

Oconee County Community Development

415 South Pine Street, South Carolina 29691
Phone: 864-718-1005 (Codes); 864-638-4218 (Planning & Zoning)
Fax: 864-638-4168



Section 1: Applicant Information (Individual filling out application)

Name Cassey Beacham-Masstar Signs
Address 11801 Anderson Rd.
City Greenville State SC Zip Code 29611
Relationship to project Sign company

Section 2: Contractor Information (who is responsible for the work)

Residential Builder Residential Specialty General Contractor
 Manufactured housing Owner Builder Other Sign
SC License # _____ Expiration date _____
Contractor Name Masstar Signs
Company Name _____
Superintendent _____
Mailing Address See applicant
City _____ State _____ Zip Code _____
Phone 864.295.2287 ← Mobile _____
Number inspector should use for contact prior to inspection _____
email cassey.beacham@masstarsigns.com

Section 3: Property Information (Tell us about the property)

Project Address 301 W. Fairplay Blvd.
City Fairplay State SC Zip Code 29643
Subdivision _____ Lot Number _____
Tax Map Number 340.00.03.022
Gate Code (if applicable) _____
Zoning District Control Free
Property Owner Name _____
Address _____
City _____ State _____ Zip Code _____

Section 4: Project Information (Tell us about the project)

See drawing -
Project description: Install new monument sign with LED message center and internally illuminated top cabinet.
Total value of completed project: \$26,805.00

Is this project for an Oconee based nonprofit charity? Yes No

If yes, please provide DOR # _____

Please check all information that applies.

- | | | |
|---|--|---|
| <input type="checkbox"/> Single family dwelling | <input type="checkbox"/> Remodel | <input type="checkbox"/> Electrical |
| <input type="checkbox"/> Detached garage | <input type="checkbox"/> Addition | <input type="checkbox"/> Plumbing |
| <input type="checkbox"/> Townhouse | <input type="checkbox"/> Demolition | <input type="checkbox"/> Mechanical |
| <input type="checkbox"/> Duplex | <input type="checkbox"/> Exterior deck | <input type="checkbox"/> Storage building |
| <input type="checkbox"/> Multi-family | <input type="checkbox"/> New commercial structure | |
| <input type="checkbox"/> Commercial pool | <input type="checkbox"/> Camper/recreational vehicle | |
| <input type="checkbox"/> Sprinkler Install | <input type="checkbox"/> HUD Mobile Home | |
| <input type="checkbox"/> Park Model RV | <input type="checkbox"/> Decal Only | |
| <input checked="" type="checkbox"/> Other | _____ | |

Sign

Does this project involve the use of any alternative materials, design, or methods of construction not prescribed in code? Yes No

Is this project within five feet of a property line? (If yes, a site plan is required) Yes No

Is this project sprinkled? Yes No

Are the structures floors, walls, and roof framed using anything other than wood? Yes No

Does this project have foundation walls that exceed the unbalanced fill requirements of the code? Yes No

Does this project have masonry fireplaces? Yes No

Is this tract of land restricted by any recorded covenant that is contrary to, or conflicts with, or prohibits the proposed activity? Yes No

Section 4: Project Information . continued

N/A

Sewer or Septic Permit #: _____

Water Source: _____ Heat Source: _____

Electric Provider:

Blue Ridge Duke Power Seneca L&W
 City of Westminster Other, please specify _____

Construction Type (commercial only): _____

Occupancy Type (commercial only): _____

Gas Company _____ Propane Natural Gas

Number of bedrooms _____ Number of bathrooms _____

Number of stories (including basement) _____

Frame Type: _____ Foundation Type: _____

Roof Type: _____ Exterior Finish: _____

Including all garages, bonus rooms, and the basement, what is the total square footage of the structure being constructed?

BSMT: Heated _____ + Un-heated _____ = _____

1st: Heated _____ + Un-heated _____ = _____

2nd: Heated _____ + Un-heated _____ = _____

3rd: Heated _____ + Un-heated _____ = _____

Assessory: Heated _____ + Un-heated _____ = _____

(includes garages)

Porches total _____ Total Square Footage = _____

Section 5: Manufactured Home, Camper, RV Details (not included in section 4)

Manufacturer: _____ Year: _____

Model _____ Size _____

Color _____ Current Decal # _____

VIN Number (Serial Number) _____

Previous Owner _____

N/A

Section 6: Moving Permit

Current Location: _____ Tax map number: _____

Seller's name: _____

Mailing Address _____

City _____ State _____ Zip Code _____

Future location: in county out of county

Tax map number where home is going: _____

Physical Address: _____

Mailing Address _____

City _____ State _____ Zip Code _____

Buyer's name: _____

Mailing Address _____

City _____ State _____ Zip Code _____

Official Use Only (out of county)

Assessor Value _____ Ratio% _____

Section 7: Signature

NOTICE: The applicant is responsible for compliance with any applicable codes. Oconee County Building Codes Department is responsible for enforcement of Oconee County Ordinance 98-10. Value of completed project has a minimum cost index that is based on a valuation sheet provided by the International Code Council. If applicant's estimate is lower than the minimum cost index the cost index will apply. If any of the information supplied by the owner and/or owner's agent is incorrect, the permit may be revoked. THIS PERMIT WILL BECOME INVALID WITHIN 180 DAYS FROM DATE OF ISSUE IF: WORK HAS NOT COMMENCED, IF AN INSPECTION HAS NOT BEEN REQUESTED, OR IF WORK HAS BEEN SUSPENDED FOR A PERIOD OF 180 DAYS. The Building Official is authorized to grant extensions of time, for periods not more than 180 days each. The extension shall be requested in writing and justifiable cause demonstrated. I hereby certify that I have authority of the owner to make this application, that the information is complete and correct, and that the construction and/or use will conform to the building code and other applicable laws and regulations which relate to the property.

Signature

Cassie Beacham

Date

2.22.13

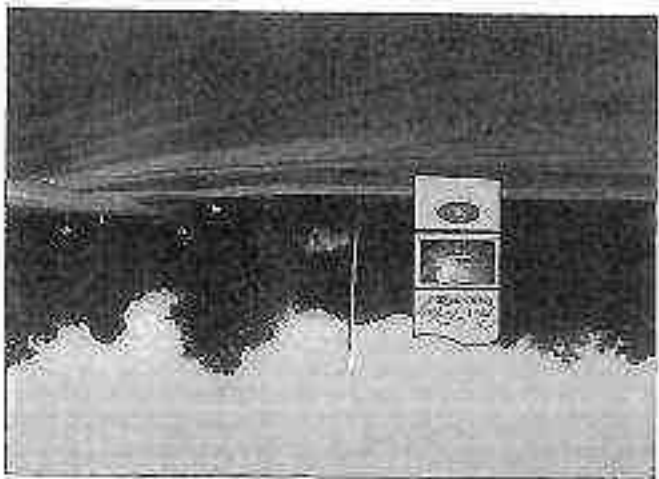
Printed Name

Cassie Beacham

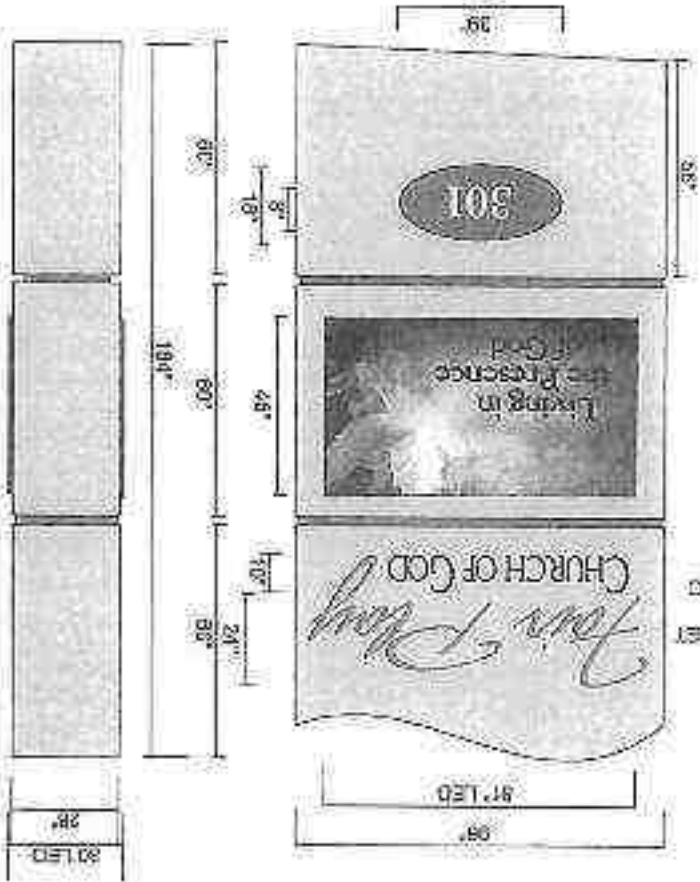
Print Form

Submit by Email

Color Sample and Color Reproduction
PAPER: 300D POLYESTER
SEWING: 100% POLYESTER
GARNET: 100% POLYESTER
NOVELTY
ROD WALL
TRUSS
BACK: 100% POLYESTER
FRONT: 100% POLYESTER



3000 psi concrete with steel angle welded to pole. Set to be filled and covered around footing.
 3" square pole
 Concrete foundation



DOUBLE SIDED
 INTERNALLY ILLUMINATED CANOPY
 WITH ROUTED FACE BAKED
 WITH BLUE & DAWNIGHT ACRYLIC
 2" blue reveal

25-4500-48x60-2WAY-ROB-2V
 2" blue reveal

1060 FLAT ALUMINUM
 OVAL AND FLAT ALUMINUM
 LETTERS FLUSH MOUNTED
 TO SIGN

client: Fair Play Church of God	location: Fair Play, SC	date: 2-21-13	revision: 1 of 18F
salesperson: Bobby James	salesperson approval: JOB #: 016-13	UL #:	
MFG BY 03/21/13	Lamps:	LED's:	Pwr Supply:
	Balls:		

**STATE OF SOUTH CAROLINA
OCONEE COUNTY
ORDINANCE 2012-34**

AN ORDINANCE TO AMEND SECTION 38-11.2, ENTITLED *I-85 OVERLAY DISTRICT*, OF CHAPTER 38, ENTITLED *ZONING*, OF THE OCONEE COUNTY CODE OF ORDINANCES IN CERTAIN LIMITED REGARDS AND PARTICULARS ONLY; AMEND THE OFFICIAL OCONEE COUNTY ZONING MAP INCORPORATED THEREIN; AND OTHER MATTERS RELATED THERETO.

WHEREAS, Oconee County, South Carolina (the "County"), a body politic and corporate and a political subdivision of the State of South Carolina (the "State"), acting by and through its governing body, the Oconee County Council (the "County Council"), has previously adopted multiple ordinances for the effective, efficient governance of the County, which, subsequent to adoption, are codified in the Oconee County Code of Ordinances (the "Code of Ordinances"), as amended, from time to time; and

WHEREAS, Chapter 38, entitled *Zoning*, of the Code of Ordinances, contains terms, provisions, procedures, and the official zoning maps applicable to zoning in the County; and

WHEREAS, from time to time, provisions of the Code of Ordinances need to be amended, to update such provisions, to clarify guidelines and procedures and rules applicable to County government, to keep the Code of Ordinances in concert and accord with State and County law and regulations and to meet the changing needs of the County; and

WHEREAS, there is a need to amend the zoning procedures, maps, and law of the County, to keep the Code of Ordinances in concert and accord with State and County law and regulations and to meet the changing needs of the County; and

WHEREAS, there is a need to amend, specifically, Section 38-11.2, entitled *I-85 Overlay District*, of Chapter 38, entitled *Zoning*, of the Code of Ordinances, and the Official Oconee County Zoning Map incorporated therein:

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

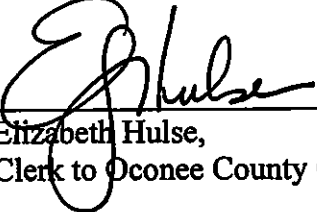
1. The statements of fact and policy from the preamble of this ordinance are hereby adopted, as findings of fact, by the County Council, in their entirety, and are hereby adopted by reference, as part of the ordaining language of this ordinance as fully as if set forth verbatim herein.
2. The entire content of the current Section 38-11.2, entitled *I-85 Overlay District*, of Chapter 38, entitled *Zoning*, of the Code of Ordinances, is hereby revoked, rewritten, stricken, and replaced in its entirety with the rewritten Section 38-11.2

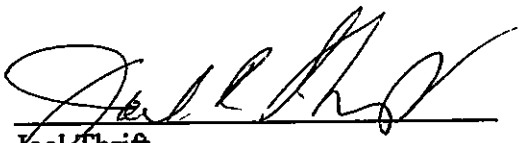
set forth in Exhibit A, which is hereby incorporated herein as fully as if set forth verbatim, herein.

3. The Official Oconee County Zoning Map previously adopted by Section 38-11.2, entitled *I-85 Overlay District*, of Chapter 38, entitled *Zoning*, of the Code of Ordinances is hereby revoked, rewritten, stricken, and replaced in its entirety with the rewritten Official Oconee County Zoning Map as set forth in Exhibit B, which establishes the Fair Play Village Sub-district and its boundaries, and which is hereby incorporated herein as fully as if set forth verbatim, herein.
4. Should any part or provision of this Ordinance be deemed unconstitutional or unenforceable by any court of competent jurisdiction, such determination shall not affect the rest and remainder of this Ordinance, all of which is hereby deemed separable.
5. All ordinances, orders, resolutions, and actions of the County Council inconsistent herewith are, to the extent of such inconsistency only, hereby repealed, revoked, and rescinded. However, nothing contained herein, or in Exhibit A or Exhibit B hereto, shall cancel, void, or revoke, or shall be interpreted as cancelling, voiding, or revoking in any regard any prior zoning or rezoning acts, actions, or decisions of the County or the County Council, in any regard.
6. All other terms, provisions, and parts of the Code of Ordinances not amended hereby, directly or by implication, shall remain in full force and effect.
7. This Ordinance shall take effect and be in full force and effect from and after the third reading and the public hearing and enactment by the County Council in accordance with the Code of Ordinances.

Ordained in meeting, duly assembled, this 2nd day of January 2013.

ATTEST:


Elizabeth Hulse,
Clerk to Oconee County Council


Joel Thrift,
Chairman, Oconee County Council

First Reading: November 20, 2012 [in title only]
Second Reading: December 18, 2012
Public Hearing: January 22, 2013
Third Reading: January 22, 2013

EXHIBIT A

Sec. 38-11.2. I-85 Overlay District.

Title: I-85 overlay district.

Definition: The I-85 overlay district is not intended to be a separate zoning district, but shall be assigned to those areas county council has determined to be essential to the future economic prosperity and general well being of all Oconee county citizens.

Intent: The overlay is intended to promote development that reflects the best building and site design practices in a manner that will maintain the greatest marketability of the area over time, while limiting any negative effects that may impact the existing lifestyle of the area's citizens.

Boundary: The boundaries of the I-85 overlay district shall be shown on the Official Oconee County Zoning Map:

The I-85 overlay district shall be divided into the following sub-districts:

- (a) Carolina Gateway (Interstate 85).
- (b) Fair Play Village.
- (c) Cleveland Creek.

Standards:

- 1) No new residential subdivision development consisting of more than ten (10) residential housing units proposed for any sub-district of the I-85 Overlay shall have a gross density greater than one dwelling unit per acre, unless otherwise specified by this chapter.
- 2) Sexually Oriented Businesses, as defined by the Unified Performance Standards Chapter of the Oconee County Code of Ordinances, shall not be located in the I-85 Overlay District.

The following standards shall apply within one or more of the sub-districts of the I-85 Overlay, as specified:

1) Carolina Gateway Sub-district:

A. The regulations contained within Appendix A of this Chapter shall apply in their entirety to all non-residential uses within the Carolina Gateway (Interstate 85) overlay, excluding agriculture uses.

2) Fair Play Village Sub-district:

A. All new primary and accessory *residential* buildings proposed to be located within the boundaries of the Fair Play Village Sub-district shall be subject to the following standards:

1. Maximum Density: Two (2) Dwelling Units per acre.
2. Setbacks: Front – Twenty Five (25) Feet; Side – Five (5) Feet; Rear – Ten (10) Feet.

B. All new lots/parcels shall have a minimum lot width on road frontage of one hundred (100) feet.

C. All structures and properties *located in the Fair Play Village Overlay* constructed, installed or maintained in such a manner as to permit the harborage of rodents, mosquitoes, or any other pest or vermin, shall within 30 days of notification (by certified mail) by the Zoning Administrator repair, upgrade, clean or otherwise improve the structure or property so as to mitigate the situation. In the event the owner of a structure deemed to be in violation of this standard can demonstrate the need for additional time beyond 30 days from the date of notification to complete necessary work, provided all imminent hazards to residents and the public have been mitigated, the Zoning Administrator may grant up to an additional 60 days for completion.

D. Proposed structures to be located in the Fair Play Village Sub-district subsequent to the adoption of this standard shall be subject to the following:

1. All non-residential and non-agricultural structures and uses shall conform to the standards established in Appendix A of this Chapter, and excepting those required by this or any other Chapter of the Oconee County Code of Ordinances to be approved as a Special Exception by the Oconee County Board of Zoning Appeals, shall be subject to review and approval by the Oconee County Planning Commission.
2. Single-family residential developments proposed to consist of greater than two (2) units, and all multi-family residential developments, shall be subject to review and approval by the Oconee County Planning Commission.
3. Proposed structures, of any type, intended for occupancy shall meet the following standards:
 - i. Foundations and/or underpinning shall be constructed of concrete, masonry (brick or block), or similar material, and designed so as to provide a continuous, permanent, and attractive impediment to the harborage of rodents and vermin.
 - ii. A lawn or landscaped area cleared of weeds, excess undergrowth, and any other materials or debris that may attract rodents, mosquitoes, and other potential threats to occupants and/or the public shall be established for each residential unit prior to final approval for occupation.
 - iii. Access to residences shall be from an all-weather driveway and/or parking area.

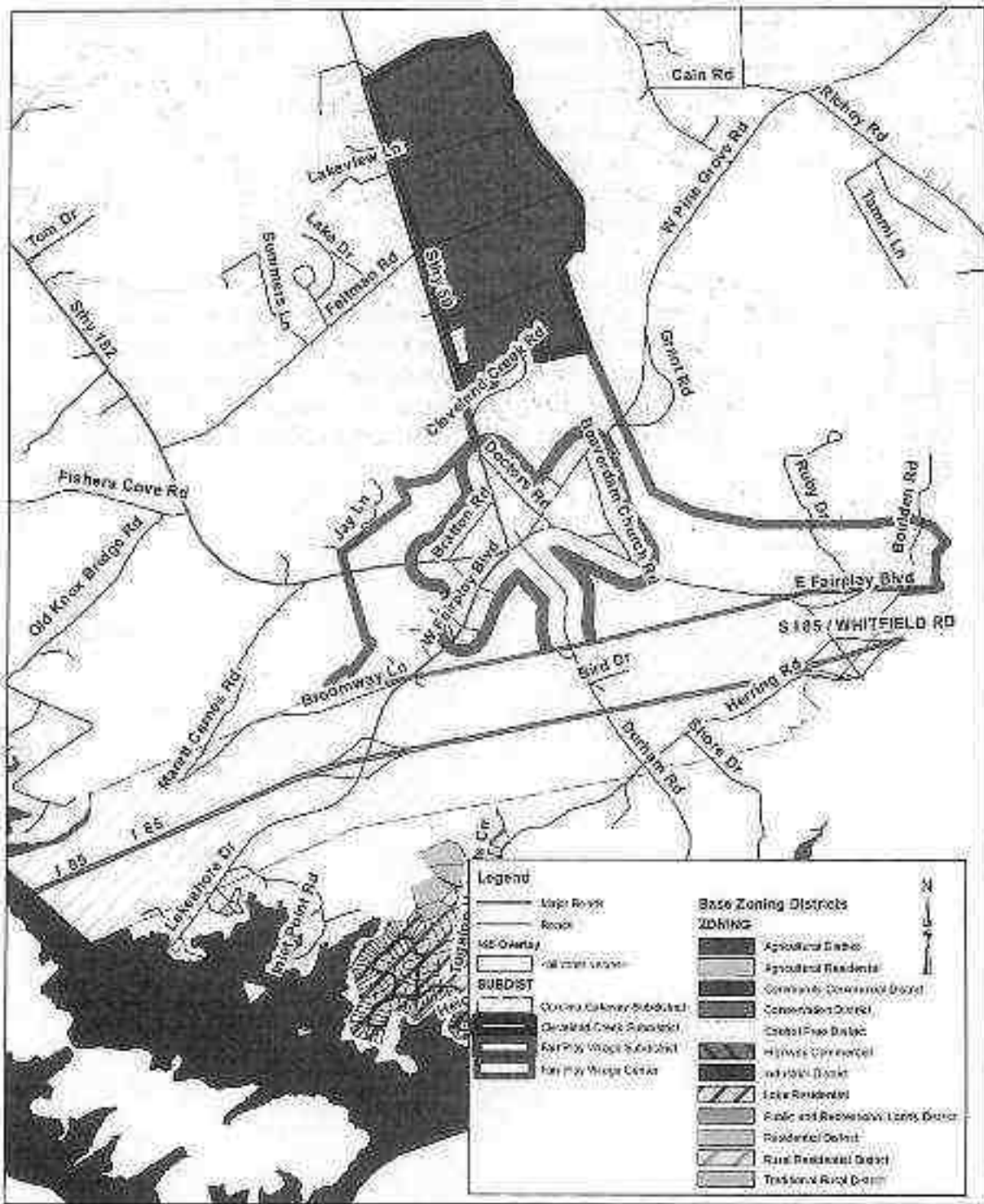
4. New development proposed to be located in the area delineated on the Official Oconee County Zoning Map as the 'Village Center' of the Fair Play Village Sub-district shall, in addition to all other standards applicable to the Fair Play Village Sub-district, be subject to the following:

- i. Orientation: All new primary residential structures located in the Village Center shall be oriented to the public thoroughfare.
- ii. All industrial uses shall be approved as a Special Exception by the Board of Zoning Appeals.
- iii. The height of all proposed structures shall be no greater than thirty (30) feet, to be determined by measures approved in adopted building codes.

5. Free-standing signage of any type subject to permit by this Chapter of the Code of Ordinances, to include monument or other signage not attached to or otherwise supported by a primary structure, shall not exceed seven (7) feet in height above grade. No signage shall be situated or installed on a berm or other elevated surface or device intended to increase the height of a sign subject to this standard.

EXHIBIT B

Ordinance 2012-34



Josh Stephens

From: Josh Stephens
Sent: Thursday, February 28, 2013 9:20 AM
To: Andrew; Beth Hulse; Carlos Galarza; Chad Dorsett; Greenville News (localnews@greenvillenews.com); Josh Stephens; LaDonna Becker (ladonna@dailyjm.com); Michael Eads (meads@dailyjm.com); Mikayla; Norman Cannada; Ray Chandler (crchandler@hotmail.com); Stan Welch; Westminster News / Keowee Courier (westnews@bellsouth.net); WGOG (dickmangrum@wgog.com); WSPA TV - Channel 7 (assignmentdesk@wspa.com)
Subject: Special Meeting being called for the Planning Commission
Attachments: agenda_03012013.docx

Everyone,

I have attached the agenda for a Special Meeting of the Planning Commission. It concerns a proposed sign project located on a parcel within the Fair Play Village Sub-district. See you there.

Thanks,

Josh Stephens
Community Development Office
Oconee, SC
864-718-1005



Special planning meeting

February 28, 2013

By Dick Mangan

Denise Planning Commission announces a special meeting tomorrow to consider a proposed sign inside the Fair Play Village sub-district. The special meeting takes place at 4 o'clock in County Council Chambers in Wayhalla, and the public is invited.

[Home](#) > [News](#) > [Special planning meeting](#)

Weather

Wayhalla, SC

46°F
74°F Cloudy and Windy

[View the forecast](#)

Wayhalla, SC 29585 [Go!](#)

Search

WGOG.com

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Calendar

- February 28, 2013
- TCPC Grant Writing Class
- March 1, 2013
- OGA Denials
- Four presidents
- "Age of Murder"
- March 4, 2013
- DAR School
- Beef 'n
- March 5, 2013 (Fri)
- TCPC Grant Writing Class

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