

ORIGINAL

*Phyllis Moon*  
5-5-06

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF GREENWOOD )

ORDINANCE NO.: 14-06

AN ORDINANCE TO AMEND THE GREENWOOD COUNTY ZONING ORDINANCE, BEING ORDINANCE NUMBER 13-86, DATED DECEMBER 2, 1986, AS AND IF AMENDED SO THAT THE CERTAIN PROPERTIES DESCRIBED BELOW SHALL BE CHANGED IN CLASSIFICATION AS INDICATED

WHEREAS, the Greenwood County Council wishes to periodically amend the Greenwood County Zoning Ordinance and Maps; and,

WHEREAS, the Greenwood County Joint Planning Commission did pursuant to law hold a public hearing on January 24, 2006, and did by its certificate recommend that the zoning maps of Greenwood County be amended as indicated below; and,

WHEREAS, the Greenwood County Council is authorized by law to adopt the zoning ordinance or to amend same; and,

WHEREAS, the Greenwood County Council believes that the overall development concept for Newport is consistent with the Greenwood City/County Comprehensive Plan, is an asset to the County, and is a mixed-use development that is innovative in design and concept; and,

WHEREAS, the existing Rural Development District (RDD) is inadequate for the needs of the community and is in need of amendment.

NOW, THEREFORE, BE IT ORDAINED by Greenwood County Council:

SECTION I.

The zoning maps for Greenwood County, as and if amended, are hereby amended so that the classification of the property described below is zoned and described as follows:

The properties identified by the following tax map numbers: 6879-346-437 and 6879-493-450 are hereby rezoned from Rural Development (RDD) to a Planned Development District (PDD).

SECTION II:

Purpose:

The Newport development district allows for a mixture of residential units along the shore of Lake Greenwood not to exceed 173 dwelling units.

Permitted Uses:

1. Single Family Detached Housing (total single family density not to exceed 173 units);
2. Multi-Family Housing (not to exceed 40 units);
3. Amenities including, but not limited to, swimming pools, docks, ponds, marina, parks, and picnic areas; and
4. Restaurant, if affiliated with amenities, small concession stand located at the pool or amenities area and small-scale commercial establishments in designated commercial areas.

Development Standards:

1. Design

Lakefront Sites	Phase I	Phase II
Front Yard Setback:	25 feet (from roadside curb)	20 feet (from roadside curb)
Side Yard Setback:	10 feet	5 feet
Rear Yard Setback:	40 feet (from the 440' contour)	25 feet (from the 440' contour)
Maximum Height:	40 feet	40 feet

Interior Sites	Phase I	Phase II
Front Yard Setback:	20 feet (from roadside curb)	20 feet (from roadside curb)
Side Yard Setback:	10 feet	5 feet
Rear Yard Setback:	20 feet	20 feet
Maximum Height:	40 feet	40 feet

Impervious Surface Ratio: 50% maximum

The architectural review board grants the Greenwood City/County Planning Staff the right to waive 25% from required setbacks if the site plans have been approved by the Newport Architectural Review Board.

All dock permits must be applied for through the Greenwood County Engineering Office.

## 2. Signage

### a. Residential development signs provided:

- i) Two (2) signs per entrance are allowed and limited to Gpin 6879-346-437 and 6879-493-450
- ii) Signs may designate the development by name, symbol, and the name of the developer or development company only;
- iii) Signs shall not exceed 64 square feet per sign face;
- iv) The sign structure may be a wall, fence or other structure where the height shall not exceed ten (10) feet;
- v) If a double-faced sign is used without the entrance walls, only one such sign is allowed per entrance; and
- vi) All sign areas shall be calculated as the sign area only.

### b. Wall signs shall comply with the following standards:

- i) The size shall be calculated as one square foot in sign area per foot of building frontage not to exceed 10% of the total square footage of the building face;
- ii) Signs must be wall mounted only and project no more than eighteen (18) inches from the wall;
- iii) Projecting signs shall not exceed twenty (20) square feet; and
- iv) The sign shall be lighted in such a way as to not project light and glare onto adjacent properties or road rights-of-way.

## 3. Parking Requirements

Parking requirements shall conform to the Greenwood County Parking Standards as found in Sections 6-3-141 through 6-3-148 except as modified below:

Residential Units Two (2) spaces per unit

## 4. Landscaping

Unless a comprehensive approved landscape master plan is provided and approved by County Council, landscaping shall be approved as required within the Greenwood County Zoning Ordinance.

## 5. Buffering and Screening

All buffering and screening requirements shall be subject to current county regulations as approved by the Zoning Administrator. Approved setbacks may need to be altered to accommodate buffering standards.

## 6. Drainage

All drainage for the development shall be subject to current regulations as approved by the County Engineer and DHEC.

## 7. Light and Glare

- a. Lighting shall be designed so that the light source (bulb or lamp) is completely shielded from direct view of a driver on the roadway. Lighting which projects into the sky shall be prohibited.
- b. All luminaries shall be designed so that the light source (bulb or lamp) is completely shielded from direct view of an observer standing at the property line at a point five (5) feet above grade.
- c. A lighting plan shall be required which identifies the location, size, type of luminary, height of luminary and fixture data sheets. The plan shall also contain a certification by the property owner

or agent and the preparer of the plan that the exterior lighting depicted on the plan complies with the requirements of this development. Once the plan is approved, the exterior lighting of the property shall conform to the plan.

- d. Swimming pools and the like shall be so designed so as not to generate light off of the premises to avoid disturbance of adjoining property owners.;

8. Dumpsters

- a. Dumpsters shall be screened on three (3) sides to a height at least one (1) foot above the top of the dumpster.
- b. Individual screening will not be required when several dumpsters are clustered at one location. Instead, the entire site will be fenced to prevent dispersal of loose trash. A solid fence shall be used.
- c. Fences shall be constructed from wood, brick or masonry and shall be painted or stained to blend with the surrounding landscape.
- d. Fences, screens and plant material shall be kept in good repair or condition at all times.
- e. The tops of the dumpsters shall be covered with a plastic/rubber cover to prevent dispersal of the contents.
- f. Dumpsters shall be placed on a permanent concrete base with bollards for protection of the required screening.

9. Noise

On-site activities which produce noise and vibrations shall abide by the nuisance standards currently enforced by the Greenwood County Sheriff's Department.

Swimming pools and the like shall be so designed so as not to generate noise off of the premises to avoid disturbance of adjoining property owners.;

Phasing Schedule

All infrastructure for a phase must either be installed or bonded before commencing with another phase of the development.

1. The project will be served by Metropolitan Sewer Commission for public sewer and Greenwood CPW for public water.
2. All construction within Newport must abide by the recorded covenants and restrictions.
3. All construction within Newport must abide by the recorded architectural guidelines.

Other Applicable Regulations

This planned development district is subject to any and all other applicable regulations currently enforced by Greenwood County. These shall include but are not limited to the Land Development Regulations, floodplain guidelines, etc. If more stringent than the standards contained in this PDD document then the more stringent shall apply.

Prior to approval of plans, an approval letter from the Developer, Homeowner's Association or Architectural Review Board must be submitted to the Greenwood County Planning Department.


SECTION III.

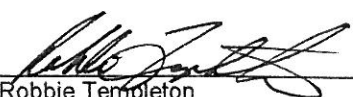
All other ordinances or parts of ordinances not consistent herewith are hereby repealed.

SECTION IV.

This ordinance shall be effective upon adoption on third reading.

DONE AND PASSED this 2<sup>nd</sup> day of May, 2006, at Greenwood, South Carolina.

  
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James N. Kier  
County Manager

  
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Robbie Templeton  
Chairman

