

CITY OF LIBERTY COUNCIL WORK SESSION

June 5, 2018

6:00 PM

ROSEWOOD CENTER

AGENDA

Welcome and Call to Order (Mayor Petersen)

Budget Discussion

Design Standards – wording changes - lighting

Dumpster Containment

Define Residential/Commercial bags

Fuel Surcharge for Solid Waste pickup

Liberty Spring Festival

Motion to adjourn

WELCOME TO LIBERTY!

We are glad you have chosen to make Liberty your home. Below you will find information on services the City provides citizens living within the city limits. If you have any questions, please contact City Hall at 864-843-3177.

Garbage Pickup

Household garbage is picked-up once a week. Garbage must be in bags and placed next to the road. Garbage cans are not recommended. Garbage must be out *early but no earlier than 5 pm the evening before* your regular pick-up day. Garbage/Recycling cans or devices should be removed from curbside by 8AM the day following scheduled pickup day.

Collection of Bulk Items

Bulk items are identified below. These items are picked-up on Thursday each week.

- Household Appliances – must be placed at the curb and placed a minimum of 4 ft. from any obstruction, including mail boxes, guide lines, telephone poles, parked cars, etc. Items included but not limited to are, refrigerators, stoves, washing machines, dryers and other household appliances. **Appliances with a locking mechanism on the door must have the door removed.** No enclosed cylinders. Barrels must be cut in half.
- Rugs/Carpet/Vinyl Flooring – must be placed at the curb and placed a minimum of 4 ft. from any obstruction, including mail boxes, guide lines, telephone poles, parked cars, etc. **Items must be cut in sections and rolled with rolls a maximum of 5 ft. in length.**
- Furniture - must be placed at the curb and placed a minimum of 4 ft. from any obstruction, including mail boxes, guide lines, telephone poles, parked cars, etc. Items included but not limited to are couches, chairs, box springs, mattresses, dressers, toys and other household furniture. Separate wood and metal items place at least 4'ft apart.
- Paint/Stain-- no liquid. Lids must be removed and paint must be dried.
- Leaves & Grass Clippings – must be bagged with no other debris or trash mixed in the bag.
- Limbs & Brush – Place at the curb a minimum of 4' ft. from any obstruction, including mail boxes, guidelines, telephone poles, parked cars, etc. No stumps or roots! Limbs must not be larger than 6" in diameter or longer than 6' ft. in length, all nails removed. Any nails must be removed.

Other

- No outside burning in city limits
- The City is unable to pick-up the following: lumber, rock, brick, block, shingles, cement, vinyl siding, tires, crossies or any other materials from construction or demolition. Any work done by a contractor must be hauled away by the contractor.
- The Pickens County Landfill is located on Old Liberty Road, 864-859-3492, and is open Monday through Saturday, 7:30 am to 7:20 pm.
- The law states that all vehicles transporting loose waste along State or County highways must be covered by a tarp.

Sec. 23-35. Enforcement; notice to cut or clear.

If any owner of property situated within the corporate limits shall fail or neglect to comply with the provisions of this article within five days of notice of the violation, the chief of police is hereby authorized, empowered and directed to cause the premises to be cleaned by cutting, destroying or removing the noxious weeds, grass or other deleterious, unhealthy or noxious growths or accumulations thereon, or on the abutting sidewalks and assess the cost thereof against the owner.

(Code 1979, § 5-C-105)

Secs. 23-36—23-60. Reserved.

ARTICLE III. NUISANCES*

Sec. 23-61. Definition of public health nuisances.

(a) Any act of any person or corporation whereby the health or life of any individual may be endangered, injured or impaired, or which causes any disease is hereby declared a nuisance.

(b) It shall be unlawful for any owner, occupant or agent of lots or premises, whether occupied or vacant, within the corporate limits to permit any property to become unsanitary by allowing any offensive matter or thing upon the lot or premises which may be detrimental to health, or to permit any trash, rubbish, waste, refuse, manure, straw, hay or thing to accumulate and remain upon the premises, or to throw, deposit or cause to be thrown or deposited upon any vacant lot or premises, any thing which may endanger, injure or damage another's health or property.

(Code 1979, § 5-A-101)

Cross reference—Definitions generally, § 1-2.

Sec. 23-62. Abatement of public nuisances.

(a) It shall be lawful for the mayor and council to declare as nuisances things the existence of which may be deemed unhealthy or harmful to the citizens, and the nuisances may be abated by city officials.

(b) Upon the owner's failure to abate after being directed to do so, the city authorities shall remove the nuisances at the expense of the person who shall have caused or allowed the nuisance, from any occupant or tenant of the premises or, in case it affects the freehold, from the owner who after notice shall have failed to remove the nuisance.

(Code 1979, § 5-A-102)

***Cross references**—Nuisances; howling and vicious dogs, § 5-35.

State law reference—Municipal authority to abate nuisances, S.C. Code 1976, § 5-7-30.

Sec. 23-93. Penalties.

(a) Upon ten days' notice of the nature of the violation to the owner of the subject property, and a failure to cure the defects within an additional ten days, any violation of the this article shall be punishable by a fine, not to exceed \$500.00, or by imprisonment for up to 30 days.

(b) Additionally, the city may, in its discretion, and after noncompliance as outlined in this article, enter subject property and remedy the condition. Any costs associated with remedying the condition of noncompliance shall be charged to the owner of the property.

(Ord. No. 03-0305, § 300, 4-14-2003)

Secs. 23-94—23-100. Reserved.

ARTICLE V. SMOKING REGULATIONS**Sec. 23-101. Findings.**

As an incident to the adoption of this article, the city council ("city council") of the City of Liberty, South Carolina (the "city") makes the following findings:

- (1) Secondhand smoke as defined herein includes both smoke exhaled and smoke from the end of a burning cigarette, cigar or pipe; and includes a complex mixture of nearly 5,000 chemical compounds, including 43 chemicals that are known human carcinogens; and
- (2) The health consequences of involuntary smoking have been reported by the U.S. Surgeon General to be a cause of disease, including lung cancer, in healthy nonsmokers; and
- (3) The U.S. Surgeon General has concluded that a simple separation of smokers and nonsmokers within the same airspace does not eliminate the exposure of nonsmokers; and
- (4) Secondhand smoke has been classified by the Environmental Protection Agency (EPA) as a known cause of cancer in humans (Group A Carcinogen) like asbestos, arsenic, hexavalent chromium; and
- (5) The National Institutes of Health, Centers for disease Control and Prevention, National Toxicology Program, Report on Carcinogens and the International Agency for Research and Cancer have all reported that secondhand smoke is a human carcinogen; and
- (6) Numerous medical and scientific studies show substantial levels of exposure to secondhand smoke among the United States population, and over the past two decades, the health hazards resulting from exposure to secondhand smoke have been increasingly recognized; and
- (7) Secondhand smoke inhaled by a pregnant woman can increase the risk for low weight babies; and

**AN ORDINANCE
TO AMEND THE OFFICIAL ZONING ORDINANCE
OF THE CITY OF LIBERTY, SOUTH CAROLINA
TO ESTABLISH DESIGN OVERLAY DISTRICTS**

Section I: Findings and Enabling Citation

Whereas, the City of Liberty has adopted an Official Zoning Ordinance in accordance with South Carolina State Enabling Legislation, as included in Title VI, Chapter 29 of the South Carolina Code of Laws, for the purpose of promoting the public health, safety, and general welfare of the community, and

Whereas, the City Council and Planning Commission of the City of Liberty do find that it is necessary to amend the Official Zoning Ordinance from time to time in order to most effectively promote the goals of the Ordinance, as established above, and

Whereas, at this time it is found by City Council and the City Planning Commission that changing conditions within the community do necessitate an amendment to the Official Zoning Ordinance in order to establish design overlay districts in order to promote development in key areas of the City that enhances public safety, community aesthetics, and quality development.

Now Therefore, the City Council of the City of Liberty, upon review of a positive recommendation from the Planning Commission of the City of Liberty, does adopt this Ordinance to create design overlay districts, as well as to establish development specifications and regulations for the districts.

Section II: Establishment of Design Overlay Districts

The Official Zoning Ordinance of the City of Liberty shall be amended to change Section 513 to Overlay Districts, with the development specifications and regulations as included herein.

SECTION 513 Overlay Districts

The purposes of the Overlay Districts are to promote economic development and provide for a safe, clean, attractive environment in key areas of the city. Overlay Districts include regulations to protect the heritage of Liberty and to provide development standards and guidelines that will result in quality development in the city center, as well as along key entryways into the community.

An overlay district is a separate set of regulations applicable only to a specific geographic area. An Overlay District may grant additional uses, restrict permitted uses, or impose development requirements differing from those in the underlying zoning district. The underlying zoning district and overlay districts together will control development. Overlay district designations are established below.

513.1 Overlay Districts Identified

City Center Overlay District:

The City Center Overlay District shall apply to all parcels zoned Section 509 Core Commercial.

Commercial and Industrial Overlay Districts:

Applies to the following Zoning Districts:

- 502 & 503 Multiple family
- 506 Office Commercial
- 507 Neighborhood Commercial
- 508 General Commercial
- 510 Limited Industrial
- 511 Basic Industrial

513.2 City Center Overlay District

The City Center Design Overlay is designed to encourage the redevelopment and expansion of the traditional City center.

Downtowns traditionally form near the convergence of large, coherent neighborhoods. The downtown should provide higher-density, balanced growth of workplaces, commerce, and residential opportunities. The area should balance the needs of pedestrians and automobiles. Increased street connectivity and accessibility in this area is important since it is the community's commercial, civic, and cultural hub. While allowing an array of permitted building types, the district encourages mixed uses, new development in this area should retain and reinforce the area as the commercial center of the City. Transitions from residential neighborhood areas should be accomplished through architectural design and streetscape treatment. Individual buildings are encouraged to be mixed vertically with street level commercial and upper level residential. Higher densities of residential development are encouraged.

513.3 Commercial and Industrial Overlay Districts

The Commercial and Industrial Design Overlay Districts are designed to promote a quality impression of the community, and to provide integration between existing or established neighborhoods and market driven pressures for increased mixed-use development resulting from the location of transportation infrastructure in adjacent areas. Corridors of mixed-use buildings typically form entryways into the formalized City Center and promote a higher level of commercial development due to the presence of transportation infrastructure and high traffic volumes. These districts permit the construction of various scales of commercial activity along the transportation corridors. The intent of this section is to facilitate mixed-use development that will provide convenient access, minimize traffic congestion, and reduce visual clutter along the commercial and industrial districts in Liberty.

The architectural guidelines detailed in this section are enumerated to permit the construction of various building types that relate to the character of the Liberty area. In order to preserve the architectural heritage of Liberty.

513.4 Application of Overlay District Regulations

The design review regulations in this article shall apply to the right to erect, demolish, remove in whole or in part, or alter the exterior appearance of buildings and structures located within overlay districts. Within

overlay districts, a certificate of approval is required before any pennit for a particular project can be issued. The certificate of approval is based entirely upon the approval of, and any conditions established by, the City of Liberty Board of Architectural Review (Board).

513.5 Exceptions to Overlay District Requirements

These regulations shall not apply to:

1. Temporary uses or structures pennitted by district regulations;
2. Ordinary maintenance, painting, or repair which does not require a building permit;
3. Demolition of any structure which the building official certifies, in writing, to the Board, is required to protect the public from unsafe or dangerous conditions.

513.6 Board of Architectural Review Established; Organization

1. A Board of Architectural Review (Board) is established to review proposals within architectural review districts. The Board shall consist of five (5) members appointed by the city council; The officers shall be elected for one year tenns at the first meeting of each calendar year. Any vacancy in membership shaU be filled for the unexpired tenn by the city council, which shall have the authority to remove any member for cause. No member of the commission may hold another public office position in the city.
2. The board shall be composed of professionals from among the following fields: architecture, landscape architecture, horticulture, building construction, engineering, and urban planning.
3. The board shall elect annually a chair and vice-chair from among its members. It shall adopt bylaws and rules of procedure and keep a record of its proceedings in accordance with state law and these regulations. Minutes of meetings shall state the reasons for granting or denying certificates of approval.
4. Three (3) members of the Board shall constitute a quorum for the conduct of business. The members shall serve without compensation, except for reimbursement for authorized expenses attendant *to* the performance of their duties. The Board shall meet at the call of the chair or at such regular intervals as detennined by the Board. Meetings shall comply with the Freedom of Information Act, S.C. Code 1976, § 30-4-10 et seq.

513.7 Powers and Duties of the Board

1. The Board of Architectural Review shall review applications for pennits for the following activities within overlay districts:
 - A. All new buildings and structures, ex.eluding single-family residential development and existing exterior signs for existing commercial buildings;
 - B. All changes of use from a residential use to a nonresidential use;
 - C. Any alteration that increases the total impervious site area or gross floor area of a building;
 - D. All new exterior signs;
 - E. AH exterior alterations to any non-single family residential structure.
2. The Board shall issue a certificate of approval for activities which comply with the applicable standards.

2. The Board shall issue a certificate of approval for activities which comply with the applicable standards.
3. The Board may initiate zoning text amendments pertaining to this article.
4. The Board, by rules of procedure, may delegate to the zoning administrator the authority to approve specified activities, as outlined in this section, which meet all applicable standards in this chapter without review by the Board, subject to appeal to the Board as provided in this article.
5. The Board may grant an exception from the strict application of architectural review standards to a particular parcel or structure, that would result in unnecessary hardship, and that the property or structure to be protected and the alternative site planning and building design approach meet the same design objectives; and the character of the district will not be harmed by the variance. In granting a variance of architectural review standards, the Board may attach reasonable conditions in conformity with the purpose of this article.

513.8 Overlay Design Guidelines, General

The design guidelines listed in this section shall apply to all overlay districts in the city.

1. The natural terrain and landscape shall be preserved and protected, where feasible. Trees and shrubs shall not be destroyed indiscriminately.
2. Scale, location, form, line, color, texture, and other design elements of buildings, structures, and signs shall be in harmony with the character of the district.
3. Exterior lighting shall be used for safety and comply with Liberty's design.
4. Open space, parking, pedestrian walks, signs, illumination, and landscaping shall relate to the site and shall provide safe and efficient development with minimum impact on adjoining districts.
5. Electrical and mechanical equipment, refuse, and storage areas shall be concealed or screened from view.
6. Applications shall not be approved for projects which will result in aesthetically objectionable structures not in harmony with existing uses in the district.
7. Proposed development which adversely impacts surrounding property values by reason of factors subject to architectural review shall not be approved.
8. Signs and advertising form shall be restrained and not detract from the sense of a continuous landscape.
9. A diversity of architectural styles is encouraged, but individual buildings shall not exhibit arresting or spectacular effects; violent contrasts of materials or colors and intense or lurid colors; a multiplicity or incongruity of details resulting in a restless and disturbing appearance, the absence of unity and coherence in composition not in consonance with the dignity and character of the environs. Materials and colors shall be compatible with natural features and existing buildings in the immediate area of the project.

11. Preservation of natural areas. Site development shall minimize impact on natural or scenic areas.
12. Structures shall have a scale compatible with district uses.

513.9 Overlay Guidelines Specific to the City Center Overlay District

1. Architectural style

New buildings should be designed to be respectful in context to the existing built environment, not as explicit reproductions of past historical styles. This regulation does not preclude use of materials, scale or massing found on older buildings. Spatial elements like massing, proportions, scale, setbacks, spaces between buildings, and their relative positions should be used to integrate new buildings into the existing environment.

Buildings that are stylized in an attempt to use the building itself as advertising should be discouraged, particularly where the proposed architecture is the result of a "corporate" or franchise style. New construction should provide variety and diversity and express its own uniqueness of structure, location or tenant.

2. Scale and proportion

The patterns, sizes, and shapes of elements, materials, and openings all influence a building's scale. Two important considerations are how these elements relate to human size and how they relate to each other in terms of scale. Proportion is the relationship of one dimension to another and creates visual order among the elements of a building.

Height can lend a building dignity and grace. Conversely, it can contribute to unacceptable bulk and dominance. It is the height in combination with other features that results in a positive or negative outcome. The height and scale of each building should take into consideration its site and existing (or anticipated) neighboring buildings.

Windows, doors, columns, eaves, parapets, and other building components should be proportional to the overall scale of the building. Changes of plane should have clearly delineated material transitions.

3. Façade articulation and detailing

Buildings serve to spatially define streets. Proper spatial definition is achieved with buildings or other architectural elements that make up street edges aligned in a disciplined manner with an appropriate ratio of height to width.

Architectural elements like openings, sill details, bulkhead, posts, and other architectural features should be used to establish human scale at the street level. Buildings should avoid long, monotonous, uninterrupted walls or roof planes on their visible facades. Building wall offsets, including projections, recesses, and changes in floor level should be used in order to: add architectural interest and variety; relieve the visual effect of a single, long wall; and subdivide the wall into human size proportions. Similarly, roofline offsets should be provided to lend architectural interest and variety to the massing of a building and to relieve the effect of a single, long roof. For larger scale developments, the building façade should create repetitive bays, or the façades should be divided into a balanced, yet asymmetrical, composition.

All sides of the building should use materials consistent with those on the front if visible from public streets or neighboring properties, and should be carefully designed with similar detailing, and be comparable in quality and materials.

4. Roof Form and Pitch

The character of the roof is a major feature of all buildings. When repeated along the street, the repetition of similar roof forms also contributes to the sense of visual continuity. In each case, the roof pitch, its materials, size and orientation are all important to the overall character of the building. New construction should not break from this continuity. New structures and their roofs should be similar in character to their neighbors.

5. Window and Door Proportions and Design

The location of window or door size and location also contributes to a sense of visual continuity along the street. In order to maintain this sense of visual continuity, a new building should maintain the basic window and door proportions and placement seen traditionally.

6. Signs

A sign typically serves two functions: first, to attract attention, and second to convey information, essentially identifying the business or services offered within. If it is well designed, a building front alone can serve the attention-getting function, allowing the sign to be focused on conveying information in a well-conceived manner. All new signs should be developed with the overall context of the building and of the area in mind.

7. Building Materials and Color

Building materials of new structures should contribute to the visual continuity of the city center area. They should appear similar to those in existence to establish a sense of visual continuity. While color in itself does not affect the actual form of a building, it can dramatically affect the perceived scale of a structure and it can help to blend a building with its context.

Building materials should be similar to the materials already being used in the city center area, or if dissimilar materials are being proposed, other characteristics such as scale and proportion, form, architectural detailing or color and texture, should be used to ensure that enough similarity exists for the building to relate to its surroundings.

Materials should be selected for suitability to the type of building and design for which they are used. Material or color changes at outside corners of structures, which give the impression of "thinness" and artificiality, are prohibited. Piecemeal embellishment and frequent changes in material should be avoided. Metal buildings should be prohibited.

Commercial building walls should be composed of brick, cast concrete, stucco, stone, marble, or other materials similar in appearance and durability and in keeping with the traditional architecture of the area. Decorative concrete block may be used on building walls not visible from a public street or as an accent material only. All accessory buildings shall be clad in materials similar in appearance to the principal structure.

8. Mechanical Screening

Utilities that serve properties may include telephone and electrical lines, ventilation systems, utility meters, mechanical equipment, transformers, generators, air conditioners, and similar features or other utility hardware. Adequate space for these utilities should be planned in a project from the outset and they should be designed such that their visual impacts are minimized. Service areas for trash, recycling containers, loading facilities, and site maintenance equipment should be carefully planned as an integral part of a site. At the same time, the visual impacts of service areas should be minimized. When laying out a site, adequate provisions should be made for service areas.

9. Alignment

The alignment of buildings at the sidewalk edge should be maintained by locating the front building wall at the sidewalk line when feasible. Where a building must be set back from the sidewalk, landscape elements should be used to define the sidewalk edge.

10. Building Adaptation

When adapting a residence to a commercial use, the residential character of the building should be respected. Seek uses that are compatible with the traditional character of the building.

11. New Additions and Expansions

The design of new additions or expansions should be such that the original character of the building can be clearly seen and should be compatible in scale, materials and character with the main building. An addition should not damage or obscure architecturally important features. Any rooftop addition should keep the mass and scale subordinate to the primary building and be in character with the primary structure's design.

12. Renovation of Existing Structures

- A. Changing or rebuilding 50% or more of any facade of a building requires the entire building to comply with the regulations.
- B. Changing or rebuilding less than 50% of any facade of a building, requires only that facade to comply.
- C. All new windows, entrances, storefronts, and doorways must be designed in accordance with these regulations.
- D. Any addition of 50% or more of the first floor area requires the entire building to come into compliance.
- E. Routine maintenance and repair are exempt from these requirements.

13. Design Guidelines for Signs

- A. Signs should be coordinated with the composition of the overall facade and in proportion to the building such that it does not dominate the appearance.

- B. Signs should be located on a building such that they will emphasize design elements of the facade itself and fit within existing architectural features.
- C. When feasible, a wall sign should be placed such that it aligns with others on the block. If decorative moldings exist that could define a sign panel, locate a flush-mounted sign to fit within the panel formed by the moldings or transom panels.
- D. Window signs may be painted on the glass or hung inside the window and should cover no more than 20% of the total window area.
- E. Projecting signs may be considered. Small projecting signs should be located near the business entrance, just above the door or to the side of it while large projecting signs should be mounted higher and centered on the facade or positioned at the corner.
- F. Sign materials should be compatible with that of the building facade and should use colors that are compatible with those of the building front.
- G. Flashing signs, signs with flashing or reflective disks, signs with flashing lights or lights of changing degree of intensity or color or signs with electrically scrolled messages (except government signs and signs which give time and temperature information) are prohibited. If a time and temperature sign alternates between a time message and a temperature message it shall continuously show one message a minimum of three (3) seconds in time before switching to the other message.
- H. See Section 600 for other sign regulations.

14. Under the following conditions nonconforming signs for single businesses shall be removed or brought into conformity within thirty (30) days after written notice by the Zoning Administrator.

- A. The sign is declared unsafe by the Building Official.
- B. The zoning Administrator determines that the sign is deteriorated or damaged to the extent of 50% of the reproduction costs.
- C. There is a change that required a new sign permit with and/or certificate of approval.

513.10 Overlay Guidelines Specific to the Commercial and Industrial Overlay Districts

I. Building Materials and Color

Building materials of new structures should contribute to the visual continuity of the commercial and industrial overlay area. They should appear similar to those in existence to establish a sense of visual continuity. While color in itself does not affect the actual form of a building, it can dramatically affect the perceived scale of a structure and it can help to blend a building with its context.

Building materials should be similar to the materials already being used in the area, or if dissimilar materials are being proposed, other characteristics such as scale and proportion, form, architectural detailing or color and texture, should be used to ensure that enough similarity exists for the building to relate to its surroundings.

Materials should be selected for suitability to the type of building and design for which they are used. Material or color changes at outside corners of structures, which give the impression of

Materials should be selected for suitability to the type of building and design for which they are used. Material or color changes at outside corners of structures, which give the impression of "thinness" and artificiality, are prohibited. Piecemeal embellishment and frequent changes in material should be avoided. Metal buildings should be prohibited.

Building walls should be composed of brick, cast concrete, stucco, stone, marble, or other materials similar in appearance and durability and in keeping with the traditional architecture of the area. Regular or decorative concrete block may be used on building walls not visible from a public street or as an accent material only. All accessory buildings shall be clad in materials similar in appearance to the principal structure.

2. Landscaping

Landscape design standards are as follows:

- A. A landscape plan shall be provided for the entire site.
8. All trees planted in front of the front building line shall be at least two inches in diameter for single-stemmed trees, or 8 to 10 feet in height for multi-stemmed trees at the time of planting.
- C. Existing trees having a DBH (diameter-at-breast-height, measured at 4 1/2 feet above ground level) over eight inches shall be preserved unless removal is approved by the Board of Architectural Review. If a preserved tree dies, it must be replaced with a two-inch-diameter tree of the same or similar tree species, subject to approval by the zoning administrator.
- D. Impervious materials shall not be placed over the critical root zone of a preserved tree. The critical zone is a ratio of one inch DBH to one-foot radius around the tree.
- E. All exposed soil areas shall be covered with bark, mulch, or other weed control measures.
- F. Canopy trees shall be planted along property lines abutting a street at a ratio of one tree for every 30 linear feet in a minimum eight-foot-wide planting strip. Trees may be clustered.
- G. Shrubs shall be evergreen only.

3. Off-Street Parking

- A. Parking areas shall be designed as a series of smaller lots that provide space for no more than 20 cars for double-sided parking and ten cars for single-sided parking. The small parking lots shall be separated by minimum five-foot-wide internal planting areas that feature trees planted in grass or other approved landscape material.
8. In areas where off-street parking is provided in front of the front building line, one canopy tree shall be provided at a ratio of one tree to every five parking spaces in that area.
- C. In areas where parking is provided behind the front building line, each parking space shall be within 50 feet of a planted or retained tree trunk.
- D. Where slopes over five percent exist, parking bays shall be terraced, with planting between changes in level.

- E. Where over 100 parking spaces are provided, pedestrian pathways identified with smaller scale pavement (pavers or scoring) oriented toward the principal building entrance shall be provided.
 - F. Each separate planting area shall have a minimum of 150 square feet per tree and shall have a minimum dimension of at least five feet.
 - G. In addition to required trees, planting areas shall be landscaped with shrubs, ground cover, or other approved landscaping material not exceeding 3 1/2 feet in height.
 - H. Where parking is adjacent to a public right-of-way, a six-foot-wide landscape buffer shall be provided between the edge of the right-of-way and the edge of the parking lot. In addition to the required trees, the buffer shall consist of one of the following:
 - (1). Landscape requirements: at least one shrub to every three linear feet.
 - (2). Berm requirements with a two-foot minimum height. Berms shall be planted with ground covers and shrubs.
4. Fencing and screening design.
- A. Screening walls and fencing are allowed only inside and rear yards and behind the front building line, with the exception of outdoor eating and play areas.
 - B. Fencing and wall materials shall be consistent with the site and architectural design of the principal structure.
 - C. Fences and walls shall be made of masonry, ornamental metal, wood, stucco, or a combination of these materials.
 - D. Fences or walls greater than 50 feet in length or six feet in height shall have a change in plane, height, material, or material texture, or significant landscape massing.

5. Mechanical Screening

Utilities that serve properties may include telephone and electrical lines, ventilation systems, utility meters, mechanical equipment, transformers, generators, air conditioners, and similar features or other utility hardware. Adequate space for these utilities should be planned in a project from the outset and they should be designed such that their visual impacts are minimized. Service areas for trash, recycling containers, loading facilities, and site maintenance equipment should be carefully planned as an integral part of a site. At the same time, the visual impacts of service areas should be minimized. When laying out a site, adequate provisions should be made for service areas.

6. Lighting

Street lighting should be used to enhance the pedestrian experience at night by providing a well-lit environment. Light pole and lamp design should be similar to those used by the City of Liberty. Streetlights should convey a pedestrian oriented scale and convey a color spectrum that is similar to daylight. Exterior lights should be used to accent architectural details, building entrances, signs, and illuminate sidewalks. Visual impacts of site and architectural lighting should be minimized through the use of low intensity white lights that are similar to daylight. Glare should be prevented by using shielded and focused light sources that focus light downward. Unshielded, high intensity lights sources and those that direct light upward should not be permitted.

7. Design Guidelines for Signs - Article VI- Section 600 Sign Regulations

8. Non Conforming Signs

- A. Under the following conditions nonconforming signs for single or multiple businesses shall be removed or brought into conformity within thirty (30) days after written notice by the Zoning Administrator.
- B. The sign is declared unsafe by the Building Official.
- C. The zoning Administrator determines that the sign is deteriorated or damaged to the extent of 50% of the reproduction costs.
- D. There is a change that required a new sign permit with and/or certificate of approval.

513.11 Application for Certificate of Approval

In overlay districts, a certificate of approval is required before a building permit can be issued. Application for a certificate of approval shall be submitted through the office of zoning administrator.

1. Architectural review procedure.

- A. Conceptual review. Applicants are encouraged to meet with the zoning administrator prior to the preparation of working drawings and specifications. The purpose of this meeting shall be to acquaint the applicant with architectural review standards and guidelines. Applicants may meet with the Board of Architectural Review for a tentative reaction to the general design concept of a proposed project. Seven (7) copies of site, landscape, elevation plans, and other information as may be required shall be submitted to the zoning administrator. The contents of applications should thoroughly and accurately convey the architectural details of proposed buildings and structures.
- B. Preliminary review. During preliminary review, the Board shall provide the applicant with specific responses to the application for a certificate of approval. If the materials presented with an application are sufficiently clear, the Board, or its designee, may grant preliminary and final approval.
- C. Final review. At the conclusion of final review, the Board, or its designee, may grant, grant with conditions, or disapprove an application for a certificate of approval.

2. Delegation of authority to grant applications for certificates of approval.

The Board of Architectural Review may delegate its authority to conduct conceptual, preliminary, and final design review regarding any one project or one or more categories of projects to the zoning administrator.

3. Contents of application.

4. Review delegated to the zoning administrator.

After review of a delegated application and determination that all applicable architectural standards for the district are met, the zoning administrator may issue a certificate of approval. The zoning administrator may defer review of questionable applications to the Board.

5. Appeal of the zoning administrator's decision.

Decisions of the zoning administrator may be appealed to the Board pursuant to procedures set forth in this article.

513.12 Demolition in an Overlay District

Where demolition is proposed in an overlay district, the Board or zoning administrator (if authority is delegated to do so) shall review the circumstances and condition of the structures or part(s) thereof proposed for demolition and may request a report on the feasibility of preservation and plans for replacement. Based on the report, the Board or zoning administrator shall issue a certificate of approval for demolition or replacement, or recommend steps which will result in preservation, either on the site on which the structure is located or another appropriate site to which the structure might be moved. In any event, no later than six (6) months from the date of application, unless the owner of the property agrees to an extension of the time period or unless means acceptable to the owner and to the Board or zoning administrator, a demolition permit shall be issued. Plans for replacement must be approved in accordance with architectural review standards.

513.13 Procedure for Appeal of the Zoning Administrator's Decision

A person aggrieved by a decision of the zoning administrator related to an application for an architectural review certificate of approval may appeal the decision to the Board of Architectural Review, as follows:

1. The appealing party shall file written notice of appeal with the zoning administrator within thirty (30) days after receipt of written notification of the zoning administrator's decision. The notice of appeal shall specify the grounds of appeal.
2. The zoning administrator shall provide the Board with all documents in the record upon which the action appealed was taken.
3. The Chairman of the Board of Architectural Review shall schedule a meeting to hear the appeal. Such meeting shall be scheduled within thirty (30) days of the date upon which the notice of appeal was received.
4. Notification of the appeal shall be published in a newspaper of general circulation at least fifteen (15) days before the meeting. The person filing the appeal shall be notified of the date, time, and location of the appeals hearing by certified mail at least seven (7) days prior to the meeting.
5. The appealing party may appear in person or by attorney at the meeting.
6. The Board shall hear the appeal in accordance with adopted procedure. The Board shall provide a written decision, including findings of fact and conclusions.
7. The Board shall serve a copy of its decision on parties in interest by certified mail and keep a copy as a permanent public record.
8. Decisions of the Board of Architectural Review may be appealed to the circuit court within thirty (30) days of the board's decision pursuant to S.C. Code 1976, § 6-29-9 00.

Section III: Enactment

Attested

Planning Commission Recommendation

,/,L, -k,/a.£.

Chairperson

Public Hearing

:/4ktJtL-
Date Clerk to Council

First Reading

4c:l *She Wood*
Clerk to Council

Second Reading

3)l:ll *olwu1rtw*
Date Clerk to Council

3 *M*
Date Mayor

City of Liberty Standard Lighting

July 2012



Standard Lighting
R54



Light Base
Round fitter w/
scalloped petals



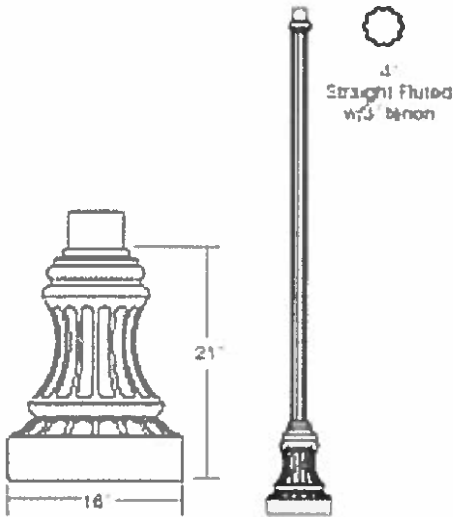
Light Cap
C Tall



Light Band
Cage for Wide
Wide Body Globe



Newel Cap
D Finial



Standard Post & base 206 (Height Varies) A (black)

All lighting is based on Hadco Lighting R54BCE1ARD Pole height and lamp to be terminated on each project.

Solid Waste Fees

	Current	Proposed
Residential - Inside	8	11
Residential - outside	8	18
Brush/Brown goods	0	20 per pickup

Spring & Fall Pickup to be scheduled at no charge
Emergency/Disaster pickup will be at no charge

Commercial		Current	Proposed
Bagged	3x	12	30
XL	1x	37	70
	2x	37	140
	3x	37	210
	4x	37	280
L	1x	37	60
	2x	37	120
	3x	37	180
	4x	37	240
M	1x	37	50
	2x	37	100
	3x	37	150
	4x	37	200
S	1x	37	40
	2x	37	80
	3x	37	120
	4x	37	160

Should the cost of fuel increase more than ____%, the City reserves the right to add a fuel surcharge to the monthly fee.