceed six (6) feet in height.
  - B. Seasonal farm-product signs shall not be erected more than fifteen (15) days in advance of the harvest of the produce in question, and shall be removed within thirty (30) days from the end of harvest.
- 2.1203 Construction Signs - Construction signs announcing new buildings or projects, erected after the commencement of construction. Each construction site shall be limited to three (3) construction signs not exceeding (20) square feet in area and (8) feet in height which shall be removed by the time the permanent, on-premises sign is erected or a certificate of occupancy for the building is issued.
- 2.1204 Political Signs - Political signs *four (4) square feet or larger* announcing political candidates seeking office, slates of candidates, political parties, and/or political and public issues appearing on a ballot shall be subject to the following requirements.
- A. No person shall post any sign of any kind whatsoever upon public or private property without permission of the property owner.
  - B. Signs shall not be permitted on any utility poles lighting poles or other similar structures.
  - C. Political signs shall not be posted more than thirty (30) days in advance of the election to which they pertain and shall be removed within five (5) calendar days following the election for which they were posted.

- D. In all zoning districts, political signs shall not exceed sixteen (16) square feet per side in area and shall not project higher than ten (10) feet from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.
- E. Signs advertising an individual candidate shall be placed at least one hundred (100) feet apart.

2.1205 Political Yard Signs - Political signs *four (4) square feet or smaller* than and announcing political candidates seeking office, slates of candidates, political parties, and/or political and public issues appearing on a ballot shall be subject to the following requirements.

- A. No person shall post any sign of any kind whatsoever upon private property without permission of the ~~property owner~~ property-owner.
- B. Signs shall not be permitted on utility poles, light poles or similar structures.
- C. Political yard signs shall not be posted more than thirty (30) days in advance of the election to which they pertain and shall be removed within five (5) calendar days following the election for which they were posted.
- D. Political yard signs shall not exceed four (4) square feet per side in area and shall not project higher than five (5) feet from the base of the sign or grade of the nearest adjacent roadway, whichever is higher.

2.1206 Bus Shelter Signs - Bus shelters bearing advertising messages are permitted if the bus shelter is a currently designated bus stop, and the location of the shelter is approved and permitted by the appropriate authorities.

- A. Bus shelter signs shall conform to Section 2.1104, Wall Signs. Therefore the permitted area of a bus shelter sign shall be one (1) square foot for each five (5) linear feet of shelter front facade to which the sign is attached. The sign shall not extend beyond the shelter itself.
- B. Bus shelter sign permits shall be required to be renewed annually and be subject to an annual renewal fee.

2.1300 PERSONAL SIGNS

Personal signs such as personal name plates and signs of a similar nature are permitted in all zoning districts subject to the following.

- A. Signs shall not exceed two (2) square feet in area per side.
- B. Signs shall not exceed six (6) feet in height.
- C. Signs shall be limited to one (1) sign per property.

2.1400 MEMBERSHIP SIGNS

Signs denoting membership in agricultural associations, cooperatives or indicating specialization in particular breeds of cattle, horses, hogs, etc. or in a particular hybrid or strain of plant are allowed in all zoning districts subject to the following.

- A. Signs shall not exceed eight (8) square feet in area.
- B. Signs shall not exceed six (6) feet in height.
- C. Only one (1) sign is permitted on the premises and shall be located on any road frontage.

2.1500 GASOLINE STATION SIGNS

Automobile service and gasoline stations shall comply with all applicable regulations within this section, including the regulations for shopping centers (if applicable), and the following additional regulations.

- 2.1501 Changeable Fuel Price Signs - Freestanding signs identifying the name of the business may include changeable copy indicating the current price of fuel dispensed on the premises.
- 2.1502 Company Pole Signs - One pole sign may be erected on the lot of a gasoline service station for the purpose of advertising the brand of gasoline sold at such station.
  - A. Sign shall have a maximum height of twenty (20) feet.
  - B. Sign shall have a maximum area of twenty-four (24) square feet per side.

2.1600 CLUB OR CAMP ENTRANCE SIGNS

One freestanding sign listing the name of and indicating the entrance to a hunting or

fishing camp or club, a commercial camp or commercial transient campground shall be allowed at each entrance to such uses, and subject to the following additional requirements:

- A. Signs shall not exceed sixteen (16) square feet in area.
- B. Signs shall not exceed six (6) feet in height.
- C. Signs shall be at least five-hundred (500) feet apart.

2.1700 SIGN PLAZAS

Where large numbers of either temporary or permanent directional or commercial advertising signs are justified, a sign plaza may be established. In these cases, allowable sign area may be consolidated and confined within a single frame or as a combination of sign panels within a sign plaza. Sign plazas are subject to the following.

- 2.1701 Approval - Sign plazas shall be allowed only upon the approval of the Board of Supervisors as a conditional use and shall be submitted to the County Planning Commission for recommendations prior to submission to the Board of Supervisors for action.
  - A. A site-plan shall accompany an application for a sign-plaza permit depicting adequate access, parking, drainage, size, shape, color, lighting, landscaping and manner of display.
  - B. The plan should include the total allowable sign area for the property, and the substituted area to be consolidated within the proposed sign plaza.

2.1800 RESORT/COMMUNITY SIGNS

All signs in resort/community developments shall conform to the following general and individual requirements.

- 2.1801 General Sign Requirements, Standards, and Criteria:
  - A. Sign permits shall not be required for those signs listed in Sections 1.501-1.509 of this Ordinance Exempt Signs.
  - B. Sign permits shall not be required for instructional signs smaller than twenty (20) square feet in area.
  - C. Prohibited signs within resort/community developments are

in 1.600 of this Ordinance.

- D. Signs within resort/community developments shall conform to the general standards, criteria, and requirements listed in Sections 1.700 and 1.800 of this Ordinance.

2.1802 Individual Sign Requirements

The following signs require a permit if they exceed the requirements stated in this section.

- A. Resort/Community Development Entrance Signs -Resort/community development entrance signs shall be subject to the following requirements.
  - 1. One (1) sign identifying said resort/community development may be placed at any entrance up to a maximum of two (2) signs placed a minimum of five-hundred (500) feet apart.
  - 2. The maximum area of any entrance sign shall be seventy five (75) square feet per side.
- B. Directional Signs - One (1) directional sign may be placed at each resort/community development intersection in order to identify the location of amenities housing clusters and neighborhoods.
  - 1. Directional signs shall not exceed two (2) square feet per side in area.
  - 2. Directional signs may be internally lit or illuminated by white light only.
- C. Housing and Community Unit Identification Signs - One (1) free-standing or monument sign may be located at each housing or community unit cluster. The sign shall not exceed twenty (20) square feet in area and four (4) feet in height.
- D. Unit Identification Signs - One (1) sign not exceeding two square feet per side may be located on each individual unit.
- E. Directory Signs - One (1) directory sign may be located at each neighborhood housing or amenity cluster identifying the names and locations of the establishments located within individual buildings.

Directory signs shall not exceed sixteen (16) square feet in area and six (6) feet in height.

- F. Amenity Identification Signs - One (1) amenity identification sign may be placed on each individual resort/community development amenity. Amenity signs shall conform to the individual sign requirements stated in Sections 1.1101-1.11106 and 1.1110 of this Ordinance.
- G. Instructional Signs - Instructional signs shall not exceed sixteen (16) square feet in area per side.

2.1900 RESIDENTIAL DISTRICT SIGNS

Within residential districts, signs authorized in Section 1.500 (Exempt Signs) do not require a permit, but permits are required for temporary signs, etc. The residential district signs must conform to the following criteria.

- 2.1901 Single-Family Residential Subdivision Identification Signs - Signs that identify the name of a single-family residential subdivision or development located at any street entrance to the subdivision shall be erected as follows.
  - A. Signs shall be limited to two (2) signed entrances and shall be a minimum of five hundred (500) feet apart per subdivision.
  - B. Sign(s) shall be a monument type or pole type sign.
  - C. Monument sign(s) shall be a maximum of twenty (20) square feet in area and five (5) feet in height, while pole signs shall be a maximum of sixteen (16) square feet in area and twelve (12) feet in height.
  - D. Sign(s) shall be setback ten (10) feet from any property line and outside all clear sight triangles.
- 2.1902 Management or Rental Office Signs - Signs that identify a management or rental office located in a multi-family or residential complex may be erected as follows.
  - A. One (1) sign per management or rental office.
  - B. Signs shall be wall type with a maximum size of sixteen (16)

2.2000 OFFICE AND/OR INDUSTRIAL CENTERS

Office and/or industrial centers at least two (2) acres in size and planned as an integrated development shall be authorized to erect signs based on the following criteria.

- 2.2001 Center Identification Signs - One (1) monument sign per public street frontage, not to exceed a total of two (2) monument signs a minimum of five hundred (500) feet apart, identifying the name of the center only.  
Each sign shall not exceed forty (40) square feet in area and sixteen (16) feet in height. Landscaping islands as defined in Section 1.401.F shall be provided.
- 2.2002 Individual Building Signs - Where an office and/or industrial center is comprised of two (2) or more buildings, each individual building may erect one (1) monument sign, not to exceed twenty (20) square feet in area and six (6) feet in height, identifying the principal establishment within the building. Landscaping island as defined in Section 1.401.F shall be provided.
- 2.2003 Individual Establishment Signs - Each individual establishment within an office and/or industrial building may erect one (1) wall sign of a size which does not exceed one (1) square foot of sign area per two (2) linear feet of establishment frontage on which the sign or signs are to be attached, up to a maximum of thirty-two (32) square feet in area. Allocation of individual tenant signage area will be based on percentage of occupancy of the building. The top of the sign shall be below the roof line and at a height not greater than fifteen (15) feet above the ground. Landscaped ground-mounted signs are recommended over wall signs, especially for office buildings.

2.2100 DIRECTORY SIGNS

Commercial and industrial properties may erect a directory sign not exceeding sixteen (16) square feet in area and six (6) feet in height identifying the names and/or addresses of the establishments within individual buildings. Directory signs shall preclude the use of any other freestanding signs for the said property on the same street frontage.

2.2200 OTHER USES

In cases where these regulations do not specifically address a sign requested in conjunction with a permitted use, the Zoning Hearing Board shall make a written interpretation of the regulations, and the ~~Zoning Officer~~ Zoning Administrator shall keep a permanent record of written interpretations.

2.2300 NONCONFORMING SIGNS

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

- 2.2301 Modifications - Nonconforming signs shall not be enlarged, extended, structurally reconstructed or altered in any manner, except that the sign face (gross surface area portion of the sign) may be changed as long as the new sign face is equal to or reduced in height, sign area, and/or projection. A sign permit is not needed for a new sign face, or a change in the advertising content appearing on the sign face.
- 2.2302 Removal - Nonconforming signs may remain, provided they are maintained in good repair, except for the following.
- A. A nonconforming sign or the structure supporting the sign which is damaged or destroyed to the extent of fifty percent (50%) or more shall not be altered, replaced or reinstalled unless it is in conformance with these regulations. If the damage or destruction is less than fifty percent (50%), the sign must be under repair within sixty (60) days and all repairs must be completed within six (6) months. The sign shall not be enlarged in any manner.
  - B. A nonconforming sign or the structure supporting the sign shall be removed according to the provisions of subsection 1.405 (Removal) of these regulations. Removal is required if the sign and/or the structure supporting the sign is damaged or destroyed to the extent of fifty percent (50%) or more.
  - C. Any sign, display or device allowed in this Ordinance may contain (in lieu of any other copy) lawful noncommercial messages that do not direct attention to a business operated for profit or to a commodity or service for sale. The sign, display or device must comply with all other requirements of this Ordinance.

2.2400 INTERPRETATION

Unless otherwise specifically provided, references to "sign area" or "sign size" shall be

deemed to be per sign side.

2.2500 SEVERABLE NATURE OF ORDINANCE

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

2.2600 PROTECTION OF FIRST AMENDMENT RIGHTS

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

A. Sign permits shall not be required for those signs listed in Sections 1.501-1.509 of this Ordinance Exempt Signs.

B. Sign permits shall not be required for instructional signs smaller than twenty (20) square feet in area.

C. Prohibited signs within resort/community developments are stated in 1.600 of this Ordinance.

D. Signs within resort/community developments shall conform to the general standards, criteria, and requirements listed in Sections 1.700 and 1.800 of this Ordinance.

2.1802 Individual Sign Requirements

The following signs require a permit if they exceed the requirements stated in this section.

A. Resort/Community Development Entrance Signs -Resort/community development entrance signs shall be subject to the following requirements.

1. One (1) sign identifying said resort/community development may be placed at any entrance up to a maximum of two (2) signs placed a minimum of five-hundred (500) feet apart.

2. The maximum area of any entrance sign shall be seventy five (75) square feet per side.

B. Directional Signs - One (1) directional sign may be placed at each resort/community development intersection in order to identify the location of amenities housing clusters and neighborhoods.

1. Directional signs shall not exceed two (2) square feet per side in area.
  
2. Directional signs may be internally lit or illuminated by white light only.
  
- C. Housing and Community Unit Identification Signs - One (1) free-standing or monument sign may be located at each housing or community unit cluster. The sign shall not exceed twenty (20) square feet in area and four (4) feet in height.
  
- D. Unit Identification Signs - One (1) sign not exceeding two square feet per side may be located on each individual unit.
  
- E. Directory Signs - One (1) directory sign may be located at each neighborhood housing or amenity cluster identifying the names and locations of the establishments located within individual buildings.  
  
Directory signs shall not exceed sixteen (16) square feet in area and six (6) feet in height.
  
- F. Amenity Identification Signs - One (1) amenity identification sign may be placed on each individual resort/community development amenity. Amenity signs shall conform to the individual sign requirements stated in Sections 1.1101-1.1106 and 1.1110 of this Ordinance.
  
- G. Instructional Signs - Instructional signs shall not exceed sixteen (16) square feet in area per side.

## 2.1900 RESIDENTIAL DISTRICT SIGNS

Within residential districts, signs authorized in Section 1.500 (Exempt Signs) do not require a permit, but permits are required for temporary signs, etc. The residential district signs must conform to the following criteria.

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- B. Sign(s) shall be a monument type or pole type sign.
  
- C. Monument sign(s) shall be a maximum of twenty (20) square feet in area and five (5) feet in height, while pole signs shall be a maximum of sixteen (16) square feet in area and twelve (12) feet in height.
  
- D. Sign(s) shall be setback ten (10) feet from any property line and outside all clear sight triangles.

2.1902 Management or Rental Office Signs - Signs that identify a management or rental office located in a multi-family or residential complex may be erected as follows.

- A. One (1) sign per management or rental office.
  
- B. Signs shall be wall type with a maximum size of sixteen (16) square feet and with the top of the sign remaining below the roof line.

## 2.2000 OFFICE AND/OR INDUSTRIAL CENTERS

Office and/or industrial centers at least two (2) acres in size and planned as an integrated development shall be authorized to erect signs based on the following criteria.

2.2001 Center Identification Signs - One (1) monument sign per public street frontage, not to exceed a total of two (2) monument signs a minimum of five hundred (500) feet apart, identifying the name of the center only.

Each sign shall not exceed forty (40) square feet in area and sixteen (16) feet in height. Landscaping islands as defined in Section 1.401.F shall be provided.

2.2002 Individual Building Signs - Where an office and/or industrial center is comprised of two (2) or more buildings, each individual building may erect one (1) monument sign, not to exceed twenty (20) square feet in area and six (6) feet in height, identifying the principal establishment within the building. Landscaping island as defined in Section 1.401.F shall be provided.

2.2003 Individual Establishment Signs - Each individual establishment within an office and/or industrial building may erect one (1) wall sign of a size which does not exceed one (1) square foot of sign area per two (2) linear feet of establishment frontage on which the sign or signs are to be attached, up to a maximum of thirty-two (32) square feet in area. Allocation of individual tenant signage area will be based on percentage of occupancy of the building. The top of the sign shall be below the roof line and at a height not greater than fifteen (15) feet above the ground. Landscaped ground-mounted signs are recommended over wall signs, especially for office buildings.

## 2.2100 DIRECTORY SIGNS

Commercial and industrial properties may erect a directory sign not exceeding sixteen

(16) square feet in area and six (6) feet in height identifying the names and/or addresses of the establishments within individual buildings. Directory signs shall preclude the use of any other freestanding signs for the said property on the same street frontage.

## 2.2200 OTHER USES

In cases where these regulations do not specifically address a sign requested in conjunction with a permitted use, the Zoning Hearing Board shall make a written interpretation of the regulations, and the ~~Zoning Officer~~Zoning Administrator shall keep a permanent record of written interpretations.

## 2.2300 NONCONFORMING SIGNS

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

2.2301 Modifications - Nonconforming signs shall not be enlarged, extended, structurally reconstructed or altered in any manner, except that the sign face (gross surface area portion of the sign) may be changed as long as the new sign face is equal to or reduced in height, sign area, and/or projection. A sign permit is not needed for a new sign face, or a change in the advertising content appearing on the sign face.

2.2302 Removal - Nonconforming signs may remain, provided they are maintained in good repair, except for the following.



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

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

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

#### 2.2400 INTERPRETATION

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

#### 2.2500 SEVERABLE NATURE OF ORDINANCE

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

the Ordinance shall remain in full force and effect.

#### 2.2600 PROTECTION OF FIRST AMENDMENT RIGHTS

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

### 3. Billboard Ordinance (p. 9 & 144)

#### MODEL BILLBOARD CONTROL ORDINANCE

*The specific authority for towns to regulate free-standing outdoor signs (billboards) is based on highway safety. A plan for the general development and preservation of the community, including billboard regulation, can be implemented through a town or county zoning ordinance. If the county zoning ordinance provides inadequate billboard control, the town may provide its own more restrictive regulations. This model can be easily modified to accommodate local needs. For example, the allowable maximum area of a sign face in Section 4 may be decreased or increased.*

*The language in this suggested ordinance should be reviewed by your county or municipal attorney and other appropriate professionals before enactment. The model should be modified to address special local conditions and to conform to local laws and codes. This model is provided for guidance and not as a substitute for legal counsel or for town planning. The South Carolina National Heritage Corridor has not consulted with an attorney in drafting this document and do not purport to be qualified to give legal advice.*

##### 1. Ordinance # \_\_\_\_ and Title.

An Ordinance Regulating Large Outdoor Signs in the Town of \_\_\_\_\_.

##### 2. Purpose and Applicability.

The citizens of the Town of \_\_\_\_\_, acting through the Town Board and Planning Commission and in various other forums have indicated their strong desire to maintain the rural character and scenic beauty of the Town. To that end the Town has participated in the comprehensive planning and zoning of Oconee County. This ordinance builds on those efforts by providing additional protection not available under Oconee County regulations.

Depending on their size, number, and character, signs either provide useful information or detract from the quality of life for residents and attractiveness of the area for visitors. Large and tall signs may reduce tourism and the location of certain business with high paying jobs. Large and tall signs destroy rural character and threaten scenic beauty. Since large and tall signs are out of proportion with small rural roads they distract motorists and thus pose a threat to public safety. Therefore to protect public health, safety, and welfare, and specifically to promote the safety of public travel on town and county highways, this ordinance prohibits the construction and reconstruction of outdoor signs that are excessively high or excessively large. This ordinance sets those standards to protect and promote the safety of public travel on town and county highways by minimizing distractions and obstacles to clear views of the road and of directional or warning signs.

##### 3. Definitions

###### a. Abandoned Sign:

- i. Any Sign that does not display a well maintained message for a consecutive one hundred-twenty (120) day period;
- ii. Any Sign the Owner of which cannot be located at Owner’s last address as reflected on the records of the department; or
- iii. Any Sign no longer fully supported, by the structure designed to support the sign, for a consecutive one hundred-twenty (120) day period

b. **Area of a Sign:** The area of one (1) side of a sign is calculated from the smallest rectangle that encompasses all the exposed face that could be filled with a message or graphics.

c. **Banners:** Sign placed without a permanent structure containing a time-bound message and used in aggregate no more than seven (7) days in any calendar on any private parcel.



- d. **Office:** The Town of \_\_\_\_\_ office that has responsibility for administering this ordinance.
- e. **Double-Faced Sign:** Sign with a message on both sides of a support structure thus counting as two sign faces.
- f. **Government Sign:** A Sign authorized by this municipality, another governmental agency, the State of South Carolina, or the federal government.
- g. **Highway:** Any roadway that is accessible to the public and maintained by the town or by the county for purposes of vehicular traffic.
- h. **Non-conforming Sign:** A Sign in place before the effective date of this ordinance that does not comply with all of the requirements of this ordinance, but that does comply with all of the requirements of the previous ordinance.
- i. **Owner:** A person owning a Sign.
- j. **Parcel in Unincorporated Area:** Contiguous real estate, irrespective of public roads, with tax bills sent to a single address.
- k. **Permit:** The authorization for a Sign issued by the Office.
- l. **Person:** Any individual or entity, including a firm, partnership, association, corporation, Limited Liability Company, trustee, and their legal successors.
- m. **Sign:** An object, including a structure, wall, image, or movable device displaying any message visible to the public. Notices legally placed on public property and removed on a daily basis are not considered Signs. Letters individually painted on or attached to a building that merely identify the owner or occupant or name of the establishment are not considered Signs.
- n. **Special Event Sign:** A Sign for events such as grand openings, displays, craft shows, benefits, fund-raisers, festivals, and other limited term events and that in aggregate are used no more than fifteen (15) days in any calendar year on any private parcel.
- o. **Warning Sign:** A Sign, less than three (3) square feet, that warns the public about trespass to private property, dangerous conditions such as an aggressive dog and unusual hazards such as drop-offs, high voltage, fire dangers and explosives.

#### 4. Prohibited Signs.

No new outdoor Sign may be constructed in the Town of \_\_\_\_\_, that has any of the following characteristics:

- a. An area of more than thirty-five (35) \* square feet.
  - b. A combined area of all Sign faces on any one parcel of more than seventy (70) square feet.
  - c. A height of any part of the Sign that is more than ten (10) feet above the uniform finished grade.
- \* Refer to note 2. on last page.

#### 5. Exemptions to the Ordinance.

The following signs are exempt from the provisions of this Ordinance:

- a. Governmental Signs and Flags
- b. Banners
- c. Warning Signs
- d. Special Event Signs

#### 6. Non-Conforming Signs.

- a. **Intent.** This ordinance is intended to encourage the eventual elimination of Signs which do not comply with the Ordinance. The elimination of Non-conforming Signs is important to the purpose stated in Section 2. However, it is also the intent of the Ordinance to avoid unreasonable invasion of property rights while accomplishing removal of Non-conforming Signs.

- b. **Compliance.** A Sign not complying with this Ordinance, but in place on the effective date of this Ordinance, shall be brought into compliance with the Ordinance, if it is practical to do so, as determined by the Owner of the Sign.
- c. **Continuance.** A Non-conforming Sign may be continued if it is maintained in good condition. It shall not, however, be replaced by another Non-conforming Sign. It may not be structurally altered so as to prolong the life of the Sign. It may not be reestablished after damage or destruction if the Office determines that the estimated cost of reconstruction exceeds fifty percent (50%) of the estimated replacement value. However, it may be replaced if intentionally damaged or destroyed by Person(s) who are proven to be unconnected to the Owner(s) of the Sign.
- d. **Nuisance.** An unsafe or Abandoned Sign is declared to be a nuisance which shall be abated within sixty (60) days of receiving notice from the Department. After sixty (60) days, the Sign may be removed by the Department.

#### 7. Variances

Appeals to the determination of the Office may be made in writing directly to the Governing Body who shall conduct a noticed public hearing and decide the request within sixty (60) days. Variances may be granted if all of the following criteria are fulfilled:

- i. That the circumstance are not of the applicant's making;
- ii. That the applicant's request mitigates unusual site conditions;
- iii. That the applicant's request would not create a detriment to the neighborhood or reduce property value;
- iv. That the applicant's request is consistent with the spirit and intent of this ordinance;
- v. That without a variance, the applicant would experience a hardship and cannot make any reasonable use of the property.

#### 8. First Amendment Protection

Any Sign allowed under this Ordinance may contain, in lieu of any other text, any otherwise lawful non-commercial message that does not direct attention to a business operated for profit or to a commodity or service for sale and that complies with all other provisions of this Ordinance including the specific provisions for signage in the land use category on which the sign is placed. The Owner of any Sign which is otherwise allowed by this Ordinance may substitute noncommercial copy in lieu of any other copy without additional approval or permitting. The purpose of this provision is to prevent any inadvertent favoring of commercial speech over noncommercial speech, or favoring of any noncommercial message over any other noncommercial message. This provision prevails over any more specific provision to the contrary.

#### 9. Administration.

- a. **Administration.** The Office shall appoint personnel to administer and enforce the terms and conditions of this Ordinance.
- b. **Enforcement.** The Office shall issue Permits as required by this Ordinance. The Office shall also ensure that Signs comply with this Ordinance and any other applicable law. The Office shall also enforce the requirement that all Sign Owners properly comply with this Ordinance by procuring a Permit. The Office shall make such inspections as may be necessary and shall initiate appropriate action to enforce compliance with this Ordinance and other applicable laws.
- c. **Office Powers.** The Office shall have the power and authority to administer and enforce this Ordinance. Included among such powers are the following specific powers:
  - i. Upon presentation of proper identification to the Owner or Owner's agent, the Office may enter the Sign area for purposes of inspecting the Sign's area and height. In cases of emergency, where imminent hazards to persons or property are known to exist, and

#### 4. Scenic Byway Ordinance (p. 8 & 143)

where the Owner, or Owner's agent, is not readily available, the Office may enter the Sign area for purposes of inspection or remediation. When on private property, the Office shall observe rules and regulation concerning safety, internal security, and fire protection. If the Office is denied admission to inspect any Sign, inspection shall be made only under authority of a warrant issued by a court of proper jurisdiction. When applying for such warrant, the Office shall submit an affidavit setting forth a belief that a violation of this Ordinance exists with respect to a particular Sign, and the reasons for forming this belief. The affidavit shall designate the place and name of the Person believed to own or possess the Sign. If the court finds probable cause exists for the search of the Sign, and supporting structures, then a warrant authorizing the search shall be issued. The warrant shall describe the property with sufficient certainty to identify the same. This warrant shall constitute authority for the Office to enter the Sign area and to inspect the property.

- ii. Upon issuance of a Stop Order from the Office, work on any Sign that is being conducted in any manner contrary to this Ordinance shall be immediately stopped. This notice and order shall be in writing and shall be given to the Owner of the Parcel, the Owner, or to the person performing the work. The Stop Order shall state the conditions under which work may be resumed. The police department of the Town or the County Sheriff shall have authority to enforce a Stop Order.
- iii. The Office has the authority to revoke any Permit authorized by this Ordinance if the Sign violates this Ordinance or another law, provided that the Office shall offer the Owner an opportunity to be heard. The Person whose Permit is under consideration shall be given at least ten (10) days written notice of the time, place, and reason for the hearing. The Owner and/or Person identified in the Permit shall be permitted to present relevant facts and legal argument concerning the pending revocation. Following this hearing, the Office shall consider the merits of the case and shall present a written decision. If the Office determines that a violation has occurred, the Owner shall have thirty (30) days to remove the sign. If, however, the Office believes violation of the Ordinance is causing imminent danger, the Office may immediately revoke any sign Permit and order immediate removal.
- iv. A Sign installed after the effective date of this Ordinance, and not conforming to this Ordinance, shall be removed by the Owner. The Owner shall not be entitled to compensation for the Sign removal and shall reimburse the Office for any cost incurred in connection with the removal.
- v. Any Person violating any provision of this Ordinance shall upon adjudication forfeit not less than \$\_\_\_\_\_ and not more than \$\_\_\_\_\_ for each violation. Each day, subsequent to the thirty (30) day removal timetable, on which a violation continues to occur shall constitute a separate offense. In addition, the municipal attorney is authorized to take all action, legal, injunctive and equitable, to assure compliance with this Ordinance.

#### 10. Severability and Conflict

- a. **Severability.** This Ordinance, and its parts, is declared to be severable. If any section, clause, provision, or portion of this Ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, this decision shall not affect the validity of the Ordinance as a whole. All parts of the Ordinance not declared invalid or unconstitutional shall remain in full force and effect.
- b. **Conflict.** If any part of this Ordinance is found to be in conflict with any other Ordinance or with any other part of this Ordinance, the most restrictive or highest standard shall prevail. If any part of this Ordinance is explicitly prohibited by federal or state statute that part shall not be enforced.

*The language in this suggested ordinance should be reviewed by your county or municipal attorney and other appropriate professionals before enactment. The model should be modified to address special local conditions and to conform to local laws and codes. This model is provided for guidance and not as a substitute for legal counsel or for town planning. The South Carolina National Heritage Corridor has not consulted with an attorney in drafting this document and do not purport to be qualified to give legal advice.*

#### ARTICLE V. --SCENIC BYWAYS

Cross reference— Scenic byway overlay district, § 82--170 et seq.

#### DIVISION 1. --EXTERIOR SIGNAGE

Sec. 90--177. -- Purpose of this division.

Many roadway corridors exist within the county's jurisdiction that have been and will continue to be very significant. Some of these corridors are important because they have shaped the sense of what individual neighborhoods mean to the county. Other corridors are significant either because they serve as gateways or because of surrounding natural and historic areas. The county council aims to preserve, enhance, and perpetuate the value of these roadway corridors and hereby authorizes the establishment of scenic byways.

The purposes of these scenic byways are as follows:

(1)

To enhance Oconee County's image as a progressive, scenic, and livable community;

(2)

To enhance the appearance and economic viability of corridors within the county;

(3)

To reduce visual chaos and limit distractions along public roadways; and to stabilize and strengthen property values within the designated corridors.

(4)

To preserve and enhance vehicular and pedestrian movement, and improve the overall appearance of all current and future designated National, State and County Scenic Byways.

(5)

To encourage and better articulate positive visual experiences along the county's major roadways.

To provide for a quality, sustainable living environment for the citizens of Oconee County, and to provide for the continued safe and efficient use of utilization of these roadways.

(7)

To exercise greater control over the aesthetic and functional characteristics of development along major thoroughfares that serve as major entrances to the community where higher development standards can effectively enhance the county's image as a desirable place to live, work, and shop.

The signage controls outlined under the scenic byway exterior signage regulations are intended to provide standards for all types of exterior signage and to thereby avoid a random and competing profusion of signs.

All signage shall be designed as part of a group with consistent shapes, sizes, and colors, that blend in with the existing decor of the structure. Signage shall be located in a consistent manner so that signs of the same generic type occur at similar relative positions throughout the designated project.

Sec. 90---178. --- Definitions.

Certain words and terms shall have specified meanings as used in this article, as follows:

"A" frame sign shall mean a freestanding sign, hinged together at the top with a chain holding the front to the back. These signs are usually used as a temporary sign.

Abandoned sign shall mean a sign that exist after a business has vacated a premise for more than 45 days.

Awning sign shall mean a sign made of a rigid framework covered with canvas, vinyl, or other flexible material. Lettering shall be painted, eradicated, or vinyl. This sign shall not be construed to be a projecting sign. The square footage shall be calculated by the extremities of the letters on the awning with a regular geometric shape.

Billboard shall mean any sign which directs attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than on the premises where such sign appears. If such business, commodity, service, or entertainment is merely incidental to the use of the property where such sign appears, the sign shall be deemed a billboard.

Business frontage shall mean the linear measurement of the side of the building that contains the primary entrance of the building.

Curb line shall mean an imaginary line drawn along the edge of the pavement or either side of a public street.

Directional sign shall mean an on---premise sign that directs passing motorists or pedestrians to the business.

Frontage shall mean that portion of any tract of land that abuts or is contiguous with a public street right---of---way.

Freestanding sign and ground sign shall mean any sign supported by one or more columns, poles, uprights, or braces anchored in or on the ground and not attached to any building and as defined by the county's adopted building code.

Gasoline station sign shall mean any sign integrated into a freestanding sign or, when attached to an allowed freestanding sign structure, provides information regarding type of service, price and/or promotions.

Grand opening shall mean the formal offering by a new business of its goods, wares, merchandise, service, entertainment, or activity.

Individual business establishment shall mean any freestanding business not located within a shopping center or integrated business development.

Monument sign shall mean any ground sign installed such that the top of the sign is at a maximum of six feet above the natural ground level to the top of the sign.

New business shall mean a project or undertaking that involves the use of any property, building or structure, permanent or temporary, for the primary purpose of conducting in the building or structure or on the property a legitimate commercial enterprise or other nonresidential use, in compliance with all ordinances and regulations of the ~~city~~County, and when the primary use of the property, building, or structure at such geographical location has not existed for a period exceeding 60 days. For the purpose of this provision increases the size of the area devoted to the primary use in the building floor square footage by not less than 50 percent.

On---premise sign shall mean any sign identifying or advertising the business, person, activity, goods, products, or services primarily sold or offered for sale on the premises where the sign is installed and maintained when such premises is used for business purposes.

Portable sign shall mean any sign designed or constructed to be easily moved from one location to another, including signs mounted upon or designed to be mounted upon a trailer, wheeled carrier, or other nonmotorized mobile structure. A portable sign which has its wheels removed shall still be considered a portable sign under this definition.

Projecting sign shall mean any sign which is affixed or attached to, and is supported solely by, a building, wall or like structure, which extends beyond the building, wall or like structure, or parts thereof, more than 18 inches, and whose angle of incidence to the building, wall or structure, or parts thereof, is greater than 30 degrees.

Reader panel or marquee shall mean a permanently constructed changeable copy bulletin board lighted or unlighted, with detachable precut letters and figures, and as defined by the county's adopted building code.

Roofline shall mean the height above finished grade of the upper beam, rafter, ridge, or purlin of any building.

Scenic byway shall mean a roadway designed to meet the minimum of the commercial ordinance with additional requirements to enhance vehicular, pedestrian circulation and the overall appearance. The scenic byway overlay addresses all lands with 500 feet or the depth of the lot abutting the corridor, whichever is less, on each side of the roadway.

Shopping center or integrated development shall mean a development consisting of two or more interrelated business establishments using common driveways and on-site parking facilities.

Sign shall mean any structure, part thereof, or device or inscription that is located upon, attached to, or painted or represented on any land, or on the outside of any building or structure, or an awning, canopy, marquee or similar appendage, or permanently affixed to the glass on the outside of the building or structure, and which displays or includes any numeral, letter, work, model, banner, emblem, insignia, symbol, device, monogram, heraldry, trademark, light, or other representation used as or in the nature of an announcement, advertisement, attention arrester, direction, warning, or designation of any person, firm, group, organization, corporation, association, place, commodity, product, service, business, profession, enterprise, industry, or activity, or any combination thereof. When the word "sign" is used without further modification, it shall be understood to embrace all signs and replicas regulated by this division.

Sign area shall mean the total square footage of all sign facing, including the portion of the supporting structure or trim which carries any wording, symbols, identifying color or pictures; provided, however, in the case of double-faced signs, only one face shall be computed to determine sign area.

Sign facing or surface shall mean the surface of any sign upon, against or through which the message is displayed or illustrated; provided, however, for signs in which the words, letters or symbols are independently mounted, the sign surface shall mean the outside dimension of the area containing all of the individual words, letters and symbols.

Sign structure shall mean the support, uprights, bracing, and framework of any outdoor advertising sign. Sign structure shall meet wind load requirements for the ~~city~~County and the county.

Snipe or bandit sign shall mean a sign which is tacked nailed, posted, pasted, glued, or otherwise attached to trees, stakes, fences, or other like objects, the advertising matter of which is not applicable to the present use of the premises on which the sign is located.

Spectacular sign shall mean any sign that rotates, oscillates, is animated, contains any moving parts or

Subdivision entry market shall mean a permanent identification sign at each entrance, not to exceed 50 square feet.

Street banner shall mean a piece of cloth, mesh, or other non-rigid material, upon which a message is painted, printed, or affixed, which is then stretched all the way across a street.

Temporary sign shall mean any sign constructed of cloth, canvas, light fabric, cardboard, wallboard or other light materials with short life expectancies. A portable sign shall not be considered a temporary sign.

Temporary special sales sign shall mean any sign constructed of cloth, canvas, plastic, light fabric, cardboard, wallboard, or other light materials with short life expectancies, intended to advertise on a short-term basis.

Under-canopy sign shall mean a sign installed in a shopping center which sign is located above the facade walkway designating each business, a minimum clearance of eight feet above the walkway.

Vehicular sign shall mean signs placed upon or affixed to any vehicle and/or trailer that is parked on the public right-of-way, public property, or private property so as to be visible from a public right-of-way when the apparent purpose is to advertise a product or a service, or to direct people to a business or activity located on the same or nearby property. This provision is not intended to prohibit temporary window markings used by car dealers.

Wall sign shall mean any flat sign, either of solid face construction or individual letters, symbols, or pictures, that is placed against the exterior wall of any building or structure, extending not more than 18 inches from the face of such building or structure, parallel to the building or structure, and having the advertisement on one face only.

Sec. 90-179. --- Scenic by-way allowable signs.

Scenic right-of-way signs shall be limited to on-premises signs of the following types:

(1)

Business signs and pylon sign structures.

(2)

Monument signs.

(3)

Temporary special sales signs.

(4)

(5)

Reader panel or marquee signs.

(6)

Temporary construction signs.

(7)

Temporary grand opening signs, banners.

(8)

Gasoline station signs.

Sec. 90---180. --- Scenic by---way prohibited signs.

The following signs are prohibited along the designated scenic by---ways:

(1)

Portable or wheeled signs.

(2)

Roof signs.

(3)

Projecting signs.

(4)

Signs that advertise or otherwise direct attention to a product, service, activity, person, institution, or business that no longer occupies or is no longer conducted, sold, manufactured, produced, or offered upon the premises where the sign is displayed.

(5)

Animated, moving, flashing, or rotating signs.

(6)

Signs that utilize intermittent or flashing illumination devices which change light intensity, brightness or color, or which are constructed and operated so as to create an appearance or illusion of motion.

(7)

Billboard signs.

(8)

Snipe signs.

(9)

Spectacular signs.

(10)

Signs attached to or located upon exposed amenities such as benches, trash containers, fences, trees, stakes, shrubs, or the like. Information about the manufacturer or distributor of benches and trash containers may be placed on their products, but may not exceed ten percent of one surface of the bench or trash container.

(11)

Vehicular signs.

(12)

Flags, pennants, streamers, inflatable signs, character cutouts, or signs intended to direct attention to a business activity. Flags, pennants, streamers, inflatable signs, character cutouts, or signs intended to direct attention to a business activity that is in existence at the time of passage of this article shall be removed within 180 days of passage of this chapter.

Sec. 90---180.1. --- Exceptions and exemptions.

The provisions and regulations of this chapter shall not apply to the following classes of signs.

(1)

Real estate signs not exceeding six square feet in area per face pertaining to the sale or rental of the property on which they are displayed, but not more than one such sign per property.

(2)

Professional nameplates and occupational signs denoting only the name and occupation of an occupant in a commercial building or public institutional building, and not exceeding six square feet in area.

(3)

Identification nameplates or signs on apartment houses, boarding houses, or rooming houses or similar uses, not exceeding two square feet in area.

(4)

Memorial, historical, and informational signs, as designated by federal, state, or local governments.



(5)  
Traffic or other municipal signs, legal notices or danger signs posted by federal, state, or local governments.

(6)  
Nonadvertising warning signs or trespassing signs on private property, not exceeding six square feet in area. Such signs must be a minimum of 200 feet apart.

(7)  
Nonadvertising signs of public utility companies as may be required in their operations in providing services for the health and welfare of the general public, or as required by any law or regulation of the state or any agency thereof.

(8)  
Directional and street identification signs for public and private developments and businesses denoting the entrance, exit and/or direction of traffic flow; provided each such sign does not exceed four feet in height and 12 square feet in area, and does not inhibit traffic flow of pedestrians or of vehicles.

(9)  
For public and private parks, one sign up to 32 square feet in area, to give information or regulations.

(10)  
Street banners erected by authority of the [cityCounty](#), advertising bona fide public events, such as legal holidays, nonpolitical election instructions and similar occasions.

(11)  
Information signs. The county council may erect or approve and permit to be erected entrance signs at or near the [cityCounty](#) limits for the benefits of visitors, on which may be listed institutional names, churches and points of interest. Civic organizations and churches may be permitted to place their insignias thereon.

(12)  
Civic, church, and school signs. For civic organizations, churches, and school event signs, signs shall not exceed 32 square feet in total area. Signs may be permitted not more than fourteen days prior to the event, and placed on private property only. Signs must be removed within seven days after event.

(13)  
On-site nonadvertising signs. Signs located on a commercial site, which are primarily directional in

operation of the business on the site and which contain no advertising matter. These signs are not counted in the overall square footage limit.

(14)  
Flags of the United States, the state, [cityCounty](#) or any flag or banner of a bona fide religious, fraternal or charitable organization, or flags of subdivisions or community associations or organizations. Flagpoles shall not exceed 20 feet in height from finished grade level to the top of the flagpole.

(15)  
Other flags, not described in subsection (14) above. Flags that do not exceed six square feet in area and that do not carry an insignia, emblem or wording. No more than one flag per plat of land. A three-day exemption will be given for holidays.

(16)  
Flags that do not exceed six square feet in area and that do not carry an insignia, emblem or wording. No more than one flag per plat of land. A three-day exemption will be given for holidays.

(17)  
Signs whose only purpose is decorative. The signs may not advertise any goods or services of an active business, and must be physically secured to the premises. Such signs shall not exceed six square feet in dimension and three-eighths of an inch in thickness.

(18)  
Signs on public school facilities that do not exceed 32 square feet in area and that do not exceed six feet in height from finished grade.

(19)  
Temporary signs of non-profit organizations promoting the participation in or registration for youth amateur athletic leagues and events, provided such signs must be removed no later than 72 hours after the commencement of league play or the completion of any registration period, as applicable.

Sec. 90-181. -- Scenic by-way signs in commercial areas.

Each building site shall be limited to one wall and one monument permanent identification sign, which must conform to the following requirements and restrictions:

(1)  
Monument signs (ground signs).

Only one monument sign per building site shall be permitted located on street frontage.

b.

Such signs may only contain the following information: The name of the building, the address of the building and/or the name or logo of the primary tenant of the building.

c.

Such signs may not exceed 50 square feet in total area. In addition, such signs may not exceed six feet in height and 20 feet in length.

d.

Signs shall be installed perpendicular to the property line and shall be located no less than ten feet from the property line.

e.

Projecting signs are not allowed.

f.

Roof signs are not allowed.

g.

Billboards are not allowed.

h.

Maximum height of any letters on the sign is 24 inches.

i.

Signs and their supporting structures must be constructed of durable materials and must meet the structural requirements as delineated in the county's adopted building code.

j.

If such signs are illuminated, such illumination shall be provided by a concealed light source moving downward. Moving, flashing, or intermittently illuminated elements are not allowed.

k.

All wiring and electrical equipment must be concealed and must conform with all applicable electrical and safety codes.

Wall signs.

a.

Only one wall sign per building site shall be permitted located on street frontage.

b.

Such signs may only contain the following information: The name of the building, the address of the building and/or the name or logo of the primary tenant of the building.

c.

Such signs may be surface mounted on only a single wall surface of the building to which they pertain. Maximum height of any letters on the sign is 24 inches and maximum length shall not exceed 70 percent of the linear frontage of the building.

d.

Signs shall be located on the front of the wall of the building. Sign shall be a minimum of ten feet above adjacent finished grade.

e.

Projecting signs are not allowed.

f.

Roof signs are not allowed.

g.

Billboards are not allowed.

h.

Such a sign may only be installed to one side of a building, which must be a side on the building that either fronts upon a street or faces a customer parking area.

i.

Wall signs are not allowed on a rear wall of a building.

j.

Signs and their supporting structures must be constructed of durable materials and must meet the structural requirements as delineated in the county's adopted building code.



If such signs are illuminated, all illumination must be provided by a concealed light source. Moving, flashing, or intermittently illuminated elements are not allowed.

l.  
All wiring and electrical equipment must be concealed and in conformance with all applicable electrical and safety codes.

m.  
Wall or building-mounted signage must be organized with a consistent sign band that integrates with the design of the building facade.

(3)  
Integrated business development.

a.  
Wall signs. Regulations for wall signs shall be the same as provided in subsection (2) of this section.

b.  
Ground signs. Only one freestanding sign is allowed for integrated developments of two or more separate businesses.

c.  
Freestanding ground signs shall not exceed six feet in height above finished grade and 20 feet in length. Signs must be installed perpendicular to the property line and must be located in a zone that is no less than ten feet from the property line.

d.  
Building-mounted signs may be allowed in lieu of freestanding signs in an integrated business development that does not allow wall signs.

e.  
Projecting signs are not allowed.

f.  
Roof signs are not allowed.

g.

h.

Signs and their supporting structures shall be constructed of durable materials, and must meet the structural requirements as delineated in the [cityCounty](#)'s adopted building code.

i.

Maximum height of any letters on the sign is 24 inches.

j.

If such signs are illuminated, all illumination must be provided by a concealed light source. Moving, flashing, or intermittently illuminated elements are not allowed.

k.

All wiring and electrical equipment must be concealed and must be in conformance with all applicable electrical and safety codes.

(4)

Businesses on street corner or at corner of shopping center. A business that is at the corner of two [cityCounty](#) streets may have one ground sign facing each street. All non-conflicting portions of the regulation of ground signs in subsections (1), (2), and (3) of this section shall apply to signs at the corner of two [cityCounty](#) streets. A business may not put up two ground signs under the authority of this subsection if one of the street frontages is contiguous to a residential area. If a business corners two [cityCounty](#) streets and one of the street frontages is contiguous to a residential area, the business must put up its one ground sign on the street frontage which is not contiguous to a residential area.

Sec. 90--182. --Scenicby-waytenant identification signs (service/technical facility).

For the purposes of this section, a service/technical facility is defined as a facility that produces, manufactures, and distributes products and/or services that are characterized as specialized in nature.

Multi-tenant buildings may have individual tenant signage in addition to building identification signage, subject to the following requirements and restrictions:

(1)

There may be only one tenant identification wall sign per lease space and only one tenant identification ground sign per lease space. The only information that may be included on such a sign is the name of the tenant, the tenant's logo (if applicable), and the tenant's suite number.

(2)

The maximum total size of such a sign is 16 square feet.

Such signs shall only be allowed on the front wall of the building. Sign shall be a minimum of ten feet above adjacent finished grade.

(4)

Projecting signs are not allowed.

(5)

Roof signs are not allowed.

(6)

Billboards are not allowed.

(7)

All illumination must be provided by a concealed light source. Moving, flashing, or intermittently flashing elements are not allowed.

(8)

All wiring and electrical equipment must be concealed and must comply with all applicable electrical and safety building codes.

(9)

Signs and their supporting structures must be constructed of durable materials, and must meet the structural requirements as delineated in the [cityCounty](#)'s adopted building code.

Sec. 90---183. --- Scenic by---way information signs.

This section applies to all informational and directional signage that occurs within a building site. To the extent reasonably possible, these signs must be standardized, with a consistent structure and form and a common background color and letter.

(1)

The maximum size for each such sign is three square feet.

(2)

Such signs must be either single--- or double---post mounted. Maximum allowable height is eight feet above adjacent finished grade.

(3)

Such signs must be either single---or double---faced, and may be internally illuminated. External

(4)

Signs and their supporting structures must be constructed of durable materials, and must meet the structural requirements as delineated in the [cityCounty](#)'s adopted building code.

Sec. 90---184. --- Scenic by---way retail signs.

(a)

Building---mounted retail signage must be organized within a consistent sign band, integrated with the design of the building facade.

(b)

Signs may be either internally illuminated or externally illuminated, with such illumination provided by a concealed light source.

(c)

The maximum height of any letters on such a sign is 24 inches.

(d)

Freestanding monument signs are allowed, provided they do not exceed 50 square feet in total area, six feet in height above finished grade, and 20 feet in length. Such signs must be located to prevent obstruction of sight lines at driveway in---turns and roadway intersections.

(e)

Moving, flashing, or intermittently flashing elements are not allowed.

(f)

Inflatable signs are not allowed.

Sec. 90---185. --- Scenic by---way temporaryspecial sales signs.

Temporary special sales signs shall comply with the following requirements and restrictions:

(1)

Such signs may be used for a single 60---consecutive---day period (or portion thereof) per year.

(2)

Such signs shall not exceed 32 square feet in total area.

Such signs must be attached to a building and shall not project above the roofline of the building.

(4)

Limited to one side of the building, which may only be the front facade of the building, defined for this purpose as that face of the building that either faces the street or that faces a customer parking area.

(5)

Snipe signs are not allowed.

(6)

Businesses are limited to one sign, whether or not the business is located on a corner.

Sec. 90---186. --- Scenic by---way construction signs.

Temporary construction signs must comply with the following requirements and restrictions:

(1)

Temporary construction signs are allowed, in addition to permanent signs, during construction.

(2)

Temporary construction signs must be removed when construction is substantially completed or at the expiration of 12 months from when erected, whichever occurs first.

(3)

Developments of less than ten acres are limited to one sign, which may not exceed 32 square feet in total area and six feet in height above finished grade.

(4)

Tracts of ten acres or more are limited to two signs per street frontage, each not exceeding 32 square feet in display area and six feet in height above finished grade.

(5)

Such signs may be located anywhere on property, provided they are set back a minimum of ten feet from any other freestanding sign and a minimum of ten feet from the property line.

Sec. 90---187. --- Scenic by---way temporary real estate signs.

One temporary monument sign not exceeding 32 square feet is allowed per premises to provide information concerning property or space on such premises for lease, rent, or sale, but only at a time

Temporary real estate signs must comply with the following requirements and restrictions:

(1)

Signs may be located anywhere on the property for sale, provided they are set back a minimum of ten feet from any other freestanding sign and a minimum of ten feet from the property line.

(2)

Tracts of less than ten acres are limited to one sign, which may not exceed 32 square feet in total area and six feet in height above finished grade.

(3)

Tracts of ten acres or more are limited to two signs per street frontage, each not exceeding 32 square feet in total area and six feet in height above finished grade.

Sec. 90---188. ---Scenic by---way temporary grand opening signs.

A temporary wall sign to advertise a grand opening for an individual business is allowed for a single period not to exceed 14---consecutive---days, subject to the following requirements and restrictions:

(1)

The maximum size does not exceed 32 square feet in sign area. The sign may be in the form of a temporary banner affixed to a wall surface.

(2)

The sign shall not project above the roofline.

(3)

Such a sign may be installed only on one side of a building, which must either front upon a street or face a customer parking area.

(4)

Such signs are not allowed on a rear wall of a building.

Sec. 90---189. ---Scenic by---way gasoline stations signs.

In addition to signs allowed under section 90---181, the following regulations shall also apply.

(1)

Signs on pump islands are allowed, but the only information that may be included on such a sign is the

(2)

Such signs are not allowed if they are located on or above the canopy that extends over the pump island.

(3)

Pricing signs shall not exceed 12 square feet in total area, whether they are integrated into an allowed freestanding sign or attached to an allowed freestanding sign structure.

(4)

Portable gasoline price signs are prohibited.

Sec. 90---190. --- Scenic by---way nonconforming signs.

(a)

Legal nonconforming uses. Subject to the provisions of this section, signs for a legal nonconforming use, are allowed. Such signs shall be allowed only so long as the nonconforming use is allowed. Any such sign legally existing on the effective date of this article but which does not comply with the regulations of this article, shall be deemed to be a nonconforming sign under the provisions of this article, and shall be subject to alteration or removal in accordance with the provisions of this article.

(b)

Moving, relocating, or altering of signs. No nonconforming sign shall be moved, altered, removed and reinstalled, or replaced unless it is brought into compliance with the requirements of this article.

(c)

Change in use of structure. Any nonconforming sign may continue to be utilized as long as the occupancy of the use within the structure remains the same. When a use changes from one occupancy category to another, all signs shall be brought into conformance with the provisions of the section.

Sec. 90---191. --- Temporary political signs.

Temporary political signs are permitted in the [cityCounty](#), subject to the following conditions and restrictions: (1)

No person, organization or other entity, whether employed by or volunteering on behalf of any person seeking election to a political office, shall, within the [cityCounty](#), post, place, staple, tack, tie or affix in any other manner any sign, placard, card, sticker or other material upon or about any public utility pole, standard, fixture or tree or other object located and situated within any public right---of---way in the county.

The county building official shall deliver a copy of this chapter to any candidate filing for public office or any other person wishing to place any temporary political sign within the county upon their application.

(3)

All political signs of each candidate, shall be removed within ten days following the date of any election to which such signs relate. All political signs of each candidate exceeding 12 square feet shall be spaced at least 200 feet apart.

(4)

No temporary political sign shall exceed 32 square feet in total sign area and six feet in height.

(5)

Subject to the other provisions of this chapter, temporary political signs solely for and relating to a public election shall only be permitted to be displayed for a period commencing 45 days prior to the election date providing that such non---permitted signs shall be located on private property only.

(6)

A person may place political signs of the candidates not exceeding 12 square feet per sign at each approved [cityCounty](#) facility polling place on a uniform election date or runoff election date. Each sign cannot be permanently attached to any [cityCounty](#)---owned fixture, box, pole, sign, container, or other permanent or temporary fixture. Political signs are permissible only on a uniform election date or runoff election date and must be removed immediately after the polling places are closed. Any signs left on the [cityCounty](#) facility premise for more than two hours after the polling places have closed will be considered abandoned; the [cityCounty](#) may immediately remove the abandoned signs and may charge the candidate a reasonable fee, not to exceed \$200.00. Each political sign shall not block the visibility of any vehicle entering or exiting the facility and shall not impede the flow of traffic. All signs shall not be closer to the county facility polling place as required by state law regulating electioneering near polling places nor further than 200 feet from an outside door through which a voter may enter the building in which the polling place is located. At any time, the designated county or [cityCounty](#) representative may request signs to be removed because of public safety concerns. Upon request for removal of a sign or signs the candidate must remove the sign immediately and without delay.

Sec. 90---192. --- Maintenance of signs.

(a)

Maintenance. Each sign shall be maintained in a safe, presentable, and good condition, including the replacement of defective parts and other acts required for the maintenance of such sign, without altering the basic copy, design or structure of the sign. The building official shall require compliance or

(b)

Dilapidated or deteriorated signs. No person shall maintain or permit to be maintained on any premises owned or controlled by him or her any sign which is in a dilapidated or deteriorated condition as defined herein. Upon notice of violation, any such sign shall be promptly removed or repaired by the owner of the sign or the owner of the premises upon which the sign is located in accordance with the enforcement provisions set forth below.

Sec. 90---193. --- Enforcement.

(a)

Authority. The building official, or his or her respective designee(s), is hereby authorized to order the repair or removal of any dilapidated, deteriorated, abandoned, illegal or prohibited signs from property within the county limits, in accordance with the enforcement mechanisms set forth in this section.

(b)

Notice of violation. When the building official, or his or her respective designee, determines that a sign located within the county limits is dilapidated, deteriorated, illegal, prohibited or abandoned, they shall issue a notice of violation to the owner of the sign or the owner, occupant, or person in control of the property on which the sign is located.

(1)

Contents of notice of violation. The notice of violation shall contain:

a.

Name of the owner, occupant, manager or other person in control of the property.

b.

Street address sufficient to identify the property on which the alleged violation occurred.

c.

Statement of the action required to correct the violation and a deadline of completing the corrective action.

d.

Statement that failure to take the corrective action with time specified may result in (1) a criminal penalty not exceeding limit set by state law per day for each violation, (2) the county filing a civil action against owner seeking injunctive relief and/or civil penalties not to exceed limit set by state law per day

Statement informing recipient of their right to appeal the decision of the building official to the zoning board of adjustment in accordance with section 90---192

(2)

Service of notice of violation. The building official, or his designee, shall serve a written notice of violation on the owner of the sign, or the owner, occupant, or person in control of the property on which the sign is located. The notice of violation should be served by either hand---delivery or by certified mail, return receipt requested. Service by certified mail shall be effective three days after the date of mailing.

(c)

Enforcement remedies.

(1)

Criminal penalties. Any person, firm or corporation violating any of the provisions or term of this article V (exterior signage) shall be deemed guilty of a misdemeanor, and upon conviction thereof, be subject to a fine not to exceed limit set by state law for each offense, and each and every day or portion thereof that such violation shall continue shall constitute a separate offense.

(2)

Civil remedies. The county may file a civil action in State District Court or Oconee County Court at Law to enforce the requirements of this chapter, seeking injunctive relief and/or civil penalties up to a fine not to exceed limit set by state law per day for each offense.

(3)

Emergency removal of sign. The county may remove a sign, which the building official finds to be an immediate and imminent threat to the public safety because of its dilapidated, deteriorated or structural condition.

(4)

Remedies cumulative. All remedies authorized under this article V (exterior signage) are cumulative of all others unless otherwise expressly provided. Accordingly, the filing of a criminal action shall not preclude the pursuit of a civil or administrative action for violation of this article V (exterior signage) nor shall the filing of a civil action preclude the pursuit of any other action or remedy, administrative or criminal.

Sec. 90---196. --- Special event signs.

Temporary signs that direct the public to an event of civic interest, such as parades, organized holiday festivities, special events on the behalf of charitable organizations and like, are allowed provided that:

(1)

Such signs do not exceed 16 square feet in area, with the exception that a maximum of four signs measuring greater than 16 square feet, but not exceeding 32 square feet may be permitted.

(2)

Signs are erected on private property, with property owner permission, for a time period not to exceed 30 days before and seven days after the event.

(2)

Service of notice of violation. The building official, or his designee, shall serve a written notice of violation on the owner of the sign, or the owner, occupant, or person in control of the property on which the sign is located. The notice of violation should be served by either hand-delivery or by certified mail, return receipt requested. Service by certified mail shall be effective three days after the date of mailing.

(c)

Enforcement remedies.

(1)

Criminal penalties. Any person, firm or corporation violating any of the provisions or term of this article V (exterior signage) shall be deemed guilty of a misdemeanor, and upon conviction thereof, be subject to a fine not to exceed limit set by state law for each offense, and each and every day or portion thereof that such violation shall continue shall constitute a separate offense.

(2)

Civil remedies. The county may file a civil action in State District Court or Oconee County Court at Law to enforce the requirements of this chapter, seeking injunctive relief and/or civil penalties up to a fine not to exceed limit set by state law per day for each offense.

(3)

Emergency removal of sign. The county may remove a sign, which the building official finds to be an immediate and imminent threat to the public safety because of its dilapidated, deteriorated or structural condition.

(4)

Remedies cumulative. All remedies authorized under this article V (exterior signage) are cumulative of all others unless otherwise expressly provided. Accordingly, the filing of a criminal action shall not preclude the pursuit of a civil or administrative action for violation of this article V (exterior signage) nor shall the filing of a civil action preclude the pursuit of any other action or remedy, administrative or criminal.

Sec. 90-196. - Special event signs.

Temporary signs that direct the public to an event of civic interest, such as parades, organized holiday festivities, special events on the behalf of charitable organizations and like, are allowed provided that:

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## Minutes

January 23<sup>rd</sup>, 2020

Corridor Planning Sub-Committee of the Planning Commission

### **Members present**

Stacy Lyles

Andrew Gramling

Mike Johnson

### **Staff Present**

Adam Chapman

### **Media Present**

None

- Call to Order – 4PM
- Adam Chapman presided over the election of a Chairman for this group. Andrew Gramling nominated Stacy Lyles to be chairman. The vote for Mrs. Lyles to be chairman was 3-0 in favor. Mrs. Lyles then presided over the election of vice-chairman and secretary. Andrew Gramling was nominated by Stacy Lyles as vice-chair. A vote of 3-0 in favor for Mr. Gramling to be vice-chair was held. Mr. Johnson nominated Adam Chapman to be secretary and a 3-0 in favor vote was held for Mr. Chapman to be secretary.
- A short film was watched regarding the rationale for planning public spaces.
- A conversation was had by the members present regarding which corridors to prioritize and what materials staff is to bring to the next meeting.
- Meeting was adjourned at 4:50PM.



# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## Minutes

February 3rd, 2020

Corridor Planning Sub-Committee of the Planning Commission

### **Members present**

Stacy Lyles

Andrew Gramling

Mike Johnson

### **Staff Present**

Adam Chapman

### **Media Present**

None

- Call to Order – 4PM
- A discussion was had on which corridors to address first. They are:
  - 123 from Seneca to Clemson
  - 123 from Seneca to Westminster
  - Hwy 59 from the intersection of 24 to I-85
  - Hwy 28 from Seneca to Walhalla
  - Hwy 130 from 123 to 183/Keowee Key.
- The members present want to look at each corridor as its own particular area and not create one ordinance for all the corridors.
- The members present asked staff to bring the model ordinances from Destination Oconee .
- Meeting was adjourned at 4:50PM.



South Carolina's Scenic Byways

[Application Process](#)

[Maps & Galleries Page](#)

[Scenic Highway Committee](#)

December 3, 2019  
Committee Meeting  
Agenda

# S.C. State Scenic Highways Committee

Created by Act 484, 1994, and amended by Act 285, 1996, to develop criteria for the designation of a Scenic Highway. (11 members: Secretary of the Department of Transportation or his designee; Director of the Department of Parks, Recreation and Tourism, or his designee; 2 representatives of the outdoor advertising industry, who are active members of an organization such as the Outdoor Advertising Association of South Carolina; a representative of the South Carolina hotel and motel industry; a representative of the agricultural industry who is active in an organization such as the State Farm Bureau; a representative of the petroleum marketing industry; a representative of the tourism industry in South Carolina; a representative of the highway beautification efforts such as South Carolina Clean and Beautiful; a representative involved with parks and recreation, such as the South Carolina Recreation and Parks Association; and, a member of the general public. All members shall serve for a term of 2 years and all appointments must be made by the Governor with the advice and consent of the Senate.)

Members of the Committee continue to serve until replaced by the Governor based on the two-year appointment cycle. The committee reviews applications for scenic byway designations and makes recommendations to the General Assembly based on those reviews. The State Scenic Byways Coordinator makes biennial reviews of all state and national scenic byways and reports his findings to the committee. The Department of Transportation is responsible for ensuring that off-premise outdoor advertising signs and junkyards are not permitted on state scenic byways. Any other legal protections against scenic impediments are the responsibility of local government.

## **OFFICERS AND MEMBERS OF THE STATE SCENIC HIGHWAYS COMMITTEE**



**Mr. Hal W. Stevenson**  
*Chairman*  
*(Outdoor Advertising)*  
Columbia, SC 29211



**Mr. Douglas "Doug" McFarland**  
*(Outdoor Advertising)*  
North Charleston, SC 29405



**Mr. Bob Barenberg**  
*(Hotel and Motel Industry)*  
Myrtle Beach, SC 29579



**Vacant**  
*(SCDOT Designee)*  
State Scenic Byways Coordinator  
Columbia, SC 29202



**Ms. Amy Duffy**  
*(SCPRT Designee)*  
SC Department of Parks, Recreation and Tourism  
Columbia, SC 29201



**Dr. David Cárdenas**  
*(Tourism Industry)*  
Columbia, SC 29201



**Mr. Van Kornegay**

Columbia, SC

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