

STATE OF SOUTH CAROLINA
COUNTY OF OCONEE
ORDINANCE 2009-16

“AMENDMENT TO REQUIRE APPROVAL OF ALL STRUCTURES GREATER THAN SIXTY-FIVE [65’] FEET TO BE APPROVED BY THE BOARD OF ZONING APPEALS AS A SPECIAL EXCEPTION”

Draft amendment to Section 9 General Provisions of the ZEO – would require approval of all structures greater than 65’ (not specifically exempted by the ordinance) to be approved by the BZA as a Special Exception

(4) In addition to (not in lieu of) all other restrictions and standards set out in this ordinance, all proposed structures not exempted by Section 38-9 of this Code that are greater than sixty-five (65) feet in height, in any district, shall be subject to review and approval by the Board of Zoning Appeals as a Special Exception, before any County permits are issued for such structures. In addition to such structures having to meet all of the requirements for Special Exceptions established in Section 38-7.2 of the Code, as amended, the Board shall issue findings on each of the following criteria as part of its review and approval process:

- a. projected traffic associated with the structure, as proposed and ability of existing roadways to accommodate the increase
- b. anticipated cost of any specialized emergency response equipment and training required to serve the structure
- c. potential noise, light, fumes, shadows, obstruction of air flow, and other negative secondary effects associated with the proposed structure that may impact existing uses and/or adjacent properties
- d. the aesthetic and cultural character of the environs, specifically regarding any potential degradation of scenic views, historic sites, significant landmarks, and other sensitive areas by the proposed structure
- e. appropriateness of proposed structure in relation to the existing character of the community

ORDAINED in meeting, duly assembled, this ** day of ***, 2009.

FOR OCONEE COUNTY:

Reginald T. Dexter
Chairman, District V

ATTEST:

Elizabeth G. Hulse
Oconee County Clerk to Council

First Reading: July 7, 2009
Second Reading:
Public Hearing:
Third & Final Reading: