

**AN ORDINANCE  
TO AMEND ARTICLE IV, SECTION 408.2 GENERAL BUSINESS DISTRICT  
PERMITTED USES & SECTION 412.4.5 LANDSCAPING  
OF  
THE OFFICIAL ZONING ORDINANCE  
OF THE CITY OF PICKENS, SOUTH CAROLINA**

**Section I: Findings and Enabling Citation**

Whereas, the City of Pickens 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 Pickens 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, the Planning Commission reviewed the recommended changes to “Section 412.4.5 Landscaping” of the Zoning Ordinances and recommends the Pickens City Council adopt the recommended changes;

Now therefore, the City Council of the City of Pickens, upon review of a recommendation from the Planning Commission of the City of Pickens, does adopt this Ordinance to allow for the following sections to be amended as printed below:

**Section II:**

**A. Amendments to Article IV “District Regulations”, Section 408 “General Business District” of the Official Zoning Ordinance of the City of Pickens**

The language included in Section 408.2 of the Official Zoning Ordinance of the City of Pickens, which addresses permitted uses in the General Business District shall be amended to allow for a chain link fence with privacy slats and approved shrubbery and shall read:

- C. Service businesses, including, but not limited to plumbers, electricians, small engine machine shops, repair services, and similar uses, provided all services take place within an enclosed building and any external storage of inventory, parts, or machinery is established to the rear of the front line of the principal structure and provided that such storage is completely enclosed by a solid fence or wall of at least six (6) feet in height composed of treated wood, brick, or chain link fencing with privacy slats, which must be black or natural green in color, with approved shrubbery, in compliance with section 412.4.5 for landscaping information.**

**B. Amendments to Article VI “Overlay Districts”, Section 412.4.5 “Landscaping” of the Official Zoning Ordinance of the City of Pickens**

The language included in Section 412.4.5 of the Official Zoning Ordinance of the City of Pickens, which addresses Landscaping in the Gateway Overlay District shall be amended to allow for a chain link fence with privacy slats and approved shrubbery and shall read:

**412.4.5 Landscaping**

**A. A landscaping plan shall be provided for the entire site.**

**1. All landscaping plans approved by zoning staff or the Board of Architectural Review must remain in compliance and therefore must be maintained to the standard established in the proposed approved plan; refer to Section 901 Administration and Enforcement for the process of code enforcement of properties in violation of the zoning ordinance.**

**J. Fences and walls shall be made of masonry, ornamental metal, wood, stucco, or a combination of these materials. Chain link fencing with privacy slats, which must be black or natural green in color, plus approved shrubbery will be allowed in the Gateway Overlay, reference section 412.4.5.L for approved list of shrubs. The chain link fence must be six (6) feet behind the front building line to allow for the vegetative screening. In the event the plastic slats and shrubs begin to deteriorate, the owner must replace to ensure compliance with the Gateway Overlay standards.**

**L. Planting requirements for vegetative screens: Where a vegetative screen is required between two (2) incompatible uses, the screen shall contain shrubs at least thirty (30) inches high at the time of planting. The screen shall be planted in the required perimeter yard. The spacing of the shrubs shall be according to the vegetative screen section contained in this article. The type of shrub used needs to be capable of attaining a height of at least six (6) feet at maturity. Maturity shall mean that, within five (5) years of planting, the entire vegetative screen shall achieve at least seventy-five (75) percent opacity from twelve (12) inches to six (6) feet above ground level. A list of plants capable of achieving this desired effect is found below.**

- 1. No artificial plant life or facsimile shall be permitted except by prior approval. A plant list is provided at the end of this article which gives numerous choices as to the type of plants native to the area which best suit the climatic conditions. These choices are recommended suggestions.**
- 2. Plants shall be sufficiently sized to ensure screening at the time of installation according to minimum container size, class and other requirements outlined in the American Standard for Nursery Stock (ANSI Z60.1-2004). Where a vegetative screen is required, plant materials shall be sufficiently sized to ensure obscuration at the time of installation. Seedling plants may be used where berms or structures are required or where the proposed use is contiguous to a street or vacant land.**

**Evergreen shrubs suitable for vegetative screens.** The following tables shall serve as a guide for determining types of plant material to be used in vegetative screens:

- a. When used as a vegetative screen, each shrub shall be at least thirty (30) inches high at the time of installation and shall be planted at one-half (1/2) of the mature diameter.

Common Name	Botanical Name
Arborvitae	
Eastern Arborvitae	<i>Thuja occidentalis</i> 'Emerald'
Oriental Arborvitae	<i>Thuja orientalis</i>
Green Giant Arborvitae	<i>Thuja plicata x standishii</i> 'Green Giant'
Fortune's Osmanthus	<i>Osmanthus x fortunei</i>
Holly	<i>Ilex sp.</i>
Japanese Holly	<i>Ilex crenata</i>
Nellie Stevens Holly	<i>Ilex x</i> 'Nellie Stevens'
Oak Leaf Red Holly	<i>Ilex x</i> 'Conaf'
Festive Red Holly	<i>Ilex x</i> 'Conive'
Robin Red Holly	<i>Ilex x</i> 'Conin'
Needlepoint Holly	<i>Ilex cornuta</i> 'Needlepoint'
Emily Bruner Holly	<i>Ilex x</i> 'Emily Bruner'
Juniper	<i>Juniperus</i> 'Spartan'
Brodie Eastern Red Cedar	Juniper Virginiana 'Brodie'
Shrub Yew	<i>Podocarpus macrophyllus</i>
Viburnum	<i>Viburnum sp.</i>
Japanese Viburnum	<i>Viburnum japonicum</i>
Leatherleaf Viburnum	<i>Viburnum rhytidophyllum</i>
Sweet Viburnum	<i>Viburnum odoatissimum</i>
Chindo Viburnum	<i>Viburnum awabuki</i> 'Chindo'
Wax Myrtle	<i>Myrica cerifera</i>

- b. An evergreen shrub that is not currently on the approved list, can be reviewed and approved by the zoning administrator and Board of Architectural Review.

1. Plants that, once established\*, can withstand considerable drought (3—4 weeks without rainfall).
2. Plants that grow best in moist to average soils and will only tolerate short periods (1—2 days) of flooding.
3. Plants that will tolerate longer periods of flooding (3—5 days), but will also grow in moist to average soils.

\* Establishment usually takes 1—2 years for trees and shrubs and 1 year for perennials.

**Section III: Enactment**

This Ordinance shall be in full force and effect upon its adoption by the City Council of the City of Pickens.

**Attested**

First Reading 8-7-2017

Second Reading 11-6-2017

  
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Mayor David Owens

  
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Clerk to Council, Brittany Chapman