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LANCASTER, SC

STATE OF SOUTH CAROLINA

ORDINANCE NO.: 2018-1489

COUNTY OF LANCASTER

AN ORDINANCE

TO AMEND A PORTION OF ORDINANCE #798, KNOWN ALSO AS PDD-20 AS AMENDED, REGARDING THE MAXIMUM SIGN SURFACE PERMITTED ON A BUILDING IN A COMMERCIAL DISTRICT.

WHEREAS, on March 5, 2007, through the passage of Ordinance #798, County Council did approve the Planned Development District, PDD-20, as amended; and

WHEREAS, a portion of PDD-20 located to the north of Jim Wilson Road and to the east of Highway 521 is being developed as a commercial retail center known as the Promenade of Carolina Reserve; and

WHEREAS, contained within the PDD-20 development document are the requirements for signage within the various parcels that together makeup the total acreage; and

WHEREAS, the developer of the Promenade of Carolina Reserve has made application to amend the PDD-20 signage requirements as to wall signage for parcels A1 and that portion of parcel A1A located north of Jim Wilson Road, particularly from tax map number 13, those parcels identified as numbers 113., 113.01, 114, 115, 115.01, 116, 117 and 118 and, further, from tax map number 16, those parcels identified as numbers 20, 22 and 23; and

WHEREAS, the purpose of the amendment is to allow for reasonably sized signage for the commercial tenants that will be, not only suitable aesthetically, but also proportional with the size of the various commercial spaces within the center; and

WHEREAS, the Planning Commission has considered the purpose of the proposed amendments and has recommended unanimously that legislative action by Council be taken to approve the text amendments to Section 11.7 of PDD-20, all as cited with particularity hereinafter; and

NOW, THEREFORE, by the power and authority granted to the Lancaster County Council by the Constitution of the State of South Carolina and the powers granted to the County by the General Assembly of the State, it is ordained and enacted that:

Section 1. Section 11.7. of PDD-20 as amended, is further amended in the following particulars:

11.7 Signage

Signage for Parcel A-1 and A-1-A

Signage may include one freestanding monument or ground mounted project identification sign at or near the entrance to the Site along Highway 521 that will align with Carolina Lakes Boulevard. The copy area on this sign shall not exceed 25 feet in height and 225 square feet in size.

Other project signage may include up to two freestanding monument or ground mounted project identification signs per each of the other entrances to the site along Highway 521 and Jim Wilson Road. The copy area on these freestanding monument or ground mounted type signs shall not exceed 12 feet in height and 250 square feet in size.

Individual development parcels may have one freestanding monument or ground mounted identification sign. The copy area on these freestanding monument or ground mounted type signs shall not exceed 8 feet in height and 75 square feet in size.

All signs may include copy on both sides of the sign.

The following provisions shall apply to all attached signage. This includes, without limitation, all signage on walls, parapets, awnings or canopies, project identification, marquee, display, directional or address information greater than five square feet.

(i) **Tenants within a multi-tenant building with a linear frontage of 110' or greater.** The maximum aggregate signage area for tenants with a linear frontage 110' or greater for all types of wall signs shall not exceed square footage equal to two and a quarter (2.25) X (times) the linear foot length of the tenant's frontage per building side. **For tenants with a linear frontage 110' or greater, no one sign shall exceed 250 square feet and the aggregate sign area for each tenant shall not exceed 350 square feet regardless of linear frontage** (*e.g. if a building has frontage of 125 linear feet then the maximum aggregate square footage for this tenant shall be 281 square feet for all wall signs*).

(ii) **Tenants within a multi-tenant building with a linear frontage of 100' - 109' linear feet.** The maximum aggregate signage area for tenants with a linear frontage of 100' – 109' linear feet for all types of wall signs shall not exceed square footage equal to two (2) X (times) the linear foot length of the tenant's frontage per building side. **No one sign shall exceed 150 square feet and the aggregate sign area for each tenant shall not exceed 175 square feet regardless of linear frontage** (*e.g. if a building has frontage of 100 linear feet then the maximum aggregate square footage for this tenant shall not exceed 175 square feet for all wall signs*).

(iii) **Tenants within a multi-tenant building with a linear frontage less than 100' linear feet.** The maximum aggregate signage area for tenants with a linear frontage less than 100' linear feet for all types of wall signs shall not exceed square footage equal to one and three quarters (1.75) X (times) the linear foot length of the tenant's frontage per building side. **No one sign shall exceed 110 square feet and the aggregate sign area for each tenant shall not exceed 115 square feet** *(e.g. if a building has frontage of 50 linear feet then the maximum aggregate square footage for this tenant shall be 88 square feet for all wall signs).*

(iv) **Outparcel multi-tenant or single tenant buildings.** The maximum aggregate signage area for outparcel multi-tenant or single tenant buildings for all types of wall signs shall not exceed square footage equal to one and three quarters (1.75) X (times) the linear foot length of the tenant's frontage per building side. **No one sign shall exceed 110 square feet and the aggregate sign area for each tenant shall not exceed 115 square feet** *(e.g. if a building has frontage of 50 linear feet then the maximum aggregate square footage for this tenant shall be 88 square feet for all wall signs).*

Individual sign area shall be measured by enclosing the extreme limits of each line of writing, representation, emblem, or other display that comprise the sign within a single contiguous perimeter. The area within the perimeter may be composed of multiple squares and/or rectangles added together to calculate the total individual sign area. If the writing, representation, emblem, or other display are encompassed within a frame and/or bounding color area that is an integral part of the sign design, the sign area shall be measured by the frame or bounding color area excluding the wall color to which the sign is applied. *This measurement approach is intended to exclude white space that may result from multiple lines of text or graphics with varied lengths and/or similar.*

Section 2. Severability

If any section, subsection or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the other sections, subsections and clauses shall not be affected.

Section 3. Conflicting Provisions.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Lancaster County Code or other County ordinances, the provisions contained in this ordinance supersedes all other provisions and this ordinance is controlling.

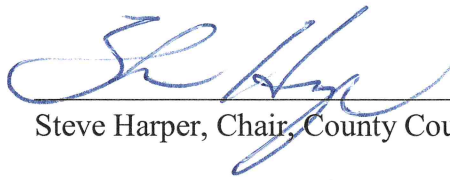
Section 4. Effective Date.

This ordinance is effective upon passage of Third Reading.

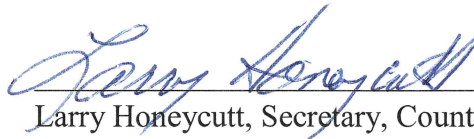
AND IT IS SO ORDAINED

Dated this 12th day of February, 2018.

LANCASTER COUNTY, SOUTH CAROLINA

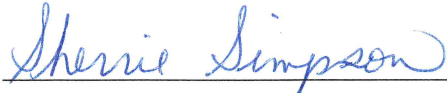
A handwritten signature in blue ink, appearing to read "Steve Harper", written over a horizontal line.

Steve Harper, Chair, County Council

A handwritten signature in blue ink, appearing to read "Larry Honeycutt", written over a horizontal line.

Larry Honeycutt, Secretary, County Council

ATTEST:

A handwritten signature in blue ink, appearing to read "Sherrie Simpson", written over a horizontal line.

Sherrie Simpson, Clerk to Council

First Reading: January 8, 2018
Second Reading: January 22, 2018
Third Reading: February 12, 2018