

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

## AGENDA

6:00 pm, Monday, March 19th, 2018

Council Chambers - Oconee County administrative complex

1. Call to Order
2. Invocation by County Council Chaplain
3. Pledge of Allegiance
4. Approval of Minutes – March 5th, 2018
5. Public Comment for Agenda and Non-Agenda Items (3 minutes)
6. Staff Update
7. **Discussion on 2020 Comprehensive Plan**
  - To include Vote and/or Action on matters brought up for discussion if required.
  - a. Discussion by Commission
  - b. Commission Recommendation
8. **Discussion on clarification of certain code sections bearing on land use and development, as contained in Chapters 26, 32, and 38 of the Oconee County Code of ordinances.**
  - To include Vote and/or Action on matters brought up for discussion, if required
  - a. Discussion by Commission
  - b. Commission Recommendation
9. **Discussion on Lake Residential Development District**
  - To include Vote and/or Action on matters brought up for discussion, if required
  - a. Discussion by Commission
  - b. Commission Recommendation
10. **Old Business** - To include Vote and/or Action on matters brought up for discussion, if required
11. **New Business** - To include Vote and/or Action on matters brought up for discussion, if required
12. **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

6:00 PM, Monday, March 5, 2018

Oconee County Council Chambers

### Members Present

Mr. Kisker District 1  
Mr. Gramling District 2  
Mr. Vassey District 3  
Mr. Pearson District 4  
Mr. Johnson At-Large  
Mrs. McPhail At-Large

### Staff Present

David Root, County Attorney  
Adam Chapman, Zoning Administrator  
Media Present: None

### 1. Call to Order

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

### 2. Invocation by County Council Chaplain

Mr. Root gave the invocation.

### 3. Pledge of Allegiance

### 4. Approval of Minutes

- a. February 22, 2018  
Mrs. McPhail – Motion  
Mr. Kisker – Second  
The motion carried 6-0

### 5. Public Comment for Agenda and Non-Agenda Items

None

### 6. Staff Updates

Mr. Chapman stated that County Council could possibly be sending the Planning Commission a task involving the creation of a sliding scale for setbacks for some of the Zoning Districts.

### 7. Guest speaker from the Oconee Economic Alliance

Mr. Blackwell presented the Commission with an update on the County from an economic standpoint as well as well as future needs of the County to continue growth. The main needs, as per the Oconee Economic Alliance, were

- Proactive Infrastructure Enhancements
- Corridor Plans
- Encourage Workforce Housing
- Targeted Areas
- Higher Density
- Inclusionary Zoning
- Permitting Process

#### **8. Discussion on amending Oconee County's E911 Addressing policy**

Mr. Chapman stated that the current E911 addressing policy falls under the jurisdiction of the Planning Commission. Lisa Simmering is currently overseeing the E911 Addressing Policy and has drafted some suggestions to bring the policy up to the Federal standards. A motion was made by Mrs. McPhail to accept the amendments as presented and Mr. Pearson seconded the motion. The motion passed unanimously.

#### **9. Discussion on Traditional Neighborhood Development**

Mr. Chapman, he attended the Planning and Economic Development meeting and Mr. Cain stated that a particular developer could not move forward with a proposed development because the current zoning ordinance does not address the particular requirements that are planned for. Currently, work on the TND is paused until a meeting with the developer can be had to see exactly what the developer feels is not possible to build within Oconee County's current framework.

#### **10. Discussion on the 2020 Comprehensive Plan**

Mr. Chapman stated that there are a few things that needs to be addressed:

1. Are we going to ask for the \$89,000.00 to help with the 2020 Comp Plan from Alta Planning?
2. Ask the Agricultural Advisory Board to help with the Agricultural Element.

Mr. Pearson suggested coming up with a detailed breakdown of the \$89,000.00 Mr. Johnson stated that we also need to show why we need the funds for a facilitator. Mr. Johnson stated documentation needs to be submitted to County Council on why the Comprehensive Plan is so important to Oconee County. Commission asked staff to provide a breakdown of costs for reviewing the Comprehensive Plan in-house as well as a breakdown of the Consultant's fee. A motion was made by Mrs. McPhail for staff to reach out and officially ask the Agricultural Advisory Board to have them included in that Element and seconded by Mr. Vassey, the vote was unanimous.

#### **11. Discussion on clarification of certain code sections bearing on land use and development, as contained in Chapters 26, 32, and 38 of the Oconee County Code of Ordinances.**

Mr. Chapman stated that the list of clarifying issues in the code sections was took to the Planning and Economic Develop committee and they saw issues and asked staff to come up with clarifying or fixing the issues. Mr. Pearson stated that coming with language on both sides being who is for it and who is against all items. Mr. Marcovich stated that DHEC does not have a minimum lot size standard. DHEC does, however, review subdivision to make sure that the septic system will meet the standards by the number of bedrooms. Mr. Kisker stated that Mr.

Chapman needs to go through the items and bring a suggested draft back. Mr. Pearson stated that Mr. Chapman should make the items that will be understood by staff and the general public.

**12. Old Business**

None

**13. New Business**

Mr. Chapman stated that he needs any input on the fill in the blank part for the Comprehensive Plan, it has to be into the office by Monday because it has to be by the Wednesday prior to the meeting.

**14. Adjourn**

Mr. Kisker made a motion and a second by Mrs. McPhail the vote was unanimous.

7:18 pm

DRAFT

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## Comprehensive Plan 2020

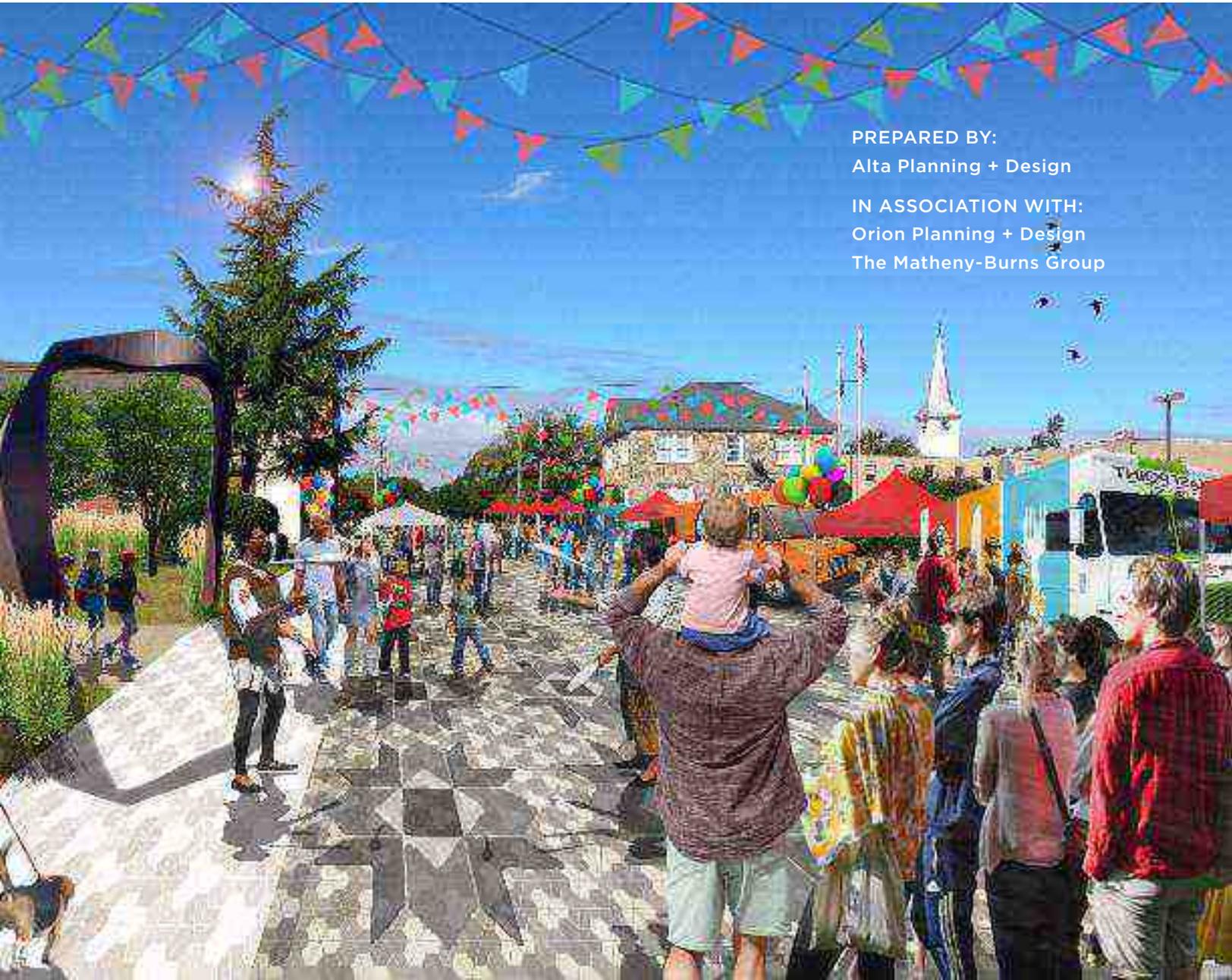
1. Alta scope of work
2. Staff cost breakdown
3. Finances
4. AAB Agriculture Element
5. Kick off party

**OCONEE COUNTY:**

# **COMPREHENSIVE PLAN**

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March 14, 2018



**PREPARED BY:**

Alta Planning + Design

**IN ASSOCIATION WITH:**

Orion Planning + Design

The Matheny-Burns Group

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638 East Washington Street,  
Greenville, SC 29601  
(864) 605-3980  
www.altaplanning.com

March 14, 2018

Mr. Adam Chapman, Zoning Administrator  
Oconee County  
Community Development  
Planning & Zoning Division  
415 S Pine St.  
Walhalla, SC 29691

**RE: Proposal for Oconee County Comprehensive Plan**

Dear Mr. Chapman and Members of the Selection Committee:

Alta Planning + Design (Alta) is pleased to submit a proposal for the update to the Oconee County Comprehensive Plan through our current On-call Planning Services contract. We are excited about the progress that Oconee County is making towards creating a more active and vibrant community for county residents, building on its impressive natural resources and tourism destinations and supporting local efforts like the Walhalla Downtown Master Plan and the continued development of the Palmetto Trail.

Jean Crowther, Senior Planning Associate, and John Catoe, Engineering Associate, both natives of Upstate South Carolina, will lead the effort providing oversight and ongoing coordination. Subconsultant Orion Planning + Design, with assistance from The Matheny-Burns Group, adds further depth to the expertise and passion of this team. They bring local and regional knowledge of the area as well as regional and national expertise specific to the development of visionary and locally-supported comprehensive plans. Orion has worked with many jurisdictions in South Carolina and is experienced in working closely with counties like Oconee to meet state requirements.

I will serve as Principal-in-Charge, establishing the project strategy and providing quality assurance from start to finish. I bring more than 20 years experience in land use and transportation planning, including work on comprehensive plans in SC. Jean Crowther and I led the development of the SC Health and Planning Toolkit for SCDHEC, a project designed to help SC communities integrate the public health and economic development factors of healthy eating and active living into comprehensive plans.

The team we have assembled offers a unique approach centered on:

- » **Efficiency:** low overhead, specialized expertise, trained staff, and resources.
- » **Local access/statewide and national expertise:** locally accessible (Upstate and Midlands, SC) and experienced staff combined with far-reaching statewide and national experience.
- » **Responsiveness:** our vision is your vision—we will provide you with the best possible professional services to complete Oconee County's plan on time and on budget.
- » **Effective processes:** our experience on hundreds of comprehensive plans and community-wide transportation plans has taught us how to work with multiple agencies and departments to achieve a consensus on goals, objectives, and implementation strategies.

Attached is a proposed scope of services, fee, and resumes for your consideration. If you have any questions, please feel free to contact me at (704) 968-5053, or Project Manager Jean Crowther at (864) 205-5650 or [jeancrowther@altaplanning.com](mailto:jeancrowther@altaplanning.com).

Sincerely,

A handwritten signature in blue ink, appearing to read "John", is written in a cursive style.

John Cock, Principal  
Alta Planning + Design

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## ALTA PLANNING + DESIGN TEAM

## PROJECT APPROACH

South Carolina has specific requirements for comprehensive plans as detailed in the 1994 South Carolina Planning Enabling Act, as amended. A team composed of Alta Planning + Design and Orion Planning + Design, with assistance from The Matheny-Burns Group, will help to ensure Oconee has the best comprehensive plan and planning process, as well as a cost-effective budget. Where possible, the project will incorporate information from the recently completed Plan 5-year update and any unchanged information from the County's most recent Comprehensive Plan.

The scope of work for the development of the Comprehensive Plan update for Oconee County is tailored to meet the County's current and future needs. The proposed planning approach combines data collection and analysis with input from internal and external stakeholders—staff, elected and appointed officials, and the community—to build a consensus document that will serve as a blueprint for planning and development in Oconee County in the coming decade.

A wide variety of data and information sources including the U.S. Census; estimates and projections from reliable and trusted public and private sources; regional data from the Appalachian Council of Governments; economic data from the S.C. Department of Commerce and other reliable sources; specialized natural resources and economic data from a number of recognized sources; and existing plans, visioning efforts, and studies for Oconee County, the County's municipalities, and the region will be incorporated into the inventory of existing conditions for each of the nine required elements of the Comprehensive Plan, as well as an additional Agricultural Element. GIS data will be incorporated into maps that illustrate key data and information and will be inserted throughout the Plan.

Citizen input will be carefully integrated into the comprehensive planning process. The Alta team will incorporate relevant information obtained from previous plans and studies. In addition, we propose that the County assemble focused stakeholder groups for each element of the Plan as identified by staff and through the recommendations of appointed and elected officials. Each working stakeholder group will include persons with expertise in the subject area and representatives of relevant organizations and agencies, as well as other interested individuals. These working committees will meet to discuss the existing conditions

for their assigned element and will provide input on needs, goals and objectives within the element scope. Following the first review draft of each element, we recommend follow up with each stakeholder group to personally solicit their input on the draft. This may be done in person or by e-mail.

The planning process for Oconee County integrates staff participation as needed. At a minimum, County planning staff will be involved in an advisory and review capacity in all aspects of plan development and are integral to the process of identifying and gathering local data and information and participation in the development of the goals, objectives, and implementation strategies. The extent and scope of staff participation will be influenced by the capacity and time constraints of staff. We will work closely with staff to develop consensus documents that integrate information and analysis with meaningful input from the public and elected and appointed officials.

The proposed approach will incorporate up to five on-site working visits by the Alta team, one of which will be a preliminary planning meeting with staff. Other site visits can be used for stakeholder meetings, meetings with staff, or working sessions with elected and/or appointed officials.

The Comprehensive Plan will include the nine basic elements as required by the 1994 South Carolina Planning Enabling Act and subsequent amendments, as well as a proposed Agricultural Element. Each of the elements will include an introduction, an inventory of existing conditions, and a statement of goals and objectives developed in concert with staff and



Stakeholder group meetings are an essential component of the planning process. Local goals and needs will be communicated to direct the development of recommendations.

element committee members. Relevant existing documents and plans will be referenced and incorporated where appropriate. Comments and information gathered during stakeholder meetings will be incorporated to ensure data accuracy, to assist in identifying issues, and provide recommendations for action items. Comprehensive Plan elements will also incorporate growth and development strategies as appropriate. Implementation strategies will be developed to address specific objectives that will include action steps, key participants, timelines for completion, and strategies for achieving plan objectives. Each of the nine required elements, as well as the additional Agricultural Element, is outlined in the following sections.

The updated Comprehensive Plan will also use best state and national practices for integrating the public health and economic development factors of healthy eating and active living into all comprehensive plan elements. Using the guidance of the SC Health and Planning Toolkit, which Alta developed in partnership with statewide partners, we will ensure that locally-appropriate and supported strategies for promoting access to healthy food, agricultural production and

local processing as well as elements to promote active lifestyles are integrated into each element of the plan.

## A. CULTURAL RESOURCES ELEMENT

The Cultural Resources Element of the Comprehensive Plan will include historic buildings and structures; unique commercial or residential areas; unique scenic resources; archeological sites; educational, religious, or entertainment areas or institutions; and any other significant facility, site or resource relating to the cultural aspects of the County. Relevant existing documents will be referenced and incorporated where appropriate.

## B. ECONOMIC ELEMENT

The Economic Element of the Comprehensive Plan will include historic trends, projections, and characteristics of the labor force; workforce commuting data and patterns; employment trends; review of local and regional economic base data; target economic sectors; training and education; incentives; and other conditions impacting the local economy.

### HEALTHY EATING

Healthy eating and its impact on health is influenced by a variety of factors including personal choices, genetic history as well as community factors such as where food is grown and where people can purchase fresh produce.

Overall as a state, South Carolina is experiencing increasing levels of obesity diet-related chronic diseases such as heart disease and diabetes. Below is a snapshot of South Carolina facts related to diet and obesity.

**ADULTS**

In 2010, three of every five adults in South Carolina were either **overweight or obese**.<sup>1</sup>

90.7 percent of adults **did not meet the fruit and vegetable recommendation** of consuming both two or more fruits per day & three or more vegetables per day.<sup>1</sup>

Source: CDC 2009 State Indicator Report

**HIGH SCHOOL STUDENTS**

In 2011, 29.6 percent of South Carolina high school students were **overweight or obese**.<sup>1</sup>

92.2 percent of high school students **did not meet the fruit and vegetable recommendation** of consuming both two or more fruits per day and three or more vegetables per day.<sup>1</sup>

<sup>1</sup> 2011 South Carolina Obesity Burden Report. 2012. South Carolina Department of Health and Environmental Control.

### ECONOMIC IMPACT

**30% HIGHER COSTS**  
Individuals with a Body Mass Index, or BMI, greater than or equal to 30 accrued costs approximately **30 percent higher** than their peers with a BMI less than 25.<sup>1</sup>

**\$1.06 BILLION**  
In South Carolina, the obesity-attributable medical expenditures were estimated at **\$1.06 billion** in 2003. More than half of these expenses were paid by taxpayer dollars through Medicaid and Medicare programs.<sup>1</sup>

**\$1,505 DOLLARS PER ADULT**  
In 2009, it is estimated that \$1.2 billion dollars was spent due to obesity in South Carolina, with the projected increase to \$5.3 billion dollars in 2018 or about **\$1,505 dollars per adult** in South Carolina.<sup>1</sup>

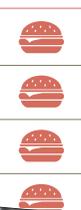
**\$3 BILLION**  
If South Carolina were to halt the increase in the prevalence of obesity at today's (2011) levels, we could **save \$858 per adult** in 2018, a total of **\$3 billion**.<sup>1</sup>

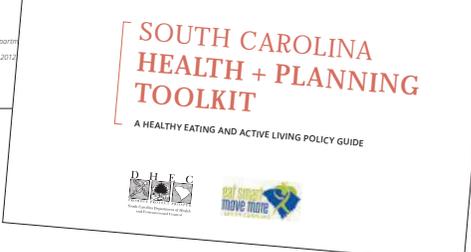
**\$169 TAXPAYER DOLLARS PER TAXPAYER PER YEAR**  
South Carolina spends **\$169 dollars per year** on obesity related costs.<sup>2</sup>

**\$86 MILLION DOLLARS PER YEAR**  
South Carolina could save **\$86 million dollars per taxpayer per year** if 1 in 10 adults started walking program.<sup>2</sup>

<sup>1</sup> 2011 South Carolina Obesity Burden Report. 2012. South Carolina Department of Health and Environmental Control.  
<sup>2</sup> 2012 Benchmarking Report: Bicycle and Walking in the United States. 2012.

### ACCESS



The Health + Planning Policy Toolkit serves as a resource for planners, public health professionals, advocates, elected officials, and other interested staff or citizens to successfully integrate healthy eating and active living into their County Comprehensive Plan and other local planning efforts.

### C. POPULATION ELEMENT

The Population Element of the Comprehensive Plan will include information related to historic trends and projections; household number, size and characteristics; educational attainment; race, gender, and age characteristics of the population; and other information relevant to a clear understanding of how population affects the existing and future conditions of the County.

### D. NATURAL RESOURCES ELEMENT

The Natural Resources Element will include information on water resources; slope and soil characteristics; unique plant and animal habitats; unique park and recreation areas; major wetlands areas; and any other natural resources that may be identified within and adjacent to the County.

### E. HOUSING ELEMENT

The Housing Element of the Comprehensive Plan will include an analysis of existing housing by age and condition; owner and renter occupancy; housing location and type; historically significant neighborhoods; housing costs, value and affordability; and projections of housing needs to accommodate existing and future populations as identified in the Population and Economic Elements.

### F. COMMUNITY FACILITIES ELEMENT

The Community Facilities Element will include information on a wide range of community facilities including, but not limited to, existing and proposed water supply, treatment, and distribution; existing and proposed sewage systems and disposal facilities; solid waste collection and disposal; fire protection; emergency medical facilities; general government facilities; existing and proposed educational facilities; and existing and proposed public libraries.

### G. TRANSPORTATION ELEMENT

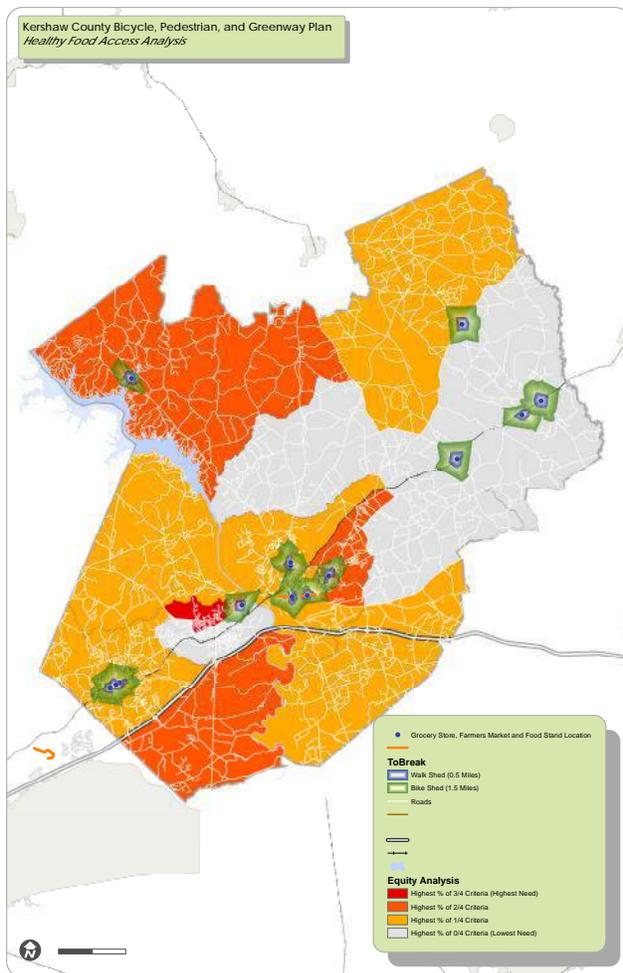
The Transportation Element will include an analysis of transportation systems serving the County including existing roads; planned or proposed major road improvements; new road construction; existing transit and planned or proposed transit projects; and existing pedestrian and bicycle facilities and planned or proposed pedestrian and bicycle projects. The Element will incorporate analyses of data such as road capacities, traffic counts, commuter statistics, and projections for population, employment and other factors.

### H. AGRICULTURAL ELEMENT (NOT REQUIRED BY S.C. ENABLING ACT)

The Agricultural Element will examine the important role of agriculture in Oconee County. Analyses will include identification of areas identified as prime agricultural or forest lands; the economic impact of agriculture in the County; primary agricultural products; County farmland; and review and integration of data related to food deserts and food security.

### I. PRIORITY INVESTMENT ELEMENT

The Priority Investment Element analyzes the likely federal, state and local funds available for public infrastructure and facilities during the next ten years and makes recommendations for projects for expenditure of these funds over the next decade for needed public infrastructure and facilities such as water, sewer, roads,



Equity analysis for the Kershaw County Bicycle, Pedestrian, and Greenway Plan, SC.

and schools. Coordination with adjacent and relevant jurisdictions and agencies will be sought in the development of this element through the sharing of data and participation on the stakeholder committee.

## J. LAND USE ELEMENT

The Land Use Element will provide information on the existing use and future use of land within the County. The previous eight required elements and the Agricultural Element will influence the Land Use Element and define the types and amounts of land needed for various uses such as residential, commercial, industrial, agricultural/rural, public, and recreational. The existing land use inventory will be developed using the parcel-based land use data in the County's Geographic Information System (GIS) and will be supplemented by staff knowledge of the County. The future land use plan will also be developed using GIS. The Alta team will work closely with staff to identify and develop appropriate methodologies to translate GIS land use data, development trends, projections, and other related information and data into future land use map data. Innovative planning strategies and tools will be explored, discussed, and incorporated as appropriate.

## PROJECT DELIVERABLES

### Consultant Deliverables

- Ongoing Project Management
  - » Regular Communication with Planning Staff
  - » Monthly Progress Reports
  - » Monitoring Schedule and Budget
  - » Quality Assurance
- Project Meetings and Stakeholder Engagement
  - » Five (5) in-person meetings and site visits, including facilitation of up to four stakeholder meetings
- Data Collection and Mapping
  - » GIS data collection and data management
  - » Up 12 (twelve) formatted document maps
- Comprehensive Plan Update
  - » 10 (ten) draft Elements (includes 9 Required Elements and Agricultural Element)
  - » 10 (ten) revised Elements based on consolidated client feedback
  - » 10 (ten) final Elements based on consolidated client and stakeholder feedback
  - » Final Comprehensive Plan Update (digital PDF)

## STAFF INVOLVEMENT

The proposed budget and approach for the development of the Comprehensive Plan update for Oconee County can be adjusted depending on the availability and interest of Staff to be involved. The approach as contained in this document and reflected in the proposed budget, though, does include Staff assisting with the following tasks.

- Handling meeting logistics such as location reservation, set-up, clean-up, refreshments (if desired)
- Posting legal notices
- Providing all relevant existing plans or studies
- Providing County information in areas such as fire, police, EMS, utilities, recreation, County facilities, etc.
- Assistance gathering local information as available such as historic sites, school district data, municipal facilities, etc.
- Providing local contact information as needed for County municipalities, utilities, etc.
- Assistance in locating important public facilities
- Assistance in the development of land use maps (existing and future)
- Assistance in the development and refinement of goals, objectives, and implementation strategies for all elements
- Reviewing and editing plan elements and work products
- Making and distributing hard copies as needed/desired
- Making presentations to citizen groups other than those included in a consultant's scope of work

## PROJECT BUDGET

The proposed budget for this project is \$89,000, including direct expenses.

## ALTA PLANNING + DESIGN TEAM

# QUALIFICATIONS

The team of **Alta Planning + Design**, **Orion Planning + Design**, and **The Matheny-Burns Group** will combine their range of skills, extensive experience, and unparalleled knowledge to develop the County's Comprehensive Plan. **Alta will serve as the prime consultant for this project. Alta's Greenville office includes project managers and production staff at different billing rates. Due to our proximity we will be able to respond to requests from the County in a timely manner.**

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*The Alta team offers a unique approach that includes education, enforcement, and encouragement programs; the use of national and international best practices in design; funding and financial plans; and a creative public involvement process.*

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## ALTA PLANNING + DESIGN

638 East Washington Street, Greenville,  
SC 29601

### Alta's mission is to create active communities.

Alta is North America's leading multimodal transportation firm that specializes in the planning, design, and implementation of bicycle, pedestrian, urban design, park, and trail corridors and systems. Alta's planners, landscape architects, and engineers know how to identify public agencies' needs, analyze current conditions, recommend improvements, identify funding resources and strategies, design and engineer facilities, and coordinate public and agency involvement.

#### Bicycle and Pedestrian Planning

Alta is skilled at improving operations for and reducing conflict between motor vehicles, bicycles, and pedestrians. Alta understands that the success of multimodal projects demands a fully integrated approach that includes bicycle and pedestrian connections that are safe, easy, and convenient; secure bicycle parking that meets latent demand; well-designed way-finding signage; and protected pedestrian and bicycle access through roadway crossings and across bridges.

#### Greenway Planning

Alta is experienced with addressing all the technical and community issues and objectives associated with urban pathways and regional trails, and seeing that applicable standards are met, the intended users are well-served, and conflicts and impacts are avoided. Alta provides complete planning services, including design, alternatives analysis, environmental documentation, property acquisition strategies, maintenance and management plans, and funding strategies.

#### Complete Streets and Corridor Planning

Our Complete Streets approach creates opportunities for people to choose bicycling and walking for recreation and transportation, while enhancing the function and character of a street through traffic calming, streetscape elements, and green infrastructure. Our design process includes conducting extensive field work on bicycle and on foot, engaging residents and stakeholders through walking and bicycling tours, and documenting existing conditions and needs through easily-readable maps, photographs, and narrative discussion.

#### Economic Impact Studies

The benefits of active transportation include reduced vehicle emissions, improved community health, lower traffic congestion, and household transportation cost savings. Alta's economic analysis tools quantify and monetize these benefits, using dollar values to communicate the value of investment in walking and bicycling, helping to raise public support, recruit business community partnerships for building bicycle and pedestrian infrastructure, and bolster a competitive application for project grant funding.

#### Landscape Architecture and Urban Design

We understand the opportunities, challenges, funding and management mechanisms, and maintenance standards specific to developing open spaces. Our streetscapes, parks, and urban designs enhance opportunities for transportation, recreation, access to nature, and restoring habitat. These investments are aimed at producing both economic and quality of life benefits.



## **ORION PLANNING + DESIGN**

*Huntsville, Alabama*

Orion Planning + Design is a multi-disciplined women-owned firm specializing in the planning and design of communities of lasting value. Four partners are AICP Fellows, one partner is the current President of the American Planning Association, and the other partner has led a distinguished career in landscape architecture and urban design for many years. Together, their group has a breadth of multi-disciplined experience in both the private and public sectors.

Orion Planning + Design has a deep and abiding respect for the role of local government and the daily challenges faced by dedicated local staff and elected officials.

Orion Planning + Design believes in collaborative planning processes and place-based context sensitive planning solutions. They believe in a strong team environment and a locally driven process for planning and ordinance development. They develop and maintain strong working relationships with staff, committees, and boards, using their expertise and local knowledge to guide the planning process. They believe in plan implementation and their consulting services include detailed guidance on how to make the plan a reality.

## **The Matheny-Burns Group**

### **THE MATHENY-BURNS GROUP**

*Lexington, South Carolina*

The Matheny-Burns Group (MBG) is an award-winning planning and resource development firm serving local governments, regional and state agencies, nonprofits, K-12 and higher education, and health and human service providers in the Southeast. The professionals of MBG offer experienced and knowledgeable assistance, providing expertise in the areas of research and analysis, comprehensive planning, plan and study development, ordinance development and updates, grant writing, partnership development, and facilitation. MBG has produced more than \$60 million in successfully funded grant proposals to federal, state, corporate and private sources. MBG is a female-owned and operated consulting firm with offices in Lexington, South Carolina and St. Simons Island, Georgia.

## ALTA PLANNING + DESIGN TEAM

## KEY STAFF

Alta knows that choosing the appropriate lead firm, Project Manager, and supporting staff results in successful projects and plans that are backed by the community and that are roadmaps to implementation for public agencies. We start each project by identifying the correct team. Below is a list of key staff to be assigned to this project.

**ALTA PLANNING + DESIGN****John Cock, Principal-in-Charge**

Over the last two decades, John has worked on urban trail, bicycle, pedestrian, Complete Streets, and urban redevelopment projects with national and local agencies, non-profit organizations, and numerous cities across the Southeast. He was the Principal-in-Charge for *Walk Bike Columbia*, the Palmetto Trail Plan, City of Anderson Bicycle and Pedestrian Plan.

**Jean Crowther, AICP,  
Project Manager**

Jean has over 15 years of experience in planning for active transportation and outdoor recreation. Jean applies her hands-on experience in program development, community engagement, and project implementation to every task. She led *Walk Bike Columbia* and the Palmetto Trail Plan, and continues to work across South Carolina to integrate public health into planning in partnership with SC DHEC and the SC Health + Planning Advisory Committee.

**John Catoe, PE, LEED AP,  
Project Engineer**

John brings 13 years of experience working as an engineer on greenways, streetscapes, park and recreation capital projects, campus, and site/facility design. His roles have included designer, professional engineer, and project manager. John brings an emphasis to construction cost, field implementation, and interdisciplinary coordination to his design work.

**ORION PLANNING + DESIGN****Carol Rhea, FAICP, Principal**

Carol's most recent projects include Plan Lake Greenwood, a three-county master plan in South Carolina; the West Side Master Plan for Madison, Alabama; and , zoning and land development regulation rewrites for Newberry County, South Carolina.

**THE MATHENY-BURNS GROUP****Cheryl H. Matheny, FAICP, Senior Advisor**

Cheryl has more than 35 years of expertise in local government planning, grant writing, data analysis, community development, computerized mapping and information technology (GIS). For more than 14 years, she managed the comprehensive and land use planning process for one of the fastest growing counties in South Carolina.

**Gloria S. Burns, Planning Advisor**

Gloria has more than 32 years of professional experience in strategic planning, local government and federal installation planning, training design and delivery, community development, service delivery planning, program evaluation, grant writing and resource development. Her unique combination of experience includes work with federal, regional and local governments, non-profits, health and human services, K-12 and higher education.

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# RESUMES



*"I would like to express my gratitude to you and your entire team for the tremendous effort that went into the Charleston Parks and Recreation Open Space Plan. We are already using it as we set our sights on a future bond referendum, and determine the next steps for our properties. We are also discussing furthering our trails plan with Charleston County and Charleston Moves. Thanks again for the hard work that it took getting to this point!"*

- Julie Hensely, Director of Planning, Charleston County Parks and Recreation Commission

ALTA PLANNING + DESIGN TEAM

# RESUMES



## John Preston Cock *Principal-in-Charge*



Over the last two decades, John has worked on urban trail, bicycle, pedestrian, complete streets, and urban redevelopment projects with national and local agencies, non-profit organizations, and numerous cities across the Southeast. John has special expertise in the areas of planning and design for walking and bicycling, land use and transportation integration, Complete Street design, transit station area planning, bike share planning, project management, and group facilitation. He has participated in planning trails and bikeways in urban, suburban, and rural contexts including Atlanta, Memphis, Chattanooga, Greenville, and Charlotte.

### EDUCATION

Master in City and Regional Planning, Rutgers University, 1999  
BA, Religion, Davidson College, 1989

### PROFESSIONAL HIGHLIGHTS

Alta Planning + Design, 2009–  
Associate Planner, The Lawrence Group, 2005–2009  
Principal Planner, Charlotte-Mecklenburg Planning Commission, 1999–2005  
Staff Planner, Mecklenburg-Union MPO, 1999–2002  
Bicycle/Pedestrian Intern Planner, The RBA Group, 1998–1999  
Coordinator, Parks & People Foundations, Baltimore, 1995–1997

### RELEVANT EXPERIENCE

#### SCDOT STATEWIDE MULTIMODAL PLAN

Alta was part of a team that developed a statewide multimodal transportation plan that focuses on coordinated and effective use of all transportation assets for the SCDOT. A set of strategic corridors that form the backbone of the state’s transportation system will be identified to provide a network that adequately meets passenger and freight demands. An efficient and seamless multimodal transportation system is needed to effectively meet these critical transportation demands and to efficiently move both passengers and freight. Key elements of the performance-based statewide multimodal plan include developing vision, goals, and objectives, formulating performance targets, identifying multimodal transportation needs, estimating future revenues, developing future scenarios, environmental screening, integrating bike and pedestrian planning, and safety.

#### BOONE COMPREHENSIVE PLAN (BOONE 2030 LAND USE PLAN)\*

John was the assistant project manager for this land use and transportation plan. The land use master plan works together with the Town’s Comprehensive Plan and other plans and programs to provide for the Town of Boone’s long range growth. The land use master plan is a three-dimensional framework for the comprehensive plan and serves as the basis for all the facility, transportation, and service needs of the town. It serves as the guiding vision and policy basis for determining the appropriateness of any development or redevelopment that is proposed for Boone.

#### ADDITIONAL RELEVANT PROJECTS:

- Spartanburg Downtown Master Plan\*
- Walk Bike Columbia, SC
- City of Anderson Bicycle and Pedestrian Plan
- Palmetto Trail Statewide Master Plan, SC
- Walhalla Downtown Master Plan Charrette, SC
- Easley Bicycle and Pedestrian Master Plan, SC
- Greenville Bicycle Master Plan, SC
- Fountain Inn Bicycle and Pedestrian Connectivity Plan, SC
- Easley Bicycle and Pedestrian Master Plan, SC
- Fountain Inn Bicycle and Pedestrian Connectivity Plan, SC

*\*Completed prior to joining Alta*



## Jean Crowther, AICP

### *Project Manager*



Jean has 15 years of experience planning for active transportation and outdoor recreation. She skillfully applies her hands-on experience in program development, community engagement, and project implementation to her projects. Jean has led a variety of pedestrian and bicycle master plans, trail plans, bike share studies, and corridor studies, and assisted communities in securing funding for planning and implementation. Jean leads several of Alta's practice areas, including the firm's New Mobility Work and Health and Equity practice. She works with health departments throughout the US on projects that highlight the nexus of active transportation and health, and helps communities integrate these principles into their transportation plans.

#### EDUCATION

Master of City and  
Regional Planning,  
Clemson University, 2011

BA, Religion and History,  
Furman University, 2002

#### PROFESSIONAL HIGHLIGHTS

Alta Planning + Design,  
2010–

Associate Director,  
Partners for Active  
Living, 2006–2009

Program Manager/  
Interim Upstate Office  
Director, Palmetto  
Conservation  
Foundation, 2005–2006

Program Manager,  
Austin Parks Foundation,  
2003–2005

#### PROFESSIONAL ORGANIZATIONS

East Coast Greenway  
Alliance Board of  
Directors 2015–

Certified League Cycling  
Instructor

Eat Smart Move More  
SC Board of Directors,  
2013–2015

globalbike Board of  
Directors founding

#### RELEVANT EXPERIENCE

##### **PALMETTO TRAIL STATEWIDE MASTER PLAN, SC**

The Palmetto Conservation Foundation hired Alta to complete a statewide mountains-to-sea trail. About 315 of the 425 miles are complete. The Plan will provide proposed alignments for closing the gaps in the route, re-routing certain existing sections, and creating a network of spur trails across the state. The Plan also includes a robust public outreach process, recommendations for branding and marketing the trail, an implementation plan, and a maintenance plan.

##### **COLLETON COUNTY BICYCLE AND PEDESTRIAN MASTER PLAN, SC**

The Colleton County Bicycle and Pedestrian Master Plan provides a 10-year vision for developing a safe, connected, and inviting bikeway and walkway network in and around the Walterboro community. The Plan includes a Healthy Food Access Analysis to identify outlets for healthy food and provide recommendations for enhancing bicycle and pedestrian access to those locations. The Plan was developed through field work, GIS analysis, and input received through the public involvement process. In addition to a map of network recommendations, the Plan identifies near-term priority projects, implementation strategies, and potential funding sources.

##### **HEALTHY COMPREHENSIVE PLANNING FOR SOUTH CAROLINA**

Jean was the Project Manager working with the statewide non-profit Eat Smart Move More SC, in partnership with the South Carolina Department of Health and Environmental Control, to study strategies for integrating healthy eating and active living principles into County Comprehensive Plans in South Carolina. The result was The Health + Planning Policy Toolkit that serves as a user-friendly resource for planners, public health professionals, advocates, elected officials, and other interested staff or citizens.

##### **ADDITIONAL RELEVANT PROJECTS:**

- West Side Comprehensive Plan, Greenville, SC
- SCDOT Statewide Multimodal Plan
- Kershaw County Bicycle, Pedestrian, Greenways Plan, SC
- Aiken County Bicycle and Pedestrian Plan, SC
- Walk Bike Columbia, SC
- Swamp Rabbit Trail—South Trail Study, Greenville, SC



## John Catoe, PE, LEED AP

### Project Engineer



As leader of the Greenville, SC office, John brings 13 years of experience working as an engineer on greenways, streetscapes, park and recreation capital projects, campus, and site/facility design. His roles have included designer, professional engineer, and project manager. John brings an emphasis to construction cost, field implementation, and interdisciplinary coordination to his design work. In 2014, John was awarded the ASCE South Carolina Young Civil Engineer of the Year.

#### EDUCATION

BS, Civil Engineering,  
Georgia Institute of  
Technology, 2005

BS, Mathematics,  
Presbyterian College,  
2002

#### PROFESSIONAL HIGHLIGHTS

Alta Planning + Design,  
2017-

Fluor Corporation,  
2011-2017

Seamon, Whiteside,  
and Associates, Inc.,  
2008-2011

Kimley-Horn and  
Associates, Inc.,  
2005-2008

#### PROFESSIONAL REGISTRATIONS

LEED Accredited  
Professional

Professional Engineer:  
SC (#27755); WV  
(#020976); AL (#33675);  
UT (#8956098-2202);  
GA (#PE042019); FL  
(#83099)

National Council  
of Examiners for  
Engineering and  
Surveying (#48334)

#### RELEVANT EXPERIENCE

##### LAURENS DOWNTOWN MASTER PLAN, LAURENS, SC

Alta assisted the City of Laurens and Main Street Laurens on the concept design and funding strategies for a Downtown Master Plan that enhances the public realm while providing opportunities for private investment. Alta lead a 3-day charrette with SCDOT, focus group, neighborhood associations, business owners, and elected officials to gather input and create a vision for Downtown Development. As part of the process, Alta provided market analysis input to further direct redevelopment opportunities regarding restaurant, retail, or residential developments. The design team worked with individual property owners, using this market data, to develop realistic conceptual plans for their property. As part of the next steps, Alta met with City and State elected officials to develop a long term funding strategies that could guide the next ten years of downtown development.

##### SHOT POUCH GREENWAY, SUMTER, SC

This 3.3-mile greenway includes new trail design starting in Dillon Park and paralleling Shot Pouch Branch creek before ending in the Swan Lake Gardens. The design includes new paving, repaving, intersection crossings, development in the floodplain, new pedestrian bridges, boardwalks, and a signature signage and wayfinding system.

##### PICKENS DOODLE PARK, PICKENS, SC

Alta assisted the City of Pickens on the conceptual design, funding strategies, civil engineering, cost estimating, landscape architecture, and construction observation for Pickens Doodle Park. Pickens Doodle Park is a 3.5-acre trailhead park at the northern terminus of the 8.5-mile Doodle Trail, an Alta led \$2.5M rail-to-trail conversion that connects Easley to Pickens. Pickens Doodle Park will feature an adventure playground, enhanced trail connections to Bruce Field, covered farmers market, historic depot replica that will house trailside restrooms and a community center, and a restored locomotive and freight car. This \$1.5 million park was funded by SCPRT Recreation Trails Program, Appalachian Regional Commission, Community Development Block Grant, and public/private partnerships.

#### ADDITIONAL RELEVANT PROJECTS:

- Oconee Parks and Rec Master Plan, SC
- Reimagining West Howard Avenue, Decatur, GA
- Euchee Creek Greenway Evans, GA
- Clemson College Avenue Streetscape Clemson, SC
- Shelby Rail Trail Shelby, NC
- Travelers Rest Corridor Study, Travelers Rest, SC

## CAROL RHEA

PARTNER, FAICP

**ORION**  
PLANNING+DESIGN




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### PROFESSIONAL EXPERIENCE

PARTNER—ORION PLANNING & DESIGN  
[Huntsville, AL, 2011 -](#)

PRESIDENT—RHEA CONSULTING  
[Shelby, NC, 2001-2011](#)

ASSISTANT DIRECTOR—PLANNING AND DEVELOPMENT SERVICES  
[York County, SC, 2008 - 2009](#)

DIRECTOR—PLANNING AND DEVELOPMENT  
[City of Monroe, NC, 1996 - 2001](#)

COMMUNITY DEVELOPMENT PLANNER—  
NC DEPARTMENT OF COMMERCE  
[Division of Community Assistance, Winston-Salem, NC  
1987 – 1996](#)

REGIONAL PLANNER—SOUTHWEST FLORIDA REGIONAL  
PLANNING COUNCIL  
[Fort Myers, FL, 1985 - 1987](#)

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### EDUCATION

MA IN GEOGRAPHY  
[University of North Carolina - Charlotte](#)

BA IN EARTH SCIENCE  
[University of North Carolina - Charlotte](#)

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### ACTIVITIES AND AFFILIATIONS

IMMEDIATE PAST-PRESIDENT—AMERICAN PLANNING  
ASSOCIATION

BOARD OF DIRECTORS—AMERICAN PLANNING  
ASSOCIATION  
[2004-2012, 2014-present](#)

AMERICAN INSTITUTE OF CERTIFIED PLANNERS— COLLEGE  
OF FELLOWS

AL, NC & SC—AMERICAN PLANNING ASSOCIATION

NC LID CERTIFIED PROFESSIONAL, #061

BOARD OF DIRECTORS—HISTORIC SHELBY FOUNDATION  
[Shelby, NC, 2001-2007](#)

SHELBY NC PLANNING AND ZONING BOARD  
[2004-2007](#)

Carol has over 30 years of experience in a variety of public and private sector planning positions. Her areas of specialty include planning, group facilitation, ordinances and regulations, board training, permitting, and customer service. Carol spent more than 15 years working in municipal, county, regional, and state government, managing increasingly complex programs involving current and long range planning, community development, code enforcement, building inspections and solid waste. She served two terms as the APA Region II Director (2004-2012), and is currently immediate past-president. Carol has spoken on a variety of planning and ordinance related topics at conferences and routinely facilitates meetings with a wide range of planning participants. Carol is a certified planner and Fellow of AICP.

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### RELEVANT PROJECTS

SEVIERVILLE LAND DEVELOPMENT CODE  
[Principal Planner, Sevierville, TN](#)

COMPREHENSIVE PLAN AND DEVELOPMENT CODE  
[Principal Planner, Brandon, MS](#)

COMPREHENSIVE PLAN AND DEVELOPMENT CODE  
[Principal Planner, Oxford, MS](#)

LAND DEVELOPMENT CODE UPDATE  
[Principal Planner, Hattiesburg, MS](#)

PLAN LAKE GREENWOOD  
[Project Director, Greenwood, SC, 2015](#)

WESTSIDE MASTER PLAN  
[Project Director, Madison, AL, 2016](#)

COMPREHENSIVE PLAN  
[Principal Planner, City of Corinth, MS, 2017](#)

KENTON COUNTY ZONING CODE AUDIT (14  
JURISDICTIONS)  
[Principal Planner, Kenton County, KY, 2017 \(ongoing\)](#)

MAUI ZONING CODE AUDIT  
[Project Director, Maui County, HI, 2017 \(ongoing\)](#)

NEWBERRY COUNTY LAND DEVELOPMENT  
REGULATIONS UPDATE  
[Principal Planner, Newberry County, SC, 2017 \(ongoing\)](#)

BELMONT COMPREHENSIVE LAND USE PLAN  
[Project Director, Belmont, NC, 2017 \(ongoing\)](#)

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### SPEAKING

Carol has spoken at numerous state, regional, national and international conferences hosted by APA, AIA, ASLA, National League of Cities, leagues of municipality, the NC Bar Association, the Royal Town Planning Institute, the Planning Institute of Australia, Hong Kong University of Science and Technology, the Ministry of Housing and Urban and Rural Development, Zhejiang University, and the Shandong Provincial Land and Resource Bureau among others.

## Cheryl Matheny, FAICP

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Post Office Box 1963  
Lexington, SC 29071  
Phone: 803-356-9475  
E-mail: cmatheny@sc.rr.com

### **Education**

Master of City and Regional Planning  
Clemson University, 1984

Bachelor of Arts in Architecture  
University of North Carolina - Charlotte, 1982

Extensive GIS training including most current version of ArcGIS

### **Certification**

Fellow, American Institute of Certified Planners (FAICP)

### **Employment**

The Matheny-Burns Group  
Principal, 1998 to present

Clemson University  
Lecturer, Department of Planning Studies, 2000

Lexington County, South Carolina  
Planning/GIS Manager, 1988-1998  
County Planner, 1984-1988

City of Seneca, South Carolina  
Assistant Planner, 1982-1984

### **Professional Associations**

American Planning Association (APA)  
American Institute of Certified Planners (AICP)  
SC Chapter of the American Planning Association (SCAPA)  
South Carolina ArcGIS User's Group (SCARC)  
Small Town and Rural Planning Division of APA

### **Awards**

Recipient, Distinguished Planner Award for Individual Achievement and Service, SCAPA, 2010

Inducted as a Fellow of the American Institute of Certified Planners, 2006

Project Team, South Carolina Wildlife Federation Conservation Award for the Greenwood City/  
County Energy Element, 2005

Project Team, Planning Achievement Award for Multi-jurisdictional Project, Local Government  
Planning Guide: Preparing an Energy Element, SCAPA, 2002

Project Team, Special Achievement Award for a Multi-Jurisdictional Project, SCAPA, 2002

Project Team, Planning Achievement Award, Lexington County Citizen Participation Process,  
SCAPA, 1986

## Gloria Burns

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167 Burns Landing  
 St. Simons Island, Georgia 31522  
 Phone: 912-268-2029  
 E-mail: gloriaburns@comcast.net

### Education

Master of City and Regional Planning  
 Clemson University, 1989  
 Bachelor of Arts in History, Minor in Administration  
 Clemson University, 1985

### Additional Training

Strategic Planning for Block Grants, American Association of Community Colleges, 1995  
 Training and Development Institute, CSTD/Clemson University, 1994  
 Planning Effectively for Resource Collaboration (PERC), Organizational Strategies, 1993  
 Community Partnership Training Institute, US Department of Health and Human Services, 1993  
 Airport Planning and Design, Georgia Institute of Technology, 1991  
 Environmental and Air Installation Planning, Air Force Institute of Technology, 1990  
 Historic Preservation Law, National Trust for Historic Preservation, 1987

### Employment

The Matheny-Burns Group  
 Principal, 1998 to present  
 Florence-Darlington Technical College  
 Director of Institutional Grants, 1995-1998  
 Circle Park Associates  
 Director of Planning and Training, 1992-1995  
 Shaw Air Force Base  
 Community and Natural Resources Planner, 1989-1992  
 Sumter City-County Planning Commission  
 Senior Planner, 1988-1989  
 Santee-Lynches Regional Council of Governments  
 Senior Planner, 1987-1988  
 Lexington County Planning and Development  
 Planning Intern, 1986

### Awards

Project Team, 2005 South Carolina Wildlife Federation Conservation Award, *Greenwood City/County Energy Element*, 2005  
 Project Team, Planning Achievement Award for Multi-jurisdictional Project, *Local Government Planning Guide: Preparing an Energy Element*, SCAPA, 2002  
 Recipient, General Thomas D. White Award for Individual Excellence in Community Planning, USAF, 1991  
 Recipient, Shaw Air Force Base Professional of the Year Award, 1991  
 Project Team, Planning Achievement Award, *Lexington County Citizen Participation Process*, SCAPA, 1986



## OCONEE COUNTY COMMUNITY DEVELOPMENT

Addressing | Codes | Permitting | Planning & Zoning

### Staff Outline of estimated costs for the 2020 Comprehensive Plan

1. Each meeting will take four hours to prepare for including advertisements, notifications, assembling of materials. Each meeting will take three hours to setup, breakdown, and travel-time. Each meeting will require at least three staff and/or Planning Commission members and last at least two hours. Creating minutes and working whatever data into a usable form of information will take six hours. Total staff time for each meeting is 25 hours with a 20% contingency = **Budgeting 30 staff hours per meeting**

2. This does not take into account regularly scheduled Planning Commission meetings that focus wholly, or in part, on the Comprehensive Plan.

#### Each meeting

- 15 hours of staff time \$300.00 (Utilizing \$20.00 per hour as the basis of these calculations)
- 15 hours staff overtime \$450.00
- legal ad \$35.00
- radio spots \$100.00
- mileage \$15.00
- Materials \$25.00
- Printing \$25.00
- Facility Rental \$250.00
- Refreshments \$50.00

-----~ **\$1,250 per meeting**

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

1. The zoning matrix does not have its own chapter/heading. Currently, it is under the Planned Development District, 38-10.15. It would be easier to find if it was labeled as "Zoning Matrix 38-10.16."

Staff Recommendation:

Add Zoning Matrix 38-10.16 heading to the Code of Ordinances

DRAFT

2. This definition in chapter 32 states that Planning Commission should be the final authority for subdivision naming. This has not been done to anyone's knowledge. This would increase the cost of doing business in the County if this is to be the procedure. Allowing developers to name their own subdivision could reduce the cost of doing business in the county.

Chapter 32-213 Subdivision name. The proposed name of the subdivision shall not duplicate, or too closely approximate phonetically, the name of any other subdivision in the area covered by these regulations. The planning commission shall have final approval authority for the name of the subdivision.

Staff recommendation:

Strike the language and harmonize the subdivision naming policy with the road naming policy as follows:

All subdivision names shall meet the following standards:

1. All subdivision names must be submitted to the Addressing Office. Names must be easy to read and pronounce. Proposed names may be rejected by the Addressing Office if in the opinion of Emergency Response officials, pronunciation may impair an efficient response.
2. Subdivision names that may be confused as homonyms (having the same or similar pronunciation) of existing subdivision names shall not be approved.
3. Names that are vulgar, ethnically offensive, or otherwise problematic shall not be approved.
4. Subdivision names spelled in an unconventional, complex, or potentially confusing manner shall not be approved.
5. A subdivision shall be designated by only one name.
6. Special characters, including numbers, are not allowed.
7. No duplicates of existing subdivision names are allowed.

### 3. ARTICLE VIII. - SIGN CONTROL<sup>81</sup>

Footnotes:

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**Editor's note**— Ord. No. 2017-09, § 1(Att. A), adopted July 18, 2017, amended Art. VIII in its entirety to read as herein set out. Former Art. VIII, §§ 32-515—32-524, pertained to similar subject matter, and derived from Ord. No. 2007-09, §§ 1, 2(1), 2(2), 3—9, adopted Aug. 21, 2007.

#### Sec. 32-515. - Title.

This article shall be known as the "Sign Control Ordinance of Oconee County, South Carolina."

(Ord. No. 2017-09, § 1(Att. A), 7-18-2017)

#### Sec. 32-516. - Purpose.

It is the purpose of this article to establish regulations for the safe and orderly placement, for all signage to which this article applies in the unincorporated areas of the county; also, this article shall establish penalties such as are necessary to discourage the violations of these standards, and to establish appropriate fees to offset costs associated with implementation.

(Ord. No. 2017-09, § 1(Att. A), 7-18-2017)

#### Sec. 32-517. - Authority.

This article is adopted pursuant to the provisions of S.C. Code 1976 § 4-9-30. Personnel employed by the county administrator as **County building official or their designee**, code enforcement officers and personnel employed by the sheriff of the county shall be vested with the authority to enforce and administer signage control within the county.

(Ord. No. 2017-09, § 1(Att. A), 7-18-2017)

#### Sec. 32-518. - Jurisdiction.

The regulations set forth in this article shall be applicable within the unincorporated areas of the county. All billboards and signs to which this article applies which are constructed in the unincorporated areas of the county after the date of adoption of these standards shall be permitted under these regulations. Billboards and signs existing at the time of adoption of these standards shall be considered exempt, with the exception of any structure considered abandoned, disassembled, or otherwise removed from a site. **Any change in billboard or sign structure, sign area, design, construction or use of electricity will require the billboard or sign to meet any and all of the standards within this article.**

(Ord. No. 2017-09, § 1(Att. A), 7-18-2017)

## Sec. 32-519. - Terms and definitions.

Except where specifically defined herein, all words used in this article shall carry their customary meanings. Words used in the present tense include the future tense; the singular number includes the plural. The word "shall" is mandatory.

*Abandoned billboard or sign* means a billboard or sign which is not being maintained as required by S.C. Code § 57-25-110, et seq., and the regulations promulgated pursuant thereto, or which is overgrown by trees or other vegetation not on the road right of way, or which has an obsolete advertising message or no advertising message for a period of six months. Any public service signage shall not be considered abandoned under this definition.

*Billboard* means any advertising structure that directs persons to a different location from where the billboard is located or which is otherwise "off-premises" but makes no reference to a location. The sign area of a billboard ranges anywhere from 50 square feet to 672 square feet.

(Staff note: *Building mounted sign* is referenced in the code but not defined. The area of the building mounted signs has not been changed from the current code standards)

*Building-mounted sign* means any sign attached, or artistically rendered upon (such as painting), to a building or canopy/awning attached to a building or structure, placed horizontally, vertically, parallel or perpendicular too. When the building is located, and addressed, from a four-lane road the maximum sign area for a building mounted sign is 672 square feet. When the building is located, and addressed from a two-lane road the maximum sign area for a building mounted sign is 75 square feet.

*Existing billboard* means for the purposes of these regulations any billboard either erected within the boundaries of the county prior to adoption of this article, or duly permitted by an agency of the county subsequent to adoption of this article.

*Four-lane road* means any public road or highway consisting of four or more travel lanes.

*Sign* means any sign structure or combination of sign structure and message in the form of an outdoor sign, display, device, figure, painting, drawing, message, plaque, poster, advertising structure, advertisement, logo, symbol or other form which is designated, intended or used to advertise or inform in relation to the premises on which it is located, any part of the message or informative contents of which is visible from the main traveled way. The term does not include official traffic control signs, official markers, nor specific information panels erected, caused to be erected, or approved by the state department of transportation.

*Sign area* means the entire face of a sign or billboard, including the advertising surface and any framing, trim, or molding, but not including the supporting structure.

*Sign permit* means any permit, other than a building permit, obtained by an applicant from the county for the purpose of the construction or maintenance of a sign or billboard or a permit obtained for any temporary or political sign as defined by this article.

*Stacked signs or billboards* means any structure so configured to present two or more sign areas at different elevations and/or presenting two or more sign areas facing in the same direction.

*Two-lane road* means any public road or highway consisting of two travel lanes allowing traffic to flow in opposite directions. Such roads may or may not also have at various locations turning lanes, medians, islands, or other traffic control features designed to enhance the safe and efficient utilization of the thoroughfare.

(Ord. No. 2017-09, § 1(Att. A), 7-18-2017)

Sec. 32-520. - Requirements for billboards and other commercial signs. Unless exempted hereby, all signs and billboards erected in the unincorporated areas of the county shall be permitted under the provisions of this article.

### 32-521 Setback and Height

(a) Billboards and signs shall follow all setback requirements of the underlying zoning district OR be setback \_\_\_\_\_ feet from the property lines or right-of-ways, whichever is greater OR shall have no setback requirements but may not be placed in any right-of-way.

(b) Signs of less than 50 square feet that do not require a permit, shall not be placed within any right-of-way and be required to follow the above setback requirements.

(c) Billboards and signs height shall be limited by the underlying zoning district's height requirements.

**32-522 Billboards:** *(Staff note: There has been no new language or edits for anything involving billboards in this section. All the language specifically involving billboards have been placed in one area, under an appropriate heading, for simplicity and ease of use.)*

- (a) No billboard shall be erected within 1,300 feet of an existing billboard located on the same road. This distance shall be measured as the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the location of an existing billboard to the proposed site.
- (b) Maximum sign area for any billboard is 672 square feet.
- (c) No billboards with a sign area greater than 75 square feet shall be permitted on two lane roads.
- (d) No billboard shall be located along any federal, state, or county designated scenic highways or roadways.
- (e) No stacked billboards shall be permitted within the unincorporated areas of the county.

### 32-523 Signs

(a) ~~Signs with a sign area greater than or equal to 50 square feet, but less than or equal to 75 square feet, shall be permitted on two lane roads.~~ **The maximum sign area for signs on two-lane roads is 75 square feet which includes building mounted and free standing signs.**

(b) The maximum sign area on four-lane, or larger, roads shall contain no more than 75 feet of sign area per sign face. This excludes ~~building-mounted signs and billboards,~~ as defined by this chapter, *(Staff note : There is currently no definition of building-mounted sign in the chapter. Staff has provided a definition for inclusion)* which may contain up to 672 square feet of sign area.

**32-524 Abandoned Billboards and Signs** *(Staff note: The following language already exists in the code but does not have its own section. The language has not been modified in any way)*

An abandoned billboard or sign, as defined by this article, shall be removed by the owner thereof or the owner of the property upon which the billboard or sign is located within 45 days of notification by an the county building official that the billboard or sign is deemed abandoned. The billboard or sign owner and/or the property owner may appeal the county's designation of the billboard or sign as abandoned under this article to the magistrate's court of the county during the 45-day period to remove the billboard or sign. If the property owner files a timely appeal, the time period for removing the billboard or sign shall be tolled until the magistrate's court renders a decision. In the event that an abandoned billboard or sign is removed, the billboard or sign owner and/or the property owner shall have the right to replace it with a new billboard or sign of the same size and height and for the same location for a period of six months from the date of removal.

Sec. 32-525. - Exemptions.

- (a) Replacing any billboard or sign face with no change in sign area, structure, or use of electricity does not require a permit.
- (b) Any sign or billboard with a sign or billboard area less than 50 square feet shall be exempted from requiring permits unless:
  - 1) Signs or billboards which will require electricity, regardless of sign area, shall need a building permit.
  - 2) Signs or billboards which stand taller than seven feet, regardless of sign area shall need a building permit.

(Ord. No. 2017-09, § 1(Att. A), 7-18-2017)

**32-526 Billboard and Sign submittal process** (Staff note: The following language already exists in the code but does not have its own section. The language has not been modified in any way)

- (a) Signs and billboards permitted under these regulations shall impose no obvious hazards to any drivers, pedestrians, bicyclists, or other users of any public road in the unincorporated areas of the county. As such, the following materials shall be submitted to the community development director or his/her designee at the time of application:
  - (1) A completed application form;
  - (2) A detailed site plan prepared and stamped by a surveyor licensed by the state, noting the proposed location of the structure, and verification that the new sign or billboard meets with all location requirements set forth in this article;
  - (3) A set of construction plans, to include all proposed lighting features. All plans submitted shall be stamped by appropriate professionals licensed by the state;
  - (4) Appropriate fees.

(Ord. No. 2017-09, § 1(Att. A), 7-18-2017)

Sec. 32-527. - Fees.

Fees shall be established for the cost of a sign permit by county council from time to time.

(Ord. No. 2017-09, § 1(Att. A), 7-18-2017)

Sec. 32-528. - Permits.

Upon satisfactory completion of all requirements set forth in this article, the owner/agent shall be issued a ~~land-use~~ zoning and flood review permit by the community development director or his/her designee for construction of the billboard or sign. The ~~land-use~~ zoning and flood review permit shall be valid for six months from the date of issue; the owner/agent may be granted a one-time six-month extension, provided a written request is submitted to the planning director no later than seven working days prior to the original expiration date. Request for extension shall include documentation of efforts to obtain other necessary permits and permissions needed to begin construction, specifically noting reason for extension request. Extensions shall be granted only to those projects that were delayed through no fault of the owner/agent of the billboard or sign. The ~~land-use~~ zoning and flood review permit issued by the planning director shall in no way be construed to be a building permit needed to begin construction of a sign. No building permit, or other county-issued permit, certification or approval, shall be issued for a billboard or sign prior to the issuance of the ~~land-use~~ zoning and flood review permit.

(Ord. No. 2017-09, § 1(Att. A), 7-18-2017) Sec. 32-529. - Penalties.

Any person or entity violating the regulations set forth in this article is guilty of a misdemeanor and may be fined up to \$500.00 or imprisoned for 30 days or both. Signs placed within County right-of-ways, may be removed and disposed of by County personnel and personnel employed by the sheriff of the County, with no notice given.

(Ord. No. 2017-09, § 1(Att. A), 7-18-2017)

# OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

Sec. 38-10.8. - Lake residential district (LRD).

*Title:* Lake residential district.

*Definition:* Those areas around the lakes where the primary land is single family residential with limited multi-family residential use.

*Intent:* This district is intended to provide for residential single family development around the lakes and for those related uses that are normally associated with lake residential communities. Those uses that may generate negative secondary effects impacting the quality of life shall be discouraged.

*Dimensional requirements:\**

	Density and Lot Size				Minimum Yard Requirements			Max. Height
	Min. Lot Size	Lot size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
Residential Uses	<del>1/4</del> acre (10,890 sf) Utilities Available	Greater than or equal to <del>1/2</del> acre	4 dwellings per acre	80	25	5	10	65
	<del>1/4</del> acre (10,890 sf) Utilities Available	<del>1/4</del> less than <del>1/2</del> acre	4 dwellings per acre	80	15	5	5	65
	<del>1/4</del> acre Utilities not available	<del>1/2</del> acre	2 dwellings per acre	80	25	5	10	65
Nonresidential Uses	Minimum Lot Size			Minimum Yard Requirements			Max. Height	
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)	
	<del>1/4</del> acre or <del>1/4</del> acre depending on		80	35	10	30	65	

		availability of utilities					
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\*See Article 9 for general provisions and exceptions to dimensional requirements.

(Ord. No. 2012-14, § 1, 5-15-2012)