

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

AGENDA

6:00 pm, Monday, August 20th, 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 – August 6th, 2018
5. Public Comment for Non-Agenda Items (3 minutes per person)
6. Staff Update
7. 2020 Comprehensive Plan and Corridor Plan
 - a. Public Comment for Agenda Item (2 minutes per person)
 - b. Discussion / Vote
8. Discussion on clarification of certain code sections bearing on land use and development in specific regards to the Sign Code
 - a. Public Comment for Agenda Item (3 minutes per person)
 - b. Discussion / Vote
9. Discussion on clarification of certain code sections bearing on land use and development in specific regards to Recreational Vehicle Parks.
 - a. Public Comment for Agenda Item (3 minutes per person)
 - b. Discussion / Vote
10. Old Business
11. New Business
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.

OCONEE COUNTY PLANNING COMMISSION

415 South Pine Street - Walhalla, SC



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

MINUTES

6:00 PM, Monday, August 6, 2018
Oconee County Council Chambers

Members Present:

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

Staff Present

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 Mrs. McPhail

3. Pledge of Allegiance

4. Approval of Minutes

- a. July 16, 2018
Mrs. McPhail – Motion
Mr. Vassey – Second
The motion carried 5-0

5. Public Comment for Non-Agenda Items

None

6. Staff Updates

Mr. Chapman stated that we have a code enforcement officer.

7. Rescheduling of the first meeting in September of the Planning Commission

Mr. Pearson asked if September 6, 2018. Mr. Johnson made a motion to change the September meeting from the 3rd to the 6th Mr. Vassey seconded the motion it passed unanimously 5-0.

8. 2020 Comprehensive Plan and Corridor Plan

- a. Public Comment for Agenda Item
None

b. Discussion

Staff had a meeting with Cheryl Matheny and Carol Rhea about the comprehensive plan meeting. They will be coming back to discuss with the Commission what data they have collected in October. In November and December, they will be drafting the elements they have acquired data for. In January or February, they will come for a joint meeting with Council and the Planning Commission to show what they have drafted so far. They will have stakeholder meetings and public meeting to get input for the elements. They will submit one element at a time for review.

9. 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.

a. Public Comment for Agenda Item

Mrs. Sewell stated that when looking at the RV park ordinance the addition of buffer areas need to be considered when adjacent to residential areas. Mr. Markovich stated that the number of RV parking sites to qualify a property as an RV Park should be more than four. Mr. Markovich also questioned the maneuvering and driving parameters and a definition is needed to clarify the difference between the two.

b. Discussion

Mr. Johnson stated that when a site plan is submitted the applicant might not know where the utilities will be and the language should be changed to "proposed". Mr. Johnson asked about the language that notes the distances between structures and between sites to be clarified. Mr. Johnson stated that having the quick disconnect doesn't prohibit having a permanent structure with power. Mr. Johnson stated that the one-way drive isle could cause some problems. Mr. Gramling asked about how this language would affect hunting and fishing camps and several other Commission members asked similar questions about festivals and fairs. Staff will address these issues in the next version of this draft language.

10. Public Hearing on 32-213 Subdivision Naming

Public Comment:

Mr. Markovich asked why the language had to be changed and that adding specificity opened up the County to trouble.

Discussion: Mr. Pearson noted that this is the same language that had already been voted upon several meetings ago and now was up for public hearing. Mrs. McPhail noted that times have changed and having language that state no vulgar or offensive names is now necessary. Mr. Vassey made the motion, Mrs. McPhail seconded it, it passed 5-0

11. Old Business

None

12. New Business

None

13. Adjourn - Mr. Johnson made the motion, Mr. Vassey seconded the motion. 5-0

WORK ORDER NO. 3

In accordance with the Professional Services Agreement between Alta Planning + Design, Inc. ("CONSULTANT" or "Alta"), and Oconee County, South Carolina ("CLIENT" or "County"), RFP 15-09 On Call Professional Engineering Consulting Services CATEGORY A: ON CALL PLANNING SERVICES, dated 4/19/2016, this Work Order describes the scope, schedule, and payment terms for CONSULTANT's Services on the Project known as:

00-2018-235 Oconee County, SC Corridor Study Highway 123

CONSULTANT Technical Representative: Jean Crowther
Address: Alta Planning + Design, Inc.
711 SE Grand Avenue
Portland, Oregon 97214
Telephone No.: 503.230.9862
Email: jeancrowther@altaplanning.com

CLIENT Technical Representative: Adam Chapman
Address: Oconee County, South Carolina
415 S. Pine St.
Walhalla, SC 29691
Telephone No.: 1.864.364.5103
Email: achapman@oconeesc.com

SERVICES. The Services shall be described in the Exhibit(s) to this Work Order.

SCHEDULE. Because of the uncertainties inherent in the Services, Schedules are estimated and are subject to revision unless otherwise specifically described herein.

PAYMENT & INVOICES. For satisfactory completion of the Services described herein, CONSULTANT shall invoice CLIENT for a total amount not to exceed \$ 25,000.00, in accordance with the Schedule of Fees and Charges attached to this Work Order. The hourly rates listed (if any) are for the current calendar year and may be updated annually. The staff, labor categories and hours listed are subject to change as needed during the course of the performance of Services.

Services performed under this Work Order will be billed on a Percent Complete/Task basis. Invoices will be submitted monthly showing progress toward milestones or current percent complete for each task.

TERMS AND CONDITIONS. The terms and conditions of the Professional Services Agreement referenced above shall apply to this Work Order, except as expressly modified herein.

ACCEPTANCE of the terms of this Work Order is acknowledged by the following signatures of duly authorized representatives of the parties.

Alta Planning + Design, Inc.

Oconee County, South Carolina

John Cock
John Cock (Jul 28, 2018)

Jul 28, 2018

John Cock
, Vice President, as duly authorized

, County Administrator, as duly authorized
Printed Name, Title

**Exhibit A
Services**

Oconee County Highway 123 SCOPE OF WORK

Task 1: Project Initiation and Strategy

Alta will engage the Client (we suggest the formation of a small Project Steering Committee) through on-site meetings, email correspondence, and the charrette process. The Client will collaboratively work with the Alta to vet proposals and initiatives and will assist in the consensus building and stakeholder buy-in for the preferred development plan.

Task 1

Deliverables:

- Up to four (4) project management meetings by conference call
- Monthly invoicing and progress report

Task 2: Project Kick-Off Meeting

Alta will host a project kick-off meeting with the Client to confirm study area boundaries along Highway 123 (up to five miles in length), refine project objectives, and define expectations for key deliverables and the final product. To achieve this focus, we will prepare a data needs memo prior to the meeting. We will review existing vehicular, bicycle and pedestrian movement on the corridor, research crash histories, and review information provided by Oconee County, City of Seneca, and SCOT, such as the traffic impact analysis, crash data, etc. This will allow our team to create a base map from existing data. We will review this base map and discuss missing data or resources at the kick-off meeting. This map will also support a discussion of existing opportunities and constraints along the corridor. After discussing the project objectives, goals, and reviewing the map, we will embark on a walking/biking/driving audit of the corridor. This will allow Alta and the Project Team to experience the corridor, observe existing behavior, and discuss challenges and opportunities on site.

Task 2

Deliverables:

- Data Needs Memorandum
- Draft and Final Corridor Base Map (Digital PDF)
- Up to two Alta staff leading Project Kick-off Meeting and Site Walk
- Agenda and Notes for Project Kick-off Meeting and Site Walk

Client to provide:

- Available GIS data
- Relevant prior planning documents
- Identify and engage key project team members to participate in site walk
- Printing large-format maps

Task 3: Planning and Design Charrette

Alta will conduct a three-day charrette to develop and test alternative concepts with community and agency stakeholders involved in the planning process. During this engagement, Alta will develop design concepts, test and refine those concepts, and gain stakeholder consensus on the preferred complete street design.

The charrette will kick off with a hands-on work session to introduce the project and have attendees articulate the issues and opportunities associated with the project area, and to graphically depict their preferred vision for the corridor. Alta will work to further develop these concepts and test and refine them throughout the charrette, while meeting with stakeholder agencies and individuals with interest in the corridor, including business- and property owners. At the conclusion of the first day, Alta will have an open public meeting presenting the scope of the project and the initial data collection and findings. On the evening of the second day, Alta will have an open "pin-up" session where the public can come in and view and critique the day's work toward the development of a preferred concept. Schematic plan illustrations will be augmented by illustrative renderings of specific locations and initiatives within the corridor. Alta will refine and modify the alternatives and continue to test them with regard to multimodal operations. Complete Streets principles will be utilized to ensure that the concepts are not geared entirely toward motorized vehicles, but that all modes of travel are equally balanced and considered. On the evening on the third day, a presentation will be convened to unveil the preferred plan resulting from the charrette, including the assessment of economic impacts, incorporation of walkability, and economic and funding considerations.

Specific issues to be addressed during the charrette will include, but not necessarily be limited to, the following:

- Vehicular movement within the corridor;
- Pedestrian and bicycle connections to adjacent and regional community amenities such as parks, schools, libraries, churches, trails, and other cultural and natural resources;
- Pedestrian-friendliness of the corridor, including sidewalks, street furniture, lighting, crosswalks, and other pedestrian amenities;
- Short- and long-term strategies to enhance access between adjacent parcels, which may include initiatives such as cross-access easements and side street accesses;
- Implementation and funding strategies with partnerships to enable the vision to be realized.

Specific materials to be produced at the charrette may include, but not be limited to, the following:

- Typical cross sections, showing pedestrian, parking, and cycling elements as well as travel and turn lanes;
- Plan illustrations of revised and new proposed intersection configurations;
- Illustrative visualization of up to four (4) key areas or intersections and sections of the corridor;
- Preliminary streetscape concept plan, including adjacent land uses;
- Opinion of probable cost, including design, engineering, etc.

Task 3

Deliverables:

- Charrette schedule and logistical needs
- Copy for press release
- Formatted public meeting flyer for client distribution
- Up to three technical team leaders host and facilitate 3-day Charrette including necessary drafting supplies, comment forms, and presentation materials.

Client to provide:

- Location for charrette (room reservation with necessary amenities)
- External outreach (distribution of press release and public flyer)
- Attendance and participation in 3-day charrette
- List and contact information for key stakeholders to attend charrette work sessions
- Printing large-format maps

Task 4: Draft and Final Plan

At the conclusion of the charrette, Alta will add additional graphics and information to the plan exhibits, refine as necessary to incorporate stakeholder input, and provide planning level cost estimates to be used for funding opportunities, marketing, and economic development.

The culmination of the effort will be the preparation of a digital master plan exhibit (24"x36") and one (1) supporting digital informational exhibit that will include information, graphics, and photo-simulations prepared as part of Task 2. Supporting information will include a PowerPoint presentation as well as cost estimates and schematics for bike lanes, sidewalks, resurfacing, and other improvements as recommended in the final plan.

Task 4

Deliverables:

- Draft consolidated Corridor Study report (digital PDF)
- Revised and Final Corridor Study report with all supportive files (digital PDF and native files)
- Final Corridor Study PPT (digital PDF)

Client to provide:

- Single set of consolidated comments on Draft Report

Exhibit B

Estimated Schedule

Consultant shall commence performance of Services and proceed toward completion of deliverables as directed by Client.

Exhibit C

Schedule of Fees and Charges

#	Task	Fee
1	Project Initiation and Strategy	\$1,000
2	Project Kick-Off Meeting	\$6,000
3	Planning and Design Charrette	\$15,500
4	Draft and Final Plan	\$2,500
	Project Budget Total	\$25,000.00

Exhibit "A"

3. ARTICLE VIII. - SIGN CONTROL^[8]

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 Zoning Administrator 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 the adoption of these standards shall be considered exempt, with the exception of any structure considered abandoned, disassembled, or otherwise removed from a site.

(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.

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 the adoption of this article or duly permitted by an agency of the county subsequent to the 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.
- (b) Billboards and signs height shall be limited by the underlying zoning district's height requirements.

32-522 Billboards

- (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 through fare 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 less than or equal to 75 square feet are permitted on two-lane roads. Signs less than or equal to 50 square feet do not require a land-use permit.**
- (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, as defined by this chapter, which may contain up to 672 square feet of sign area.

32-524 Abandoned Billboards and Signs

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 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 a land-use permit. (Ord. No. 2017-09, § 1(Att. A), 7-18-2017)

32-526 Billboard and Sign submittal process

(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 permit by the community development director or his/her designee for construction of the billboard or sign. The land use 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 the reason for the 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 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 permits, certification or approval, shall be issued for a billboard or sign prior to the issuance of the land use 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.

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

Anderson County - Sec. 38-253. - Exempt signs.

The following signs are exempt from the provisions of this division, and require no permit:

- (1) Traffic, directional, warning or informational signs authorized by any public agency.
- (2) Official notices issued by any court, public agency or public officer.
- (3) Campaign or political signs erected, displayed or placed on private property. In accordance with state law, no campaign or political sign may be erected, displayed or placed within 200 feet of any polling place.
- (4) Real estate signs erected, displayed or placed on private property outside of any defined public right of way and no closer than five feet from any property line, nor within 15 feet from the edge of any paved or unpaved roadway where the right of way is undefined, relating to the sale or lease of real property and/or improvements thereon, provided the signs do not exceed a total signage area of six square feet for residential property and 32 square feet for commercial, agricultural and industrial properties (for definition of "total signage area" see section 38-257).
- (5) Open house, garage sale and yard sale signs erected, displayed or placed on private property outside of any defined public right of way and no closer than five feet from any property line, nor within 15 feet from the edge of any paved or unpaved roadway where the right of way is undefined. Said signs must note the address of the property where the event is taking place and must be removed within five days following the date of the event.
- (6) Institutional signs erected, displayed or placed on private property outside of any defined public right of way and no closer than five feet from any property line, nor within 15 feet from the edge of any paved or unpaved roadway where the right of way is undefined, not to exceed 20 square feet in total signage area, for any public, charitable, educational, hospital (including urgent care and outpatient ambulatory care facilities) or religious institution.
- (7) Building nameplates with related inscription.
- (8) Flags and flagpoles erected, displayed or placed on private property outside of any defined public right of way and no closer than five feet from any property line, nor within 15 feet from the edge of any paved or unpaved roadway, measured from the base of the flagpole, where the right of way is undefined and erected, placed or displayed for any use other than business advertisement or identification.
- (9) Window signs.
- (10) On-site directional signs erected, displayed or placed on private property outside of any defined public right of way and no closer than five feet from any property line, nor within 15 feet from the edge of any paved or unpaved roadway where the right of way is undefined, where each sign does not exceed nine square feet in total signage area.
- (11) One-time auction signs erected, displayed or placed on private property outside of any defined public right of way and no closer than five feet from any property line nor within 15 feet from the edge of any paved or unpaved roadway where the right of way is undefined. Said signs may not be placed, erected or displayed more than 60 days prior to the auction and shall be removed within ten days following the auction. Auction signs may not exceed a total signage area of six square feet for residential properties with a total area of five acres or less and 32 square feet for residential properties in excess of five acres, commercial properties, agricultural properties, and industrial properties.
- (12) Signs carved or built into a structure with materials which are an integral part of the building and approved by the building and codes department.
- (13) Temporary construction project signs erected, displayed or placed on private property no closer than five feet from any defined right of way or property line, nor within 15 feet from the edge of any paved or unpaved roadway where the right of way is undefined, with a maximum of 64 square feet in total signage area for residential projects and 150 square feet in total signage

area for commercial, agricultural and industrial projects. These signs shall not be erected, placed or displayed more than 30 days prior to start of construction and shall be removed within 30 days after completion of construction.

- (14) Temporary mobile or portable signs providing notice of events of widespread community interest and providing a public health benefit erected, placed or displayed not more than two weeks prior to the event and removed within two weeks after the event.
- (15) One on-premises temporary mobile or portable sign per business used to advertise a business, a business event, or a business's products which is attached to a vehicle, trailer, movable structure, or attached to a sign structure which is not securely anchored into the ground, or which may be transported or is designed to be transported; provided, however, that no portion of any such sign shall be placed or displayed within five feet of any defined right of way or property line, nor within 15 feet from the edge of any paved or unpaved roadway where the right of way is undefined. If a sidewalk is present, the temporary mobile or portable sign must be not less than five feet from any edge of the sidewalk.
- (16) Other on-premises temporary signs providing advertising of the products or services offered by the business; provided, however, that the aggregate total signage area of said signs shall not exceed 20 percent of the square footage of the business's building frontage area. Any temporary signage area exceeding the 20 percent square footage maximum is subject to the permitting requirements of section 38-255(5).

(Ord. No. 03-007, § 1, 4-15-03)

Sec. 38-255. - Permitted signs.

The following signs, when properly permitted pursuant to the applicable permitting requirements of section 38-73, and meeting the applicable development standards contained in section 38-256, are allowed:

- (1) Permanent freestanding business identification signs.
 - a. **Allowable area.** Freestanding signs may contain 1½ square feet of total signage area per lineal foot of street frontage for each developed site, lot or parcel, up to a maximum of 300 square feet of total signage area. (**OC Staff Example : If you have 100 linear feet of frontage then 100feet x 1.5 = 150 square feet of sign permitted.**)
 - b. Number. Only one freestanding sign is allowed for each developed site, lot or parcel on which a nonresidential use is constructed. Where a developed site, lot or parcel fronts on more than one publicly dedicated street, one additional freestanding sign is allowed for each street but shall not be located on the same street frontage, provided, however, one sign using up to the total signage area calculated for both street frontages may be erected, displayed or placed on a single street frontage if all other requirements of this division and applicable permitting requirements are met. **Where two or more detached buildings occupy the same lot or parcel, each may have one freestanding sign, provided the total combined signage area does not exceed the allowable limits specified by subsection (1)a. above**, based on lineal street frontage of the site or parcel on which they are located. **Where two or more attached businesses occupy the same site or parcel (i.e., a shopping center), only one freestanding sign for all the businesses located within the shopping center shall be permitted based upon the total public street frontage for the shopping center.** Outparcels, defined as lots having street frontage created by a division of lots from a shopping center, shall be considered a part of the shopping center for the purpose of determining the size allowance for the sign for the shopping center. Each outparcel lot may have one freestanding sign per publicly dedicated street frontage not to exceed 25 feet in height and 1½ square feet of signage area per lineal foot of public street frontage for the outparcel up to a maximum of 100 square feet in total signage area.

- c. Location. No portion of any freestanding sign shall be located closer than five feet from any defined right of way or property line, nor within 15 feet from the edge of any paved or unpaved roadway where the right of way is undefined, or in any way impair the sight lines of drivers or pedestrians at driveway or street intersections.
 - d. Height. No freestanding sign shall exceed 50 feet in height measured from the grade of the road at the point closest to the sign to the highest point of the sign, including structural components of the sign, except those signs located on public road frontage within 1,000 lineal feet of an interstate highway interchange, measured from the outermost edge of the interstate on-ramp or off-ramp and proceeding along the edge of the intersecting roadway and interstate in each direction (see appendix H), in which case said freestanding sign may be a maximum height of 100 feet measured from the grade of the road at the point closest to the sign to the highest point of the sign, including structural components of the sign.
- (2) Permanent business identification signs attached to buildings.
- a. Allowable area.
 - 1. If there is no freestanding business identification sign on the developed site, lot or parcel one permanent business identification sign may be attached to the building provided it contains not more than 1½ square feet of total signage area per lineal foot of principal building frontage.
 - 2. If there is a freestanding business identification sign on the developed lot, parcel or site, one permanent business identification sign containing not more than one square foot of total signage area per lineal foot of principal building frontage may be placed, erected or displayed on said building.
 - b. Types of signs. Fascia, projecting, marquee, awning and flush pitched roof signs are allowed provided they meet all other requirements of this division and all permitting requirements.
 - c. Number of signs. Only one projecting sign as defined in section 38-37 is allowed per building frontage, except for shopping centers, which may have one projecting sign for each business use, plus one aggregate freestanding business identification sign for the shopping center as prescribed in section 38-255(1)b above. 2)

Draft Recreational Vehicle Park Standards

Chapter 32-###

Intent:

The recreational vehicle park site development standards are established to encourage high quality recreational vehicle parks within Oconee County that are safe for its occupants and sensitive to the environment.

Definitions:

Recreational Vehicle (RV) - A vehicular unit, which is designed as a temporary dwelling for travel, recreational, and vacation use, and which is self-propelled, mounted on, or pulled by another vehicle. Examples include but are not limited to a travel trailer, camping trailer, truck camper, motor home, fifth-wheel trailer, or van.

Recreational Vehicle Park (Park) - Any parcel of land upon which four or more recreational vehicle sites are located, established, or maintained for occupancy as temporary living quarters for purposes of recreation or vacation.

Exclusions:

- a. This Ordinance does not include any premises on which unoccupied recreational vehicles, whether new or used, are parked for the purposes of inspection, sale, storage, or repair.
- b. Temporary Parks : Properties may be utilized as a temporary Park for the purpose of festivals, fairs, hunting/fishing, and other events that are temporary in nature. Those uses are exempt from this Ordinance provided they are not permanently utilized as a Park, being temporary in type and use. The Zoning Administrator shall make the determination if the Park is permanent or temporary in type.

Appeal of decision:

A Park developer or any party materially affected by the Zoning Administrator's decision to define a Park as permanent or temporary, or, approve or deny approval of a Park, may appeal to the Planning Commission in writing within ten working days of said decision. The Commission shall schedule a hearing, conduct said hearing, and render a decision within 60 days of the date of appeal. The decision of the Commission is final. The decision of the Commission may be appealed to the circuit court within 30 days after the actual notice of the Commission's decision.

Violations and penalties:

Any violation of these regulations shall be a misdemeanor and, upon conviction, is punishable as provided by law.

Site Plan:

- a. Approval: Prior to construction of a new Park or enlargement of an existing Park at the time of adoption of this Ordinance, a development plan must be submitted and approved by the Zoning Administrator in accordance with the regulations set forth in this Chapter. Any recreational vehicle, service building, or recreation area located in any Park shall be placed in accordance with an approved development plan.
- b. Requirements: The site plan shall contain the following information:
- a. The location of the proposed Park.
 - b. The location and dimensions of streets, rights of way, drives and parking spaces.
 - c. The location and size of recreational vehicle sites.
 - d. The location and size of service buildings and recreation areas.
 - e. The location and type of screening, fences, or hedges.
 - f. The names and addresses of owners and developers of the proposed park.
 - g. The location of fire hydrants, if applicable.
 - h. Location of storage areas , if applicable
 - i. Location of dumpsters, if applicable.
 - j. Delineation of 1% area of Special Flood Hazard, if applicable
 - k. Description and location of proposed utilities (sewer, water, electric, etc.).
 - l. Buildable area of the lot in regards to setbacks from property lines of the underlying zoning district, found in Chapter 38.
 - m. Other items as requested by the Zoning Administrator

Comment [DR1]: What are you looking for here?

Design Standards:

- a. Amenities: Uses permitted within a recreational vehicle park shall include: recreational vehicle sites, recreation facilities, common buildings and facilities (laundry, dining, parking, etc.), and management offices (which may include living quarters for the operator or manager of the park). Uses may also include facilities to utilize the adjacent environment such as, but not limited to, boat facilities and hiking trails.
- b. Minimum Space Size: A minimum net space of seven hundred fifty (750) square feet is required for each RV site. A distance of at least ten (10) feet shall be maintained between RV sites. Any accessory structures or attachments shall, for the purpose of this Ordinance, be considered a part of the trailer or recreational vehicle. No part of any site for an RV may encroach within the setbacks of the underlying zoning district found in Chapter 38 of the Oconee County Code of Ordinances.
- c. Utility and Security Connection: Each recreational vehicle area shall be attached to the site only by quick disconnect type utilities and security devices, which are NEC

compliant, there shall be no permanently attached additions. RVs shall be connected to an approved water supply system that provides an accessible, adequate, safe, and potable supply of water. If provided, the septic and/or sewer system(s) shall be approved by the South Carolina Department of Health and Environmental Control "DHEC".

d. Parking: Adequate off-street parking space shall be provided within the Park. The use of any public road, sidewalk, or right-of-way for the purpose of parking vehicles is prohibited.

e. Maintenance: Recreational vehicles must be fully licensed and ready for highway use. A recreational vehicle is ready for highway use if it is on wheels or a jacking system.

Operating Requirements:

The operator of each Park shall comply with all DHEC rules and regulations governing the sanitation and operation of recreational vehicle parks and amenities.

Hazards:

Condition of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. No portion of the Park that is subject to flooding, subsidence, or erosion shall be used for any purpose that would expose persons or property to hazards;

Parks existing prior to the adoption of this Ordinance:

In the event additional RV sites are proposed for any Park, existing when this ordinance is enacted, the following standards shall apply:

- (1) The altering, expanding, changing, rebuilding, or resuming of an existing Park shall be subject to review and permitting under provisions established in this chapter.
- (2) If an existing Park is reused or reoccupied without alteration, or an abandoned Park is resumed within 12 months, no permit is required under this chapter, provided, the nature and degree of the existing Park will not be changed or increased from that which existed before the existing Park became unused, unoccupied, or abandoned.
- (3) An expansion of an existing Park that is a nonconformity solely due to dimensional setbacks shall be permitted, provided the dimensional nonconformity will not be increased.
- (4) Any Park existing at the time of adoption of this ordinance or any sequential rezoning shall be permitted to be expanded by an amount up to 10

percent of the number of RV sites existing at the time of adoption of this ordinance, without following the regulations set forth in this ordinance, provided:

- a. District setback and height requirements are met, with no existing dimensional nonconformities being increased;
- b. Any increase in light, noise, dust, or other negative impacts on neighboring uses resulting from the proposed expansion are mitigated by screening, fencing, or other means necessary.

For the purposes of this section, the terms "altering", "expanding" and "changing" shall be strictly construed. "Rebuilding" shall mean the rebuilding, reconstruction, or restoration of any existing Park which was damaged or partially destroyed by fire, flood, wind, explosion, or other calamity or Act of God. "Resuming" shall mean the reusing or reoccupying of an existing Park which was unused or unoccupied for a continuous period, or the resuming of an existing Park use which was abandoned for a continuous period. All existing Park rebuilt or otherwise modified under the provisions of this chapter shall be constructed to conform to adopted building codes.