

**Planning Commission Members**

- District 1: Jason Cavalier
- District 2: T. Yokima Cureton
- District 3: Charles Deese, Chair
- District 4: Judianna Tinklenberg
- District 5: Shelly Richards
- District 6: Sheila Hinson
- District 7: Alan Patterson



**County Attorney**  
Ginny L. Merck-Dupont

**Clerk to Planning Commission**  
Aimee Sholar

**Planning Director**  
April Williams

**August 20, 2024**

**6:00 PM**

**101 North Main Street  
Lancaster, SC 29720**

**LANCASTER COUNTY PLANNING COMMISSION  
Council Chambers, Lancaster County Administration  
Building, 101 N. Main Street**

**AGENDA**

**1. Call to Order Regular Meeting and Roll Call Vote**

- a. Prayer and Pledge of Allegiance

**2. Approval of the Agenda**

**3. Citizen's Comments**

*[Lancaster County Council welcomes comments and input from citizens who may not be able to attend Council meetings in person. Written comments may be submitted via mail to ATTN: Sherrie Simpson, Post Office Box 1809, Lancaster, SC, 29721, by email to Sherrie Simpson at [ssimpson@lancastersc.net](mailto:ssimpson@lancastersc.net) or by online submission by selecting the "Citizens Comments" quick link located on the County website homepage at <https://www.mylancastersc.org/>. Comments must be no longer than approximately 3 minutes when read aloud. Comments received will be acknowledged during the Citizens Comments portion of the meeting. Comments will need to be received prior to 4:00 p.m. on the day of the meeting. Please use the same link above in order to submit input/comments for Public Hearings. \*Please note that any handouts presented to Council or Council Boards and Commissions become an official part of the record and a copy is attached to the legal minutes for the meeting.]*

**4. Approve Minutes**

- a. July 16, 2024 Regular Minutes
- b. August 1, 2024 Workshop Minutes

**5. Public Items**

- a. RZ-2024-1388 Mobley, Munkens & Clontz/Hwy 9 Bypass  
Application by Robert Mobley, Phyllis & Kenneth Munkens, and Nancy Clontz to rezone two parcels totaling 36.14 acres located on the northeast side of Highway 9 Bypass near the intersection of Kershaw-Camden Highway (TM#s 0081-00-046.00 & 0081-00-047.00) from Light Industrial (LI) to Low Density Residential(LDR) District, in order to market for residential development

- b. TA-2024-1451 Small Animals  
Application by Jeffrey Monnig for a Text Amendment modifying UDO Sec. 5.1.1 Permitted with Review, 5.10.4 Backyard Pens & Coops and 2.5.3 Use Table regarding the keeping of small animals on residential lots.
- c. RNC-2024-1553 Hurricane Lane  
Application by Scott Parkman to change the name of a private road off West Doc Garris Road at TM0101-00-044.01 from Baud Lane to Hurricane Lane, pursuant to UDO Sec 6.11.5.
- d. TA-2024-1505 Kershaw: Illuminated Signs  
TA-2024-1505 Application by Town of Kershaw for a Text Amendment to Kershaw UDO Section 10.12 (4) Illuminated Signs.
- e. Kershaw Annexations (15)  
Group of Kershaw Annexations to remediate approval process  
TM#s 0155-00-067.02, 0155M-0A-002.00, 0155M-0A-001.00, 0155M-0A-015.00, 0155M-0A-016.00, 0156G-0A-015.00, 0156G-0A-014.00, 0156G-0A-009.00, 0156O-00-001.00, 0156O-0N-001.00, 0155M-0A-018.00  
Also 4 ADM properties: TM#s 0156A-0E-001.03, 0156H-0L-025.00, 0156H-0L-024.00, 0156H-0L-028.01

6. **New Business**

- a. 2025 Calendar  
Proposed dates for 2025 Planning Commission Meetings
- b. Overview of next month's Agenda
- c. Other

7. **Adjourn**

*\*The Planning Commission makes a recommendation to County Council on these items. Recommendations made at this meeting are tentatively scheduled for consideration by County Council in the following month. County Council agendas are posted online at <https://lancastersc.novusagenda.com/agendapublic/meetingsresponsive.aspx>*

*\*\*The Planning Commission makes the final decision on these items.*

*Anyone requiring special services to attend this meeting should contact 285-1565 at least 24 hours in advance of this meeting. Lancaster County Planning Commission agendas are posted at the Lancaster County Administration Building and are available on the Website: [www.mylancastersc.org](http://www.mylancastersc.org)*

*Meetings are live streamed and can be found by using the following link:  
[https://mylancastersc.org/boards\\_\\_\\_commissions/planning\\_commission/planning\\_commission\\_meetings.php](https://mylancastersc.org/boards___commissions/planning_commission/planning_commission_meetings.php)*



# Agenda Item Summary

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Ordinance # / Resolution #: Prayer and Pledge of Allegiance

Contact Person / Sponsor:

Department: Planning

Date Requested to be on Agenda: 8/20/2024

**Issue for Consideration:**

**Points to Consider:**

**Recommendation:**

# Agenda Item Summary

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Ordinance # / Resolution #: July 16, 2024 Regular Minutes

Contact Person / Sponsor: A. Sholar

Department: Planning

Date Requested to be on Agenda: 8/20/2024

**Issue for Consideration:**

**Points to Consider:**

**Recommendation:**

**ATTACHMENTS:**

| Description                   | Upload Date | Type    |
|-------------------------------|-------------|---------|
| July 16, 2024 Regular Minutes | 8/12/2024   | Exhibit |



MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

CHARLES DEESE, DISTRICT 3, CHAIRMAN

JASON CAVALIER, DISTRICT 1

T. YOKIMA CURETON, DISTRICT 2

JUDIANNA TINKLENBERG, DISTRICT 4

MICHELLE RICHARDS, DISTRICT 5

SHEILA HINSON, DISTRICT 6

ALAN PATTERSON, DISTRICT 7

SECRETARY: AIMEE SHOLAR

**MINUTES**  
**Lancaster County Planning Commission**  
**July 16, 2024 2023 6:00 p.m.**

**LOCATION: Lancaster County Sheriff's Office**  
**1520 Pageland Highway**

Chairman Deese called the meeting to order at 6:00 p.m.

THE FOLLOWING IS A SUMMARY OF PROCEEDINGS. IT IS NOT A VERBATIM TRANSCRIPT.

1. **ROLL CALL**: Quorum is present 7 Commissioners.

Commissioners Present:

Jason Cavalier

T. Yokima Cureton

Charles Keith Deese

Sheila Hinson

Alan Patterson

Shelly Richards

Judianna Tinklenberg

Staff Present:

Allison Hardin, Development Services Director

April Williams, Planning Director

Matthew Blaszyk, Planner

Jennifer Bryan, Planning Technician

Administrative Assistant Aimee Sholar

Chairman Deese Introduced our new members Michelle Richards and Jason Cavalier..

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel. The agenda was also posted in the lobby of the County Administration Building for the required length of time and was published on the County website.

a. PLEDGE OF ALLEGIANCE AND PRAYER

Clerk Jennifer Bryan

**b. ELECTION OF OFFICERS FOR 2024/2025**

Chairman Deese yielded the floor to Allison Hardin to moderate the election process.

- Sheila Hinson nominated Charles Deese for Chairman. Seconded by Jason Cavalier.
- Yokima Cureton nominated Alan Patterson for Chairman; Judianna Tinklenberg seconded the nomination.

VOTE: For Mr. Deese: S. Hinson, M. Richards, J. Cavalier, C. Deese. 4:3  
For Mr. Patterson: Y. Cureton, J. Tinklenberg, A. Patterson 3:4

**Mr. Deese receives the majority and is elected Chairman.**

The floor was opened for nominations for Vice-Chair.

- Sheila Hinson nominated Alan Patterson for Vice Chairman and Yokima Cureton seconded the nomination.
- Judianna Tinklenberg nominated Yokima Cureton and Shelly Richards seconded the nomination. Nominations were closed.

VOTE: For Mr. Patterson: C. Deese, S. Hinson, J. Cavalier, M. Richards, Y. Cureton. 5:2  
For Ms. Cureton: A. Patterson, J. Tinklenberg. 2:5

**Mr. Patterson receives the majority and is elected Vice Chair.**

At the request of the Commissioners, Aimee Sholar agreed to act as Clerk/Secretary. Ms. Hardin yielded the floor to Chairman Deese.

**2. APPROVE AGENDA**

Chairman Deese called for a motion to approve the agenda.  
Motion to Approve by Sheila Hinson; 2<sup>nd</sup> by Jason Cavalier  
Called vote: 7:0. Motion approved unanimously.

**3. CITIZEN'S COMMENTS [see Sign-In sheet attached]**

Chairman Deese opened the floor to comments from the public.  
There were no sign ins for general comments.

Chairman Deese closed the floor to Citizens' Comments

**4. APPROVE MINUTES**

**a. June 18, 2024 Regular Minutes**

Chairman Deese called for a motion to approve June 18, 2024 Regular Minutes  
Motion to Approve with amendments (item C on page 9 adding conversation about alleviating traffic) by Tinklenberg; 2<sup>nd</sup> by Richards.  
Called vote: 6:1. **Motion approved unanimously.**

**No Workshop meeting was held in July.**

## 5. PUBLIC ITEMS

### a. RZ-2024-1081 Lopez/ High Point Circle

Application by Saul Lopez to rezone 1.53 acres at 1890 High Point Drive (TM 0086F-0B-001.00) from Manufactured Housing (MH) to Medium Density Residential (MDR) district, to subdivide the property and build single family residences

Staff Presentation: Matthew Blaszyk, Planner, presented the application consistent with the staff report. Staff Recommendations:

#### Commissioners concerns:

Per Commissioner's question, staff responded that the division would be via a Minor Plat Application process (5 or fewer lots). Minimum lot size in MDR is 10,000 square feet. Minor Plats are not subject to all the requirements of Major Subdivisions. Rezone needs to happen first.

Comment from applicant(s): Saul Lopez was present for questions but had no comments.

Public Hearing: (See attachments: Sign-in Sheets) none signed in.

Chairman Deese closed Public hearing and called for a motion on item RZ-2024-1081. Motion to approve by Sheila Hinson; 2<sup>nd</sup> by Shelly Richards.

#### Discussion by Commissioners:

Mr. Patterson questioned Mr. Lopez about his intentions for development.

#### Called vote:

JC: Yes YC (abstained as absent) JT: Yes MR: Yes SH: Yes AP: Yes CD: Yes

Tally: 6:0. **Motion is Approved.**

Chairman Deese stated the item will go to County Council for consideration, and applicant will be notified of time and date.

### b. SD-2023-1869 Barberville Commercial Preliminary Plat

Application by Moody Group/Jan Ringeling on behalf of Barberville Developers LC and Martin Senior and Associates for a Preliminary Plat for two parcels totaling 2.0 acres located at the northwest corner of Barberville Road and Fort Mil Highway (TM #s 0006-00-057.00 and 0006-00-058.00), to create a multi-parcel commercial development with central shared access.

Staff Presentation: Allison Hardin, Development Services Director, presented the application consistent with the staff report.

Commissioners concerns:

- If one parcel is developed at a time, that will negatively affect the buffer protection as well as sidewalk connectivity.
- Once approved, the Commission will not have an opportunity to review the plan again as each lot is developed.
- Each parcel will contribute to traffic problems.
- Major concern about DOT's approval of left turn lane across heavy traffic.
- Would existing trees be saved, or would it be cleared and new trees planted?
- Stormwater pond may flow into buffer zone, affecting neighboring properties.

Staff comments:

- Plan includes 12% open space ( required 10% for this size project.) Sidewalk areas, benches and landscape planting areas count toward open space requirement, and will be required to be dispersed throughout the development.
- Cell tower area does not count as open space since it is not publicly accessible.
- Lighting plan requires restrictions on brightness, and downlighting to avoid glare
- Parking counts for daycare are based on number of employees

Comment from applicant(s): **Don Argy**, Moody Group: DOT has approved the traffic plan; each lot will build its portion of buffer and sidewalk as it is developed; stormwater plan is being reviewed by engineers to assure no runoff to neighbors. Compaction standards and pond construction are monitored and regulated. Regarding daycare traffic, they may do drive-through lanes to avoid parking overflow.

Public Hearing (see attachments: Sign-In sheets)

See attachments: Anthony comment; Sher comment; presentation photos (13 pages); Letter from Residents.

1. **Robert Christian** (Overlook Barber Rock) Concerned about flooding from retention pond.
2. **Chuck Anthony**, (attorney, resident of Overlook Barber Rock) Concerned that the public cannot see the plan until the last minute. Concerned about drainage and flooding from retention pond.
3. **Jeanne Clifton** (Overlook Barber Rock) Concerned that Learning Center parking is accessible to their neighborhood. The highway receives more buffer than the neighborhood.
4. **Geoff Larson** (Oliver Terrance) Lives 100 ft from the development. A surveyor trespassed on his property. Believes the buffers are insufficient and will be delayed, and trees will be removed. The daycare center on the plan incorrectly shows some of his property.

5. **Anne Gebel** (Overlook Barber Rock) her home borders on the project, 7 feet from property line. They will remove existing trees. Flooding is already a problem and will get worse. Wants the buffer increased, trees saved, and flooding controlled.
6. **Shannon Hankinson** (Overlook Barber Rock) Surveyors trespassed. Flooding is a major concern. The project is poorly planned and neighbors concerns have not been addressed.
7. **Britney Bowers** (Overlook Barber Rock) She has the lowest property and has flooding problems already. This project will make it worse.

Chairman Deese closed Public hearing and called for a motion on item SD-2023-1869. Motion to approve by Patterson, in the interest of a floor discussion; 2<sup>nd</sup> by Tinklenberg [SEE AMENDED MOTION BELOW]

Discussion by Commissioners:

Commissioners' concerns: :

- Slope of drainage area is concerning and needs redesign.
- Mass grading will cause run-off flooding
- Cross section of drainage is not shown (UDO requirement)
- Open Space is not noted (UDO requirement)
- Highway Corridor required buffer is not shown (UDO requirement)
- Neighbors' distrust is not being addressed

The applicant says they will take all the feedback and address it; asked to continue discussion to next Planning Commission meeting. The applicant wants to continue.

**Motion amended** by A. Patterson to continue to August 20, 2024 meeting. Seconded by S. Hinson.

Commissioners recommended that applicants

- Meet with neighbors to address concerns
- Revise drainage plan and stormwater concerns
- Address tree-save and buffer concerns
- Consider alternatives to alleviate traffic.

Called vote:

JC: Yes YC: Yes JT: No MR: Yes SH: Yes AP: Yes CD: Yes

Tally: 6:1. **Motion to Continue is approved.**

This Motion to continue Barberville will be heard on August 20, 2024.

**1. NEW BUSINESS**

**a. NRN-2024-1210 Griffin Cove Drive**

Naming a shared private pursuant to Section 6.11.4.G of the Unified Development Ordinance.

Staff Presentation: Jennifer Bryan, Planning Technician, presented the application consistent with the staff report. Staff Recommendation: Approval

Questions to staff:

Request is triggered by third lot /building permit accessing this drive.

Comment from applicant(s): (applicant not present)

**No Public Hearing is required.**

Chairman Deese called for a motion on item NRN-2024-1210.

Motion to approve by Shelia Hinson; 2<sup>nd</sup> by Alan Patterson.

Discussion by Commissioners: no questions

Called vote:

Tally: 7:0. **Motion is approved unanimously.**

The Commission makes the final decision on new road names.

**b. NRN-2024-1251 Hailes Valley Way**

Naming a shared private drive pursuant to Section 6.11.4.G of the Unified Development Ordinance

Staff Presentation: Jennifer Bryan, Planning Technician, presented the application consistent with the staff report. Staff Recommendation: Approval

Questions to staff: No questions      Comment from applicant(s): Applicant not present

**No Public Hearing is required.**

Chairman Deese called for a motion on item NRN-2024-1251.

Motion to approve by Alan Patterson; 2<sup>nd</sup> by Sheila Hinson .

Discussion by Commissioners: no questions

Called vote:

Tally: 7:0. **Motion is approved unanimously.**

The Commission makes the final decision on new road names.



c. **NRN-2024-1356: July Group Submittal**

Road names submitted to E911 Addressing via Preliminary Plats and Civil Plans, pursuant to Section 6.11.4.G of the Unified Development Ordinance

Staff Presentation: Jennifer Bryan, Planning Technician, presented the application consistent with the staff report. Staff Recommendation: Approval

Questions to staff: no questions

**No Public Hearing is required.**

Chairman Deese called for a motion on item NRN-2024-1356.  
Motion to approve by Shelia Hinson ; 2<sup>nd</sup> by Yokima Cureton

Discussion by Commissioners: no questions

Called vote:

Tally: 7:0. **Motion is approved unanimously.**

The Commission makes the final decision on new road names.

d. **Overview of Next Month's Agenda:**

One rezoning 36 acres LI to LDR on Hwy 9 Bypass; revised Preliminary Plat for Riverchase Sec. 2; TA for Town of Kershaw group of annexations; TA regarding small animals in residential districts; One possible Road Name Change

2. **ADJOURN**

Motion to adjourn by Alan Patterson; 2<sup>nd</sup> by Yokima Cureton. Motion approved by unanimous consent. Meeting adjourned at **8:18 p.m.**

**SIGN IN ONLY IF YOU WISH TO SPEAK**

# Lancaster County



## **PLANNING COMMISSION Public Hearing Sign In Sheet**

### **Item 3: CITIZEN'S COMMENTS**

General Comments or comments on matters not on tonight's agenda.  
**For comments on specific agenda items under discussion, please sign in on the appropriate sheet.**

L.C. Sheriff's Department  
Upper Level Conference Room  
1520 Pageland Highway  
**Tuesday, July 16, 2024**

Citizens are allowed 3 minutes per person to speak. Everyone speaking before The Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Commissioners, County Staff or any person or group. Racial slurs will not be permitted. The Commission's number one priority is to conduct business for the citizens of this county.

**PLEASE PRINT**

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| 4. |

**SIGN IN ONLY IF YOU WISH TO SPEAK**

# Lancaster County



## **PLANNING COMMISSION Public Hearing Sign In Sheet**

**Item 5a: RZ-2024-1081 Lopez/ High Point Circle**

Application by Saul Lopez to rezone 1.53 acres at 1890 High Point Drive (TM 0086F-0B-001.00) from Manufactured Housing (MH) to Medium Density Residential (MDR) district, in order to subdivide the property and build single family residences.

L.C. Sheriff's Department  
Upper Level Conference Room  
1520 Pageland Highway  
**Tuesday, July 16, 2024**

Citizens are allowed 3 minutes per person to speak. Everyone speaking before the Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Commissioners, County Staff or any person or group. Racial slurs will not be permitted. The Commission's number one priority is to conduct business for the citizens of this county.

**PLEASE PRINT**

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**SIGN IN ONLY IF YOU WISH TO SPEAK**

# Lancaster County

South Carolina



## **PLANNING COMMISSION Public Hearing Sign In Sheet**

### **Item 5b: SD-2023-1869 Barberville Commercial Preliminary Plat**

Application by Moody Group/Jan Ringeling on behalf of Barberville Developers LC and Martin Senior and Associates for a Preliminary Plat for two parcels totaling 2.0 acres located at the northwest corner of Barberville Road and Fort Mill Highway (TM #s 0006-00-057.00 and 0006-00-058.00), in order to create a multi-parcel commercial development with central shared access.

L.C. Sheriff's Department  
Upper Level Conference Room  
1520 Pageland Highway  
**Tuesday, July 16, 2024**

Citizens are allowed 3 minutes per person to speak. Everyone speaking before the Commission will be required to do so in a civil manner. The Commission will not tolerate personal attacks on individual Commissioners, County Staff or any person or group. Racial slurs will not be permitted. The Commission's number one priority is to conduct business for the citizens of this county.

**PLEASE PRINT**

|      |                  |
|------|------------------|
| ✓ 1. | Don Argy         |
| ✓ 2. | Robert Christian |
| ✓ 3. | Chuck Anthony    |
| ✓ 4. | Jeannine Clifton |

## SIGN IN ONLY IF YOU WISH TO SPEAK

✓ 5. Geoff Larson

✓ 6. Ann Gebel

✓ 7. Shannon Hankinson

✓ 8. Britanni Bowers / Brad Bowers

✓ 9. Saul Lopez JR left

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17.





# Citizen Comment

Lancaster County

**Submitted On:**

Jul 15, 2024, 10:03PM EDT

|                                    |   |
|------------------------------------|---|
| <b>Agenda Item for Discussion:</b> | SD-2023-1869 Barberville Commercial                   |
| <b>Meeting Date:</b>               | July 16, 2024 06:00 PM                                |
| <b>Full Name</b>                   | <b>First Name:</b> Chuck<br><b>Last Name:</b> Anthony |
| <b>Phone Number</b>                | 574-514-9328  |
| <b>Email</b>                       | chuckanthony3@yahoo.com                               |
| <b>Address:</b>                    | 6401 Ancient Way<br>Indian Land, SC 29707             |

**Citizen Comment - Regarding Agenda Item:**

July 15, 2024

Lancaster County Planning Commission  
101 North Main Street  
Lancaster, SC 29720

Submitted via email to [ssimpson@lancastersc.net](mailto:ssimpson@lancastersc.net)

Re: Comments on SD-2023-1869, Barberville Commercial Project

Dear Planning Commission Members,

We are writing to you as residents of Overlook at Barber Rock, a single-family home development that is adjacent to the proposed Barberville Commercial Project. We have reviewed the Preliminary Plat and other materials submitted by the developer for the project, and we have serious concerns about the potential impacts of the project on our neighborhood and the surrounding environment. We request you delay the approval of the Preliminary Plat until the developer provides all the required information for review and addresses the issues we raise in this letter.

First, we want to point out that the Preliminary Plat and the accompanying checklist are incomplete and do not comply with the requirements of the Lancaster County Unified Development Ordinance ("UDO"), as detailed in the attached document. Items that appear to be missing per UDO 9.2.5(C) include the location and size of buildings, parking areas, stormwater facilities, watercourse buffers, landscaping, lighting, and related development calculations. The developer's completion of the relevant checklist from the Planning Commission also omits or incorrectly disregards several items that are applicable to the project, such as the proposed use of lots, the tree canopy retention areas, the common open space acreage, and the major contour changes. These items are essential

for evaluating the compliance of the project with the UDO and the potential impacts of the project on the neighboring properties and the natural resources. The Planning Commission should not approve the Preliminary Plat until the developer provides all the missing information and corrects the errors in the checklist.

More specifically, we want to express our concerns about the specific issues presented by the project, including:

- **Topography and Stormwater:** The project parcels are at a substantially higher elevation than the homes immediately to the west of the project. The project would require moving large amounts of dirt and creating new impervious surfaces, which could affect the stability and drainage of the slopes and the retaining walls that support the neighboring homes, especially where the downhill homes were built without retaining walls supporting the uphill project parcels initially. The project could also increase the runoff and ponding of water in the backyards of the homes, especially during heavy rain events. The project could also impact the wetland and stream that are located downstream of Parcel 5 of the project, which could affect the water quality and wildlife of Sugar Creek. The developer has not provided any contour map, stormwater plan, or mitigation measures to address these issues.
- **Buffer Type and Landscaping:** The Staff Report for the July 16, 2024 meeting states that Type B and Type C buffers will be used for the project, but the Preliminary Plat shows only Type A buffers, which are the least effective. The Planning Commission should require Type C buffers, with a privacy fence or wall, for the entire north and west sides of the project. This would better meet the purpose of buffers stated in UDO 7.1.5 "to separate incompatible adjacent uses and provide privacy and protection." Further, the developer should also consider reworking the project to integrate the designated common area into the buffer area, and to preserve the mature and healthy trees that are present on the project parcels.
- **Lighting:** Because the project is adjacent to and above a residential neighborhood, a careful lighting plan to avoid light pollution and glare is a must. As recognized in the Staff Report, the developer has not provided any conceptual lighting plan for the site, as required by the UDO. The Planning Commission should require and review a lighting plan to ensure that the neighboring homes are not illuminated or disturbed by the lighting of the project.
- **Traffic:** The project is located at the busy intersection of Barberville Road and Highway 160, which already experiences congestion and delays during peak hours. The project could generate additional traffic that could worsen the situation and create safety hazards. The developer has provided a traffic study, but it relies on data that is



over a year old and may not reflect the current and future conditions of the area, especially since many companies have required workers to return to their offices as COVID-era remote work provisions are phased out. The Planning Commission should require an updated and comprehensive traffic study that considers the impacts of the project and the other developments on Barberville Road, and that proposes solutions to minimize the traffic congestion.

- Use of Site: The project is zoned as NB and GB, which allow for a wide range of uses, many of which could be incompatible or detrimental to the adjacent residential neighborhood. The developer has not specified the proposed use of all the lots, except for a possible day care. The Planning Commission should consider imposing reasonable restrictions on the uses allowed within the project, such as limiting the hours of operation, the noise level, the outdoor activities, and the types of businesses that could negatively affect the quality of life of the neighbors. A bar could pose problems of noise, parking issues, and rowdy patrons. A gas station could result in impacts to the backyards of the neighboring homes should there be a spill or release. The suitability of certain uses should be considered and reasonable restrictions put in place as needed.

- Parking: The project requires adequate parking to avoid spillover parking on the neighborhood streets. The developer has not provided any parking plan for the site, except for a few parking spaces near one of the proposed buildings. The Planning Commission should require a parking plan that meets the standards of the UDO and that provides sufficient parking for all the parcels and uses of the project to ensure that the parking plan for the project does not become the neighborhood streets by default.

As you can see, the Barberville Commercial Project poses significant challenges and risks for the residents of Overlook at Barber Rock and the surrounding environment. We are not opposed to the development of the project parcels, but we believe that the project should be done in a way that respects the existing character of the area, and that minimizes the impacts and conflicts with the neighboring properties. We are willing to discuss the project with the developer and offer suggestions on reasonable changes that could be made to ensure the project is successful while impacting the neighboring homes as little as necessary.

We request that this letter and these comments be put into the record for this project and carefully considered by the Planning Commission. We request that you delay the approval of the Preliminary Plat until the developer provides all the required information and addresses the issues we raise in this letter. We also request that you notify us of any future meetings or hearings regarding the project, and that you allow us to participate and



provide public comments. We look forward to hearing from you and working with you to ensure the best outcome for our community.

Sincerely,

Chuck Anthony  
Jennifer Thompson  
Ann Gebel  
Jeanine Clifton  
Geoff Larson

Residents of Overlook at Barber Rock


#### APPENDIX - DEFICIENCIES IN THE APPLICATION

- Lancaster County's Unified Development Ordinance ("UDO") 9.2.5(C) sets out the requirements for the Preliminary Plat review.
- Per UDO 9.2.5(C), the Preliminary Plat is required to "illustrate all of the required site features including"
  - o Buildings;
  - o Parking areas;
  - o Street locations;
  - o Street sections;
  - o Conceptual size and location of stormwater facilities;
  - o Rights-of-way;
  - o Easements;
  - o Property lines and setbacks;
  - o Required or proposed watercourse buffers;
  - o Site landscaping and lighting (in conceptual form); and
  - o All related development calculations (e.g. density, proposed building areas, number of parking spaces, impervious surface allocation, etc.).
- These items are to be illustrated "in sufficient detail to show compliance with this ordinance."
- The following required by UDO 9.2.5(C) are missing from the Preliminary Plat posted on the Planning Commission's website on July 9, 2024:
  - o The location and size of all but one of the potential buildings to be built.
  - o The parking areas for all but one of the 8 parcels proposed to be developed.
  - o The conceptual size and location of stormwater facilities.
  - o Watercourse buffers for the stream contained in the project parcels.

- o Site landscaping and lighting in any form, let alone a conceptual one.
- o Calculations of the number of parking spaces.
- o Impervious surface allocation calculations.
  
- The checklist provided by the Planning Department for “Major Subdivision Preliminary Plat” has further requirements that have not been provided for the project, such as:
  - o The proposed use of all lots to be used (General Project Information at 7).
  - o Location and dimensions of all proposed buildings including number of stories and total square footage by use (Id. at 12).
  - o Building setbacks and proposed impervious surface calculation (Id. at 13).
  - o Topography by contours at vertical intervals of not more than five feet (Existing Conditions at 1).
  - o Tree canopy retention areas (Tree Retention at 1).
  - o Landscaping for required site landscaping areas (Landscaping).
  - o A calculation of the required common open space acreage (Open Space at 2). The developer claimed this was “N/A” on the checklist.
  - o Proposed major contour changes in areas where substantial cut and/or fill is to be done (Grading at 6).
  
- Many of the missing items go directly to the likely impacts of the development on the neighboring residential properties, and the Planning Commission should not approve of the Prelimi



**From:** rich\_sher  
**To:** Jennifer Bryan  
**Subject:** 9901 Barberville Road., Moody Group proposal  
**Date:** Tuesday, June 18, 2024 11:07:46 AM

 The System finds this email suspicious! The sender of this email rich\_sher is similar by name to your contact rich.sher@gamil.com, this might be an impersonation attempt. | [Know this sender?](#)

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—IT Helpdesk, [lancastersc.supportsystem.com](mailto:lancastersc.supportsystem.com)

From Rich and Barbara Sher  
1850 Still Water Lane, Indian Land, SC 29707

Regarding the proposal by the Moody Group for a commercial development at 9901 Barberville Road.

I would request the Planning Board to continue to deny approval of this proposal.

When we moved here in 2016 the traffic on Barberville was moderate but it seems with each new development (and there have been several) the traffic has increased. Not only residential traffic but truck traffic as well.

The traffic study that was submitted assumes that all traffic going into the Moody property will be entering from Rte 160 and that a left turn lane will accommodate the increased traffic. but that is definitely not the case. It will bring more traffic to Barberville, equal to what we'll see from Rte 160.

Considering that the new Elementary School is planned at the corner of Barberville and Harrisburg, the proposed High School not far from that, and Moody's proposed Montessori School as part of their project, the impact on Barberville will be significant. The infrastructure, in this case Barberville Road, can't handle it.

Rich and Barbara Sher

 [Reply](#) [Forward](#)

July 15, 2024

Lancaster County Planning Commission  
101 North Main Street  
Lancaster, SC 29720

*Submitted via email to [ssimpson@lancaster-sc.net](mailto:ssimpson@lancaster-sc.net)*

**Re: Comments on SD-2023-1869, Barberville Commercial Project**

Dear Planning Commission Members,

We are writing to you as residents of Overlook at Barber Rock, a single-family home development that is adjacent to the proposed Barberville Commercial Project. We have reviewed the Preliminary Plat and other materials submitted by the developer for the project, and we have serious concerns about the potential impacts of the project on our neighborhood and the surrounding environment. We request you delay the approval of the Preliminary Plat until the developer provides all the required information for review and addresses the issues we raise in this letter.

First, we want to point out that the Preliminary Plat and the accompanying checklist are incomplete and do not comply with the requirements of the Lancaster County Unified Development Ordinance (“UDO”), as detailed in the attached document. Items that appear to be missing per UDO 9.2.5(C) include the location and size of buildings, parking areas, stormwater facilities, watercourse buffers, landscaping, lighting, and related development calculations. The developer’s completion of the relevant checklist from the Planning Commission also omits or incorrectly disregards several items that are applicable to the project, such as the proposed use of lots, the tree canopy retention areas, the common open space acreage, and the major contour changes. These items are essential for evaluating the compliance of the project with the UDO and the potential impacts of the project on the neighboring properties and the natural resources. The Planning Commission should not approve the Preliminary Plat until the developer provides all the missing information and corrects the errors in the checklist.

More specifically, we want to express our concerns about the specific issues presented by the project, including:

- Topography and Stormwater: The project parcels are at a substantially higher elevation than the homes immediately to the west of the project. The project would require moving large amounts of dirt and creating new impervious surfaces, which could affect the stability and drainage of the slopes and the retaining walls that support the neighboring homes, especially where the downhill homes were built without retaining walls supporting the uphill project parcels initially. The project could also increase the runoff and ponding of water in the backyards of the homes, especially during heavy rain events. The project could also impact the wetland and stream that are located downstream of Parcel 5 of the project, which could affect the water quality and wildlife of Sugar Creek.



The developer has not provided any contour map, stormwater plan, or mitigation measures to address these issues.

- Buffer Type and Landscaping: The Staff Report for the July 16, 2024 meeting states that Type B and Type C buffers will be used for the project, but the Preliminary Plat shows only Type A buffers, which are the least effective. The Planning Commission should require Type C buffers, with a privacy fence or wall, for the entire north and west sides of the project. This would better meet the purpose of buffers stated in UDO 7.1.5 “to separate incompatible adjacent uses and provide privacy and protection.” Further, the developer should also consider reworking the project to integrate the designated common area into the buffer area, and to preserve the mature and healthy trees that are present on the project parcels.
- Lighting: Because the project is adjacent to and above a residential neighborhood, a careful lighting plan to avoid light pollution and glare is a must. As recognized in the Staff Report, the developer has not provided any conceptual lighting plan for the site, as required by the UDO. The Planning Commission should require and review a lighting plan to ensure that the neighboring homes are not illuminated or disturbed by the lighting of the project.
- Traffic: The project is located at the busy intersection of Barberville Road and Highway 160, which already experiences congestion and delays during peak hours. The project could generate additional traffic that could worsen the situation and create safety hazards. The developer has provided a traffic study, but it relies on data that is over a year old and may not reflect the current and future conditions of the area, especially since many companies have required workers to return to their offices as COVID-era remote work provisions are phased out. The Planning Commission should require an updated and comprehensive traffic study that considers the impacts of the project and the other developments on Barberville Road, and that proposes solutions to minimize the traffic congestion.
- Use of Site: The project is zoned as NB and GB, which allow for a wide range of uses, many of which could be incompatible or detrimental to the adjacent residential neighborhood. The developer has not specified the proposed use of all the lots, except for a possible day care. The Planning Commission should consider imposing reasonable restrictions on the uses allowed within the project, such as limiting the hours of operation, the noise level, the outdoor activities, and the types of businesses that could negatively affect the quality of life of the neighbors. A bar could pose problems of noise, parking issues, and rowdy patrons. A gas station could result in impacts to the backyards of the neighboring homes should there be a spill or release. The suitability of certain uses should be considered and reasonable restrictions put in place as needed.
- Parking: The project requires adequate parking to avoid spillover parking on the neighborhood streets. The developer has not provided any parking plan for the site, except for a few parking spaces near one of the proposed buildings. The Planning Commission should require a parking plan that meets the standards of the UDO and that

provides sufficient parking for all the parcels and uses of the project to ensure that the parking plan for the project does not become the neighborhood streets by default.

As you can see, the Barberville Commercial Project poses significant challenges and risks for the residents of Overlook at Barber Rock and the surrounding environment. We are not opposed to the development of the project parcels, but we believe that the project should be done in a way that respects the existing character of the area, and that minimizes the impacts and conflicts with the neighboring properties. We are willing to discuss the project with the developer and offer suggestions on reasonable changes that could be made to ensure the project is successful while impacting the neighboring homes as little as necessary.

We request that this letter and these comments be put into the record for this project and carefully considered by the Planning Commission. We request that you delay the approval of the Preliminary Plat until the developer provides all the required information and addresses the issues we raise in this letter. We also request that you notify us of any future meetings or hearings regarding the project, and that you allow us to participate and provide public comments. We look forward to hearing from you and working with you to ensure the best outcome for our community.

Sincerely,

Chuck Anthony  
Jennifer Thompson  
Ann Gebel  
Jeanine Clifton  
Geoff Larson

Residents of Overlook at Barber Rock

## APPENDIX – DEFICIENCIES IN THE APPLICATION

- Lancaster County’s Unified Development Ordinance (“UDO”) 9.2.5(C) sets out the requirements for the Preliminary Plat review.
- Per UDO 9.2.5(C), the Preliminary Plat is required to “illustrate all of the required site features including”
  - Buildings;
  - Parking areas;
  - Street locations;
  - Street sections;
  - Conceptual size and location of stormwater facilities;
  - Rights-of-way;
  - Easements;
  - Property lines and setbacks;
  - Required or proposed watercourse buffers;
  - Site landscaping and lighting (in conceptual form); and
  - All related development calculations (e.g. density, proposed building areas, number of parking spaces, impervious surface allocation, etc.).
- These items are to be illustrated “in sufficient detail to show compliance with this ordinance.”
- The following required by UDO 9.2.5(C) are missing from the Preliminary Plat posted on the Planning Commission’s website on July 9, 2024:
  - The location and size of all but one of the potential buildings to be built.
  - The parking areas for all but one of the 8 parcels proposed to be developed.
  - The conceptual size and location of stormwater facilities.
  - Watercourse buffers for the stream contained in the project parcels.
  - Site landscaping and lighting in any form, let alone a conceptual one.
  - Calculations of the number of parking spaces.
  - Impervious surface allocation calculations.
- The checklist provided by the Planning Department for “Major Subdivision Preliminary Plat” has further requirements that have not been provided for the project, such as:
  - The proposed use of all lots to be used (General Project Information at 7).
  - Location and dimensions of all proposed buildings including number of stories and total square footage by use (*Id.* at 12).
  - Building setbacks and proposed impervious surface calculation (*Id.* at 13).
  - Topography by contours at vertical intervals of not more than five feet (Existing Conditions at 1).
  - Tree canopy retention areas (Tree Retention at 1).<sup>1</sup>

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<sup>1</sup> Per UDO 7.1.1, the tree protection and retention standards in Chapter 7 of the UDO apply to all new construction except single-family and two-family dwellings on previously platted lots, yet the developer indicated that this requirement did not apply to its project on the checklist available on the Planning Commission’s website. There is no explanation given for why this project is exempt when it is not a single-family or two-family dwelling on a



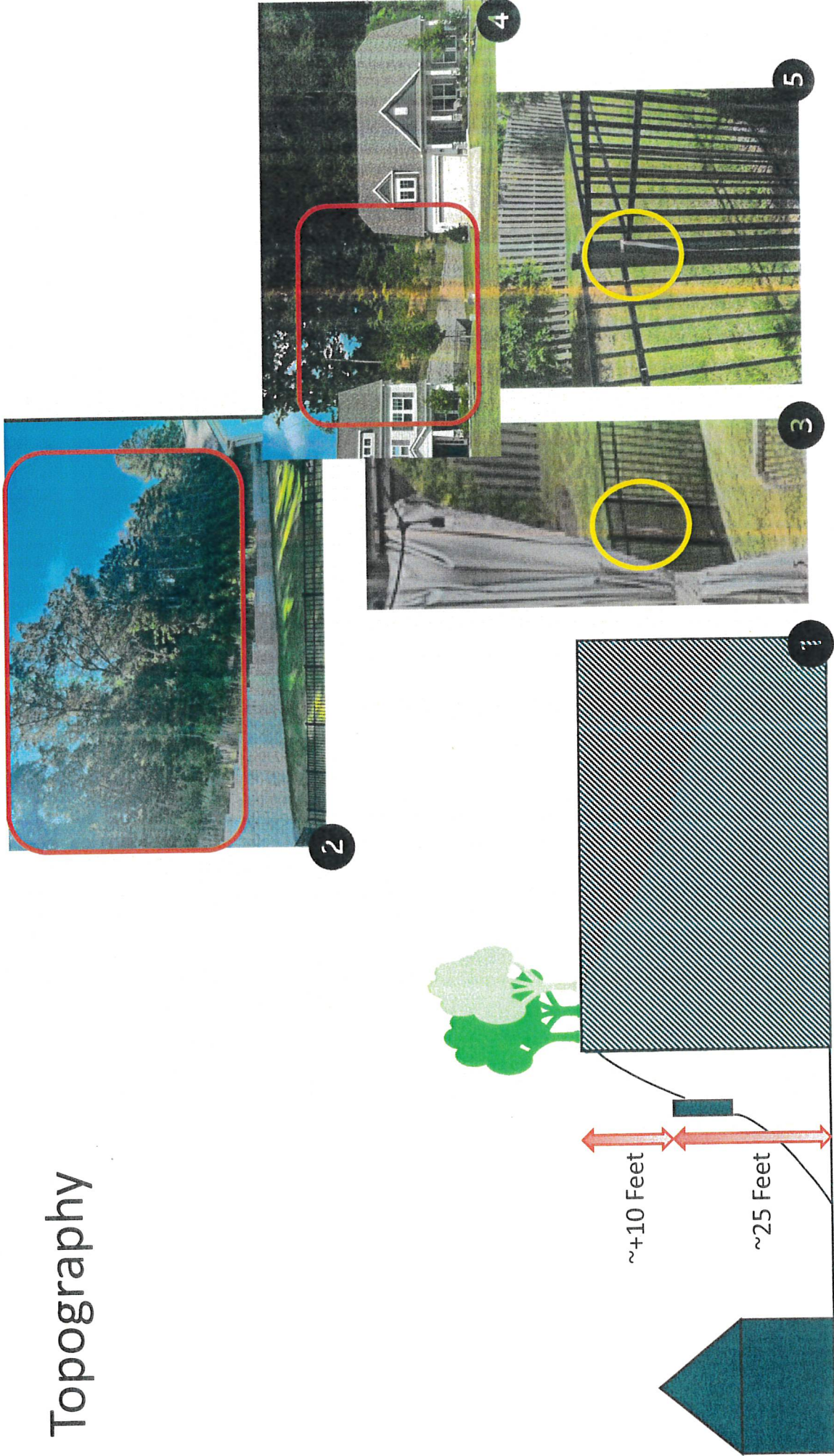
- Landscaping for required site landscaping areas (Landscaping).
  - A calculation of the required common open space acreage (Open Space at 2). The developer claimed this was “N/A” on the checklist.
  - Proposed major contour changes in areas where substantial cut and/or fill is to be done (Grading at 6).
- Many of the missing items go directly to the likely impacts of the development on the neighboring residential properties, and the Planning Commission should not approve of the Preliminary Plat until these items have been provided and considered.

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previously platted lot. Given the character of the parcels with many mature, healthy trees, tree retention should be a part of the development plan.



# Topography

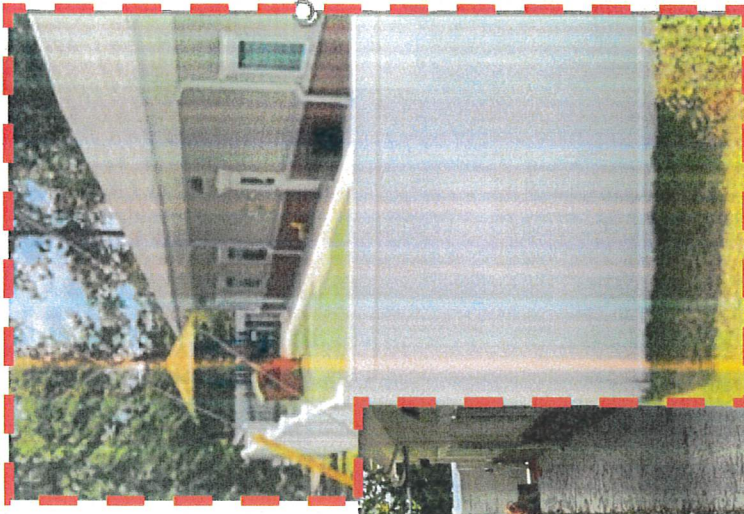
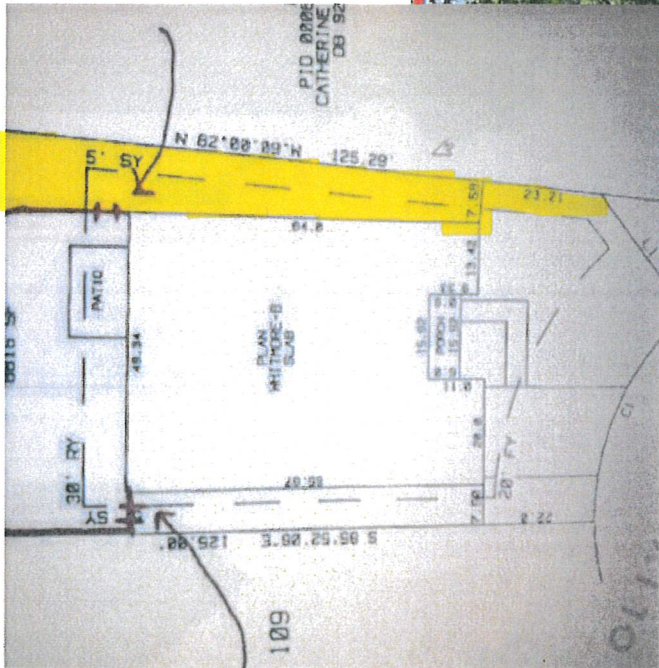




Today



Neighbor's Adjacent Property  
Post Development  
Assuming current contract



Intentionally Blank

# Facts about the Planned Daycare currently under contract

## **Ballantyne Location**

- 12.5k ft facility
- 1.95 Acres
- 44+ parking spots
- Abuts multiple residences
- Retained natural buffer with abutting residential
- Assured ac line was not along residential property lines – against back street.

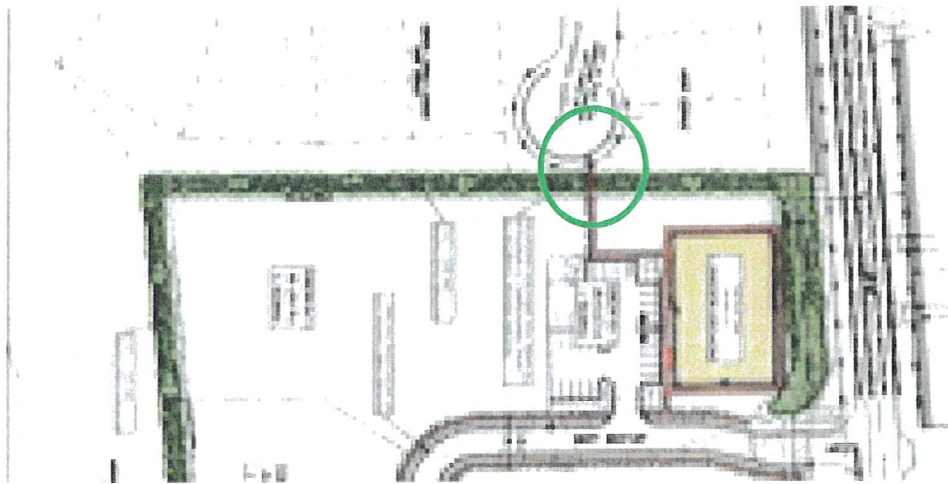
## **Barberville Plans**

- 12.5k ft facility
- 1.18 Acres
- 29 parking spots
- No drop off or parking circulation as required for daycares with 6+persons (UDO code for Lancaster county)
- Plan to totally remove tree line and replant.



For illustrative purposes :

### Their newest proposal



Equates eliminates any separation that we expected to maintain and commandeers our neighborhood for overflow parking



\* According to developer the yellow is what we are to expect from a clearing and replanting



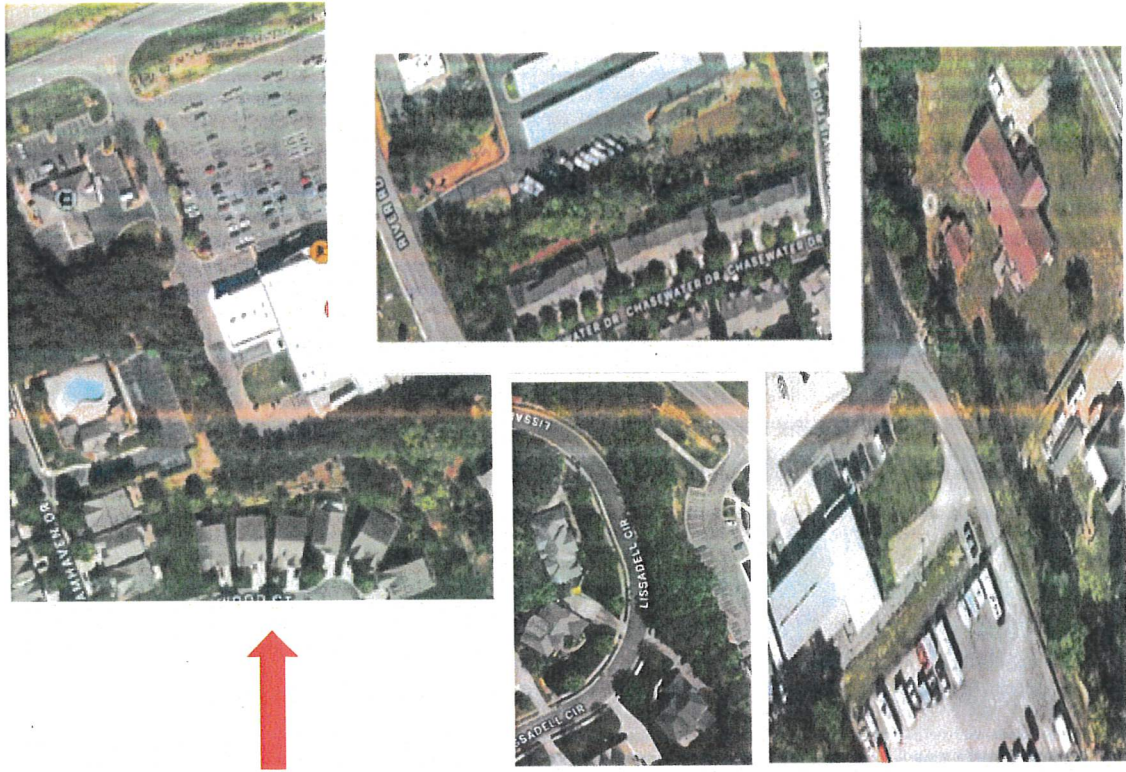




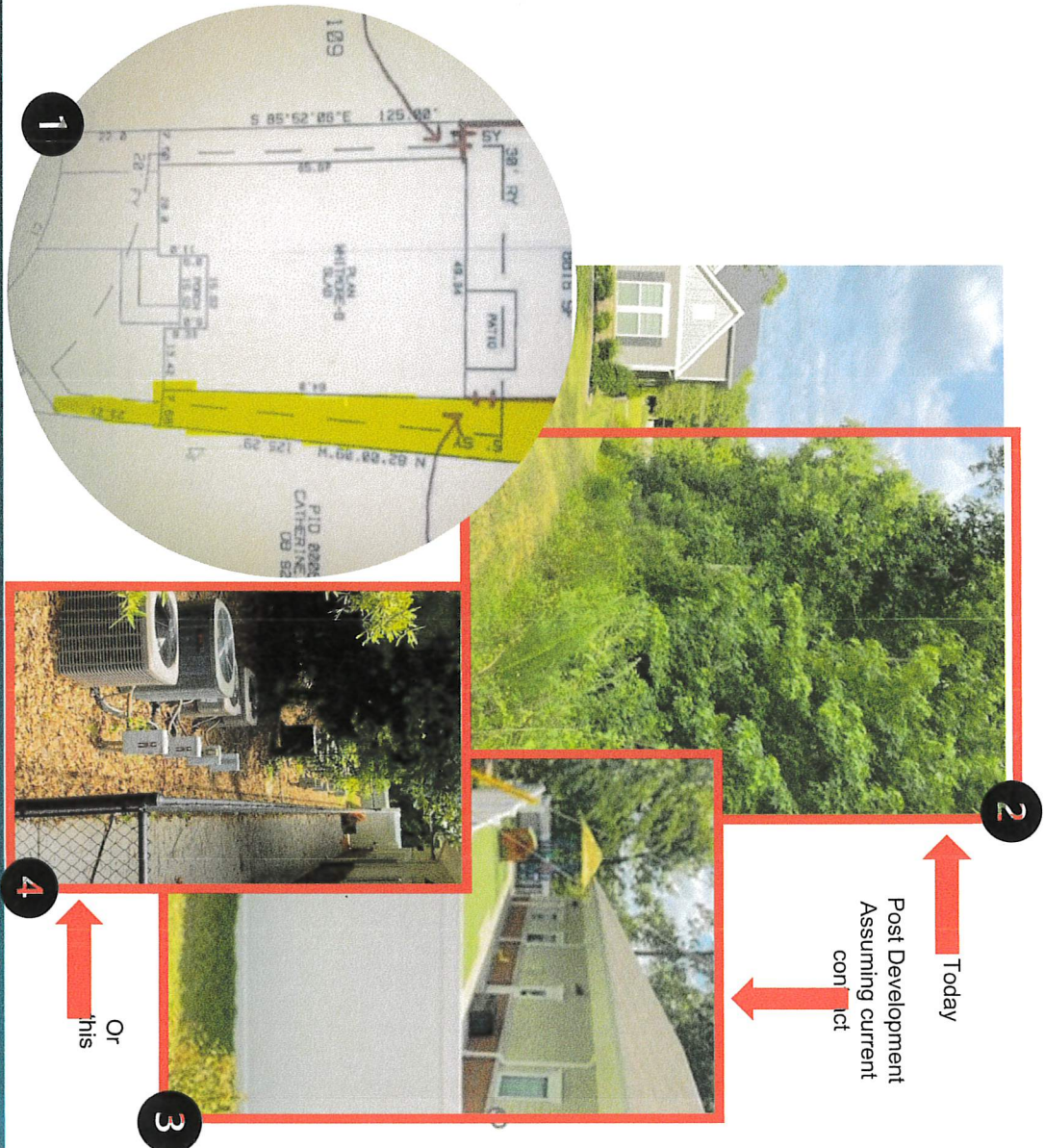
# Buffer

Our neighborhood

Samples in Lancaster





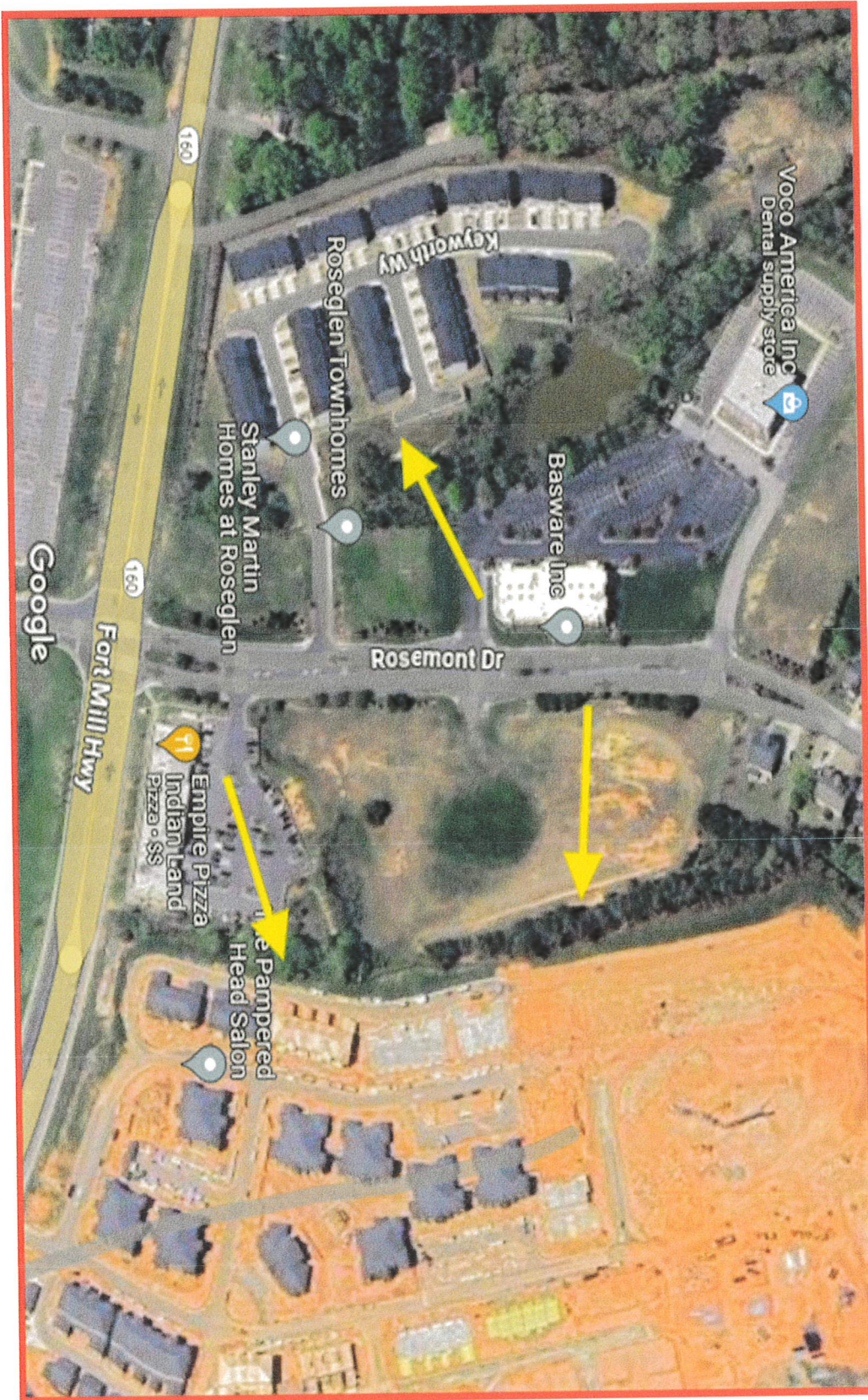






(A)



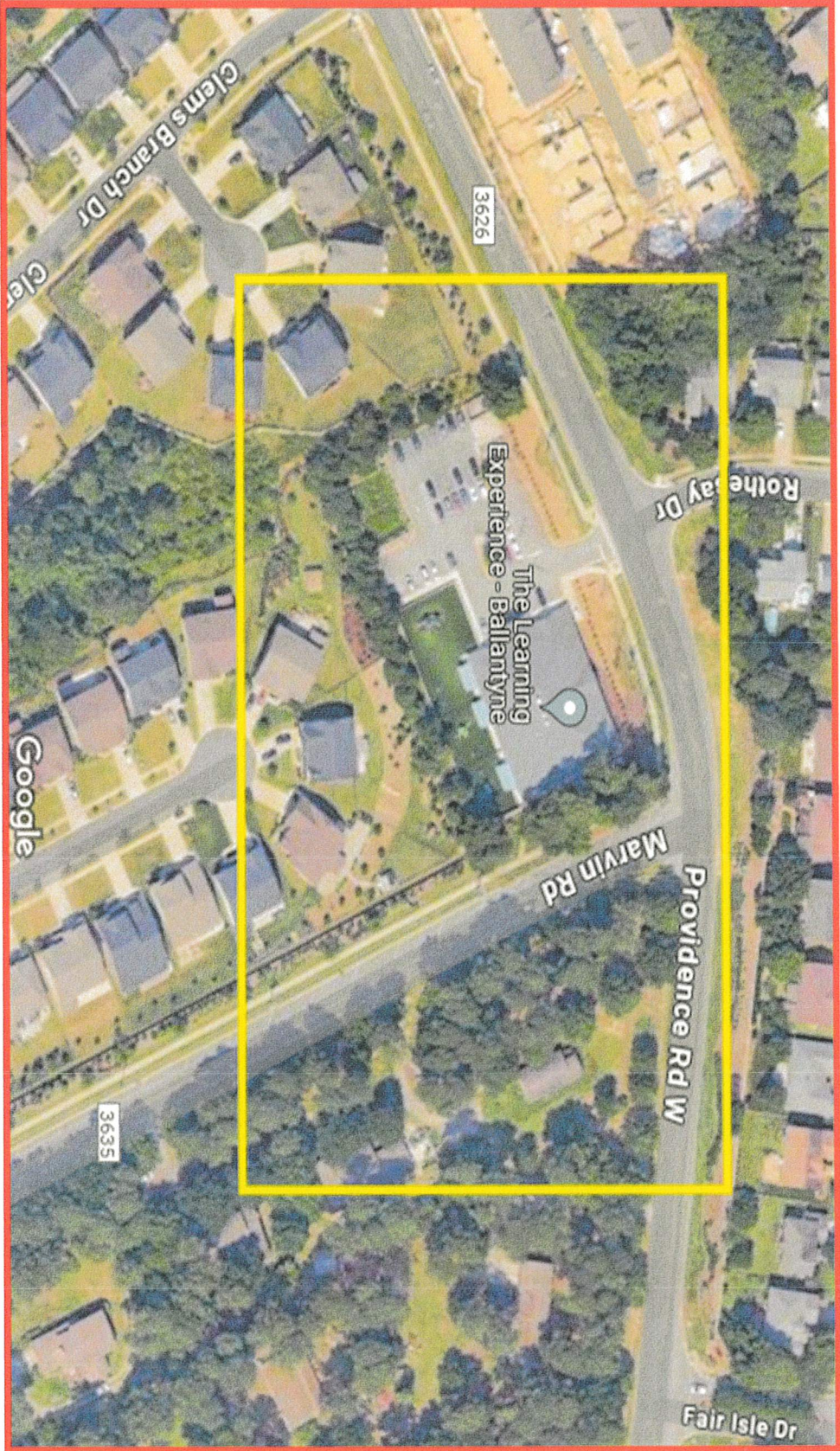


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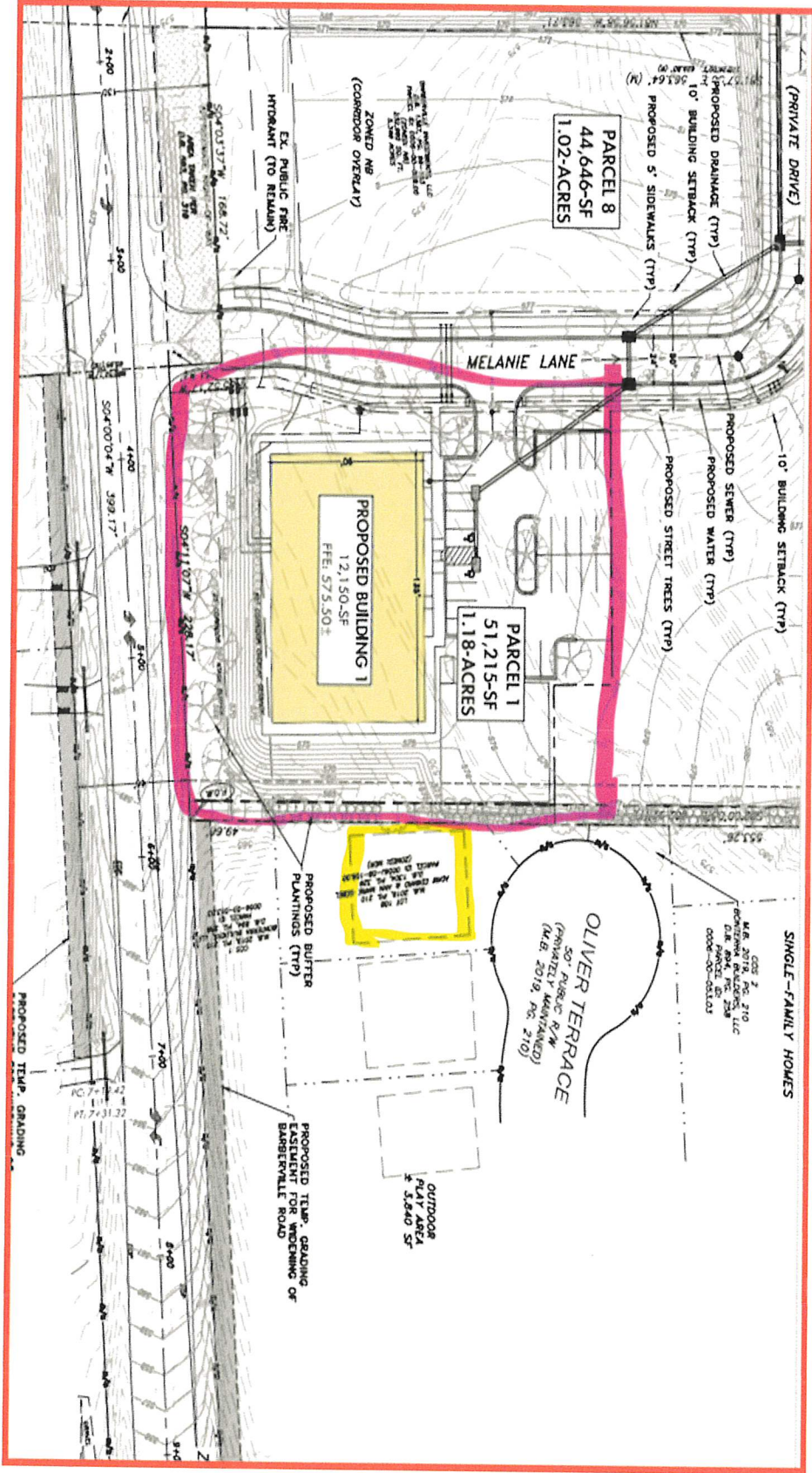






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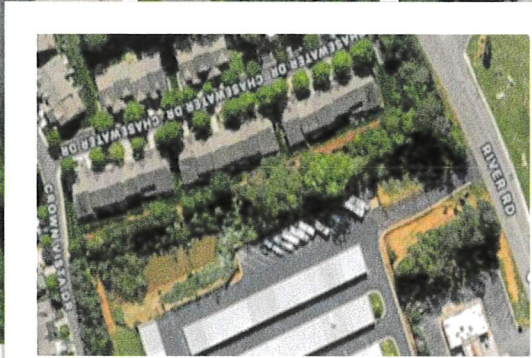


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Buffer



5

# Agenda Item Summary

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Ordinance # / Resolution #: August 1, 2024 Workshop Minutes

Contact Person / Sponsor: A. Sholar/J. Bryan

Department: Planning

Date Requested to be on Agenda: 8/20/2024

**Issue for Consideration:**

**Points to Consider:**

**Recommendation:**

**ATTACHMENTS:**

| Description                     | Upload Date | Type    |
|---------------------------------|-------------|---------|
| August 1, 2024 Workshop Minutes | 8/12/2024   | Exhibit |





MEMBERS OF LANCASTER COUNTY PLANNING COMMISSION

- CHARLES DEESE, DISTRICT 3, CHAIRMAN
- MICHELLE RICHARDS, DISTRICT 5
- YOKIMA CURETON, DISTRICT 2
- JUDIANNA TINKLENBERG, DISTRICT 4
- SHEILA HINSON, DISTRICT 6
- JASON CAVALIER, DISTRICT 1
- ALAN PATTERSON, DISTRICT 7
- SECRETARY: AIMEE SHOLAR

**MINUTES OF THE LANCASTER COUNTY PLANNING COMMISSION  
WORKSHOP MEETING**

**August 1, 2024 5:00 P.M.  
MINUTES**

Chairman Deese called the meeting to order at 5:00 p.m.  
Pledge of Allegiance and Prayer by Sheila Hinson

**1. Roll Call:**

Members Present:

|                 |                      |               |                |
|-----------------|----------------------|---------------|----------------|
| Jason Cavalier  | Charles Deese        | Sheila Hinson | Yokima Cureton |
| Shelly Richards | Judianna Tinklenberg |               |                |

Absent: Alan Patterson

Others Present:

|                                     |                                |
|-------------------------------------|--------------------------------|
| April Williams, Planning Director   |                                |
| Matthew Blaszyk, Planner            |                                |
| Jennifer Bryan, Planning Technician | Admin. Assistant: Aimee Sholar |

The following press were notified of the meeting by email in accordance with the Freedom of Information Act: The Lancaster News, Kershaw News Era, The Rock Hill Herald, The Fort Mill Times, Cable News 2, Channel 9, and the local Government Channel.

**2. New Business**

**a. SD-2023-1869 Barberville Commercial**

Application by Moody Group/Jan Ringeling on behalf of Barberville Developers LC and Martin Senior and Associates for a Preliminary Plat for two parcels totaling 2.0 acres located at the northwest corner of Barberville Road and Fort Mill Highway (TM #s 0006-00-057.00 and 0006-00-058.00), in order to create a multi-parcel commercial development with central shared access.

Staff Presentation: April Williams, Planning Director. Revision has not been submitted

Discussion:

SCDOT has rescinded their restriction on access from Fort Mill Hwy (Rt 160). Applicant is revising their plan.

**b. RZ-2024-1388 Mobley-Munkens/ Hwy 9 Bypass**

Application by Robert Mobley, Phyllis & Kenneth Munkens, and Nancy Clontz to rezone two parcels totaling 36.14 acres located on the northeast side of Highway 9 Bypass near the intersection of Kershaw-Camden Highway (TM#s 0081-00-046.00 & 0081-00-047.00) from Light Industrial (LI) to Low Density Residential (LDR) District, in order to market for residential development.

Staff Presentation: April Williams, Planning Director

Discussion:

- Consistent with FLU map. Surrounded by Mixed zoning. Applicant has been unable to sell as Light Industrial property.
- Discussion over whether this was the property with the Todd's easement. That property is the Connors rezoning across the street, not this project.

**c. TA-2024-1451 Monnig: Small Animals**

Application by Jeffrey Monnig for a Text Amendment modifying UDO Sec. 5.1.1 Permitted with Review, 5.10.4 Backyard Pens & Coops and 2.5.3 Use Table regarding the keeping of small animals on residential lots.

Staff Presentation: April Williams for Allison Hardin

Discussion:

- Amendment will only affect LDR and MDR zoning.
- A chicken density per acre/per sq. foot chart will be provided, as well as research from other jurisdictions.
- Code currently allows 1 animal per 8,000sq. ft or 6 per acre
- New text would allow 30 per acre
- May need to compromise somewhere between those two numbers
- Selling eggs or breeding for sale would qualify as a home occupation, not permitted in LDR/MDR
- Health hazards for humans, and health/safety restrictions for animals would have to be considered

**d. RNC-2024-1553 Hurricane Lane**

Application by Scott Parkman to change the name of a private road off West Doc Garris Road at TM0101-00-044.01 from Baud Lane to Hurricane Lane, pursuant to UDO Sec 6.11.5.

Staff Presentation: Jennifer Bryan

Discussion:

- Change not triggered by code requirement, it is at the landowner’s request.

**e. TA-2024-1509 Kershaw: Illuminated Signs**

TA-2024-1505 Application by Town of Kershaw for a Text Amendment to Kershaw UDO Section 10.12 (4) Illuminated Signs.

Staff Presentation: April Williams, Planning Director

Discussion:

- The application is a matter of administrative approval. Town Council has already discussed and pre-approved.

**f. Kershaw Annexations**

Group of Kershaw Annexations to remediate approval process (15 total)

|                    |            |                                  |                                    |
|--------------------|------------|----------------------------------|------------------------------------|
| TM 0156A-0E-001.03 | (1.8 ac)   | Archer Daniels Midland Company   | East 1st St and N Hampton St       |
| TM 0156H-0L-025.0  | (0.13 ac)  | Archer Daniels Midland Company   | East 1st St and N Hampton St       |
| TM 0156H-0L-024.00 | (0.47 ac)  | Archer Daniels Midland Company   | The 100 block of East 1st St       |
| TM 0156H-0L-028.01 | (4.9 ac)   | Archer Daniels Midland Company   | Inters. of N. Hampton & Baptist Ln |
| TM 0155M-0A-001.00 | (1.0 ac.)  | Henry T. & Brend W. McManus      | 512 Kershaw Country Club Rd        |
| TM 0155M-0A-015.00 | (2.0 ac.)  | Jayson and Tiffany Craddock      | 534 Kershaw Country Club Rd        |
| TM 0155M-0A-016.00 | (1.29 ac.) | Lara & Sorcia M. Campos          | 550 Kershaw Country Club Rd        |
| TM 0155M-0A-018.00 | (5.99 ac.) | Sheryl R. Faulkenberry           | 582 Kershaw Country Club Rd.       |
| TM 0155-00-067.02  | (1.86 ac.) | Ronald W. & Vicki L. Damrell     | 6724 Wylie Circle Drive            |
| TM 0155M-0A-002.00 | (0.43 ac)  | Janet P. & Danny Joe Bowers      | 6719 Wylie Circle Drive            |
| TM 0156G-0A-015.00 | (0.42 ac.) | Daniel M. & Deborah D. Griffin   | 499 Blackwell Dr                   |
| TM 0156G-0A-014.00 | (0.42 ac.) | Dana Griffin Dupre & David Dupre | 489 Blackwell Dr                   |
| TM 0156G-0A-009.00 | (0.79 ac.) | Joshua & Maegan H. Twitty        | 441 Blackwell Dr                   |
| TM 0156O-0O-001.00 | (0.35 ac.) | Roland Stuart Hamilton           | 101 West Street                    |
| TM 0156O-0N-001.00 | (1.45 ac.) | Barbara J. Phillips              | 207 West Street                    |

Discussion:

- The application is a matter of administrative approval. Town Council has already discussed and pre-approved. Applications must each have a public hearing.

**3. Other:**

- a. Distribute UDO Chapters 7 and 9

Chapters will be discussed after Commissioners have had a chance to review.

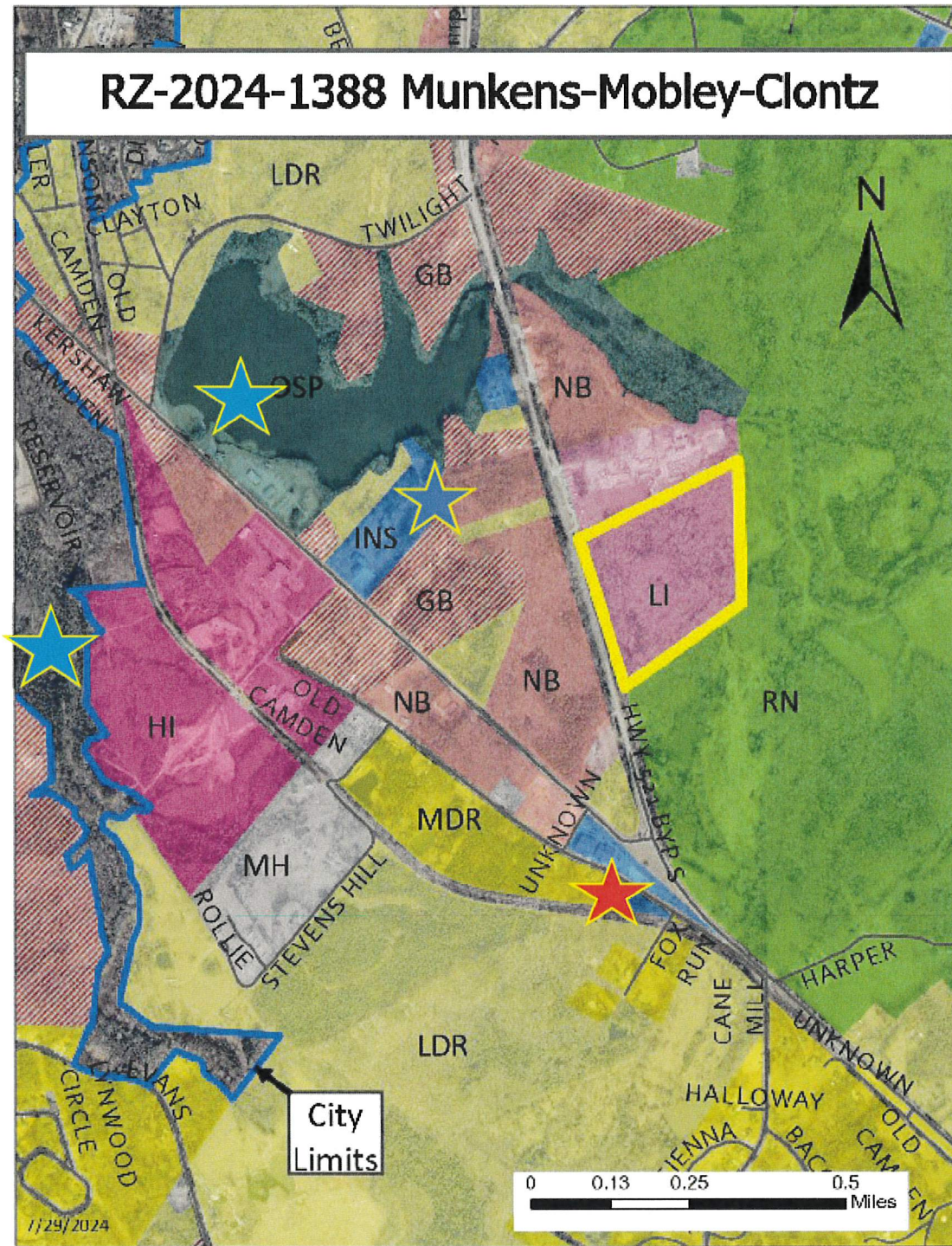
- b. Continuing Education: Commissioners requested update on options for Continuing Education hours.

**4. Adjourn**


Meeting was adjourned at **5:30 PM**



# RZ-2024-1388 Munkens-Mobley-Clontz



Lancaster  
County  
South Carolina

 Subject Property



**Proposal:**  
Rezoning LI to LDR

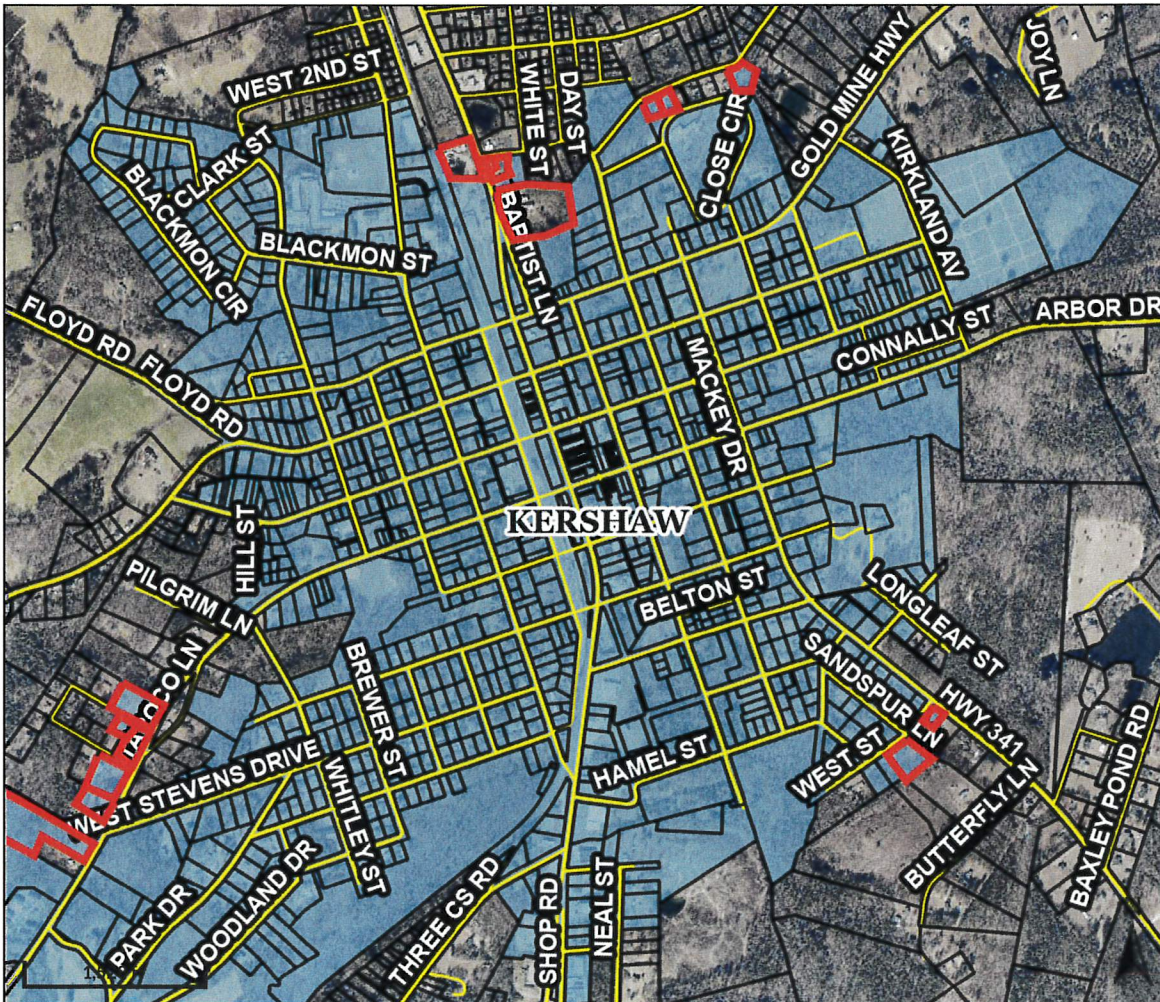
J & S Inc.

Carolina Christian Academy

Lancaster Reservoir



# Experiencing Lancaster County, SC through GIS Technology



Overview



Legend

- Parcels
- Roads
- Municipalities
- Heath Springs
- Kershaw
- Lancaster
- Van Wyck

|            |                           |                  |                      |              |          |                        |      |  |
|------------|---------------------------|------------------|----------------------|--------------|----------|------------------------|------|--|
| Parcel ID  | 0155-00-067.02            | Owner            | DAMRELL RONALD       | Last 2 Sales |          |                        |      |  |
| Class Code | Non Qualified Residential |                  | W                    | Date         | Price    | Reason                 | Qual |  |
| Taxing     | Kershaw                   |                  | DAMRELL VICKI L      | 4/3/2023     | \$269900 | TRUE SALE              | Q    |  |
| District   | KERSHAW                   |                  | 6724 WYLIE CIRCLE DR | 12/29/2010   | \$5      | INTER-COMPANY TRANSFER | Q    |  |
| Land Size  | 1.86 ACRES                | Physical Address | KERSHAW, SC 29067    |              |          |                        |      |  |
|            |                           | Assessed Value   | 6724 WYLIE CIRCLE DR |              |          |                        |      |  |

(Note: Not to be used on legal documents)

Date created: 7/31/2024

Last Data Uploaded: 7/31/2024 2:56:46 AM

Developed by  Schneider  
GEOSPATIAL

# Agenda Item Summary

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Ordinance # / Resolution #: RZ-2024-1388 Mobley, Munkens & Clontz/Hwy 9 Bypass

Contact Person / Sponsor: A. Williams

Department: Planning

Date Requested to be on Agenda: 8/20/2024

**Issue for Consideration:**

**Points to Consider:**

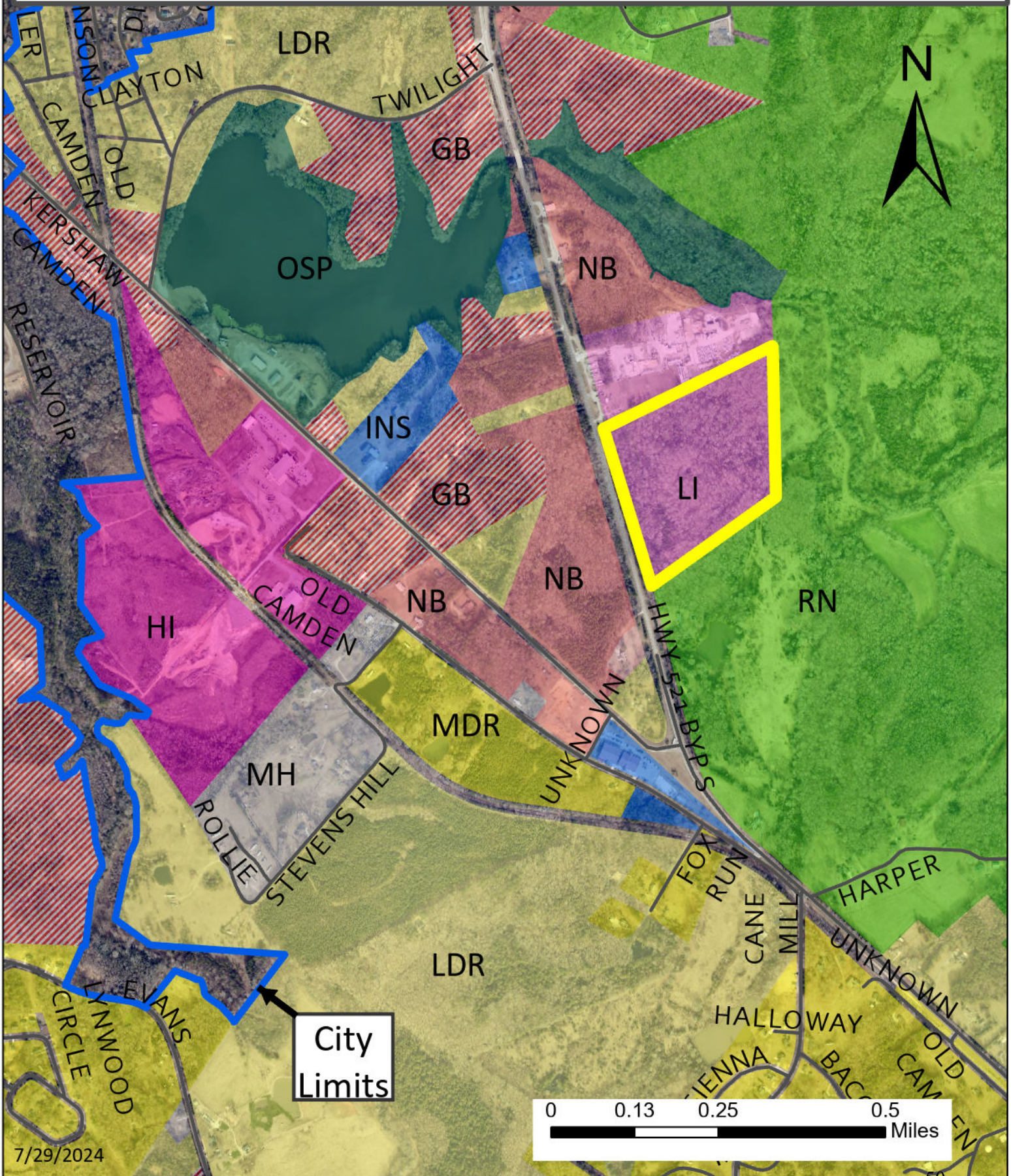
**Recommendation:**

**ATTACHMENTS:**

| Description            | Upload Date | Type    |
|------------------------|-------------|---------|
| Location Map           | 7/31/2024   | Exhibit |
| Staff Report           | 8/12/2024   | Exhibit |
| Application            | 7/11/2024   | Exhibit |
| Deed 1567/224          | 7/31/2024   | Exhibit |
| Recorded Plat 2000/416 | 7/31/2024   | Exhibit |
| Dickson Email Comment  | 8/8/2024    | Exhibit |



# RZ-2024-1388 Munkens-Mobley-Clontz



7/29/2024



**PROPOSAL:** Request to rezone two parcels totaling 36.14 acres

**PROPERTY LOCATION:** northeast side of Highway 9 Bypass near the intersection of Kershaw-Camden Highway (TM#s 0081-00-046.00 & 0081-00-047.00)

**CURRENT ZONING DISTRICT:** Light Industrial (LI)

**PROPOSED ZONING DISTRICT:** Low Density Residential (LDR)

**APPLICANT:** Robert Mobley for owners Robert Mobley, Phyllis & Kenneth Munkens, and Nancy Clontz.

**COUNCIL DISTRICT:** District 2, Charlene McGriff

**STATUTORY NOTICES:** Sign posted 8/05/2024  
Hearing notice published 08/03/2024 in The Lancaster News  
Mailed notices 08/02/2024  
Posted agenda in lobby 08/13/2024

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**OVERVIEW:**

***Proposal***

The applicant has requested to rezone two parcels totaling 36.14 acres. The intent is to allow the property to be marketed for residential development. The owners do not intend to develop the property themselves; no sketch plan has been submitted.

***Site Information***

The subject parcel is currently zoned Light Industrial and is located just to the northwest of the intersection of Highway 9 bypass and Kershaw-Camden Highway, near the location of Carolina Christian Academy. The owners have been trying to sell the property for over five years and have determined that the property might be more marketable if zoned for residential use. There is a small amount of floodplain in the rear (northeast corner) of the 30-acre parcel which does not impede access to the parcels.

A buffer zone will be required between the adjacent Light Industrial property and any residential development.

***Summary of Adjacent Zoning and Uses***

The subject parcel is surrounded by residential, commercial and institutional properties which are outlined in the table below. The surrounding area has mixed zoning; Low Density Residential Zoning Districts are located less than a mile away in all directions.

| Adjacent Property | Jurisdiction     | Zoning District | Use  |
|-------------------|------------------|-----------------|--|
| North             | Lancaster County | LI, NB, RN,     | Light Industrial, Vacant, Residential & Agricultural |
| South             | Lancaster County | RN              | Residential/Agricultural                             |
| East              | Lancaster County | RN              | Residential/Agricultural                             |
| West              | Lancaster County | NB*             | Currently being heard for rezoning to MDR            |

**ANALYSIS & FINDINGS:**

***Zoning Districts***

As previously noted, the subject property is currently in the Light Industrial (LI) District. Pursuant to UDO Chapter 2.3, the Light Industrial District is “... *for activities that can be operated in a relatively clean and quiet manner, and which will not be obnoxious to adjacent residential or business districts. This includes warehousing and wholesaling activities with limited contact with the general public. It is designed to prohibit most heavy industry, which should be properly segregated, and to prohibit any other use which would substantially interfere with the development of industrial establishments in the district. Limited opportunities for retail sales and services are also provided.*”

***Requested LDR***

Pursuant to UDO Chapter 2.3, the proposed LDR District *is established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 1.5 dwelling units per acre. Intended to act as a transitional zoning district between rural living and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.*

***Compatibility with Surrounding Area***

As noted previously, the subject property is predominately surrounded by mixed zoning: residential RN, NB currently under review for rezoning to MDR, Light Industrial and Institutional zoning. The surrounding uses are primarily residential and agricultural in nature.

**RELATIONSHIP TO PUBLIC PLANS**

The Future Land Use Category of the subject properties is a “growth”. According to the newly adopted 2024 Comprehensive Plan, Growth Areas are areas intended to support suburban scale residential development along with supportive commercial development at major crossroads and along arterial streets and thoroughfares.

The requested LDR District is in line with the Future Land Use Category and the Comprehensive Plan.

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## INFRASTRUCTURE CONSIDERATIONS

**Transportation:** Any proposed residential development to follow the rezoning will take access Highway 9 Bypass.

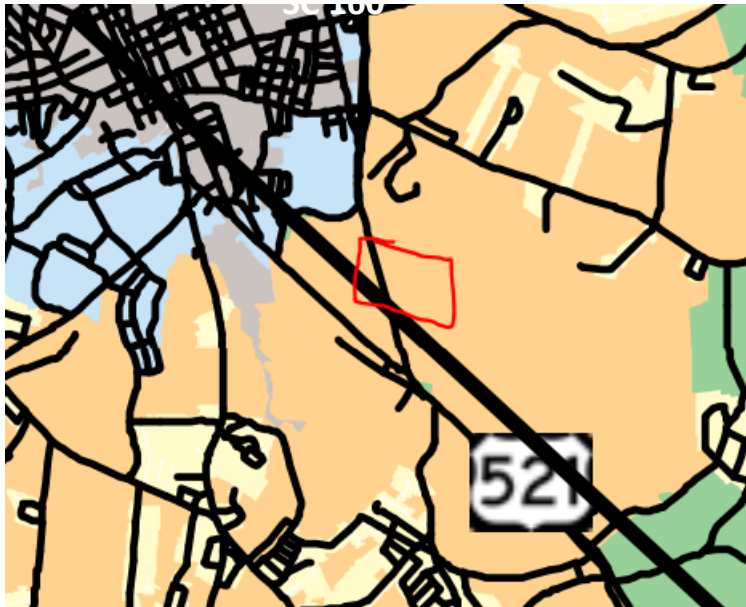
**Public Utilities:** .

**Public Schools:**

The school district has not provided any direct feedback regarding this rezoning currently. However, during the review process in our software program they “approved” the subdivision. The schools that would be affected by this rezoning include Clinton and Brooklyn Springs Elementary, AR Rucker and South Middle, and Lancaster High School. The current and predicted capacity numbers for these schools was given to each Planning Commission member at the last Planning Commission meeting.

---

## PHOTOS OF PROJECT AREA:



Snippet of subject parcel taken from the current comprehensive plan.



Photo of sign posting facing North on Hwy. 9 bypass





Photo of sign posting facing South on Hwy. 9 bypass

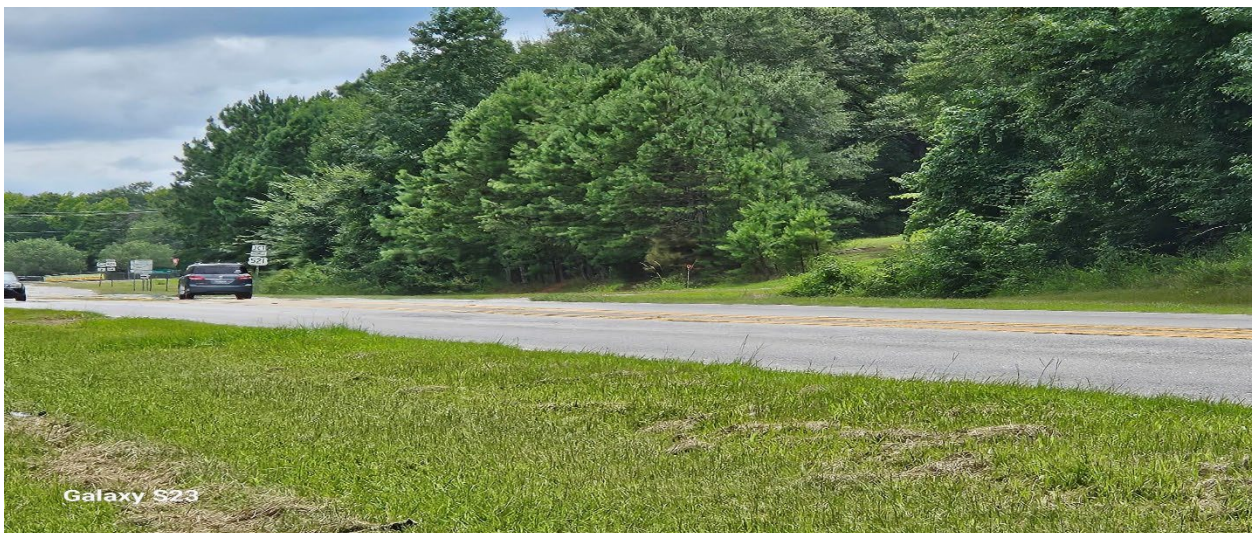


Photo of from property facing toward intersection of Kershaw-Camden Hwy.



**Citizen Comments:**

To date, we have received one email communication from a citizen opposing the proposed rezoning. This will be included with the staff report.

---

**STAFF RECOMMENDATION:**

Staff recommends **approval** of the request to rezone 36.14 acres (TM#s 0081-00-046.00 & 0081-00-047.00) from Light Industrial (LI) District to Low Density Residential (LDR) District, pursuant to the following findings of fact:

1. That the subject project consists of the following parcels: TM#s 0081-00-046.00 & 0081-00-047.00;
2. That the subject property is currently zoned LI District and proposed to be rezoned LDR District;
3. That access is available on Highway 9 Bypass;
4. That the proposed rezoning is consistent with the Comprehensive Plan

**ATTACHMENTS:**

1. Location Map/ Zoning Map
2. Rezoning Application
3. Recorded Deed
4. Recorded Plat

**STAFF CONTACT:**

April Williams, Planning Director  
[amwilliams@lancastercountysc.gov](mailto:amwilliams@lancastercountysc.gov) | 803-285-6005



**Planning Department**

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721  
Phone: 803.285.6005, [planning@lanastercountysc.net](mailto:planning@lanastercountysc.net)  
[www.mylanastercsc.org](http://www.mylanastercsc.org)

**ZONING MAP AMENDMENT APPLICATION**

**SUBMITTAL REQUIREMENTS**

- Completed Application
- Signatures of Applicant and Property Owner
- Deed and survey plat or boundary survey
- Fees associated with review

**GENERAL INFORMATION**

Property Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Tax Parcel ID \_\_\_\_\_

Current Zoning \_\_\_\_\_ Current Use \_\_\_\_\_

Proposed Zoning \_\_\_\_\_ Total Acres \_\_\_\_\_

Project Description \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Surrounding Property Description \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CONTACT INFORMATION**

Applicant Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

Fax \_\_\_\_\_ Email \_\_\_\_\_

Property Owner Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

Fax \_\_\_\_\_ Email \_\_\_\_\_

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

Robert H. Mabley, Jr.  
Applicant

06/26/2024  
Date

- see attached -  
Property Owner(s)

\_\_\_\_\_  
Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

**LANCASTER COUNTY OFFICE USE ONLY**

Application Number \_\_\_\_\_ Date Received \_\_\_\_\_ Receipt Number \_\_\_\_\_

Amount Paid \_\_\_\_\_ Check Number \_\_\_\_\_ Cash Amount \_\_\_\_\_

Received By \_\_\_\_\_ Planning Commission Meeting Date \_\_\_\_\_

**SCHEDULE/PROCESS 1. Submit Application**

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Rezoning Application Fee – single parcel \$435.00
- Rezoning Application Fee – multi parcel \$610.00

**2. Planning Commission**

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

**3. County Council**

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval.
- Subsequent to final County Council action on rezoning, notice of action will be provided to the applicant, owner, and adjacent property owners.
- If applicant would like to request a special presentation, please notify the County Clerk @ (803) 416-9307 before 5:00pm on the first Monday of the month to make arrangements.

Attachment for Rezoning Request

Signatures of

Property Owners for 0081-00-046.00 and 0081-00-047.00

0081-00-046.00

Phyllis L. Munkens

\_\_\_\_\_

Kenneth John Munkens

\_\_\_\_\_

Robert H. Mobley, Jr.

Robert H. Mobley, Jr.

06/25/2024

Nancy M. Clontz

Nancy M. Clontz

06/26/2024

0081-00-047.00

Phyllis L. Munkens

\_\_\_\_\_

Kenneth John Munkens

\_\_\_\_\_

Attachment for Rezoning Request

Signatures of

Property Owners for 0081-00-046.00 and 0081-00-047.00

**0081-00-046.00**

|                       |                              |                   |
|-----------------------|------------------------------|-------------------|
| Phyllis L. Munkens    | <u>Phyllis L. Munkens</u>    | <u>6.27.24</u>    |
| Kenneth John Munkens  | <u>Kenneth John Munkens</u>  | <u>6/27/24</u>    |
| Robert H. Mobley, Jr. | <u>Robert H. Mobley, Jr.</u> | <u>06/25/2024</u> |
| Nancy M. Clontz       | <u>Nancy M. Clontz</u>       | <u>06/26/2024</u> |

**0081-00-047.00**

|                      |                             |                |
|----------------------|-----------------------------|----------------|
| Phyllis L. Munkens   | <u>Phyllis L. Munkens</u>   | <u>6.27.24</u> |
| Kenneth John Munkens | <u>Kenneth John Munkens</u> | <u>6/27/24</u> |



*August C. Murphy*

Auditor, Lancaster County, SC

INSTRUMENT NO. \_\_\_\_\_

DEED DRAWN ONLY, TITLE NOT EXAMINED

STATE OF SOUTH CAROLINA  
COUNTY OF LANCASTER

IN THE MATTER OF: LORRAINE TAYLOR HARPER

CASE NUMBER: 2021ES2900072

**DEED OF DISTRIBUTION**

WHEREAS, the decedent died on the 2nd day of January 2021 and

WHEREAS; the estate of the decedent is being administered in the Probate Court for Lancaster County, South Carolina, in File No. 2021ES2900072, and,

WHEREAS, the grantee herein is either a beneficiary or heir at law, as appropriate, of the decedent; and,

WHEREAS, the undersigned Personal Representative is the duly appointed and qualified fiduciary in this matter; and,

NOW, THEREFORE, in accordance with the laws of the State of South Carolina, the Personal Representative has granted bargained, sold and released, and by these Presents does grant, bargain, sell and release to:

**Phyllis Lorraine and Kenneth John Munkens  
1757 Kershaw Camden Highway  
Lancaster, SC 29720**

the following described property:

SEE ATTACHED EXHIBIT 'A' FOR PROPERTY DESCRIPTION

TOGETHER with all and singular, the Rights, Members, Hereditaments and Appurtenances to the said Premises/Property belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said Premises/Property unto the said Phyllis Lorraine and Kenneth John Munkens, their heirs and assigns forever.



**2022011211**  
DEED OF DISTRIBUTION  
RECORDING FEES \$15.00  
PRESENTED & RECORDED:  
07-08-2022 10:18:44 AM  
**BRITTANY GRANT**  
REGISTER OF DEEDS  
LANCASTER COUNTY, SC  
BY: PAM FAULKENBERRY  
**BK: DEED 1567**  
**PG: 221 - 224**

LANCASTER COUNTY ASSESSOR  
Tax Map:  
0087 00 038 00  
0081 00 045 00  
0081 00 047 00  
0081 00 046 00

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this Deed this 6th day of July 2022.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

*[Signature]*  
Carrie Johnson

Signature: *Phyllis Lorraine Munkens*  
Phyllis Lorraine Munkens  
Personal Representative

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF LANCASTER )

PROBATE

PERSONALLY appeared before me the undersigned witness who on oath states that (s)he saw the above named sign, seal and as his, her, its or their act and deed deliver the within written instrument for the uses and purposes therein mentioned, and that (s)he with the other witness above witnessed the execution thereof.

*[Signature]*

SWORN TO before me this  
6 day of July, 2022.

Carrie Johnson  
Notary Public of South Carolina  
My Commission Expires: October 31, 2022

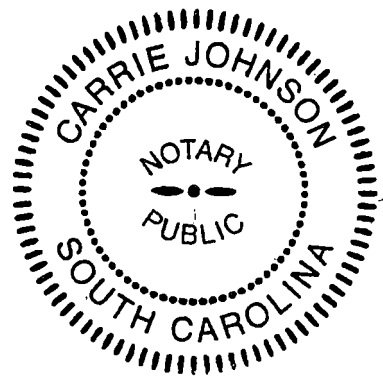


EXHIBIT "A"

**Parcel ID: 0087-00-038.00**

1757 Kershaw Camden Highway  
Lancaster, SC 29720  
3.2 Acres with ranch house  
DEED BOOK: 0132 PAGES: 0067-0070

All that piece, parcel or tract of land, lying, being and situate in Gills Creek Township, State and County aforesaid, containing ten (10) acres, as shown by plat made by F. E. Kerr, Jr., Registered Land Surveyor, on June 10, 1958, of lands of Edwin M. Harper now recorded in Plat book 9, page 230 in the Office of the Register of Deeds for Lancaster County, South Carolina. Said tract of land lies on the north side of Federal Highway #521 just south of the City of Lancaster, South Carolina, LESS AND EXCEPT FROM all property previously conveyed including that triangular shaped parcel conveyed to Joseph K. Connors, Jr. and Gaynelle H. Connors by deed dated March 28, 1968 and recorded in Deed Book Y-5, page 494, and three and fourteen hundredths (3.14) triangular shaped parcel conveyed to Robin M. Dickson by deed dated June 12, 2012 and recorded in Plat Book 2012, page 251.

**Parcel ID: 0081-00-045.00**

Northeast side of Highway 521 Bypass  
Lancaster, SC 29720  
143.296 Acres no structures  
DEED BOOK: 1257 PAGES: 119-126

All that certain piece, parcel or tract of land, lying, being and situate in Lancaster County, South Carolina, lying to the south of the City of Lancaster, on the northeast side of US Highway 521 By-Pass, containing 143.296 acres as calculated by the Lancaster County Tax Assessor's Office, and being that portion of a tract on both sides of the By-Pass once containing 186 acres, more or less, the remainder of that property described in Deeds recorded in the Register of Deeds Office for Lancaster County, South Carolina in Deed Book H-3 Page 148 and Deed Book A-3 Page 212, which has not heretofore been conveyed, sold or transferred. Reference to said Deeds is craved for a more minute description.

**Parcel ID: 0081-00-047.00**

East side Highway 521 Bypass  
Lancaster, SC 29720  
5.36 Acres no structures  
DEED BOOK: 0132 PAGES: 0067-0070

All that piece, parcel or lot of land, lying, being and situate in Lancaster County, South Carolina, on the east side of South Carolina Highway 521 By-Pass, containing five and thirty-six hundredths (5.36) acres, more or less, and being shown, described, and designated as Tract "A" on plat of survey made by Wm. Charles Hendley Jr. Land Surveying, dated June 20, 1997 entitled "BOUNDARY SURVEY" and recorded in the Office of the Clerk of Court for Lancaster County, South Carolina as Plat Number 2000-416. Reference to said plat is craved for a more minute description.



**Parcel ID: 0081-00-046.00**

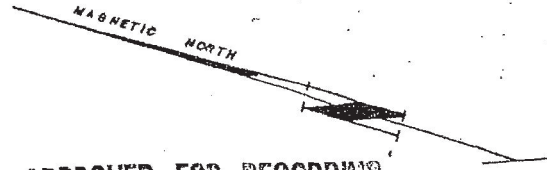
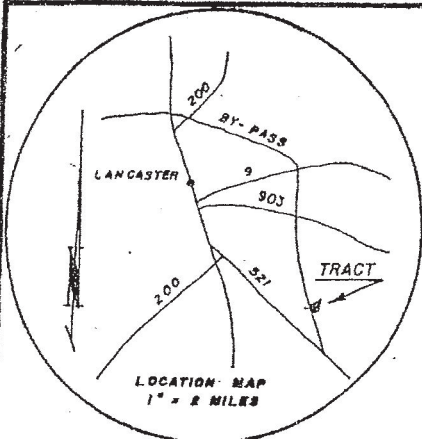
Northeast side of Highway 521 Bypass

Lancaster, SC 29720

30.78 Acres no structures

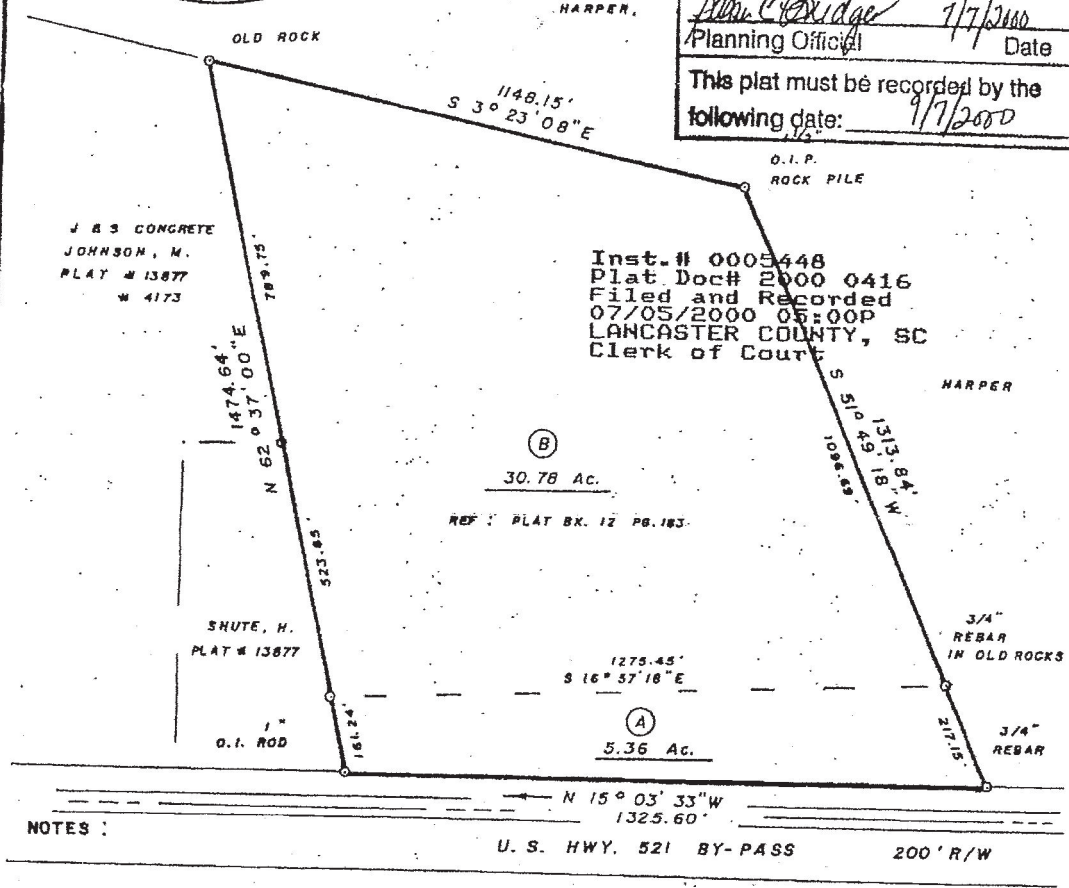
DEED BOOK: 0132 PAGES: 0067-0070

An undivided one-half interest in and to the following described property: "All that piece, parcel or tract of land, lying, being and situate about 2 miles south from the Town of Lancaster, in Gills Creek Township, Lancaster County and near state Highway #26, containing 30 and one-fourth (30 ¼) acres, more or less and more fully described in a plat made by T. M. Belk, surveyor, Feb. 21, 1907 and being bounded at present North by T. Y. Williams, Estate lands of R. J. Harper, South by lands of R. J. Harper and West by lands of the grantor herein, which formerly belonged to Alice Morgan and Harriet Fraiser."



APPROVED FOR RECORDING  
*Brad Hagano* 8-19-97  
 Lancaster County, South Carolina

APPROVED FOR RECORDING  
*Ann C. Bridge* 7/7/2000  
 Planning Official Date  
 This plat must be recorded by the following date: 7/7/2000



NOTES :

U. S. HWY. 521 BY-PASS 200' R/W

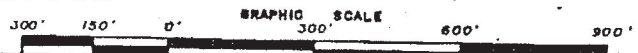
Prepared according to Section 13.7.3 Survey Standards for a Class A Suburban Land Survey.

I HEREBY CERTIFY THAT THE RATIO OF PRECISION OF THE FIELD SURVEY IS 1\"/>

RLS S.C. 7678: *Charles Hendley*

RLS S.C. 7678  
 WILLIAM CHARLES HENDLEY, JR.  
*William Charles Hendley, Jr.*  
 6/20/97

"A portion of Tax Map 81, Parcels 45 & 46"



BOUNDARY SURVEY  
FOR  
**EDWIN M. HARPER**

LANCASTER COUNTY SOUTH CAROLINA

TELEPHONE (803) 285-8230

**WM. CHARLES HENDLEY JR. LAND SURVEYING**

1208 WESTMORELAND DRIVE LANCASTER SOUTH CAROLINA

|                    |                    |                           |                      |
|--------------------|--------------------|---------------------------|----------------------|
| DRAWN BY<br>WCH    | SCALE<br>1" = 300' | COMPUTED BY<br>WCH        | REVISED              |
| FIELD BOOK<br>FILE | TAX MAP<br>81      | APPROVED BY<br><i>WCH</i> | DATE<br>6/20/97      |
|                    |                    |                           | MAP NUMBER<br>97-896 |

**NOTICE:** All email correspondence to and from this address may be subject to public disclosure under the SC Freedom of Information Act.

**From:** blue dog <[rydickson@gmail.com](mailto:rydickson@gmail.com)>

**Sent:** Tuesday, August 6, 2024 1:15 PM

**To:** Sherrie Simpson <[ssimpson@lancastercountysc.gov](mailto:ssimpson@lancastercountysc.gov)>

**Subject:** Re: Opposition to Connor RZ-2024-0623 Connors and Munkens/Mobley/Klontz rezoning

**THIS IS AN EXTERNAL E-MAIL** — Use caution when clicking on links as they could open malicious websites.  
—IT Helpdesk, [lancaster.sc.supportsystem.com](http://lancaster.sc.supportsystem.com)

August 6, 2024

Dear Ms. Simpson,

I am writing you again with hope you can help stop the future housing development on 521 bypass South. I am the daughter to the Munkens. I am a cousin to the Connors and the Mobleys. My grandmother was Lorraine Harper. My grandmother had to give road frontage property to the Connors in order to stop them from wanting to break up the 300 year old farm. The Connors consistently nagged and guilted her, wanting her to sell land or buy them out. My grandfather obliged them much too often selling pieces here and there to help them out. When Richard and Donna Connors use to live here, they wanted nothing to do with any business or even worse neighborhood coming in their back yard. However, once they decided to move, they no longer cared how their neighbors would be impacted.

My parents, Ken and Phyllis Munkens, inherited the property shared with the Mobleys/Klontzs. They have told me they hope the Connors land does not get rezoned. My father, Ken even wrote a petition for me to get signed by the neighbors. My mother, Phyllis, has no backbone and is afraid of upsetting Bob Mobley and his sister. My parents believe if the Connor land rezoning gets struck down so will theirs. They don't want to be the ones to tell Bob no, even though they have controlling interest of the land.

Their land backs right up to the farm. The right to farm laws were put in place to protect farms and farmers. It is a sin that my own family takes this land for granted and does not protect it. The feelings of the locals who have lived here for years and some their whole life is not even considered. Increasing the population on this road will cause the road to have to be widened and stop lights put in and an increase in taxes based on new housing inventory. The whole reason we all live out here is to get away from the city and have peace and quiet. Bringing this many people and houses goes against every thing in my body. My daughter is almost 2 and loves to



play with the goats and chickens. If a new neighborhood or 2 come in, I don't know if I can safely let her play outside. I will always be worried about trespassers coming onto our property. It is not just my husband and I who dislike the thought of a new subdivision coming, it is also all of my neighbors in this community.

Lastly, I am greatly afraid of the glyphosphate contamination coming into our farm. The pollution from sewage and waste will be running into our streams and water systems, hurting our cattle and other animal life. These are the things that will hurt the way of life out here.

Thank you,  
Robin Dickson

On Sun, Aug 4, 2024, 6:09 PM blue dog <[rydickson@gmail.com](mailto:rydickson@gmail.com)> wrote:

August 3, 2024

To whom it may concern,

I live at 2179 highway 521 bypass South Lancaster, 29720. Myself and my husband are 1000% against the rezoing of the Connors land to medium density residential. My family, the Harpers, were granted this farm land by King George III of England in 1767 when it was known as Craven County. The land was once all connected before the bypass came through, cutting it up. This land holds much history.

We still are farming this land. This beautiful property contains creeks, springs, and spring fed ponds which are home to all the natural wildlife around. We have livestock who will all be impacted by the pollution and runoff from a housing development. Many years ago, my grandparents, Bud and Lorraine Harper graciously allowed the county to put in a drain system on the farm due to flooding in the surrounding area. It was promised to them that it would only be used for natural rain runoff. However, it is very concerning that it will be turned into a sewage system. It runs all through my family's farm and Ronnie Harpers farm. Our cattle and other natural species including the blue and white herons drink and feed from this pond. The surrounding community will all be impacted by the increased noise, traffic, lights.

Hunting season is also a big deal down here. I fear the new neighboring folk to not like the sound of deer season.

There is also the chance for increased crime when adding this many housing units. This area has always been safe and I am saddened by the thought of that changing. With the economy being in such bad shape, building new housing units

to provide people who may not understand the nature of things to come would be a great injustice to not just them but everyone around them.

Thank you for letting me voice my concerns and opinions.

Best,  
Robin and Scott Dickson  
704)975.3223

# Agenda Item Summary

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Ordinance # / Resolution #: TA-2024-1451 Small Animals

Contact Person / Sponsor: A. Williams

Department: Planning

Date Requested to be on Agenda: 8/20/2024

**Issue for Consideration:**

**Points to Consider:**

**Recommendation:**

**ATTACHMENTS:**

| Description  | Upload Date | Type    |
|--------------|-------------|---------|
| Staff Report | 8/14/2024   | Exhibit |
| Application  | 7/11/2024   | Exhibit |



**PROPOSAL:** Amend Unified Development Ordinance (UDO) Sec 5.1, 5.10.4 and 2.5.3, Limits on small animals in MDR District

**APPLICABLE CHAPTER(S):** Section 5.1, 5.10.4 and 2.5.3

**APPLICANT:** Jeffrey Monnig, 8711 E. Meadow Ridge Rd, Indian Land

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**BACKGROUND:**

Jeffrey and Emilia Monnig are the owners of a piece of property at 8711 E. Meadow Ridge Rd. The site is shown in the Assessor's records as being 1.07 acres (46,609 sq ft) and is zoned Low Density Residential (LDR).

The LDR District The property is described in Chapter 2 of the UDO as *"established to maintain previously developed or approved single-family residential subdivisions and their related recreational, religious, and educational facilities at a density of 1.5 dwelling units per acre. Intended to act as a transitional zoning district between rural living and urban development, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district."*

On April 26, 2024, Code Enforcement officers cited Jeffrey Monnig for an excess number of small animals on his property. The time to appeal the citation passed without Mr. Monnig applying for an appeal or variance. Before complying with the violation order, Mr. Monnig is exercising his right to request a text amendment to the UDO that would accommodate his interest in keeping a number of small animals on his property.

**REQUEST:** Mr. Monnig requests to amend the UDO in the following areas:

- Chapter 2, District Standards / Use Table: to make all backyard pens and coops permitted uses (rather than permitted with review)
  - Chapter 5, Conditional Uses / General: to add a category of "permitted" to the list of types of uses with conditions.
  - Chapter 5, Conditional Uses / Backyard Pens and Coops: to amend the way the UDO calculates how many "domestic small animals" may be housed in backyard pens and coops.
-

**RELEVANT CODE CITATIONS**

**Chapter 2, Sec 2.5.3 Use Table**

| I. AGRICULTURE                          | AR | RR | RN | RUB | MH | LDR | MDR | PB | NB | GB | RB | INS | OSP | LI | HI | M | UR | HDR | RMX | MX | IMX | REF |        |
|---|----|----|----|-----|----|-----|-----|----|----|----|----|-----|-----|----|----|---|----|-----|-----|----|-----|-----|--------|
| Animal Production/General Farms         | PR | PR | PR | PR  | -  | PR  | -   | -  | -  | -  | -  | -   | -   | -  | -  | - | -  | -   | -   | -  | -   | -   | 5.10.1 |
| Animal Production Facilities, Non-Swine | PR | -  | -  | -   | -  | -   | -   | -  | -  | -  | -  | -   | -   | -  | -  | - | -  | -   | -   | -  | -   | -   | 5.10.2 |
| Animal Production Facilities, Swine     | SE | -  | -  | -   | -  | -   | -   | -  | -  | -  | -  | -   | -   | -  | -  | - | -  | -   | -   | -  | -   | -   | 5.10.3 |
| Backyard Pens/Coops                     | P  | P  | P  | P   | -  | P   | PR  | PR | -  | -  | -  | PR  | -   | -  | -  | - | -  | -   | -   | -  | -   | PR  | 5.10.4 |

**Chapter 5, Section 1 – Applicability**

**5 USE REGULATIONS**

**5.1 APPLICABILITY**

There are certain uses that exist which may be constructed, continued, and/or expanded provided they mitigate impacts of their design and operation. Such conditions ensure compatibility so that different uses may be located in proximity to one another without adverse effects to either. When uses are listed in the Use Matrices in Chapter 2 as uses Permitted with Review (PR), uses requiring Conditional Use (CU) permit, or uses requiring a Special Exception (SE), they shall comply with the additional criteria set forth in this chapter for that use in addition to other applicable criteria contained in this ordinance.

**5.1.1 PERMITTED WITH REVIEW (PR)**

- A. Permitted uses with special requirements are uses permitted by right, provided that the specific standards set forth in this article are met.
- B. The specified standards are intended to insure that these uses fit the vision of the zoning districts in which they are permitted, and that these uses are compatible with other development permitted within the districts.
- C. Approval procedures for uses Permitted with Review are found in Chapter 9, Administration.

**Chapter 5, Section 10 – Agriculture Uses**

**5.10 AGRICULTURE USES**

**5.10.1 ANIMAL PRODUCTION, GENERAL FARMS [AR, RR, RN, RUB, LDR]**

- A. Minimum setback requirements for keeping any horse, mule, pony, cow, sheep, goat, swine, or other livestock, including poultry, by a fence shall be 100 feet from any septic tank or private water supply intended for human consumption. (Ord. No. 2018-1514, 6.11.18)

**B.** Waste lagoons shall not be permitted within a flood hazard area.

**C.** Best management practices shall be applied in using and maintaining structures for livestock including stables, so as to eliminate or minimize nuisances and adverse impacts to the maximum extent possible.

**5.10.2 ANIMAL PRODUCTION FACILITIES, NON-SWINE [AR]**

Such uses shall comply with South Carolina Code of Laws, Title 46, Chapter 45, Section 46-45-60 (Local Ordinances to Contrary Null and Void) minimum separation distances required between this use, including all buildings and structures, shall be based upon South Carolina Department of Health and Environmental Control R.61-43 (Standards for the Permitting of Agricultural Animal Facilities).

All SCDHEC requirements relative to non-swine agricultural facilities are contained in part 200 of R.61-43. All requirements of R.61-43, part 200 must be met in order to obtain an agricultural permit or authorization to operate non-swine agricultural facilities from SCDHEC.

**5.10.3 ANIMAL PRODUCTION FACILITIES, SWINE [AR]**

Such uses shall meet the following requirements:

**A.** The minimum separation distance between swine operations shall be five miles including swine facilities located in adjacent counties to Lancaster County.

**B.** Except for the owner's residence and/or facilities used as part of the operation, including housing for farm labor, the minimum separation requirement between swine facilities and the following uses shall be as follows:

| Uses   | Separation Requirements |
|--|-------------------------|
| Residential Use                                    | One half mile           |
| Religious Institutions                             | One mile                |
| Public or Private Schools and Education Facilities | Two miles               |
| Public Parks and Recreational Facilities           | One mile                |
| Commercial and Industrial Uses                     | One mile                |
| Incorporated Municipal Limits within County        | Two miles               |
| County Industrial Parks                            | Two miles               |
| Public Waters Sources and Surface Water Intakes    | One mile                |

**C.** All animal waste lagoons involved in swine operations shall be sited a minimum of 1,500 feet (measured in a straight line) from the property line on which the lagoon is located.

**D.** All animal waste lagoons involved in swine operations shall be sited a minimum of 1,500 feet (measured in a straight line) from any water supply (public or private), stream, or watercourses.

**E.** All animal waste lagoons involved in swine operations shall be sited a minimum of 1,500 feet (measured in a straight line) from the centerline of any public road.



F. At a minimum, the applicant shall submit, at the time an application is submitted, the following to the planning staff or review:

1. Proof of liability insurance in amount of \$1,000,000.00 per occurrence during the life of operation by current owner/operator for cleanup efforts due to an accident or natural disaster causing seepage or overflow of animal waste from operation.

#### 5.10.4 BACKYARD PENS/COOPS [MDR, PB, INS, IMX]

5.10.4.1 **Applicability:** These regulations do not pertain to the keeping of dogs or cats as pets.

##### 5.10.4.2 Standards for Animals

5.10.4.2.1 **Permitted Animals:** The following small animals may be kept in the permitted districts subject to the provisions in this section:

Poultry, rabbits, or other similar small creatures.

5.10.4.2.2 **Prohibited Animals:** Exotic animals such as tigers, lions, bears, leopards, and other similar animals are not allowed in these districts or any other zoning district in Lancaster County.

5.10.4.2.3 **Location:** Permitted animals shall only be kept in the rear yard of residential lots.

5.10.4.2.4 **Enclosure:** All animals shall be kept in a fenced area, or other enclosure, sufficient to prevent their encroachment on neighboring properties.

##### 5.10.4.2.5 Number of Animals Allowed:

| Lot size                                | Number of animals allowed   |
|---|---|
| Residential lots (1 acre-2 acres)       | Maximum of 5 small animals  |
| Residential lots (2 acre-3 acres)       | Maximum of 10 small animals   |
| Residential lots (greater than 3 acres) | Additional animals shall be permitted at the rate of 10 small animals per additional acre over 3 acres* |

**APPLICANT’S PROPOSED CHANGES – USE TABLE**

“2.5.3 Use Table

Section I Agriculture

Backyard Pens and coops change everything that is labeled PR to P”

Result:

| I. AGRICULTURE                          | AR | RR | RN | RUB | MH | LDR | MDR     | PB      | NB | GB | RB | INS     | OSP | LI | HI | M | UR | HDR | RMX | M |   |
|---|----|----|----|-----|----|-----|---------|---------|----|----|----|---------|-----|----|----|---|----|-----|-----|---|---|
| Animal Production/General Farms         | PR | PR | PR | PR  | -  | PR  | -       | -       | -  | -  | -  | -       | -   | -  | -  | - | -  | -   | -   | - | - |
| Animal Production Facilities, Non-Swine | PR | -  | -  | -   | -  | -   | -       | -       | -  | -  | -  | -       | -   | -  | -  | - | -  | -   | -   | - | - |
| Animal Production Facilities, Swine     | SE | -  | -  | -   | -  | -   | -       | -       | -  | -  | -  | -       | -   | -  | -  | - | -  | -   | -   | - | - |
| Backyard Pens/Coops                     | P  | P  | P  | P   | -  | P   | PR<br>P | PR<br>P | -  | -  | -  | PR<br>P | -   | -  | -  | - | -  | -   | -   | - | - |

**APPLICANT’S PROPOSED CHANGES – USE REGULATIONS (1)**

“5.1.1 Permitted (P)

A. Allowed activities, which may or may not be described in specific terms within the UDO

B. Prior approval is not necessary

Slide current sections 5.1.1, 5.1.2, 5.1.3 and 5.1.4 down creating a new section 5.1.2, 5.1.3, 5.1.4 and 5.1.5”

Result:

**5 USE REGULATIONS**

**5.1 APPLICABILITY**

There are certain uses that exist which may be constructed, continued, and/or expanded provided they mitigate impacts of their design and operation. Such conditions ensure compatibility so that different uses may be located in proximity to one another without adverse effects to either. When uses are listed in the Use Matrices in Chapter 2 as uses Permitted with Review (PR), uses requiring Conditional Use (CU) permit, or uses requiring a Special Exception (SE), they shall comply with the additional criteria set forth in this chapter for that use in addition to other applicable criteria contained in this ordinance.

**5.1.1 PERMITTED (P)**

**A. Allowed activities, which may or may not be described in specific terms within the UDO**

**B. Prior approval is not necessary**

**5.1.2 PERMITTED WITH REVIEW (PR)**

- A.** Permitted uses with special requirements are uses permitted by right, provided that the specific standards set forth in this article are met. ... etc.

## APPLICANT'S PROPOSED CHANGES – USE REGULATIONS (2)

### “5.10.4 Backyard Pens and Coops

Keeping and housing domestic small animals as an accessory activity on residentially-zoned and occupied property on properties shall be permitted in accordance with the following terms and conditions.

5.10.4.1 Small animals allowed pursuant to this section shall be kept and raised primarily for the benefit and enjoyment of the occupants of the property. However, nothing in this section shall be construed to prohibit the sharing of eggs, or any byproduct with friends or neighbors.

5.10.4.2 The minimum lot size is 8,000 sq/ft for one small animal and for each additional 1,500 sq/ft 1 additional small animal shall be permitted.

5.10.4.3 No roosters shall be kept on lots smaller than one acre.

5.10.4.4 Pens, coops, or cages shall not be located in any front or side yard area.

5.10.4.5 All coop/structures/cages must be situated at least five (5) feet from adjoining property lines and twenty five (25) feet from any dwelling located on a property not owned by the applicant. Pens, coops, or cages shall not be located in a storm drainage area that would allow fecal matter to enter any storm drainage system or stream.

5.10.4.6 All small animals shall be provided with a predator-proof shelter that is thoroughly ventilated, provides adequate sun and shade and protection from the elements and is designed to be easily accessed and cleaned. Such structures shall be enclosed on all sides and shall have a roof and at least one access door. Coops/cages shall provide adequate space for free movement and a healthy environment.

5.10.4.7 All pens, coops, or cages shall be kept in a neat and sanitary condition at all times, and must be cleaned on a regular basis so as to prevent odors perceptible at the property boundaries. All feed and other supplies shall be kept in a secure container or location to prevent the attraction of rodents and other animals.

5.10.4.8 No person shall store, stockpile or permit any accumulation of litter and waste in any manner whatsoever that, due to odor, attraction of flies or other pests, or for any other reason diminishes the rights of adjacent property owners to enjoy reasonable use of their property.

5.10.4.9 Proposals for keeping more small animals than permitted must be submitted to \_\_\_\_\_ and will be reviewed on an individual basis. Proposals must include a sketch/picture of the proposed structures/cages, types of animals to be kept, sketch of the lot with location of where each animal is to be kept, a care plan for the animals that includes elimination of pests, odors, etc. at property boundaries.”

### Result:

#### **5.10.4 BACKYARD PENS/COOPS [~~MDR, PB, INS, IMX~~]**

~~5.10.4.1 Applicability: These regulations do not pertain to the keeping of dogs or cats as pets.~~



**5.10.4.2 Standards for Animals**

**5.10.4.2.1 Permitted Animals:** The following small animals may be kept in the permitted districts subject to the provisions in this section:

Poultry, rabbits, or other similar small creatures.

**5.10.4.2.2 Prohibited Animals:** Exotic animals such as tigers, lions, bears, leopards, and other similar animals are not allowed in these districts or any other zoning district in Lancaster County.

**5.10.4.2.3 Location:** Permitted animals shall only be kept in the rear yard of residential lots.

**5.10.4.2.4 Enclosure:** All animals shall be kept in a fenced area, or other enclosure, sufficient to prevent their encroachment on neighboring properties.

**5.10.4.2.5 Number of Animals Allowed:**

| <b>Lot size</b>                         | <b>Number of animals allowed</b>  |
|---|---|
| Residential lots (1 acre-2 acres)       | Maximum of 5 small animals  |
| Residential lots (2 acre-3 acres)       | Maximum of 10 small animals   |
| Residential lots (greater than 3 acres) | Additional animals shall be permitted at the rate of 10 small animals per additional acre over 3 acres* |

**DISCUSSION**

Backyard chicken keeping has been growing in popularity in the last decade, more so in the time after the pandemic, when families were working and attending school from home. Many of the guide books staff resourced for this report gave the pros and cons of keeping chickens in a residential/suburban environment:

**PROS**

- Availability of fresh eggs to feed the family
- Chickens can behave like pets, and can become like family
- Chickens provide some pest control benefits by eating bugs
- Children receive educational benefits from watching and participating in the care and feeding of chickens

## CONS

- They can be perceived as a nuisance to neighbors
- They attract predators (both from the ground and the air, like rats and hawks)
- They create excess solid waste that must be handled responsibly
- Roosters make noise

## WHY REGULATE CHICKENS/POULTRY/FOWL?

### ***Public Health***

SC Code of Laws Section 6-29-340 allows local jurisdictions, through Planning Commissions, to create plans and programs “that must be designed to promote public health, safety, morals, convenience, prosperity, or the general welfare as well as the efficiency and economy of its area of jurisdiction.”

### ***Nuisances***

While South Carolina’s law gives a lot of grace to commercial agricultural facilities, the law (§46-45-50) still reserves the right of a person to recover damages for any injuries or damages sustained by them because of the pollution of, or change in condition of, the waters of a stream or because of an overflow on their lands caused by an agricultural operation.

South Carolina laws don’t protect agricultural facilities from local nuisance laws whenever a nuisance results from the negligent, improper, or illegal operation of an agricultural facility or operation (§46-45-70).

### ***Water Quality***

Lancaster County is a partner with the Lancaster County Water and Sewer District (LCWSD) to help mitigate wastewater impacts to water bodies that feed into the Catawba River, which is on the SC list of impaired waters.

- Phosphorus and nitrogen are essential nutrients for aquatic life. In surface water, they control algal growth, typically measure by chlorophyll-a. Excessively high nutrient levels can lead to water quality problems such as algal blooms, low dissolved oxygen, and elevated pH.
- LCWSD and Lancaster County employ buffers along lakes/rivers/streams, enhanced open space requirements, enhanced stormwater measures, and water sampling to monitor and prevent excessive nutrients from reaching the Catawba River and tributaries.
- Agricultural uses are one of the contributing factors to water quality.

### ***Ensuring State Laws are Followed***

Unless prohibited locally, property owners can sell eggs from the place where they're gathered without any further state regulation. Eggs sold to other businesses or at locations other than where they're produced, must be washed, graded, sized and properly labeled. (For more information refer to the [Egg License Guide](#). The seller will need to [apply for an Egg License](#). Source: SC Department of Agriculture.)

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### **OTHER JURISDICTIONS**

Staff searched through multiple resources to identify regulations for backyard fowl and/or small animals. Staff's research returned the chart that is attached to this report. To summarize:

- Most of the jurisdictions allowed residential chickens in some form of single-family residential zone.
  - o Other residential zones, such as multifamily and mixed-use, were expressly not included in the list of zones in many jurisdictions.
- Most jurisdictions capped the number of chickens between 4-6 per site, regardless of size, and nearly all prohibited keeping roosters.
- Setbacks trended to at least 50 ft from the nearest residence (other than the property owner), with additional setbacks from property lines in some cases.
- The majority of jurisdictions prohibited the chickens from being located in side and front yards, limiting the coops to rear yards.
- The majority of jurisdictions had statements in their regulations that required the property owner to maintain the cleanliness of the chicken area, whether in coops or free range, and required proper waste management.
- A surprising number required a permit, either one-time or annually, with many also requiring notification and/or agreements from adjoining property owners.
- Most jurisdictions specifically called out the prohibition of slaughter on site, separating chicken keeping from chicken production.
- About half of the jurisdictions prohibited the sale of eggs from the property.
- Many jurisdictions had specifics on the size and square footage of coops, height restrictions, ability to repel predators, and minimum area for exercise; some had additional regulations on where food was kept (to prevent varmint attraction).

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### **STAFF RECOMMENDATION:**

Staff finds that many of the recommendations from the applicant are ideas that are shared with other SC jurisdictions, and that will enhance the clarity of the code for future owners. Staff does not recommend all of the proposals from the applicant, however, and explains the differences below.

## CHAPTER 2, USE TABLE

When a use is permitted by right without other regulations, that use is indicated in our chart with a “P”. When a use is permitted with conditions, but does not require a board review, those uses are indicated with a “PR” (“permitted with review”).

The fact that there are conditions on residential chicken proposed by the applicant removes the potential for any of the uses to be labeled as “Permitted” (P).

*Staff recommends that all “Backyard Pens/Coops” should be labeled as “PR” and referred to the appropriate section in Chapter 5.*

## CHAPTER 5, APPLICABILITY

The applicant requests to add a section regarding “Permitted” uses in the Conditional Use chapter. This is counterintuitive, as uses that are “P” should not have conditions in the chapter.

*Staff recommends to postpone this recommendation until the UDO rewrite is completed.*

## CHAPTER 5, BACKYARD PENS/COOPS

Staff recommends the applicant’s proposals with the following edits, with **additions** shown as underlined and in red text, and **deletions** as ~~strikethrough~~.

### “5.10.4 Backyard Pens and Coops [LDR, MDR, PB, INS, IMX]

Keeping and housing domestic small animals as an accessory activity on ~~residentially-zoned and occupied property on properties~~ property zoned LDR, MDR, PB, or INS shall be permitted in accordance with the following terms and conditions.

5.10.4.1 Small animals allowed pursuant to this section shall be kept and raised primarily for the benefit and enjoyment of the occupants of the property. However, nothing in this section shall be construed to prohibit the sharing of eggs, ~~or any byproduct~~ with friends or neighbors. Commercial sales of eggs are prohibited in non-agriculturally-zoned properties.

5.10.4.2 ~~The minimum lot size is 8,000 sq/ft for one small animal and for each additional 1,500 sq/ft 1 additional small animal shall be permitted.~~ A maximum of twelve (12) domestic small animals is allowed under this ordinance.

5.10.4.2.1 “Domestic small animals” in this section does not refer to cats or dogs.

5.10.4.2.2 “Domestic small animals” for the purpose of this section is defined as chickens, ducks, rabbits, and other small domesticated animals that may be kept in outdoor pens. This section specifically excludes fighting fowl or aggressive animals.



5.10.4.3 No roosters shall be kept on lots smaller than one acre allowed on residential lots. Any chicks determined to be roosters must be removed from the property within ten (10) days of gender determination.

5.10.4.4 Pens, coops, or cages shall not be located in any front or side yard area.

5.10.4.5 Setbacks

5.10.4.5.1 All coop/structures/cages must be situated at least ~~five (5)~~ ten (10) feet from adjoining property lines and ~~twenty five (25)~~ fifty (50) feet from any dwelling located on a property not owned by the applicant.

5.10.4.5.2 Pens, coops, or cages shall not be located closer than fifty (50) feet from any stream, creek, lake, river, or other water body on the property.

5.10.4.5.3 Pens, coops, or cages shall not be located in a storm drainage area, public or private, that would allow fecal matter to enter any storm drainage system or stream.

5.10.4.6 Pen/Coop Shelters

5.10.4.6.1 All small animals shall be provided with a predator-proof shelter that is thoroughly ventilated, provides adequate sun and shade and protection from the elements and is designed to be easily accessed and cleaned.

5.10.4.6.2. Such structures shall be enclosed on all sides and shall have a roof and at least one access door.

5.10.4.6.3 Coops/cages shall provide adequate space for free movement and a healthy environment with a structural minimum of at least four (4) square feet of floor space per animal and a minimum height of eighteen inches (18") off the ground.

~~5.10.4.7~~ 5.10.4.6.4 All pens, coops, or cages shall be kept in a neat and sanitary condition at all times and must be cleaned on a regular basis so as to prevent odors perceptible at the property boundaries. All feed and other supplies shall be kept in a secure container or location to prevent the attraction of rodents and other animals.

~~5.10.4.8~~ 7 No person shall store, stockpile or permit any accumulation of litter and waste in any manner whatsoever that, due to odor, attraction of flies or other pests, or for any other reason diminishes the rights of adjacent property owners to enjoy reasonable use of their property. Pens/coops that emit obnoxious smells or substances, or that result in accumulated pest infestation, will be deemed a public nuisance.

~~5.10.4.9~~ 8 Proposals for keeping ~~more~~ small animals than permitted must be submitted to the Lancaster County Planning/Zoning department and will be reviewed on an individual basis. Proposals must include a sketch/picture of the proposed structures/cages, types of animals to be kept, sketch of the lot with location of where each animal is to be kept, a care plan for the animals that includes elimination of pests, odors, etc. at property boundaries, and forms of support from the adjacent property owners and/or residents."

5.10.4.9 Residential property with backyard pens and coops must be occupied by the owner of the small animals being kept in the pens and coops. Property owners may not lease out their yards to others for the purpose of keeping small animals.

**STAFF CONTACT:**

Allison Hardin, Development Services Director

[ahardin@lancastersc.net](mailto:ahardin@lancastersc.net)

**ATTACHMENTS:**

1. Application Documents
2. Chart of Other Jurisdiction Regulations
3. CDC Guidance on Backyard Poultry

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant
- Fees associated with Application

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended S.1, S.10.4 & 2.5.3

Current Text see Attachment please

Proposed Text see attachment please

Description of Need for Proposed Text clarify & update number of small animals the keeping of small animals on residential lots

Additional pages attached for more information

CONTACT INFORMATION

Applicant Name Jeffrey Mannig

Address 8711 E meadow Ridge Rd

City Indian Land State SC Zip 29707 Phone [REDACTED]

Fax — Email [REDACTED]

### **2.5.3 Use Table**

#### Section I Agriculture

Backyard Pens and coops change everything that is labeled PR to P

#### **5.1.1 Permitted (P)**

- A. Allowed activities, which may or may not be described in specific terms with in the UDO
- B. Prior approval is not necessary

Slide current sections 5.1.1, 5.1.2, 5.1.3 and 5.1.4 down creating a new section 5.1.2, 5.1.3, 5.1.4 and 5.1.5

#### **5.10.4 Backyard Pens and Coops**

Keeping and housing domestic small animals as an accessory activity on residentially-zoned and occupied property on properties shall be permitted in accordance with the following terms and conditions.

5.10.4.1 Small animals allowed pursuant to this section shall be kept and raised primarily for the benefit and enjoyment of the occupants of the property. However, nothing in this section shall be construed to prohibit the sharing of eggs, or any byproduct with friends or neighbors.

5.10.4.2 The minimum lot size is 8,000 sq/ft for one small animal and for each additional 1,500 sq/ft 1 additional small animal shall be permitted.

5.10.4.3 No roosters shall be kept on lots smaller than one acre.

5.10.4.4 Pens, coops, or cages shall not be located in any front or side yard area.

5.10.4.5 All coop/structures/cages must be situated at least five (5) feet from adjoining property lines and twenty five (25) feet from any dwelling located on a property not owned by the applicant. Pens, coops, or cages shall not be located in a storm drainage area that would allow fecal matter to enter any storm drainage system or stream.

5.10.4.6 All small animals shall be provided with a predator-proof shelter that is thoroughly ventilated, provides adequate sun and shade and protection from the elements and is designed to be easily accessed and cleaned. Such structures shall be enclosed on all sides and shall have a roof and at least one access door. Coops/cages shall provide adequate space for free movement and a healthy environment.

5.10.4.7 All pens, coops, or cages shall be kept in a neat and sanitary condition at all times, and must be cleaned on a regular basis so as to prevent odors perceptible at the property boundaries. All feed and other supplies shall be kept in a secure container or location to prevent the attraction of rodents and other animals.



5.10.4.8 No person shall store, stockpile or permit any accumulation of litter and waste in any manner whatsoever that, due to odor, attraction of flies or other pests, or for any other reason diminishes the rights of adjacent property owners to enjoy reasonable use of their property.

5.10.4.9 Proposals for keeping more small animals than permitted must be submitted to \_\_\_\_\_ t and will be reviewed on an individual basis. Proposals must include a sketch/picture of the proposed structures/cages, types of animals to be kept, sketch of the lot with location of where each animal is to be kept, a care plan for the animals that includes elimination of pests, odors, etc. at property boundaries.

RESIDENTIAL CHICKEN REGULATIONS

| City/County              | Allowed in Residential Zones?                    | Density       | Roosters Allowed? | Setbacks   | Location Limits?      | Waste Management Required? |
|--------------------------|--|---------------|-------------------|--|-----------------------|----------------------------|
| City of Columbia, SC     | Some   | 4 max         | No                | 25 ft from property line; 50 ft from nearest residence             | Side or rear lot      | Yes                        |
| City of Hartsville, SC   | Some   | 4 max         | No                | 50 ft from nearest residence                                       |                       | Yes                        |
| City of Lexington, SC    | Some   | 4 max         | No                | 25 ft from any property line                                       | Rear yard only        | Yes                        |
| City of Liberty, SC      | Some   | 6 max         | No                | 50 ft from nearest residence                                       | Rear yard only        | Yes                        |
| City of Rock Hill, SC    | Some   | 6 max         | No                | Unknown  | Rear yard only        | Yes                        |
| City of Spartanburg, SC  | Some   | 6 max         | No                | 50 ft from nearest residence                                       | Rear yard only        | Yes                        |
| City of Sumter, SC       | Some   | 12 max        | No                | 50 ft from nearest residence                                       | Rear yard only        | Yes                        |
| City of York, SC         | No   | No            | No                | No   | No                    | No                         |
| Florence County, SC      | Yes  | 3 max         | No                | 10 ft minimum from any property line                               | Rear yard only        | Unknown                    |
| Horry County, SC         | No   | No            | No                | No   | No                    | No                         |
| James Island, SC         | Yes  | 12 max        | No                | 5 ft from any property line  | Rear yard only        | Yes                        |
| Lexington County, SC     | Restricted in residential design areas (suburbs) | 4 max         | No                | Standard accessory setbacks  |                       | Yes                        |
| Town of Easley, SC       | No   | No            | No                | No   | No                    | No                         |
| Town of Inman, SC        | Yes  | 6 max         | No                | 50 ft from nearest residence                                       | Rear yard only        | Yes                        |
| Town of Tega Cay, SC     | Yes  | Unknown       | No                | 25 ft from any property line                                       | Rear yard only        | Yes                        |
| Town of Weddington, NC   | Some   | n/a           | n/a               | 150 ft from any property line                                      | No                    | No                         |
| York County, SC          | Some   | 6 max         | No                | 30 ft from rear or side yard line                                  | Side or rear lot      | Yes                        |
| <b>Applicant Request</b> | <b>Yes</b>                                       | <b>No max</b> | <b>Yes</b>        | <b>5 ft from any property line; 25 ft from neighbors dwellings</b> | <b>Rear yard only</b> | <b>Yes</b>                 |

RESIDENTIAL CHICKEN REGULATIONS

| City/County              | Permit Required?    | Adjacent Property Notice?                                    | Slaughter Prohibited On Site | Commercial Use Prohibited | Additional Regs  |
|--------------------------|---------------------|--|------------------------------|---------------------------|--|
| City of Columbia, SC     | Yes                 | No   | Yes                          | Yes                       | Pen at least 20 sq ft for 4 birds; screening required                      |
| City of Hartsville, SC   | Unknown             | Unknown  | Yes                          | Yes                       | Max 100 sq ft for pen and coop; pen at least 20 sq ft for 4 birds          |
| City of Lexington, SC    | Yes                 | With a letter from neighbors, setback can be reduced to 10ft | No info                      | No info                   |  |
| City of Liberty, SC      | Yes                 | Unknown  | Yes                          | Yes                       | Fenced at all times; coop must be 2 sq ft per chicken minimum              |
| City of Rock Hill, SC    | Yes (3 years)       | No   | Yes                          | Yes                       | Chickens may not be "grandfathered" or kept in residence                   |
| City of Spartanburg, SC  | Yes (annual)        | Yes  | Yes                          | No info                   |  |
| City of Sumter, SC       | Yes (annual)        | Yes  | Yes                          | Yes                       | No free roam; food must be stored indoors or weather-resistant container   |
| City of York, SC         | No                  | No   | No                           | No                        |  |
| Florence County, SC      | Unknown             | Unknown  | No info                      | No info                   | No free roam   |
| Horry County, SC         | No                  | No   | No                           | No                        |  |
| James Island, SC         | Unknown             | No   | No info                      | No info                   |  |
| Lexington County, SC     | Unknown             | Unknown  | Yes                          |                           | No free roam; not allowed under primary structure; noise ordinance applies |
| Town of Easley, SC       | No                  | No   | No                           | No                        |  |
| Town of Inman, SC        | Yes (annual)        | Yes  | Yes                          |                           |  |
| Town of Tega Cay, SC     | Yes                 | Unknown  | Yes                          | Yes                       | Pen at least 20 sq ft for 4 birds; 5 sq ft more for each additional bird   |
| Town of Weddington, NC   | No                  | No   | No info                      | No info                   |  |
| York County, SC          | Unknown             | Unknown  | Yes                          | No info                   | Coop = 2 sq ft per chicken, min  |
| <b>Applicant Request</b> | <b>Yes (annual)</b> | <b>No</b>  | <b>No info</b>               | <b>No</b>                 | <b>Predator-proof shelter</b>  |



APRIL 15, 2024

# Backyard Poultry

## WHAT TO KNOW

- Backyard poultry includes birds like chickens, ducks, geese, guinea fowl, and turkeys.
- These animals can sometimes carry germs that can make people sick.
- Young children, older adults, and people with weakened immune systems are more likely to get sick from these germs.
- Wash your hands after handling poultry, their food, or items in their environment.
- Provide poultry with routine veterinary care to keep them healthy and prevent the spread of disease.



## Overview

Keeping backyard poultry is becoming more popular. Poultry includes any domesticated bird often kept for producing eggs or meat, such as chickens, ducks, geese, guinea fowl, and turkeys. People enjoy raising baby poultry including chicks, ducklings, goslings, and poults. Many people keep chickens to have fresh eggs.

Keeping backyard poultry can be fun and educational. However, owners should be aware that poultry can sometimes carry harmful germs that make people sick. These germs can cause illnesses in people ranging from minor skin infections to serious illnesses that could cause death.

Whether you are just getting started or are a seasoned backyard poultry owner, you should know the risks of keeping poultry.

### Recent outbreaks

Outbreaks of *Salmonella* linked to backyard poultry are common.

[See Recent Outbreaks](#)

## Diseases

Below is a list of diseases backyard poultry can spread.

- [Bird flu](#)
- [Campylobacter infection](#)
- [E. coli infection](#)
- [Histoplasmosis](#)
- [Salmonella infection](#)

## How to stay healthy around backyard poultry

### Wash your hands

[Wash your hands](#) with soap and running water after touching backyard poultry or anything in the area where they live and roam. This includes after:

- Collecting eggs
- Handling food or water containers or other equipment used for poultry



Adults should supervise handwashing for young children. Use hand sanitizer if soap and water are not readily available. You can also put hand sanitizer near your coop for easy access.

## Be safe around poultry



Use dedicated shoes when caring for poultry and keep them outdoors.

### **Don't put poultry near your face**

Don't kiss backyard poultry or snuggle them and then touch your face or mouth.

### **Keep poultry and equipment outside**

Don't let backyard poultry inside the house, especially in areas where food or drinks are prepared, served, or stored. Don't eat or drink in areas where poultry live or roam.

Stay outdoors when cleaning any equipment or materials used to raise or care for poultry. This includes cages or food and water containers.

### **Wear dedicated shoes**

Set aside a pair of shoes to wear while taking care of poultry and keep those shoes outside of the house.

### **Handle eggs safely**

Eggshells may become contaminated with *Salmonella* and other germs from poultry droppings (poop) or the area where they are laid. To keep your family healthy, follow the tips below when collecting and handling eggs from a backyard flock.

### **Keep hands and coop clean**

Always wash your hands with soap and water right after handling eggs, chickens, or anything in their environment.

Keep a clean coop. Cleaning the coop, floor, nests, and perches regularly will help to keep eggs clean.

### **Egg collection and storage**





Clean and refrigerate eggs after collection.

Collect eggs often. Eggs that sit in the nest can become dirty or break.

Throw away cracked eggs. Bacteria on the shell can more easily enter the egg through a cracked shell.

Eggs with dirt and debris can be cleaned carefully with fine sandpaper, a brush, or a cloth. Don't wash warm, fresh eggs because colder water can pull bacteria into the egg. Refrigerate eggs after collection to maintain freshness and slow bacterial growth.

## Cooking eggs

Cook eggs until both the yolk and white are firm. Egg dishes should be cooked to an internal temperature of 160°F (71°C) or hotter. Raw and undercooked eggs may contain [Salmonella](#) bacteria that can make you sick.

## Selling eggs

Know local regulations for selling eggs. If you sell eggs, follow local licensing requirements.

## Supervise kids around poultry

### Protect young kids

Don't let children younger than 5 years old handle or touch chicks, ducklings, or other poultry. Young children are more likely to get sick from germs like *Salmonella*.

Always supervise children around poultry and while they wash their hands afterward.

Don't give chicks and ducklings to young children as gifts. Children are more likely to get sick from germs commonly associated with poultry, such as [Salmonella](#), [Campylobacter](#), and [E. coli](#). This is because children's immune systems are still developing.

Live poultry should not be kept in schools, childcare centers, and other facilities with children younger than 5 years old.

## Prevent poultry bites and scratches

Backyard poultry and waterfowl do not have teeth. However, their bills and beaks can still cause a lot of damage if they bite you. Germs can spread from poultry bites, pecks, and scratches, even when the wound does not seem deep or serious.

Avoid bites and scratches from your backyard poultry or waterfowl.

## What to do if you are scratched or bitten:

### Wash wounds immediately

Wash wounds with soap and warm water immediately if poultry scratch or bite you.



Seek medical attention and tell your doctor you were bitten or scratched by a bird, especially if:

- The bird appears sick or is acting unusually.
- The wound or injury is serious.
- The wound or site of injury becomes red, painful, warm, or swollen.
- It has been more than 5 years since your last tetanus shot.

Serious wounds are characterized by uncontrolled bleeding, being unable to move, and extreme pain. A wound is also serious if muscle or bone is showing, or the bite is over a joint.

## How to keep backyard poultry healthy



Keeping poultry healthy helps keep you and your family healthy.

### Prepare for your backyard poultry

#### Check local and state laws

Check your state and local laws before selecting or buying baby chicks, adult poultry (hens, roosters), or waterfowl. Many cities have rules against owning roosters because their crowing violates noise ordinances.

#### Research how to care for poultry

Find out if there is a local veterinarian who has experience with poultry to help you keep your poultry healthy.

Learn how to properly care for your poultry before you buy them. Ask your veterinarian or local cooperative extension agent about the best food and care. They can also provide recommendations on the proper enclosure or environment for the poultry you are selecting.

Learn what types of poultry are suitable for your family. Most poultry are quite gentle. However, some breeds are more aggressive and may be more likely to bite or scratch you.

#### Set up their habitat

Build a coop for your poultry outside your home. Backyard poultry need a sturdy environment to protect them from animals that spread disease such as insects and rodents. It also will provide shelter from the weather and predators. The coop should be easy to clean.

Set up an area outdoors to clean and disinfect all equipment used to care for the poultry and clean their enclosure. Do not clean any items indoors, where the germs could contaminate your home.

#### Cleaning up after poultry

Poultry can shed germs in their droppings (poop). Wear gloves when cleaning bird cages and poultry houses. Always wash your hands thoroughly with soap and water after contact with the poultry or their environment.

## How to choose and introduce poultry

### Choosing poultry

Buy backyard poultry from hatcheries that participate in the [U.S. Department of Agriculture National Poultry Improvement Plan \(USDA-NPIP\)](#). This program is intended to reduce *Salmonella* in baby poultry in the hatchery. This can help prevent the spread of illness from poultry to people.

Pick poultry that are bright, alert, and active. Poultry should have smooth, sleek, and soft feathers that are free of debris or droppings. Poultry that seem sluggish, aren't moving around very much, or look dirty may be ill.

### Introducing poultry

Keep new poultry separated for at least 30 days before they are introduced to your other poultry. This will help prevent the new poultry from passing disease to your flock. Remember that poultry can appear healthy and clean, but still spread harmful germs that make people sick.

Clean your hands, shoes, clothing, and equipment when moving between the two groups of poultry during this period of separation. For example, you can dedicate separate pairs of gloves, coveralls, and boots to each group. You should wash your hands or use alcohol-based hand sanitizer when you go between the two groups.

### Signs of sick poultry

Always take care of your existing flock before caring for your new poultry. Contact your veterinarian or local extension agent if you notice any signs of illness in your poultry.

Sick poultry can:

- Eat or drink less than normal.
- Have ruffled feathers.
- Have runny diarrhea.
- Have discharge from the eyes or nose or difficulty breathing.
- Produce fewer eggs than normal.
- Produce discolored, irregular, or misshapen eggs.
- Die unexpectedly of no apparent cause.

Your veterinarian or local extension agent can work with you to determine the cause of the illness. They can also help ensure that it does not spread to the rest of the poultry.

## Importing poultry into the United States

USDA regulates the importation of poultry and poultry hatching eggs. USDA restricts the importation of poultry and poultry hatching eggs from countries with reported cases of avian influenza.

People interested in importing poultry or poultry hatching eggs should visit the [USDA live animal importation website](#).

## How to house backyard poultry





Talk to an expert on proper living environments for poultry.

Provide your backyard poultry with a safe, sturdy environment outdoors. It should include housing areas and feeders and waterers that can be easily cleaned and disinfected. Poultry can be kept warm outdoors in the winter in a draft-free shelter or by using a safe heating source.

Don't allow poultry or waterfowl inside your home for any reason. This includes areas where food or drink is prepared, served, or stored, such as kitchens or outdoor patios.

## How to clean poultry cages and coops

### What to use to clean cages and coops

Use a diluted bleach solution or another disinfectant to clean and disinfect surfaces that have come in contact with poultry.

Clean poultry enclosures or cages with bottled dish soap and a commercial disinfectant made for this purpose. Follow the label instructions for diluting the disinfectant when using disinfectants. Refer to the label for guidance on how long to leave it on the surface before wiping or rinsing it off.

### Where to clean cages and coops

Go outside to clean any equipment or materials used to raise or care for live poultry. This includes cages or feed or water containers. Don't clean these items inside the house. This could bring harmful germs into your home.

### Steps for cleaning poultry cages or enclosures

1. Remove debris (manure, broken egg material, droppings, dirt) by wiping the equipment with a brush soaked in warm water and soap.
2. Once most of the debris is removed and the surface is generally clean, then apply the disinfectant. Dilute the disinfectant properly according to label directions before applying it. Most disinfectants only work on clean surfaces and don't work if they are applied directly to a dirty surface.
3. Leave the disinfectant on the surface for the amount of time listed on the label (usually anywhere from 30 seconds to 10 minutes).
4. Rinse and allow the surface to dry before reuse.

## Monitor your poultry's health





Find a veterinarian that specializes in poultry.

Work closely with a veterinarian or local extension agent who has experience with poultry for routine evaluation. They can help you keep your flock healthy and prevent diseases. If you aren't sure if your veterinarian treats poultry, call ahead to ask. If they do not see poultry, they can refer you to a qualified veterinarian in your area that does.

### **Prevent build up of animal droppings**

Keep coops and enclosures clean to prevent the build-up of animal droppings. These droppings could attract insects, rodents, and wildlife that carry disease. When you clean droppings and cages, wear work or utility gloves.

Don't pick up droppings with your bare hands and wash your hands thoroughly afterwards.

### **If your poultry becomes sick or dies**

If your poultry become sick or die soon after purchase, inform the feed store or hatchery. Also, contact your veterinarian or local cooperative extension agent to investigate the cause of death.

Consider waiting at least 30 days before replacing the poultry. Don't reuse the enclosure until it has been properly cleaned and disinfected.

### **If you become sick**

Healthy poultry can still spread germs to people and other animals. If you become sick shortly after buying or adopting a bird, tell your healthcare provider. Inform them about your new animal and other animals that live in your household.

### **Practice biosecurity**

[Biosecurity](#) is the key to keeping your poultry healthy. Biosecurity means the things we can do to keep diseases away from birds, property, and people.

Practicing good biosecurity reduces the chance of your poultry or yard being exposed to diseases like avian influenza or Newcastle disease. These diseases can be spread by people, animals, equipment, or vehicles, either accidentally or on purpose.

The following steps are important in keeping your poultry healthy and having good biosecurity practices:

1. Keep your distance: Isolate your birds from visitors and other birds.
2. Keep it clean: Prevent germs from spreading by cleaning shoes, tools, and equipment.
3. Don't haul disease home: Also, clean vehicles and cages.
4. Don't borrow disease from your neighbor: Avoid sharing tools and equipment with neighbors.
5. Know the warning signs of infectious bird diseases: Watch for early signs to prevent the spread of disease.
6. Report sick birds: Report unusual signs of disease or unexpected deaths.

## Resources

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### Selecting and caring for backyard poultry

[Backyard Poultry Biosecurity Practices to Keep Your Birds Healthy](#) [↗](#) (US Department of Agriculture)

### Importing poultry or poultry hatching eggs (USDA/APHIS resources)

- [Animal and Animal Product Import Information](#) [↗](#)
- [Procedures for Importing Live Poultry](#) [↗](#)
- [Procedures for Importing Poultry Hatching Eggs into the United States](#) [↗](#)

### Personal stories

- [Baby Chicks and \*Salmonella\*: Tyler's Story](#)
- [Sick Kids, Dairy Calves, and Antibiotics That Don't Work: Dr. Megin Nichols's Story](#)

### Educational materials

- [Starting a Backyard Flock? Checklist](#) [PDF](#)
- [Starting a Backyard Flock?](#) [PDF](#) (Poster)
- [CDC Coops Videos](#)
- [Pet Owner Safety Notice Videos](#)
- [Poultry Handwashing Sticker](#) [JPG](#)

### Guidance and recommendations

- [Measures to Prevent Zoonotic Diseases](#) [↗](#) (NASPHV)
- [Measures to Prevent Disease Associated with Animals](#) [↗](#) (NASPHV)
- [National Poultry Improvement Plan](#) [↗](#)

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#### SOURCES

**CONTENT SOURCE:**

National Center for Emerging and Zoonotic Infectious Diseases (NCEZID)

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
- Signatures of Applicant
- Fees associated with Application

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended S.1, S.10.4 & 2.5.3

Current Text see Attachment please

Proposed Text see attachment please

Description of Need for Proposed Text clarify & update number of small animals the keeping of small animals on residential lots

Additional pages attached for more information

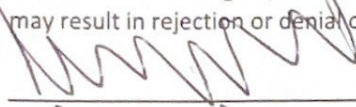
CONTACT INFORMATION

Applicant Name Jeffrey Monnig  
Address 8711 E meadow Ridge Rd  
City Indian Land State SC Zip 29707 Phone 301.379.2402  
Fax — Email ej.monnig@yahoo.com



**APPLICATION CERTIFICATIONS**

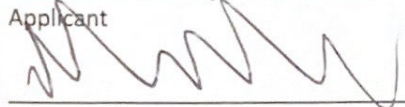
I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

  
\_\_\_\_\_

Applicant

7/5/24  
\_\_\_\_\_

Date

  
\_\_\_\_\_

Property Owner(s)

7/5/24  
\_\_\_\_\_

Date

Attach owner's notarized written authorization with property information if the applicant is not the owner.

**LANCASTER COUNTY OFFICE USE ONLY**

Application Number \_\_\_\_\_ Date Received \_\_\_\_\_ Receipt Number \_\_\_\_\_

Amount Paid \_\_\_\_\_ Check Number \_\_\_\_\_ Cash Amount \_\_\_\_\_

Received By \_\_\_\_\_ Planning Commission Meeting Date \_\_\_\_\_

**SCHEDULE/PROCESS**

**1. Submit Application**

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Text Amendment Application Fee - \$435.00

**2. Planning Commission**

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

**3. County Council**

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval

### **2.5.3 Use Table**

#### Section I Agriculture

Backyard Pens and coops change everything that is labeled PR to P

#### **5.1.1 Permitted (P)**

- A. Allowed activities, which may or may not be described in specific terms with in the UDO
- B. Prior approval is not necessary

Slide current sections 5.1.1, 5.1.2, 5.1.3 and 5.1.4 down creating a new section 5.1.2, 5.1.3, 5.1.4 and 5.1.5

#### **5.10.4 Backyard Pens and Coops**

Keeping and housing domestic small animals as an accessory activity on residentially-zoned and occupied property on properties shall be permitted in accordance with the following terms and conditions.

5.10.4.1 Small animals allowed pursuant to this section shall be kept and raised primarily for the benefit and enjoyment of the occupants of the property. However, nothing in this section shall be construed to prohibit the sharing of eggs, or any byproduct with friends or neighbors.

5.10.4.2 The minimum lot size is 8,000 sq/ft for one small animal and for each additional 1,500 sq/ft 1 additional small animal shall be permitted.

5.10.4.3 No roosters shall be kept on lots smaller than one acre.

5.10.4.4 Pens, coops, or cages shall not be located in any front or side yard area.

5.10.4.5 All coop/structures/cages must be situated at least five (5) feet from adjoining property lines and twenty five (25) feet from any dwelling located on a property not owned by the applicant. Pens, coops, or cages shall not be located in a storm drainage area that would allow fecal matter to enter any storm drainage system or stream.

5.10.4.6 All small animals shall be provided with a predator-proof shelter that is thoroughly ventilated, provides adequate sun and shade and protection from the elements and is designed to be easily accessed and cleaned. Such structures shall be enclosed on all sides and shall have a roof and at least one access door. Coops/cages shall provide adequate space for free movement and a healthy environment.

5.10.4.7 All pens, coops, or cages shall be kept in a neat and sanitary condition at all times, and must be cleaned on a regular basis so as to prevent odors perceptible at the property boundaries. All feed and other supplies shall be kept in a secure container or location to prevent the attraction of rodents and other animals.

5.10.4.8 No person shall store, stockpile or permit any accumulation of litter and waste in any manner whatsoever that, due to odor, attraction of flies or other pests, or for any other reason diminishes the rights of adjacent property owners to enjoy reasonable use of their property.

5.10.4.9 Proposals for keeping more small animals than permitted must be submitted to \_\_\_\_\_ t and will be reviewed on an individual basis. Proposals must include a sketch/picture of the proposed structures/cages, types of animals to be kept, sketch of the lot with location of where each animal is to be kept, a care plan for the animals that includes elimination of pests, odors, etc. at property boundaries.

# Agenda Item Summary

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Ordinance # / Resolution #: RNC-20241553 Hurricane Lane

Contact Person / Sponsor: J. Bryan

Department: Planning

Date Requested to be on Agenda: 8/20/2024

**Issue for Consideration:**

**Points to Consider:**

**Recommendation:**

**ATTACHMENTS:**

| Description  | Upload Date | Type    |
|--------------|-------------|---------|
| Location Map | 7/31/2024   | Exhibit |
| Staff Report | 8/12/2024   | Exhibit |
| Application  | 7/31/2024   | Exhibit |





BAUD LN (101, 139, 100, 140)  
LANCASTER, SC 29720

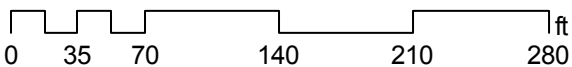


# Public Safety Communications

## Address Slip

Highway Type: Private

*A Few Serving Many*



1 inch = 100 feet

**Note:** This map is a graphic representation and should only be used for illustrative purposes.

In no way should this map be used for exact locations.

Author: Lancaster County SC

Date: 10/18/2023



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**PROPOSAL:** Request to change the name of Baud Lane to Hurricane Lane.

**PROPERTY LOCATION:** Located off West Doc Garris Road within Lancaster County

**APPLICANT:** Scott Parkman

**COUNCIL DISTRICT:** District 5, Steve Harper

---

**OVERVIEW:**

***Project Summary & Proposal***

Scott Parkman has requested that the road name for Baud Lane be changed to Hurricane Lane. The application was in order and included a petition signed by the only other landowner with access, Jason Goshorn.

Staff has reviewed the requested change and has noted no problems with the new road name. Five road name change notification letters were mailed out on 8/06/2024. No calls or emails have been received in response to the advertised, posted or mailed notices.





*Looking north into Baud Lane*



*At Baud Lane facing west on W. Doc Garris Road*

#### **ANALYSIS & FINDINGS:**

##### ***UDO Section 6.11.5 Procedure for Changing the Name of an Existing Road***

- A. Any person, firm, or corporation shall submit a written request to the Planning Department which proposes to change the name of a previously named road. Such request shall include any descriptive/locational information required by the Planning Department; designate a spokesperson by name, address, and telephone number; provide first and second road name choices; and be accompanied by a petition, signed by 75 percent of the owners addressed on the affected road. The request must also include a reason for the name change.
- B. Upon receipt of such request, the Planning Department shall schedule consideration of same by the Lancaster County Planning Commission. The Planning Commission's consideration shall be conducted during any regular meeting of the Planning Commission. The public notice requirement for this type of application shall be the same as is contained in Chapter 9.
- C. The proposed road name change shall be posted at integral points along the affected road.
- D. Within 60 days of first consideration, the Lancaster County Planning Commission shall render a decision on the request, which decision shall be final and binding. Such decisions of the Planning Commission, along with reason(s) for any denied request, shall be provided in writing to the spokesperson of the affected petitioning group.

- E. Where road name signs have been installed and replacement is necessitated as a result of a road name change approval, the petitioning group involved shall pay the expense of new sign materials prior to installation in the form of an application fee collected by the Planning Department.
- F. After reasonable notice in a general circulation newspaper in the community, the Lancaster County Planning Commission may change the name of an existing street or road within its jurisdiction. The commission can make the change when one of the following occurs.
  - 1. There is a duplication of names which tends to confuse the public or persons delivering mail, orders or messages.
  - 2. A change may simplify markings or giving directions to persons looking for an address.
  - 3. Any other good and just reason that may appear to the commission.

After reasonable opportunity for public hearing, the Planning Commission issues its certificate designating the change. It is recorded in the Lancaster County Register of Deeds office. The change and certified name becomes the legal name of the street.

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**STAFF RECOMMENDATION:**

Staff recommends **approval** of this road name change as all effected parties have been notified and no issues have been raised.

---

**ATTACHMENTS:**

- 1. Road Name Change Application
- 2. Location Map

**STAFF CONTACT:**

Jennifer Bryan, Planning Technician  
[jbryan@lanastercountysc.gov](mailto:jbryan@lanastercountysc.gov) 803-416-9433



20241553

LANCASTER COUNTY PLANNING COMMISSION  
PO BOX 1809  
Lancaster, SC 29721  
Phone: (803) 285-6005  
Fax: (803) 285-6007

\*\*\*\*NEW ROAD NAME/CHANGE APPLICATION\*\*\*\*

**Please note:** A fee of \$250.00 must be submitted with this application before it will be processed. Incomplete applications will be returned. The \$250.00 fee includes the cost of one road sign. New roads requiring more than one sign will require the \$250.00 fee plus \$50.00 for each additional sign.

Please provide the following **applicant** information as completely and accurately as possible.

Date of Application: June 17 2024

Name: Scott Parkman Address: 432 W Doc Garris Rd <sup>mailing</sup> Add PO 75

City, State, Zip Code: Lancaster SC 29721

Telephone (H): 803-286-6339 Telephone (W) or (Cell): 803-283-7837

Please provide the following **new road name** information as completely and accurately as possible.

Location of new road: \_\_\_\_\_ parkmantree@gmail.com

Road name as it exists now (if applicable): Baud Ln.

Proposed new road name (1<sup>st</sup> choice): 1989 Hurricane Ln.

Proposed new road name (2<sup>nd</sup> choice): \_\_\_\_\_ 1989 please because its a private Rd,

Will this be a private road? Yes  NO

If applicable, do you plan on deeding this new road to the county in the future?  
Yes  NO

Please attach the following items to this application:

- \*A map to approximate scale depicting the location of the new road.
- \*A petition signed by at least 75% of the property owners with parcels having **frontage** on the affected road.

Signature of Applicant: Scott Parkman

PETITION FOR ROAD NAME CHANGE

Date: June 17 2024

I, John Scott Parnon hereby request to rename the following road, \_\_\_\_\_  
The subject road is located \_\_\_\_\_

The proposed new road name is Hurricane W.. Please find below the required percentage (75%) of signatures representing the landowners having frontage on the road to be named.

Sincerely,

John Scott Parnon

| Signature of Property Owner | Tax Map Number or Existing Address | Phone Number        |
|-----------------------------|------------------------------------|---------------------|
| 1) <u>[Signature]</u>       | <u>0101-00-044.03</u>              | <u>704-280-5577</u> |
| 2) _____                    | <u>456 W. Doc Garris</u>           | _____               |
| 3) _____                    | _____                              | _____               |
| 4) _____                    | _____                              | _____               |
| 5) _____                    | _____                              | _____               |
| 6) _____                    | _____                              | _____               |
| 7) _____                    | _____                              | _____               |
| 8) _____                    | _____                              | _____               |
| 9) _____                    | _____                              | _____               |
| 10) _____                   | _____                              | _____               |
| 11) _____                   | _____                              | _____               |
| 12) _____                   | _____                              | _____               |
| 13) _____                   | _____                              | _____               |
| 14) _____                   | _____                              | _____               |
| 15) _____                   | _____                              | _____               |

\*\*\*All signatures will be verified\*\*\*

# Agenda Item Summary

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Ordinance # / Resolution #: TA-2024-1505 Kershaw: Illuminated Signs

Contact Person / Sponsor: A. Williams

Department: Planning

Date Requested to be on Agenda: 8/20/2024

**Issue for Consideration:**

**Points to Consider:**

**Recommendation:**

**ATTACHMENTS:**

| Description  | Upload Date | Type    |
|--------------|-------------|---------|
| Staff Report | 8/9/2024    | Exhibit |
| Application  | 7/11/2024   | Exhibit |



|                               |   |
|-------------------------------|---|
| <b>PROPOSAL:</b>              | Amend the Town of Kershaw Unified Development Ordinance to 10.12: Sign Illumination and Signs Containing Lights                       |
| <b>APPLICABLE CHAPTER(S):</b> | Chapter 10, Section 10.12.4   |
| <b>APPLICANT:</b>             | Town of Kershaw (John Douglas, Administrator)   |
| <b>PUBLIC NOTICE:</b>         | The Lancaster News 8/3/2024<br>The Kershaw News-Era 8/14/2024<br>Agenda published 8/13/2024<br>Posted in County Admin Lobby 8/12/2024 |

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#### **PROJECT SUMMARY & PROPOSAL:**

The Town of Kershaw has proposed to make text amendments to their Unified Development Ordinances (UDO) with regard to amending Chapter 10 Section 12, Sign Illumination and Signs Containing Lights. The change is proposed in order to allow LED message center signs within the Town of Kershaw. The proposal to file an amendment application was reviewed and approved by the Kershaw Town Council.

---

#### **OUTLINE OF TEXT AMENDMENT:**

The following text of the Town of Kershaw UDO is proposed to be amended:

**Chapter 10.12.4:** *No sign shall contain or be illuminated by flashing or intermittent lights or lights of changing degrees of intensity, except signs indicating the time, date, weather conditions, or similar information.*

**Proposed wording:**

*10.12.4. Flashing and pulsating signs: Signs which flash, scintillate, blink, flicker vary in intensity, vary in color, or use electrical pulsations are prohibited, except for time, temperature and date signs and electronically controlled message centers.*

---

#### **FINDINGS AND CONCLUSIONS:**

Town of Kershaw UDO Section 18.6, Recommendation by the Joint Planning Commission, states that the Lancaster County Planning Commission shall make a recommendation to the Town of Kershaw Town Council based upon and consistent with the following:

- a. How the proposed amendment relates to and affects the Town's Comprehensive Land Use and Development Plan.
- b. The validity of the Plan relative to the area under consideration.
- c. The need to correct an error or a deficiency in the ordinance or accompanying map.
- d. Any benefits which would be derived from the proposed amendment.
- e. Any code to the Town in terms of expenditures for public improvements, facilities and services.
- f. Public testimony.
- g. Public interest.

The proposed text amendment has been found to be generally consistent with the applicable provisions of the adopted Comprehensive Plan, and would appear to satisfactorily address the intended purpose of the text amendment

---

**STAFF RECOMMENDATION:**

Staff recommends **approval** of the proposed text amendment.

---

**ATTACHMENTS:**

1. Application
2. Proposed Text Amendment

**STAFF CONTACT:**

Allison Hardin, Development Services Director  
[ahardin@lancastercountysc.gov](mailto:ahardin@lancastercountysc.gov) 803-285-6005



Planning Department

P.O. Box 1809, 101 N. Main Street, Lancaster, SC 29721
Phone: 803.285.6005, planning@lancastercountysc.net
www.mylancastersc.org

FEE WAIVER
AUGUST

TEXT AMENDMENT APPLICATION

SUBMITTAL REQUIREMENTS

- Completed Application
Signatures of Applicant
Fees associated with Application

GENERAL INFORMATION

UDO Section(s) Proposed to be Amended Town of Kershaw Section 10.12 (4)

Current Text

No sign shall contain or be illuminated by flashing or intermittent lights or lights of changing degrees of intensity, except signs indicating, the time, date, weather conditions, or similar information.

Proposed Text

Flashing and pulsating signs. Signs which flash, scintillate, blink, flicker, vary in intensity, vary in intensity, vary in color or use electrical pulsations are prohibited, except for time, temperature and date signs and electronically controlled message centers.

Description of Need for Proposed Text

Update needed to allow LED message center signs within the Town of Kershaw. This request was unanimously approved to be applied for by the Kershaw Town Council.

Additional pages attached for more information

CONTACT INFORMATION

Applicant Name Town of Kershaw by John H. Douglas, Town Administrator

Address PO Box 145

City Kershaw State SC Zip 29067 Phone 803-475-6065

Fax 803-475-4405 Email john.douglas@townofkershawsc.gov

**APPLICATION CERTIFICATIONS**

I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County ordinances and state laws related to the use and development of the land. I further certify that I am the property owner, or his/her authorized agent, or the subject property. I understand that falsifying any information herein may result in rejection or denial of this request.

*[Signature]*, Town Administrator 6/25/2024  
Applicant Date

\_\_\_\_\_  
Property Owner(s) Date

Attach owner’s notarized written authorization with property information if the applicant is not the owner.

**LANCASTER COUNTY OFFICE USE ONLY**

Application Number \_\_\_\_\_ Date Received \_\_\_\_\_ Receipt Number \_\_\_\_\_  
Amount Paid \_\_\_\_\_ Check Number \_\_\_\_\_ Cash Amount \_\_\_\_\_  
Received By \_\_\_\_\_ Planning Commission Meeting Date \_\_\_\_\_

**SCHEDULE/PROCESS**

**1. Submit Application**

- The deadline for this application is at least 45 days prior to the Planning Commission meeting, held every third Tuesday of the month.
- Once an application is submitted, it is placed on the Planning Commission agenda for the following month.
- An application withdrawal should be made in writing and received prior to public notice in order to receive a refund.
- Text Amendment Application Fee - \$435.00

**2. Planning Commission**

- Conducts a public hearing on the application to receive input from Lancaster County citizens, applicant, and other interested parties.
- Reviews the application to ensure it is consistent with the Lancaster County Unified Development Ordinance, Comprehensive Plan, and all adopted County plans.
- Makes a recommendation to the County Council.

**3. County Council**

- Approves, denies, or submits application to the Planning Commission for further study.
- Action requires three readings for approval



# Agenda Item Summary

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Ordinance # / Resolution #: Kershaw Annexations

Contact Person / Sponsor: A. Hardin

Department: Planning

Date Requested to be on Agenda: 8/20/2024

## **Issue for Consideration:**

## **Points to Consider:**

## **Recommendation:**

## **ATTACHMENTS:**

| Description   | Upload Date | Type    |
|---|-------------|---------|
| List of Properties  | 7/31/2024   | Exhibit |
| Annexation Petitions (11)   | 7/31/2024   | Exhibit |
| West Street Map: 2 Properties                                       | 8/14/2024   | Exhibit |
| Staff Report: 101 West Street                                       | 8/14/2024   | Exhibit |
| Staff Report: 207 West Street                                       | 8/14/2024   | Exhibit |
| Blackwell Drive Map: 3 properties                                   | 8/14/2024   | Exhibit |
| Staff Report: 441 Blackwell Drive                                   | 8/14/2024   | Exhibit |
| Staff Report: 489 Blackwell Drive                                   | 8/14/2024   | Exhibit |
| Staff Report: 499 Blackwell Drive                                   | 8/14/2024   | Exhibit |
| Map: Kershaw Country Club and Wylie Circle- 6 Properties            | 8/14/2024   | Exhibit |
| Staff Report: 512 Kershaw Country Club                              | 8/14/2024   | Exhibit |
| Staff Report: 534 Kershaw Country Club Drive                        | 8/14/2024   | Exhibit |
| Staff Report: 550 Kershaw Country Club Drive                        | 8/14/2024   | Exhibit |
| Staff Report: 582 Country Club Drive                                | 8/14/2024   | Exhibit |
| Staff Report: 6719 Wylie Circle                                     | 8/14/2024   | Exhibit |
| Staff Report: 6724 Wylie Circle                                     | 8/14/2024   | Exhibit |
| Annexation Petition (4 ADM Properties)                              | 7/31/2024   | Exhibit |
| Map: ADM Properties (4)   | 8/14/2024   | Exhibit |
| Staff Report: ADM -100 block of East 1st St                         | 8/14/2024   | Exhibit |
| Staff Report: ADM- intersection of East 1st St and N Hampton St     | 8/14/2024   | Exhibit |
| Staff Report: ADM- intersection of East 1st St and N Hampton St (2) | 8/14/2024   | Exhibit |
| Staff Report: ADM-intersection of N Hampton St and Baptist Ln       | 8/14/2024   | Exhibit |

**LIST OF PROPERTY SUMMARIES**  
**Kershaw Annexations**

|                    |            |                                      |                              |
|--------------------|------------|--------------------------------------|------------------------------|
| TM 0155-00-067.02  | (1.86 ac.) | Ronald W. & Vicki L. Damrell         | 6724 Wylie Circle Drive      |
| TM 0155M-0A-002.00 | (0.43 ac)  | Janet P. & Danny Joe Bowers          | 6719 Wylie Circle Drive      |
| TM 0155M-0A-001.00 | (1.0 ac.)  | Henry T. & Brend W. McManus          | 512 Kershaw Country Club Rd  |
| TM 0155M-0A-015.00 | (2.0 ac.)  | Jayson Craddock and Tiffany Craddock | 534 Kershaw Country Club Rd  |
| TM 0155M-0A-016.00 | (1.29 ac.) | Lara A. Campos & Sorcia M. Campos    | 550 Kershaw Country Club Rd  |
| TM 0156G-0A-015.00 | (0.42 ac.) | Daniel M. & Deborah D. Griffin       | 499 Blackwell Dr             |
| TM 0156G-0A-014.00 | (0.42 ac.) | Dana Griffin Dupre & David Dupre     | 489 Blackwell Dr             |
| TM 0156G-0A-009.00 | (0.79 ac.) | Joshua & Maegan H. Twitty            | 441 Blackwell Dr             |
| TM 0156O-0O-001.00 | (0.35 ac.) | Roland Stuart Hamilton               | 101 West Street              |
| TM 0156O-0N-001.00 | (1.45 ac.) | Barbara J. Phillips                  | 207 West Street              |
| TM-0155M-0A-018.00 | (5.99 ac.) | Sheryl R. Faulkenberry               | 582 Kershaw Country Club Rd. |

**TO THE MAYOR AND COUNCIL OF THE TOWN OF KERSHAW:**

The undersigned, being 100% of the freeholders owning 100% of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows: property owned by Barbara J. Phillips at 207 West Street bounded on the northwest by West Street, on the southwest by the lands of Sidney G. Watson and Linda B. Payne, on the southeast by the lands of Gary & Barbara Rollings and on the northeast by the lands of Tracy Lee Davis.

The property is designated as follows on the County tax maps: 01560-0N-001.00

Barbara J. Phillips      207 West Street      Aug 02-2023  
Signature                                      Address                                      Date

**For Municipal Use:**

Petition received by: Jh # Myh                                      Date: 8/7/23  
Description and Ownership verified by: Jh # Myh                                      Date: 8/7/23

**TO THE MAYOR AND COUNCIL OF THE TOWN OF KERSHAW:**

The undersigned, being 100% of the freeholders owning 100% of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows: property owned by Roland Stuart Hamilton at 101 West Street bounded on the northwest by West Street, on the southwest by the lands of Tracy Lee Davis, on the southeast by the lands of Tracy Lee Davis and on the northeast by SC Highway 341 (S. Minor St.).

The property is designated as follows on the County tax maps: 01560-00-001.00

Roland Stuart Hamilton      101 West Street, Kershaw SC      08/08/23  
Signature                              Address                              Date

**For Municipal Use:**

Petition received by: [Signature]      Date: 8/15/23  
Description and Ownership verified by: [Signature]      Date: 8/15/23



**TO THE MAYOR AND COUNCIL OF THE TOWN OF KERSHAW:**

The undersigned, being 100% of the freeholders owning 100% of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows: property owned by Joshua & Maegan H. Twitty located 441 Blackwell Drive bounded on the north by Blackwell Drive, on the east by the lands of Clay Willis Catoe and Willis J. Catoe, on the south by the lands of the Town of Kershaw, and on the west by the lands of Miranda Renee Watts.

The property is designated as follows on the County tax maps: 0156G-0A-009.00

|                                   |                                       |                        |
|-----------------------------------|---------------------------------------|------------------------|
| <u>Joshua Twitty</u><br>Signature | <u>441 Blackwell Drive</u><br>Address | <u>9/18/23</u><br>Date |
| <u>Maegan Twitty</u><br>Signature | <u>441 Blackwell Drive</u><br>Address | <u>9/18/23</u><br>Date |

**For Municipal Use:**

Petition received by: Joshua Twitty, Administrator Date: 9/21/23  
Description and Ownership verified by: Joshua Twitty, Administrator Date: 9/21/23

**TO THE MAYOR AND COUNCIL OF THE TOWN OF KERSHAW:**

The undersigned, being 100% of the freeholders owning 100% of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows: property owned by Dana Griffin Dupre & David Dupre at 489 Blackwell Drive bounded on the north by Blackwell Drive, on the east by the lands of Steven L. & Gwynelle G. Leaird, on the south by the lands of the Town of Kershaw, and on the west by the lands of Daniel M. & Deborah D. Griffin.

The property is designated as follows on the County tax maps: 0156G-0A-014.00

Dana Dupre

Signature

489 Blackwell Dr.

Address

09/19/2023

Date

David Dupre

Signature

489 Blackwell Dr.

Address

9/19/2023

Date

**For Municipal Use:**

Petition received by:

J. H. Hyl, Admin.

Date:

9/22/23

Description and Ownership verified by:

J. H. Hyl, Admin.

Date:

9/27/23

**TO THE MAYOR AND COUNCIL OF THE TOWN OF KERSHAW:**

The undersigned, being 100% of the freeholders owning 100% of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows: property owned by Daniel M. & Deborah D. Griffin located 499 Blackwell Drive bounded on the north by Blackwell Drive, on the east by the lands of Dana Griffin Dupre and David Dupre, on the south by the lands of the Town of Kershaw, and on the west by the lands of the Town of Kershaw.

The property is designated as follows on the County tax maps: 0156G-0A-015.00

|  |   |                          |
|--|---|--------------------------|
| <u>Deborah D. Griffin</u><br>Signature | <u>499 Blackwell Dr.</u><br>Address <u>Kershaw, SC</u>  | <u>9/18/23</u><br>Date   |
| <u>Daniel M. Griffin</u><br>Signature  | <u>499 Blackwell Drive</u><br>Address <u>Kershaw SC</u> | <u>9/18/2023</u><br>Date |

**For Municipal Use:**

Petition received by:

Description and Ownership verified by:

Date:

Date:

9/22/23

9/22/23

**TO THE MAYOR AND COUNCIL OF THE TOWN OF KERSHAW:**

The undersigned, being 100% of the freeholders owning 100% of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows: property owned by Lara Alfredo Campos & Sorcia Minerva Campos at 550 Kershaw Country Club Road bounded on the northeast by the lands of Phillip W. & Gena M. Faulkenberry and Jayson G. Craddock & Tiffany M. Craddock, on the southeast by Kershaw Country Club Road, on the southwest by the lands of Michael C. Bartelme, and on the northwest by the lands of Michael C. Bartelme and Phillip W. & Gena M. Faulkenberry.

The property is designated as follows on the County tax maps: 0155M-0A-016.00

ALFREDO CAMPOS LARA      550 Kershaw Country Club Rd      10-28-23  
Signature                                      Address                                      Date

Minerva Campos Sorcia      550 Kershaw Country Club Rd      10-28-23  
Signature                                      Address                                      Date

**For Municipal Use:**

Petition received by: [Signature], Admin      Date: 11/14/23

Description and Ownership verified by: [Signature] Admin      Date: 11/14/23

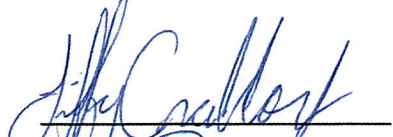
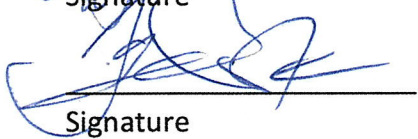


**TO THE MAYOR AND COUNCIL OF THE TOWN OF KERSHAW:**

The undersigned, being 100% of the freeholders owning 100% of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows: property owned by Jayson G. Craddock and Tiffany M. Craddock at 534 Kershaw Country Club Road bounded on the northeast by Wylie Circle Drive, on the southeast by Kershaw Country Club Road, on the southwest by the lands of Lara Alfredo Campos & Sorcia Minerva Campos and Michael C. Bartelme and northwest by the lands of Phillip W. Faulkenberry & Gena M. Faulkenberry and Michael C. Bartelme.

The property is designated as follows on the County tax maps: 0155M-0A-015.00

|  |   |                                  |
|--|---|----------------------------------|
| <br>_____<br>Signature  | <u>534 Kershaw Country Club rd.</u><br>_____<br>Address | <u>10/20/23</u><br>_____<br>Date |
| <br>_____<br>Signature | <u>534 Kershaw Country Club Rd.</u><br>_____<br>Address | <u>10/20/23</u><br>_____<br>Date |

**For Municipal Use:**

Petition received by: John # [unclear], Admin Date: 11/14/23  
Description and Ownership verified by: John # [unclear], Admin Date: 11/14/23

**TO THE MAYOR AND COUNCIL OF THE TOWN OF KERSHAW:**

The undersigned, being 100% of the freeholders owning 100% of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows: property owned by Henry T. & Brenda W. McManus at 512 Kershaw Country Club Road bounded on the northwest by the lands of Janet P. & Danny Joe Bowers and Douglas N. Faulkenberry Etal, on the northeast by Wylie Circle Drive, on the southeast by Kershaw Country Club Road, and on the southwest by the by Wylie Circle Drive.

The property is designated as follows on the County tax maps: 0155M-0A-001.00

|                          |                                     |                 |
|--------------------------|-------------------------------------|-----------------|
| <u>Brenda W. McManus</u> | <u>512 Kershaw Country Club Rd.</u> | <u>11/13/23</u> |
| Signature                | Address                             | Date            |
| <u>Henry T. McManus</u>  | <u>512 Kershaw Country Club Rd.</u> | <u>11/13/23</u> |
| Signature                | Address                             | Date            |

**For Municipal Use:**

Petition received by: Jh & Myl, Admin Date: 11/14/23  
Description and Ownership verified by: Jh & Myl, Admin Date: 11/14/23

**TO THE MAYOR AND COUNCIL OF THE TOWN OF KERSHAW:**

The undersigned, being 100% of the freeholders owning 100% of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows: property owned by Janet P. & Danny Joe Bowers at 6719 Wylie Circle Drive bounded on the northeast by Wylie Circle Drive, on the southeast by the lands of Henry T. & Brenda W. McManus, on the southwest by the lands of Douglas N. Faulkenberry Etal & Michael C. Bartelme, and on the northwest by the lands of Michael C. Bartelme and Alan K. Shropshire Jr. & Amir J. Shropshire.

The property is designated as follows on the County tax maps: 0155M-0A-002.00

|                        |                                |                   |
|------------------------|--------------------------------|-------------------|
| <u>Janet P. Bowers</u> | <u>6719 Wylie Circle Dr.</u>   | <u>10/25/2023</u> |
| Signature              | Address<br>Kershaw, S.C. 29067 | Date              |
| <u>Danny J. Bowers</u> | <u>6719 Wylie Circle Dr.</u>   | <u>10/25/23</u>   |
| Signature              | Address<br>Kershaw, S.C. 29067 | Date              |

**For Municipal Use:**

|  |                          |                       |
|--|--------------------------|-----------------------|
| Petition received by:                  | <u>JH H. Myhr, Admin</u> | Date: <u>11/14/23</u> |
| Description and Ownership verified by: | <u>JH H. Myhr, Admin</u> | Date: <u>11/14/23</u> |

**TO THE MAYOR AND COUNCIL OF THE TOWN OF KERSHAW:**

The undersigned, being 100% of the freeholders owning 100% of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows: property owned by Ronald W. & Vicki L. Damrell at 6724 Wylie Circle Drive bounded on the northeast by the lands of Roger Lynn & Cynthia O. Knight, on the southeast by Kershaw Country Club Road, on the southwest by Wylie Circle Drive, and on the northwest by the lands of Keith Landon & Deborah K. Payne.

The property is designated as follows on the County tax maps: 0155M-00-067.02

RW Damrell      6724 Wylie Circle Dr.      10/25/23  
Signature                      Address                      Date

Vicki L Damrell      6724 Wylie Circle Dr      10/25/23  
Signature                      Address Kershaw, SC                      Date

**For Municipal Use:**

Petition received by: JH Armyl, Admin      Date: 11/14/23

Description and Ownership verified by: JH Armyl, Admin      Date: 11/14/23



926-0

**TO THE MAYOR AND COUNCIL OF THE TOWN OF KERSHAW:**

The undersigned, being 100% of the freeholders owning 100% of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows: property owned by Darrall R. & Sheryl R. Faulkenberry at 582 Kershaw Country Club Road bounded on the northeast by a dedicated right-of-way, on the southeast by Kershaw Country Club Road, on the southwest by the lands of Harry K. Truesdale and Ascent Corporation, and on the northwest by the lands of Edith R. Horton.

The property is designated as follows on the County tax maps: 0155M-0A-018.00

|                                |                                     |                   |
|--------------------------------|-------------------------------------|-------------------|
| <u>Darrall R. Faulkenberry</u> | <u>582 Kershaw Country Club Rd.</u> | <u>12/18/2023</u> |
| Signature                      | Address                             | Date              |
| <u>Sheryl R. Faulkenberry</u>  | <u>582 Kershaw Country Club Rd.</u> | <u>12/18/2023</u> |
| Signature                      | Address                             | Date              |

**For Municipal Use:**

Petition received by:

[Signature]

Date:

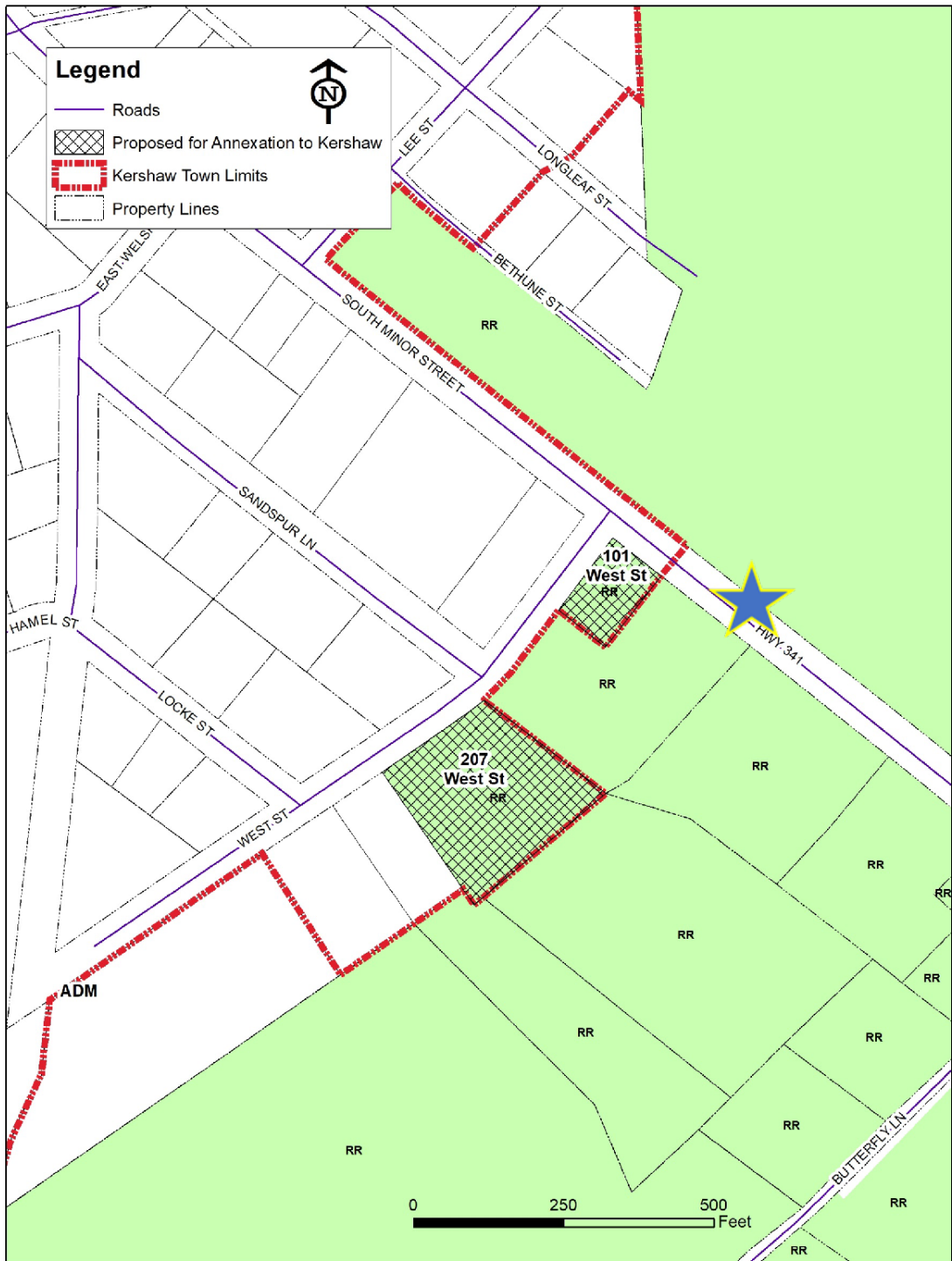
12/20/23

Description and Ownership verified by:

[Signature]

Date:

12/20/23



**Proposal:**  
 Kershaw Annexations  
 West Street (2)  
 Highway 341



Subject Property

|   |   |
|---|---|
| <b>PROPOSAL:</b>                        | Request to annex property into the Town Limits of Kershaw   |
| <b>PROPERTY LOCATION (IN KERSHAW):</b>  | 101 West Street   |
| <b>PROPERTY PARCEL NUMBER</b>           | 0156O-00-001.00   |
| <b>CURRENT ZONING DISTRICT:</b>         | Lancaster County RR   |
| <b>PROPOSED ZONING DISTRICT:</b>        | Town of Kershaw R-15  |
| <b>APPLICANT:</b>                       | Roland Stuart Hamilton  |
| <b>COUNCIL DISTRICT:</b>                | District 6 (Vacant)   |
| <b>STATUTORY NOTICES:</b>               | Hearing notice published in The Lancaster News 8/3/2024<br>Kershaw News-Era 8/14/2024 (for Kershaw Council meeting)<br>Signs posted 8/5/2024<br>Letters sent to surrounding property owners 8/2/2024<br>Agenda posted in Lancaster County Administration Building 8/13/2024 |
| <b>PUBLIC SCHOOLS SERVING THE AREA:</b> | Kershaw Elementary<br>Andrew Jackson Middle<br>Andrew Jackson High  |

---

## **OVERVIEW:**

### ***Proposal***

The applicant has requested to annex into the Town of Kershaw.

### ***Site Information***

This property is located at 101 West Street.

The site is adjacent to the Town of Kershaw boundaries via the following properties:

### ***Summary of Adjacent Ownership and Uses***

Northeastern Neighbor Property:

- West Street

Southeastern Neighbor Property:

- by the lands of Tracy Lee Davis

Southwestern Neighbor Property:

- by the lands of Tracy Lee Davis

Northwestern Neighbor Property:

- SC Hwy 341 (S. Minor St.)
-

## STATE LAW

SC Code Secs. 5-3-10 through 5-3-315 establish the methods to change the corporate limits of a municipality. Among the options that a municipality has to increase its corporate limits is to annex land. Section 5-3-150(3) of the SC Code addresses the “100% owner petition and ordinance” method, which is the one employed here.

The 100% petition option allows that a municipality may annex any contiguous area or property upon receipt of a petition signed by all persons owning real estate in the area requesting annexation. Upon agreement to accept the petition and annex the area and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete.

### Procedure for 100% Petition Annexation

*SC Code Sec. 5-3-150(3)* prescribes the following steps for a 100% petition and ordinance annexation:

1. Submit a petition signed by 100% of the owners of the property to be annexed.
2. Upon acceptance of the petition, the governing body moves to adopt an ordinance declaring the area annexed to the municipality.

*Note: This ordinance has the effect of changing the zoning map and follows the process for changing a zoning district (rezoning). The proposed annexation must be notified in the newspaper, letters sent to adjacent property owners, and signs posted on the site. The jurisdiction must also hold a public hearing, allowing property owners to make comments on the proposed annexation. For these annexations, the Lancaster County Planning Commission is holding the public hearings on behalf of the Town of Kershaw under the Intergovernmental Agreement (IGA) signed between the Town of Kershaw and Lancaster County in 2023.*

3. After the annexation is complete, the governing body must file notice with the SC Secretary of State, the SC Department of Transportation, the SC Department of Public Safety, and the SC Revenue and Fiscal Affairs Office.

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## FINDINGS:

**Q: Is the requested zoning change is consistent with the Comprehensive Plan?**

**A: Yes.** *The proposed annexation and zoning change is consistent with the “Municipal Growth Area” for the Town of Kershaw.*

**Q: Is the property adequately served by infrastructure?**

**A: Yes.** *The property has access to public roads, water, sewer, power, and communication utilities.*

**Q: Does the Town or other government agency(ies) have the capacity to provide any services, facilities, or programs that might be required if the petition were approved?**

**A: Yes.** *The Town of Kershaw is capable of serving the property with infrastructure (water and sewer), public safety, and government services. In addition, Kershaw has contracted with Lancaster County for assistance with building, planning, code enforcement, and fire services.*

**Q: Will approval of the petition negatively affect the condition or value of property in the Town?**

**A: No.** *The proposed annexation and zoning change is consistent with existing zoning surrounding the property and continues the growth pattern in place for the area.*



**Q: Will approval of the petition negatively affect the school population?**

**A: No.** The properties proposed for annexation include existing homes and/or business lots. Annexation will not change existing school assignments for the residential lots, and businesses do not directly contribute to the student population.

---

**PHOTOS OF PROJECT AREA:**



Facing east to Hwy 341



101 West Street

---

**STAFF RECOMMENDATION:**

Both Town of Kershaw and Lancaster County Planning Staff recommend approval of this annexation and rezoning request.

---

**ATTACHMENTS:**

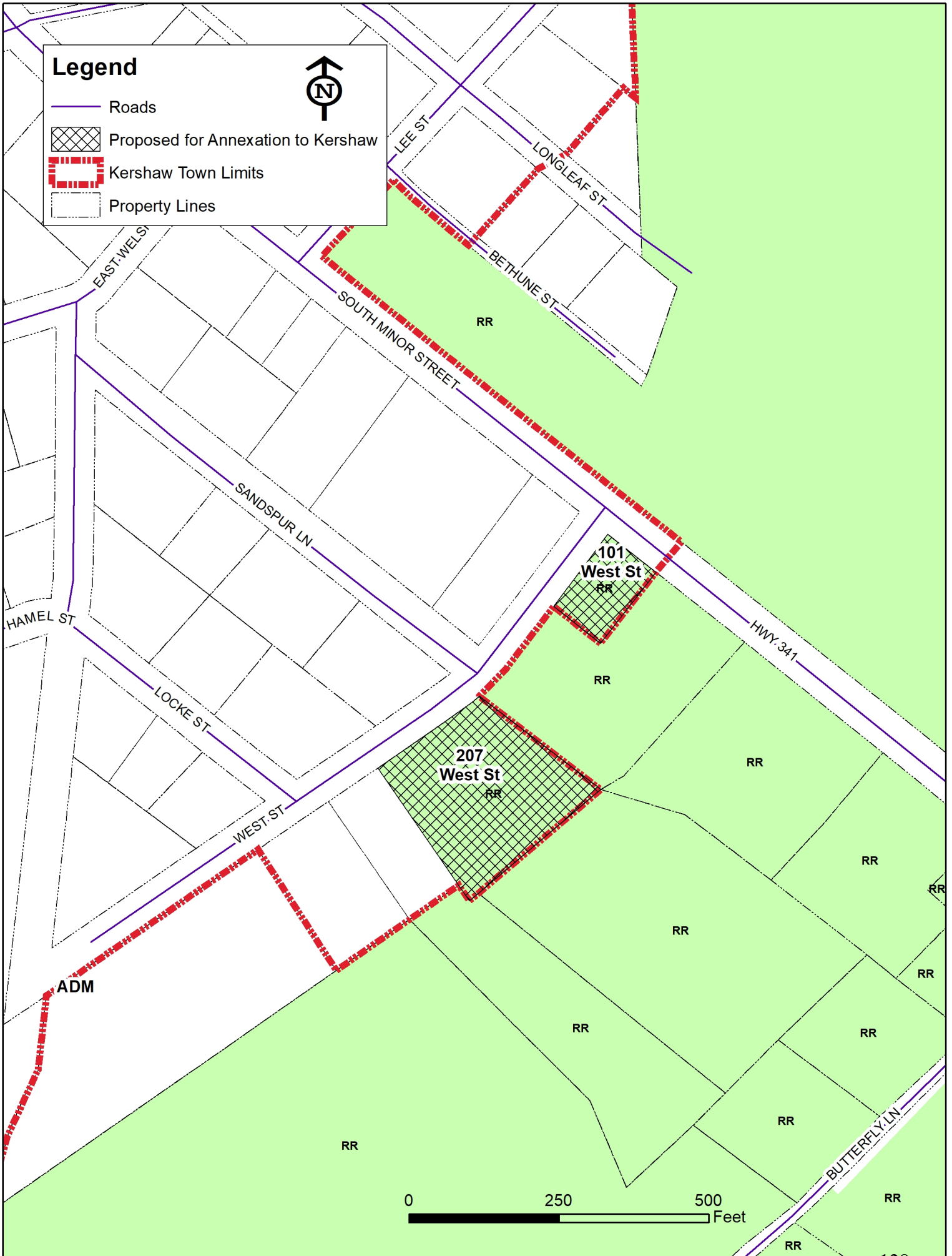
- 1. Location Map/ Zoning Map
- 2. Annexation Application (100% Freehold)

**STAFF CONTACT:**

Allison Hardin, Development Services Director  
[ahardin@lancastercoutysc.gov](mailto:ahardin@lancastercoutysc.gov)  
803-416-9422

# Legend

- Roads
- Proposed for Annexation to Kershaw
- Kershaw Town Limits
- Property Lines



**TO THE MAYOR AND COUNCIL OF THE TOWN OF KERSHAW:**

The undersigned, being 100% of the freeholders owning 100% of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows: property owned by Roland Stuart Hamilton at 101 West Street bounded on the northwest by West Street, on the southwest by the lands of Tracy Lee Davis, on the southeast by the lands of Tracy Lee Davis and on the northeast by SC Highway 341 (S. Minor St.).

The property is designated as follows on the County tax maps: 01560-00-001.00

Roland Stuart Hamilton      101 West Street, Kershaw SC      08/08/23  
Signature                                      Address                                      Date

**For Municipal Use:**

Petition received by: [Signature]      Date: 8/15/23  
Description and Ownership verified by: [Signature]      Date: 8/15/23

|   |   |
|---|---|
| <b>PROPOSAL:</b>                        | Request to annex property into the Town Limits of Kershaw   |
| <b>PROPERTY LOCATION (IN KERSHAW):</b>  | 207 West Street   |
| <b>PROPERTY PARCEL NUMBER</b>           | 0156O-0N-001.00   |
| <b>CURRENT ZONING DISTRICT:</b>         | Lancaster County RR   |
| <b>PROPOSED ZONING DISTRICT:</b>        | Town of Kershaw R-15  |
| <b>APPLICANT:</b>                       | Barbara J. Phillips   |
| <b>COUNCIL DISTRICT:</b>                | District 6 (Vacant)   |
| <b>STATUTORY NOTICES:</b>               | Hearing notice published in The Lancaster News 8/3/2024<br>Kershaw News-Era 8/14/2024 (for Kershaw Council meeting)<br>Signs posted 8/5/2024<br>Letters sent to surrounding property owners 8/2/2024<br>Agenda posted in Lancaster County Administration Building 8/13/2024 |
| <b>PUBLIC SCHOOLS SERVING THE AREA:</b> | Kershaw Elementary<br>Andrew Jackson Middle<br>Andrew Jackson High  |

---

## **OVERVIEW:**

### ***Proposal***

The applicant has requested to annex into the Town of Kershaw.

### ***Site Information***

This property is located at 207 West Street.

The site is adjacent to the Town of Kershaw boundaries via the following properties:

### ***Summary of Adjacent Ownership and Uses***

Northeastern Neighbor Property:

- West Street

Southeastern Neighbor Property:

- by the lands of Sidney G. Watson and Linda B. Payne

Southwestern Neighbor Property:

- by the lands of Gary & Barbara Rollings

Northwestern Neighbor Property:

- by the lands of Tracy Lee Davis
-



## STATE LAW

SC Code Secs. 5-3-10 through 5-3-315 establish the methods to change the corporate limits of a municipality. Among the options that a municipality has to increase its corporate limits is to annex land. Section 5-3-150(3) of the SC Code addresses the “100% owner petition and ordinance” method, which is the one employed here.

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---

## FINDINGS:

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**Q: Is the property adequately served by infrastructure?**

**A: Yes.** *The property has access to public roads, water, sewer, power, and communication utilities.*

**Q: Does the Town or other government agency(ies) have the capacity to provide any services, facilities, or programs that might be required if the petition were approved?**

**A: Yes.** *The Town of Kershaw is capable of serving the property with infrastructure (water and sewer), public safety, and government services. In addition, Kershaw has contracted with Lancaster County for assistance with building, planning, code enforcement, and fire services.*

**Q: Will approval of the petition negatively affect the condition or value of property in the Town?**

**A: No.** *The proposed annexation and zoning change is consistent with existing zoning surrounding the property and continues the growth pattern in place for the area.*

**Q: Will approval of the petition negatively affect the school population?**

**A: No.** *The properties proposed for annexation include existing homes and/or business lots. Annexation will not change existing school assignments for the residential lots, and businesses do not directly contribute to the student population.*

---

**PHOTOS OF PROJECT AREA:**



Facing east from 207 West Street



207 West Street

---

**STAFF RECOMMENDATION:**

Both Town of Kershaw and Lancaster County Planning Staff recommend approval of this annexation and rezoning request.

---

**ATTACHMENTS:**

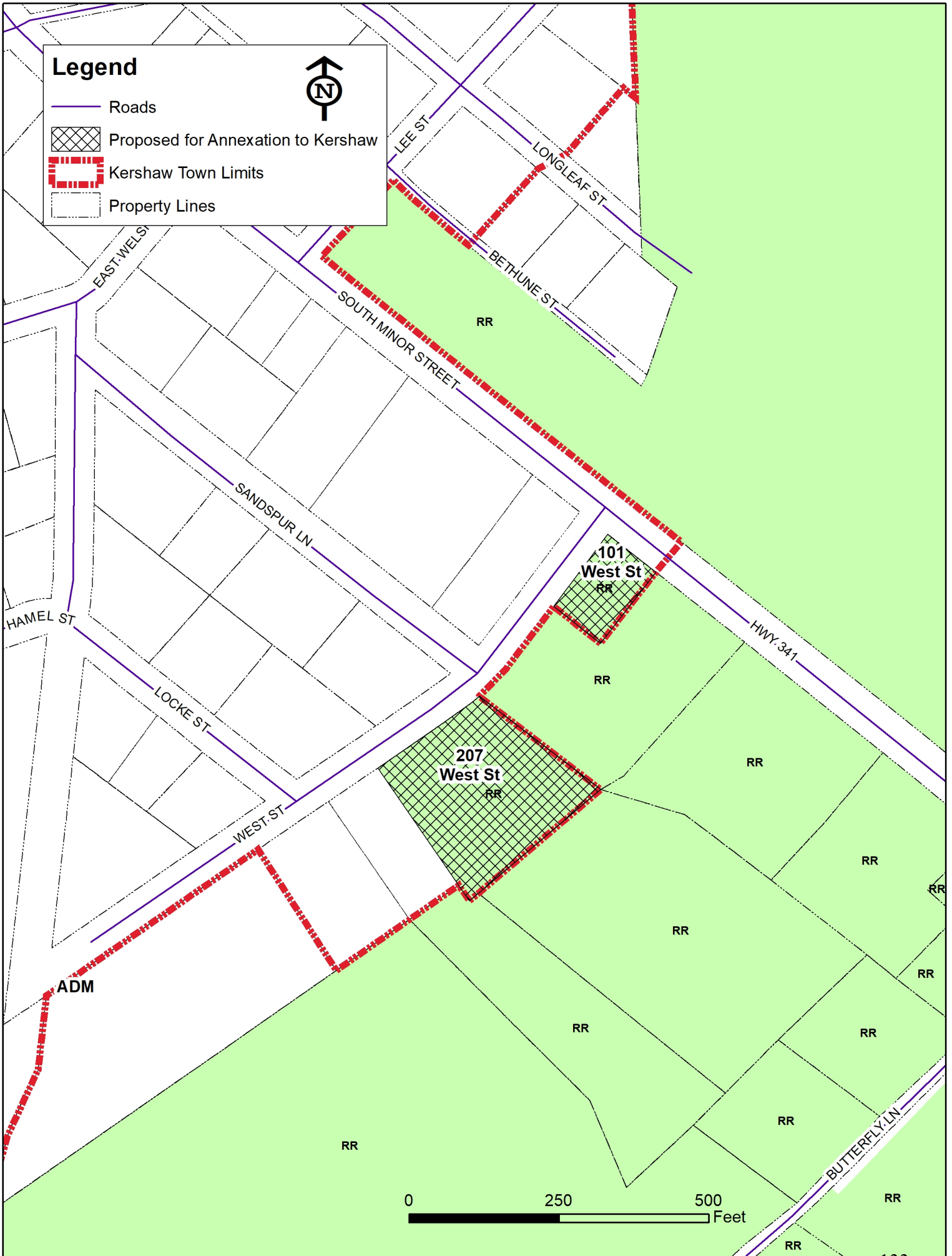
- 1. Location Map/ Zoning Map
- 2. Annexation Application (100% Freehold)

**STAFF CONTACT:**

Allison Hardin, Development Services Director  
[ahardin@lancastercountysc.gov](mailto:ahardin@lancastercountysc.gov)  
803-416-9422

# Legend

- Roads
- Proposed for Annexation to Kershaw
- Kershaw Town Limits
- Property Lines



**TO THE MAYOR AND COUNCIL OF THE TOWN OF KERSHAW:**

The undersigned, being 100% of the freeholders owning 100% of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows: property owned by Barbara J. Phillips at 207 West Street bounded on the northwest by West Street, on the southwest by the lands of Sidney G. Watson and Linda B. Payne, on the southeast by the lands of Gary & Barbara Rollings and on the northeast by the lands of Tracy Lee Davis.

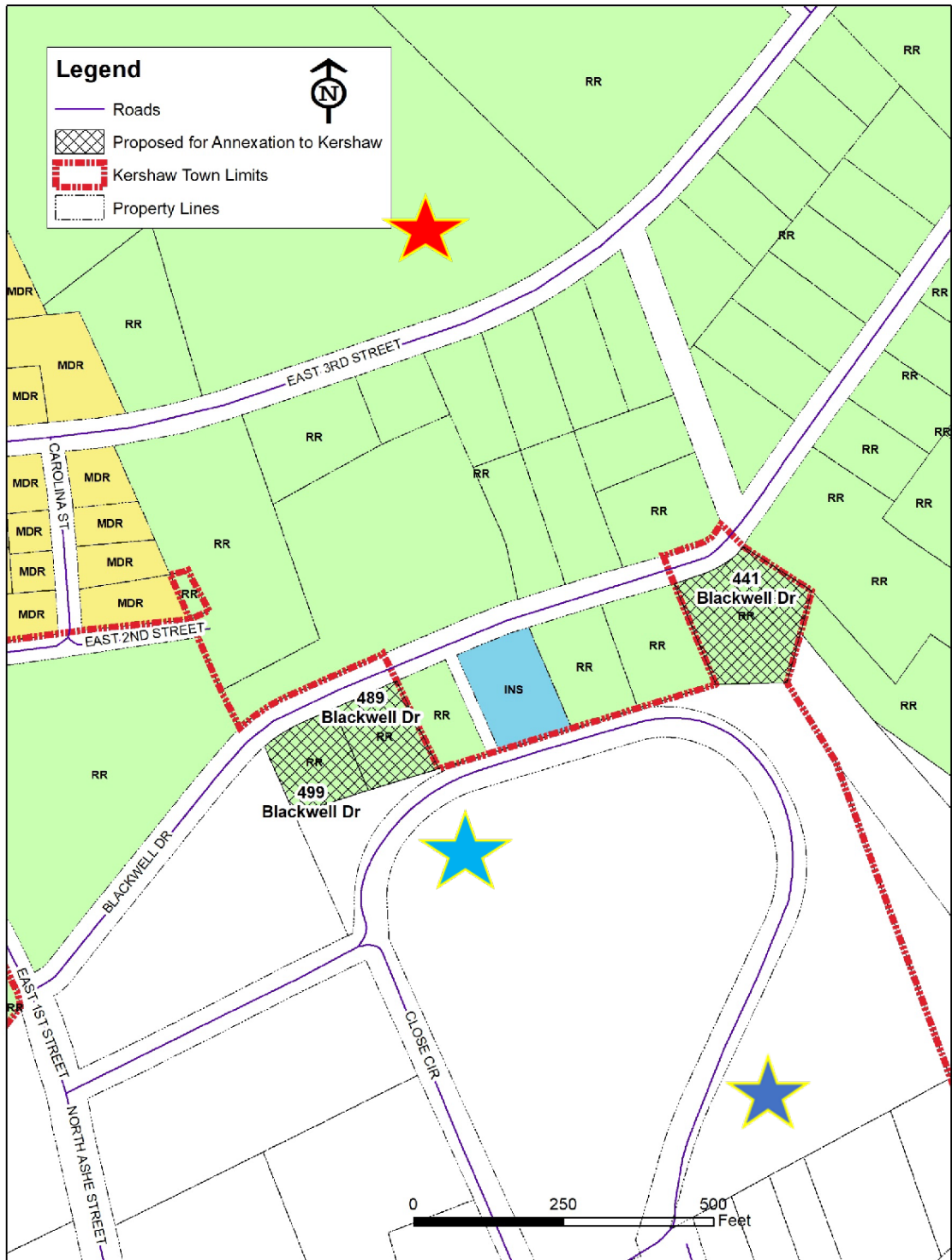
The property is designated as follows on the County tax maps: 01560-0N-001.00

Barbara J. Phillips      207 West Street      Aug 02-2023  
Signature                                  Address                                  Date

**For Municipal Use:**

Petition received by: Jh # Myh                                  Date: 8/7/23  
Description and Ownership verified by: Jh # Myh                                  Date: 8/7/23





Lancaster  
County



Subject Property

**Proposal:**

Kershaw Annexations  
Blackwell Drive (3)



Stevens Park Swimming Pool



Prestage Farms of SC



Marian Boan Community Center

|   |   |
|---|---|
| <b>PROPOSAL:</b>                        | Request to annex property into the Town Limits of Kershaw   |
| <b>PROPERTY LOCATION (IN KERSHAW):</b>  | 441 Blackwell Dr  |
| <b>PROPERTY PARCEL NUMBER</b>           | 0156G-0A-009.00   |
| <b>CURRENT ZONING DISTRICT:</b>         | Lancaster County RR   |
| <b>PROPOSED ZONING DISTRICT:</b>        | Town of Kershaw R-15  |
| <b>APPLICANT:</b>                       | Joshua & Maegan H. Twitty   |
| <b>COUNCIL DISTRICT:</b>                | District 6 (Vacant)   |
| <b>STATUTORY NOTICES:</b>               | Hearing notice published in The Lancaster News 8/3/2024<br>Kershaw News-Era 8/14/2024 (for Kershaw Council meeting)<br>Signs posted 8/5/2024<br>Letters sent to surrounding property owners 8/2/2024<br>Agenda posted in Lancaster County Administration Building 8/13/2024 |
| <b>PUBLIC SCHOOLS SERVING THE AREA:</b> | Kershaw Elementary<br>Andrew Jackson Middle<br>Andrew Jackson High  |

---

## **OVERVIEW:**

### ***Proposal***

The applicant has requested to annex into the Town of Kershaw.

### ***Site Information***

This property is located at 441 Blackwell Dr.

The site is adjacent to the Town of Kershaw boundaries via the following properties:

### ***Summary of Adjacent Ownership and Uses***

Northeastern Neighbor Property:

- by Blackwell Dr

Southeastern Neighbor Property:

- by the lands of Clay Willis Catoe and Willis J. Catoe

Southwestern Neighbor Property:

- by the lands of the Town of Kershaw

Northwestern Neighbor Property:

- by the lands of Miranda Renee Watts
-

## STATE LAW

SC Code Secs. 5-3-10 through 5-3-315 establish the methods to change the corporate limits of a municipality. Among the options that a municipality has to increase its corporate limits is to annex land. Section 5-3-150(3) of the SC Code addresses the “100% owner petition and ordinance” method, which is the one employed here.

The 100% petition option allows that a municipality may annex any contiguous area or property upon receipt of a petition signed by all persons owning real estate in the area requesting annexation. Upon agreement to accept the petition and annex the area and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete.

### Procedure for 100% Petition Annexation

*SC Code Sec. 5-3-150(3)* prescribes the following steps for a 100% petition and ordinance annexation:

1. Submit a petition signed by 100% of the owners of the property to be annexed.
2. Upon acceptance of the petition, the governing body moves to adopt an ordinance declaring the area annexed to the municipality.

*Note: This ordinance has the effect of changing the zoning map and follows the process for changing a zoning district (rezoning). The proposed annexation must be notified in the newspaper, letters sent to adjacent property owners, and signs posted on the site. The jurisdiction must also hold a public hearing, allowing property owners to make comments on the proposed annexation. For these annexations, the Lancaster County Planning Commission is holding the public hearings on behalf of the Town of Kershaw under the Intergovernmental Agreement (IGA) signed between the Town of Kershaw and Lancaster County in 2023.*

3. After the annexation is complete, the governing body must file notice with the SC Secretary of State, the SC Department of Transportation, the SC Department of Public Safety, and the SC Revenue and Fiscal Affairs Office.

---

## FINDINGS:

**Q: Is the requested zoning change is consistent with the Comprehensive Plan?**

**A: Yes.** *The proposed annexation and zoning change is consistent with the “Municipal Growth Area” for the Town of Kershaw.*

**Q: Is the property adequately served by infrastructure?**

**A: Yes.** *The property has access to public roads, water, sewer, power, and communication utilities.*

**Q: Does the Town or other government agency(ies) have the capacity to provide any services, facilities, or programs that might be required if the petition were approved?**

**A: Yes.** *The Town of Kershaw is capable of serving the property with infrastructure (water and sewer), public safety, and government services. In addition, Kershaw has contracted with Lancaster County for assistance with building, planning, code enforcement, and fire services.*

**Q: Will approval of the petition negatively affect the condition or value of property in the Town?**

**A: No.** *The proposed annexation and zoning change is consistent with existing zoning surrounding the property and continues the growth pattern in place for the area.*

**Q: Will approval of the petition negatively affect the school population?**

**A: No.** The properties proposed for annexation include existing homes and/or business lots. Annexation will not change existing school assignments for the residential lots, and businesses do not directly contribute to the student population.

---

**PHOTOS OF PROJECT AREA:**



Facing east from 441 Blackwell Drive



441 Blackwell Drive

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**STAFF RECOMMENDATION:**

Both Town of Kershaw and Lancaster County Planning Staff recommend approval of this annexation and rezoning request.

---

**ATTACHMENTS:**





- 1. Location Map/ Zoning Map
- 2. Annexation Application (100% Freehold)

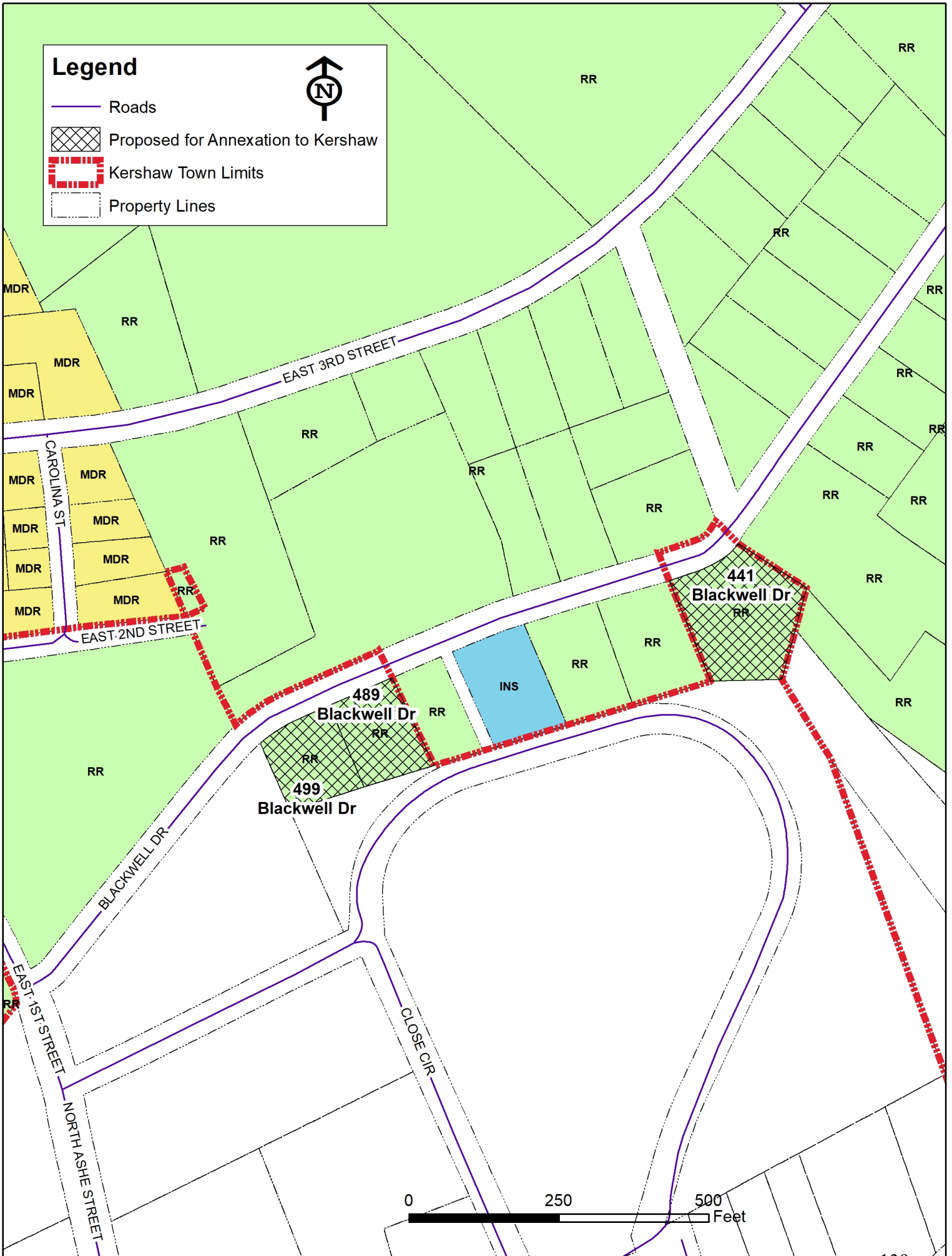
**STAFF CONTACT:**

Allison Hardin, Development Services Director  
[ahardin@lancastercountysc.gov](mailto:ahardin@lancastercountysc.gov)  
803-416-9422



# Legend

-  Roads
-  Proposed for Annexation to Kershaw
-  Kershaw Town Limits
-  Property Lines



**TO THE MAYOR AND COUNCIL OF THE TOWN OF KERSHAW:**

The undersigned, being 100% of the freeholders owning 100% of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows: property owned by Joshua & Maegan H. Twitty located 441 Blackwell Drive bounded on the north by Blackwell Drive, on the east by the lands of Clay Willis Catoe and Willis J. Catoe, on the south by the lands of the Town of Kershaw, and on the west by the lands of Miranda Renee Watts.

The property is designated as follows on the County tax maps: 0156G-0A-009.00

|                                   |                                       |                        |
|-----------------------------------|---------------------------------------|------------------------|
| <u>Joshua Twitty</u><br>Signature | <u>441 Blackwell Drive</u><br>Address | <u>9/18/23</u><br>Date |
| <u>Maegan Twitty</u><br>Signature | <u>441 Blackwell Drive</u><br>Address | <u>9/18/23</u><br>Date |

**For Municipal Use:**

Petition received by: Joshua Twitty, Administrator Date: 9/21/23  
Description and Ownership verified by: Joshua Twitty, Administrator Date: 9/21/23

|   |   |
|---|---|
| <b>PROPOSAL:</b>                        | Request to annex property into the Town Limits of Kershaw   |
| <b>PROPERTY LOCATION (IN KERSHAW):</b>  | 489 Blackwell Dr  |
| <b>PROPERTY PARCEL NUMBER</b>           | 0156G-0A-014.00   |
| <b>CURRENT ZONING DISTRICT:</b>         | Lancaster County RR   |
| <b>PROPOSED ZONING DISTRICT:</b>        | Town of Kershaw R-15  |
| <b>APPLICANT:</b>                       | Dana Griffin Dupre & David Dupre  |
| <b>COUNCIL DISTRICT:</b>                | District 6 (Vacant)   |
| <b>STATUTORY NOTICES:</b>               | Hearing notice published in The Lancaster News 8/3/2024<br>Kershaw News-Era 8/14/2024 (for Kershaw Council meeting)<br>Signs posted 8/5/2024<br>Letters sent to surrounding property owners 8/2/2024<br>Agenda posted in Lancaster County Administration Building 8/13/2024 |
| <b>PUBLIC SCHOOLS SERVING THE AREA:</b> | Kershaw Elementary<br>Andrew Jackson Middle<br>Andrew Jackson High  |

---

## **OVERVIEW:**

### ***Proposal***

The applicant has requested to annex into the Town of Kershaw.

### ***Site Information***

This property is located at 489 Blackwell Dr.

The site is adjacent to the Town of Kershaw boundaries via the following properties:

### ***Summary of Adjacent Ownership and Uses***

Northeastern Neighbor Property:

- by Blackwell Dr

Southeastern Neighbor Property:

- by lands of Steven L. & Gwynelle G. Leaird

Southwestern Neighbor Property:

- by the lands of the Town of Kershaw

Northwestern Neighbor Property:

- by the lands of Daniel M. & Deborah D Griffin
-

## STATE LAW

SC Code Secs. 5-3-10 through 5-3-315 establish the methods to change the corporate limits of a municipality. Among the options that a municipality has to increase its corporate limits is to annex land. Section 5-3-150(3) of the SC Code addresses the “100% owner petition and ordinance” method, which is the one employed here.

The 100% petition option allows that a municipality may annex any contiguous area or property upon receipt of a petition signed by all persons owning real estate in the area requesting annexation. Upon agreement to accept the petition and annex the area and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete.

### Procedure for 100% Petition Annexation

*SC Code Sec. 5-3-150(3)* prescribes the following steps for a 100% petition and ordinance annexation:

1. Submit a petition signed by 100% of the owners of the property to be annexed.
2. Upon acceptance of the petition, the governing body moves to adopt an ordinance declaring the area annexed to the municipality.

*Note: This ordinance has the effect of changing the zoning map and follows the process for changing a zoning district (rezoning). The proposed annexation must be notified in the newspaper, letters sent to adjacent property owners, and signs posted on the site. The jurisdiction must also hold a public hearing, allowing property owners to make comments on the proposed annexation. For these annexations, the Lancaster County Planning Commission is holding the public hearings on behalf of the Town of Kershaw under the Intergovernmental Agreement (IGA) signed between the Town of Kershaw and Lancaster County in 2023.*

3. After the annexation is complete, the governing body must file notice with the SC Secretary of State, the SC Department of Transportation, the SC Department of Public Safety, and the SC Revenue and Fiscal Affairs Office.

---

## FINDINGS:

**Q: Is the requested zoning change is consistent with the Comprehensive Plan?**

**A: Yes.** *The proposed annexation and zoning change is consistent with the “Municipal Growth Area” for the Town of Kershaw.*

**Q: Is the property adequately served by infrastructure?**

**A: Yes.** *The property has access to public roads, water, sewer, power, and communication utilities.*

**Q: Does the Town or other government agency(ies) have the capacity to provide any services, facilities, or programs that might be required if the petition were approved?**

**A: Yes.** *The Town of Kershaw is capable of serving the property with infrastructure (water and sewer), public safety, and government services. In addition, Kershaw has contracted with Lancaster County for assistance with building, planning, code enforcement, and fire services.*

**Q: Will approval of the petition negatively affect the condition or value of property in the Town?**

**A: No.** *The proposed annexation and zoning change is consistent with existing zoning surrounding the property and continues the growth pattern in place for the area.*



**Q: Will approval of the petition negatively affect the school population?**

**A: No.** *The properties proposed for annexation include existing homes and/or business lots. Annexation will not change existing school assignments for the residential lots, and businesses do not directly contribute to the student population.*

---

**PHOTOS OF PROJECT AREA:**



*Facing west from 489 Blackwell Drive*



*489 Blackwell Drive*

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**STAFF RECOMMENDATION:**

Both Town of Kershaw and Lancaster County Planning Staff recommend approval of this annexation and rezoning request.

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
**ATTACHMENTS:**

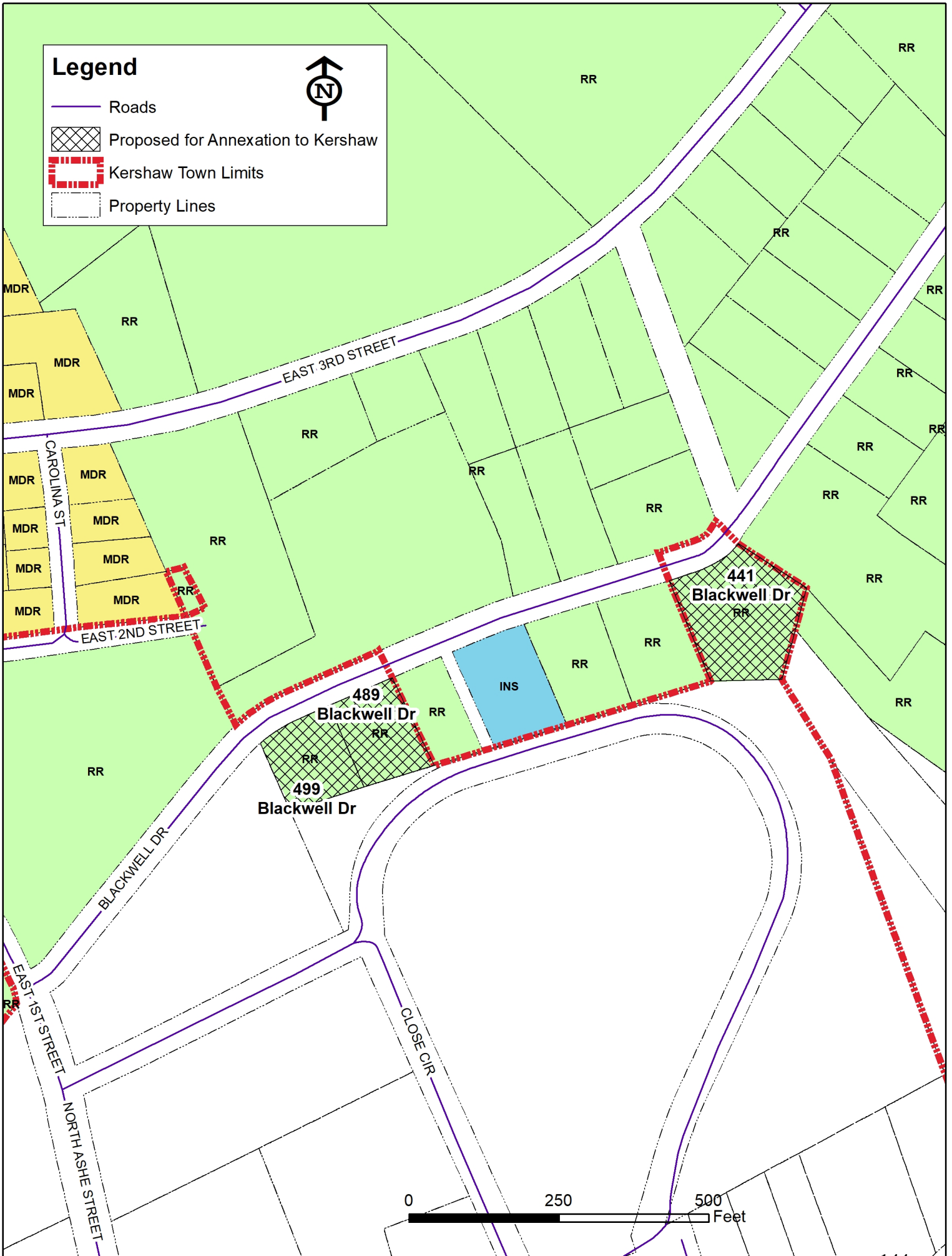
- 1. Location Map/ Zoning Map
- 2. Annexation Application (100% Freehold)

**STAFF CONTACT:**

Allison Hardin, Development Services Director  
[ahardin@lanastercountysc.gov](mailto:ahardin@lanastercountysc.gov)  
803-416-9422

# Legend

-  Roads
-  Proposed for Annexation to Kershaw
-  Kershaw Town Limits
-  Property Lines



**TO THE MAYOR AND COUNCIL OF THE TOWN OF KERSHAW:**

The undersigned, being 100% of the freeholders owning 100% of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows: property owned by Dana Griffin Dupre & David Dupre at 489 Blackwell Drive bounded on the north by Blackwell Drive, on the east by the lands of Steven L. & Gwynelle G. Leaird, on the south by the lands of the Town of Kershaw, and on the west by the lands of Daniel M. & Deborah D. Griffin.

The property is designated as follows on the County tax maps: 0156G-0A-014.00

Dana Dupre  
Signature

489 Blackwell Dr.  
Address

09/19/2023  
Date

David Dupre  
Signature

489 Blackwell Dr.  
Address

9/19/2023  
Date

**For Municipal Use:**

Petition received by: J. H. Hyl, Admin.

Date: 9/22/23

Description and Ownership verified by: J. H. Hyl, Admin.

Date: 9/27/23

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|   |   |
|---|---|
| <b>PROPOSAL:</b>                        | Request to annex property into the Town Limits of Kershaw   |
| <b>PROPERTY LOCATION (IN KERSHAW):</b>  | 499 Blackwell Dr  |
| <b>PROPERTY PARCEL NUMBER</b>           | 0156G-0A-015.00   |
| <b>CURRENT ZONING DISTRICT:</b>         | Lancaster County RR   |
| <b>PROPOSED ZONING DISTRICT:</b>        | Town of Kershaw R-15  |
| <b>APPLICANT:</b>                       | Daniel M. & Deborah D. Griffin  |
| <b>COUNCIL DISTRICT:</b>                | District 6 (Vacant)   |
| <b>STATUTORY NOTICES:</b>               | Hearing notice published in The Lancaster News 8/3/2024<br>Kershaw News-Era 8/14/2024 (for Kershaw Council meeting)<br>Signs posted 8/5/2024<br>Letters sent to surrounding property owners 8/2/2024<br>Agenda posted in Lancaster County Administration Building 8/13/2024 |
| <b>PUBLIC SCHOOLS SERVING THE AREA:</b> | Kershaw Elementary<br>Andrew Jackson Middle<br>Andrew Jackson High  |

---

## **OVERVIEW:**

### ***Proposal***

The applicant has requested to annex into the Town of Kershaw.

### ***Site Information***

This property is located at 499 Blackwell Dr.

The site is adjacent to the Town of Kershaw boundaries via the following properties:

### ***Summary of Adjacent Ownership and Uses***

Northeastern Neighbor Property:

- by Blackwell Dr

Southeastern Neighbor Property:

- by the lands of Dana Griffin Dupre and David Dupre

Southwestern Neighbor Property:

- by the lands of the Town of Kershaw

Northwestern Neighbor Property:

- by the lands of the Town of Kershaw
-



## STATE LAW

SC Code Secs. 5-3-10 through 5-3-315 establish the methods to change the corporate limits of a municipality. Among the options that a municipality has to increase its corporate limits is to annex land. Section 5-3-150(3) of the SC Code addresses the “100% owner petition and ordinance” method, which is the one employed here.

The 100% petition option allows that a municipality may annex any contiguous area or property upon receipt of a petition signed by all persons owning real estate in the area requesting annexation. Upon agreement to accept the petition and annex the area and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete.

### Procedure for 100% Petition Annexation

*SC Code Sec. 5-3-150(3)* prescribes the following steps for a 100% petition and ordinance annexation:

1. Submit a petition signed by 100% of the owners of the property to be annexed.
2. Upon acceptance of the petition, the governing body moves to adopt an ordinance declaring the area annexed to the municipality.

*Note: This ordinance has the effect of changing the zoning map and follows the process for changing a zoning district (rezoning). The proposed annexation must be notified in the newspaper, letters sent to adjacent property owners, and signs posted on the site. The jurisdiction must also hold a public hearing, allowing property owners to make comments on the proposed annexation. For these annexations, the Lancaster County Planning Commission is holding the public hearings on behalf of the Town of Kershaw under the Intergovernmental Agreement (IGA) signed between the Town of Kershaw and Lancaster County in 2023.*

3. After the annexation is complete, the governing body must file notice with the SC Secretary of State, the SC Department of Transportation, the SC Department of Public Safety, and the SC Revenue and Fiscal Affairs Office.

---

## FINDINGS:

**Q: Is the requested zoning change is consistent with the Comprehensive Plan?**

**A: Yes.** *The proposed annexation and zoning change is consistent with the “Municipal Growth Area” for the Town of Kershaw.*

**Q: Is the property adequately served by infrastructure?**

**A: Yes.** *The property has access to public roads, water, sewer, power, and communication utilities.*

**Q: Does the Town or other government agency(ies) have the capacity to provide any services, facilities, or programs that might be required if the petition were approved?**

**A: Yes.** *The Town of Kershaw is capable of serving the property with infrastructure (water and sewer), public safety, and government services. In addition, Kershaw has contracted with Lancaster County for assistance with building, planning, code enforcement, and fire services.*

**Q: Will approval of the petition negatively affect the condition or value of property in the Town?**

**A: No.** *The proposed annexation and zoning change is consistent with existing zoning surrounding the property and continues the growth pattern in place for the area.*

**Q: Will approval of the petition negatively affect the school population?**

**A: No.** *The properties proposed for annexation include existing homes and/or business lots. Annexation will not change existing school assignments for the residential lots, and businesses do not directly contribute to the student population.*

---

**PHOTOS OF PROJECT AREA:**



*Facing east from 499 Blackwell Drive*



*499 Blackwell Drive*

---

**STAFF RECOMMENDATION:**

Both Town of Kershaw and Lancaster County Planning Staff recommend approval of this annexation and rezoning request.

---





**ATTACHMENTS:**

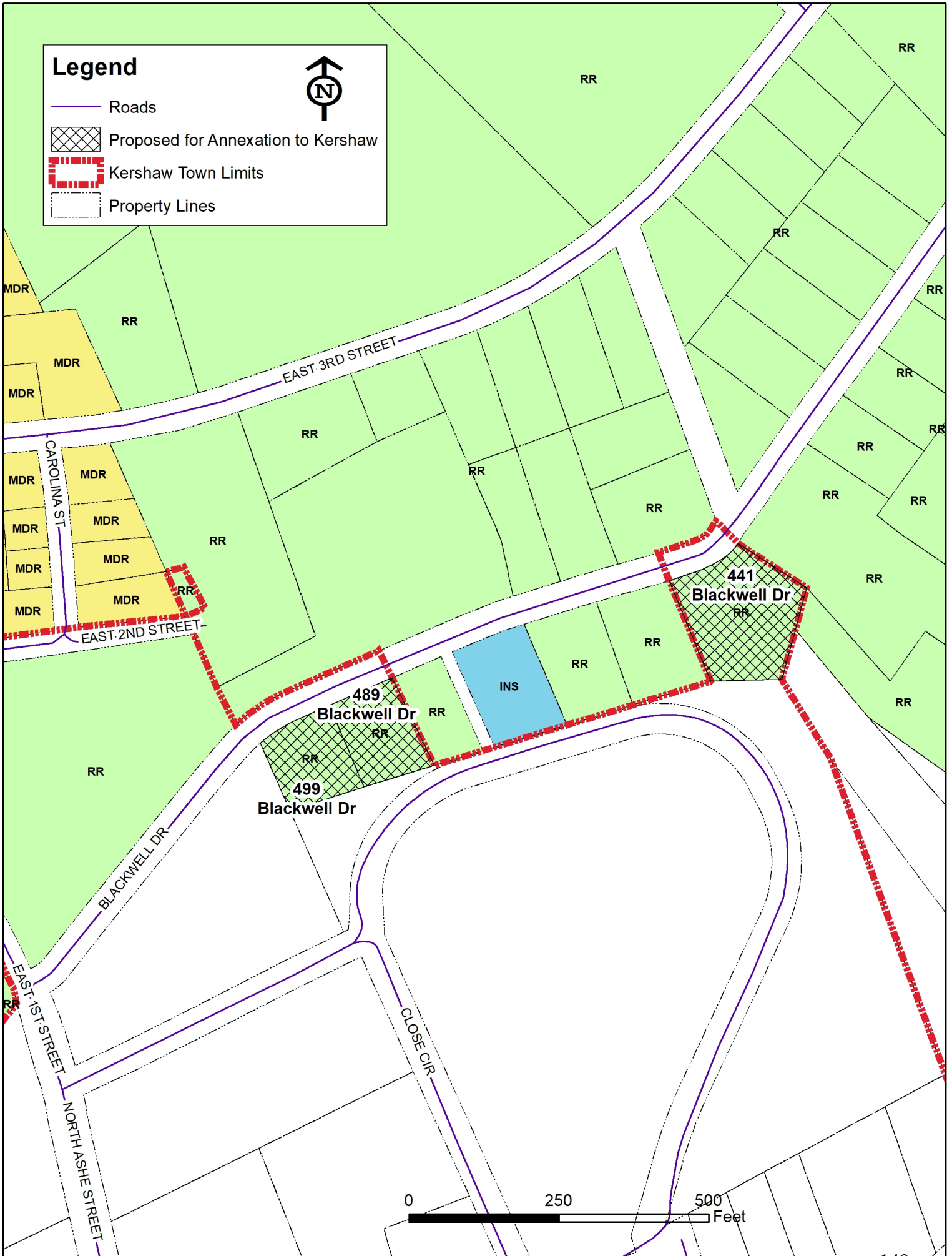
- 1. Location Map/ Zoning Map
- 2. Annexation Application (100% Freehold)

**STAFF CONTACT:**

Allison Hardin, Development Services Director  
[ahardin@lanastercountysc.gov](mailto:ahardin@lanastercountysc.gov)  
803-416-9422

# Legend

-  Roads
-  Proposed for Annexation to Kershaw
-  Kershaw Town Limits
-  Property Lines



**TO THE MAYOR AND COUNCIL OF THE TOWN OF KERSHAW:**

The undersigned, being 100% of the freeholders owning 100% of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).

The territory to be annexed is described as follows: property owned by Daniel M. & Deborah D. Griffin located 499 Blackwell Drive bounded on the north by Blackwell Drive, on the east by the lands of Dana Griffin Dupre and David Dupre, on the south by the lands of the Town of Kershaw, and on the west by the lands of the Town of Kershaw.

The property is designated as follows on the County tax maps: 0156G-0A-015.00

|  |   |                          |
|--|---|--------------------------|
| <u>Deborah D. Griffin</u><br>Signature | <u>499 Blackwell Dr.</u><br>Address <u>Kershaw, SC</u>  | <u>9/18/23</u><br>Date   |
| <u>Daniel M. Griffin</u><br>Signature  | <u>499 Blackwell Drive</u><br>Address <u>Kershaw SC</u> | <u>9/18/2023</u><br>Date |

**For Municipal Use:**

Petition received by:

Description and Ownership verified by:

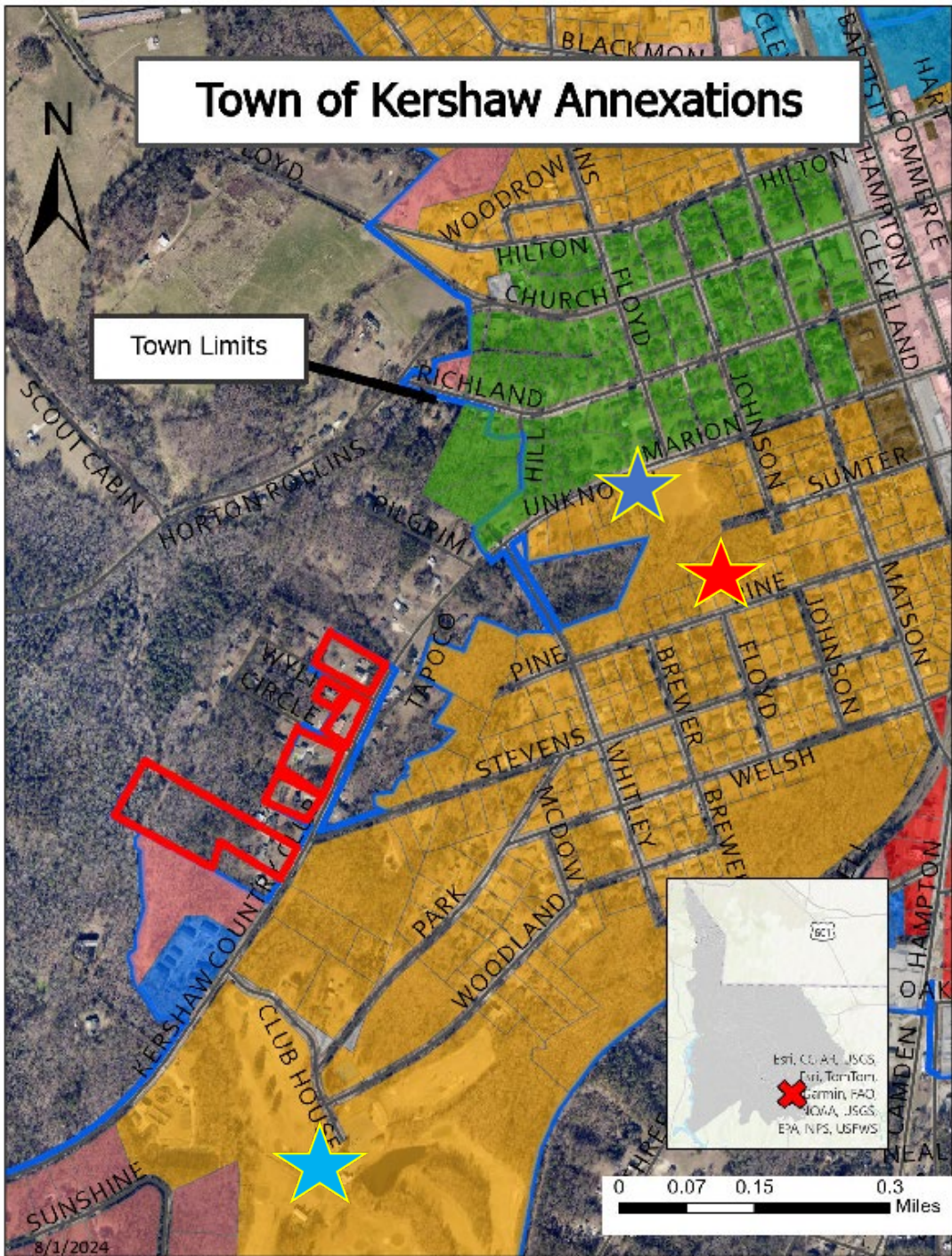
Date:

Date:

9/22/23

9/22/23





# Town of Kershaw Annexations

Town Limits

Subject Property

## Proposal:

Kershaw Annexations (6)  
Kershaw Country Club & Wylie Circle



Subject Property

-  Mt. Zion Baptist Church
-  Trackside Grill
-  Kershaw Golf Club

---

|   |   |
|---|---|
| <b>PROPOSAL:</b>                        | Request to annex property into the Town Limits of Kershaw   |
| <b>PROPERTY LOCATION (IN KERSHAW):</b>  | 512 Kershaw Country Club Rd   |
| <b>PROPERTY PARCEL NUMBER</b>           | 0155M-0A-001.00   |
| <b>CURRENT ZONING DISTRICT:</b>         | Lancaster County RR   |
| <b>PROPOSED ZONING DISTRICT:</b>        | Town of Kershaw R-15  |
| <b>APPLICANT:</b>                       | Henry T. & Brend W. McManus   |
| <b>COUNCIL DISTRICT:</b>                | District 6 (Vacant)   |
| <b>STATUTORY NOTICES:</b>               | Hearing notice published in The Lancaster News 8/3/2024<br>Kershaw News-Era 8/14/2024 (for Kershaw Council meeting)<br>Signs posted 8/5/2024<br>Letters sent to surrounding property owners 8/2/2024<br>Agenda posted in Lancaster County Administration Building 8/13/2024 |
| <b>PUBLIC SCHOOLS SERVING THE AREA:</b> | Kershaw Elementary<br>Andrew Jackson Middle<br>Andrew Jackson High  |

---

**OVERVIEW:**

***Proposal***

The applicant has requested to annex into the Town of Kershaw.

***Site Information***

This property is located at 512 Kershaw Country Club Rd.

The site is adjacent to the Town of Kershaw boundaries via the following properties:

***Summary of Adjacent Ownership and Uses***

Northeastern Neighbor Property:

- by the lands of Janet P. & Danny Joe Bowers and Douglas N. Faulkenberry Etal

Southeastern Neighbor Property:

- by Wylie Circle Dr.

Southwestern Neighbor Property:

- by Kershaw Country Club Rd

Northwestern Neighbor Property:

- by the Wylie Circle Dr.
-

## STATE LAW

SC Code Secs. 5-3-10 through 5-3-315 establish the methods to change the corporate limits of a municipality. Among the options that a municipality has to increase its corporate limits is to annex land. Section 5-3-150(3) of the SC Code addresses the “100% owner petition and ordinance” method, which is the one employed here.

The 100% petition option allows that a municipality may annex any contiguous area or property upon receipt of a petition signed by all persons owning real estate in the area requesting annexation. Upon agreement to accept the petition and annex the area and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete.

### Procedure for 100% Petition Annexation

*SC Code Sec. 5-3-150(3)* prescribes the following steps for a 100% petition and ordinance annexation:

1. Submit a petition signed by 100% of the owners of the property to be annexed.
2. Upon acceptance of the petition, the governing body moves to adopt an ordinance declaring the area annexed to the municipality.

*Note: This ordinance has the effect of changing the zoning map and follows the process for changing a zoning district (rezoning). The proposed annexation must be notified in the newspaper, letters sent to adjacent property owners, and signs posted on the site. The jurisdiction must also hold a public hearing, allowing property owners to make comments on the proposed annexation. For these annexations, the Lancaster County Planning Commission is holding the public hearings on behalf of the Town of Kershaw under the Intergovernmental Agreement (IGA) signed between the Town of Kershaw and Lancaster County in 2023.*

3. After the annexation is complete, the governing body must file notice with the SC Secretary of State, the SC Department of Transportation, the SC Department of Public Safety, and the SC Revenue and Fiscal Affairs Office.

---

## FINDINGS:

**Q: Is the requested zoning change is consistent with the Comprehensive Plan?**

**A: Yes.** *The proposed annexation and zoning change is consistent with the “Municipal Growth Area” for the Town of Kershaw.*

**Q: Is the property adequately served by infrastructure?**

**A: Yes.** *The property has access to public roads, water, sewer, power, and communication utilities.*

**Q: Does the Town or other government agency(ies) have the capacity to provide any services, facilities, or programs that might be required if the petition were approved?**

**A: Yes.** *The Town of Kershaw is capable of serving the property with infrastructure (water and sewer), public safety, and government services. In addition, Kershaw has contracted with Lancaster County for assistance with building, planning, code enforcement, and fire services.*

**Q: Will approval of the petition negatively affect the condition or value of property in the Town?**

**A: No.** *The proposed annexation and zoning change is consistent with existing zoning surrounding the property and continues the growth pattern in place for the area.*



**Q: Will approval of the petition negatively affect the school population?**

**A: No.** *The properties proposed for annexation include existing homes and/or business lots. Annexation will not change existing school assignments for the residential lots, and businesses do not directly contribute to the student population.*

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**PHOTO OF PROJECT AREA:**

**512 Kershaw Country Club Rd Facing North**



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**STAFF RECOMMENDATION:**

Both Town of Kershaw and Lancaster County Planning Staff recommend approval of this annexation and rezoning request.

---

**ATTACHMENTS:**

- 1. Location Map/ Zoning Map
- 2. Annexation Application (100% Freehold)

**STAFF CONTACT:**

Allison Hardin, Development Services Director  
[ahardin@lanastercountysc.gov](mailto:ahardin@lanastercountysc.gov)  
803-416-9422



|   |   |
|---|---|
| <b>PROPOSAL:</b>                        | Request to annex property into the Town Limits of Kershaw   |
| <b>PROPERTY LOCATION (IN KERSHAW):</b>  | 534 Kershaw Country Club Rd   |
| <b>PROPERTY PARCEL NUMBER</b>           | 0155M-0A-015.00   |
| <b>CURRENT ZONING DISTRICT:</b>         | Lancaster County RR   |
| <b>PROPOSED ZONING DISTRICT:</b>        | Town of Kershaw R-15  |
| <b>APPLICANT:</b>                       | Jayson G. Craddock and Tiffany M. Craddock  |
| <b>COUNCIL DISTRICT:</b>                | District 6 (Vacant)   |
| <b>STATUTORY NOTICES:</b>               | Hearing notice published in The Lancaster News 8/3/2024<br>Kershaw News-Era 8/14/2024 (for Kershaw Council meeting)<br>Signs posted 8/5/2024<br>Letters sent to surrounding property owners 8/2/2024<br>Agenda posted in Lancaster County Administration Building 8/13/2024 |
| <b>PUBLIC SCHOOLS SERVING THE AREA:</b> | Kershaw Elementary<br>Andrew Jackson Middle<br>Andrew Jackson High  |

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## **OVERVIEW:**

### ***Proposal***

The applicant has requested to annex into the Town of Kershaw.

### ***Site Information***

This property is located at 534 Kershaw Country Club Rd.

The site is adjacent to the Town of Kershaw boundaries via the following properties:

### ***Summary of Adjacent Ownership and Uses***

Northeastern Neighbor Property:

- by Wylie Circle Drive

Southeastern Neighbor Property:

- by Kershaw Country Club Rd

Southwestern Neighbor Property:

- by the lands of Lara Alfredo Campos & Sorcia Minerva Campos and Michael C. Bartelme

Northwestern Neighbor Property:

- by the lands of Phillip W. Faulkenberry & Gena M. Faulkenberry and Michael C. Bartelme
-

## STATE LAW

SC Code Secs. 5-3-10 through 5-3-315 establish the methods to change the corporate limits of a municipality. Among the options that a municipality has to increase its corporate limits is to annex land. Section 5-3-150(3) of the SC Code addresses the “100% owner petition and ordinance” method, which is the one employed here.

The 100% petition option allows that a municipality may annex any contiguous area or property upon receipt of a petition signed by all persons owning real estate in the area requesting annexation. Upon agreement to accept the petition and annex the area and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete.

### Procedure for 100% Petition Annexation

*SC Code Sec. 5-3-150(3)* prescribes the following steps for a 100% petition and ordinance annexation:

1. Submit a petition signed by 100% of the owners of the property to be annexed.
2. Upon acceptance of the petition, the governing body moves to adopt an ordinance declaring the area annexed to the municipality.

*Note: This ordinance has the effect of changing the zoning map and follows the process for changing a zoning district (rezoning). The proposed annexation must be notified in the newspaper, letters sent to adjacent property owners, and signs posted on the site. The jurisdiction must also hold a public hearing, allowing property owners to make comments on the proposed annexation. For these annexations, the Lancaster County Planning Commission is holding the public hearings on behalf of the Town of Kershaw under the Intergovernmental Agreement (IGA) signed between the Town of Kershaw and Lancaster County in 2023.*

3. After the annexation is complete, the governing body must file notice with the SC Secretary of State, the SC Department of Transportation, the SC Department of Public Safety, and the SC Revenue and Fiscal Affairs Office.

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## FINDINGS:

**Q: Is the requested zoning change is consistent with the Comprehensive Plan?**

**A: Yes.** *The proposed annexation and zoning change is consistent with the “Municipal Growth Area” for the Town of Kershaw.*

**Q: Is the property adequately served by infrastructure?**

**A: Yes.** *The property has access to public roads, water, sewer, power, and communication utilities.*

**Q: Does the Town or other government agency(ies) have the capacity to provide any services, facilities, or programs that might be required if the petition were approved?**

**A: Yes.** *The Town of Kershaw is capable of serving the property with infrastructure (water and sewer), public safety, and government services. In addition, Kershaw has contracted with Lancaster County for assistance with building, planning, code enforcement, and fire services.*

**Q: Will approval of the petition negatively affect the condition or value of property in the Town?**

**A: No.** *The proposed annexation and zoning change is consistent with existing zoning surrounding the property and continues the growth pattern in place for the area.*

**Q: Will approval of the petition negatively affect the school population?**

**A: No.** *The properties proposed for annexation include existing homes and/or business lots. Annexation will not change existing school assignments for the residential lots, and businesses do not directly contribute to the student population.*

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**PHOTOS OF PROJECT AREA:**



534 Kershaw Country Club Rd Facing North



534 Kershaw Country Club Rd

**STAFF RECOMMENDATION:**

Both Town of Kershaw and Lancaster County Planning Staff recommend approval of this annexation and rezoning request.

---

**ATTACHMENTS:**

- 1. Location Map/ Zoning Map
- 2. Annexation Application (100% Freehold)

**STAFF CONTACT:**

Allison Hardin, Development Services Director  
[ahardin@lancastercountysc.gov](mailto:ahardin@lancastercountysc.gov)  
803-416-9422

|   |   |
|---|---|
| <b>PROPOSAL:</b>                        | Request to annex property into the Town Limits of Kershaw   |
| <b>PROPERTY LOCATION (IN KERSHAW):</b>  | 550 Kershaw Country Club Rd   |
| <b>PROPERTY PARCEL NUMBER</b>           | 0155M-0A-016.00   |
| <b>CURRENT ZONING DISTRICT:</b>         | Lancaster County RR   |
| <b>PROPOSED ZONING DISTRICT:</b>        | Town of Kershaw R-15  |
| <b>APPLICANT:</b>                       | Lara Alfredo Campos & Sorcia Minerva Campos   |
| <b>COUNCIL DISTRICT:</b>                | District 6 (Vacant)   |
| <b>STATUTORY NOTICES:</b>               | Hearing notice published in The Lancaster News 8/3/2024<br>Kershaw News-Era 8/14/2024 (for Kershaw Council meeting)<br>Signs posted 8/5/2024<br>Letters sent to surrounding property owners 8/2/2024<br>Agenda posted in Lancaster County Administration Building 8/13/2024 |
| <b>PUBLIC SCHOOLS SERVING THE AREA:</b> | Kershaw Elementary<br>Andrew Jackson Middle<br>Andrew Jackson High  |

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## **OVERVIEW:**

### ***Proposal***

The applicant has requested to annex into the Town of Kershaw.

### ***Site Information***

This property is located at 550 Kershaw Country Club Rd.

The site is adjacent to the Town of Kershaw boundaries via the following properties:

### ***Summary of Adjacent Ownership and Uses***

Northeastern Neighbor Property:

- by the lands of Phillip W. & Gena M. Faulkenberry and Jayson G. Craddock

Southeastern Neighbor Property:

- by Kershaw Country Club Rd

Southwestern Neighbor Property:

- by the lands of Michael C. Bartelme

Northwestern Neighbor Property:

- by the lands of Michael C. Bartelme and Phillip W. & Gena M. Faulkenberry
-



## STATE LAW

SC Code Secs. 5-3-10 through 5-3-315 establish the methods to change the corporate limits of a municipality. Among the options that a municipality has to increase its corporate limits is to annex land. Section 5-3-150(3) of the SC Code addresses the “100% owner petition and ordinance” method, which is the one employed here.

The 100% petition option allows that a municipality may annex any contiguous area or property upon receipt of a petition signed by all persons owning real estate in the area requesting annexation. Upon agreement to accept the petition and annex the area and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete.

### Procedure for 100% Petition Annexation

*SC Code Sec. 5-3-150(3)* prescribes the following steps for a 100% petition and ordinance annexation:

1. Submit a petition signed by 100% of the owners of the property to be annexed.
2. Upon acceptance of the petition, the governing body moves to adopt an ordinance declaring the area annexed to the municipality.

*Note: This ordinance has the effect of changing the zoning map and follows the process for changing a zoning district (rezoning). The proposed annexation must be notified in the newspaper, letters sent to adjacent property owners, and signs posted on the site. The jurisdiction must also hold a public hearing, allowing property owners to make comments on the proposed annexation. For these annexations, the Lancaster County Planning Commission is holding the public hearings on behalf of the Town of Kershaw under the Intergovernmental Agreement (IGA) signed between the Town of Kershaw and Lancaster County in 2023.*

3. After the annexation is complete, the governing body must file notice with the SC Secretary of State, the SC Department of Transportation, the SC Department of Public Safety, and the SC Revenue and Fiscal Affairs Office.

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## FINDINGS:

**Q: Is the requested zoning change is consistent with the Comprehensive Plan?**

**A: Yes.** *The proposed annexation and zoning change is consistent with the “Municipal Growth Area” for the Town of Kershaw.*

**Q: Is the property adequately served by infrastructure?**

**A: Yes.** *The property has access to public roads, water, sewer, power, and communication utilities.*

**Q: Does the Town or other government agency(ies) have the capacity to provide any services, facilities, or programs that might be required if the petition were approved?**

**A: Yes.** *The Town of Kershaw is capable of serving the property with infrastructure (water and sewer), public safety, and government services. In addition, Kershaw has contracted with Lancaster County for assistance with building, planning, code enforcement, and fire services.*

**Q: Will approval of the petition negatively affect the condition or value of property in the Town?**

**A: No.** *The proposed annexation and zoning change is consistent with existing zoning surrounding the property and continues the growth pattern in place for the area.*

**Q: Will approval of the petition negatively affect the school population?**

**A: No.** *The properties proposed for annexation include existing homes and/or business lots. Annexation will not change existing school assignments for the residential lots, and businesses do not directly contribute to the student population.*

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**PHOTOS OF PROJECT AREA:**



550 Kershaw Country Club Rd



550 Kershaw Country Club Rd facing south

**STAFF RECOMMENDATION:**

Both Town of Kershaw and Lancaster County Planning Staff recommend approval of this annexation and rezoning request.

---

**ATTACHMENTS:**

- 1. Location Map/ Zoning Map
- 2. Annexation Application (100% Freehold)

**STAFF CONTACT:**

Allison Hardin, Development Services Director  
[ahardin@lancastercountysc.gov](mailto:ahardin@lancastercountysc.gov)  
803-416-9422

|   |   |
|---|---|
| <b>PROPOSAL:</b>                        | Request to annex property into the Town Limits of Kershaw   |
| <b>PROPERTY LOCATION (IN KERSHAW):</b>  | 582 Kershaw Country Club Rd   |
| <b>PROPERTY PARCEL NUMBER</b>           | 0155M-0A-018.00   |
| <b>CURRENT ZONING DISTRICT:</b>         | Lancaster County RR   |
| <b>PROPOSED ZONING DISTRICT:</b>        | Town of Kershaw R-15  |
| <b>APPLICANT:</b>                       | Sheryl R. Faulkenberry  |
| <b>COUNCIL DISTRICT:</b>                | District 6 (Vacant)   |
| <b>STATUTORY NOTICES:</b>               | Hearing notice published in The Lancaster News 8/3/2024<br>Kershaw News-Era 8/14/2024 (for Kershaw Council meeting)<br>Signs posted 8/5/2024<br>Letters sent to surrounding property owners 8/2/2024<br>Agenda posted in Lancaster County Administration Building 8/13/2024 |
| <b>PUBLIC SCHOOLS SERVING THE AREA:</b> | Kershaw Elementary<br>Andrew Jackson Middle<br>Andrew Jackson High  |

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## **OVERVIEW:**

### ***Proposal***

The applicant has requested to annex into the Town of Kershaw.

### ***Site Information***

This property is located at 582 Kershaw Country Club Rd.

The site is adjacent to the Town of Kershaw boundaries via the following properties:

### ***Summary of Adjacent Ownership and Uses***

Northeastern Neighbor Property:

- by the lands of Michael C. Bartelme

Southeastern Neighbor Property:

- by Kershaw Country Club Rd, and the lands of Harry K. Truesdale

Southwestern Neighbor Property:

- by the lands of Ascent Corporation

Northwestern Neighbor Property:

- by the lands of Edith R. Horton
-

## STATE LAW

SC Code Secs. 5-3-10 through 5-3-315 establish the methods to change the corporate limits of a municipality. Among the options that a municipality has to increase its corporate limits is to annex land. Section 5-3-150(3) of the SC Code addresses the “100% owner petition and ordinance” method, which is the one employed here.

The 100% petition option allows that a municipality may annex any contiguous area or property upon receipt of a petition signed by all persons owning real estate in the area requesting annexation. Upon agreement to accept the petition and annex the area and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete.

### Procedure for 100% Petition Annexation

*SC Code Sec. 5-3-150(3)* prescribes the following steps for a 100% petition and ordinance annexation:

1. Submit a petition signed by 100% of the owners of the property to be annexed.
2. Upon acceptance of the petition, the governing body moves to adopt an ordinance declaring the area annexed to the municipality.

*Note: This ordinance has the effect of changing the zoning map and follows the process for changing a zoning district (rezoning). The proposed annexation must be notified in the newspaper, letters sent to adjacent property owners, and signs posted on the site. The jurisdiction must also hold a public hearing, allowing property owners to make comments on the proposed annexation. For these annexations, the Lancaster County Planning Commission is holding the public hearings on behalf of the Town of Kershaw under the Intergovernmental Agreement (IGA) signed between the Town of Kershaw and Lancaster County in 2023.*

3. After the annexation is complete, the governing body must file notice with the SC Secretary of State, the SC Department of Transportation, the SC Department of Public Safety, and the SC Revenue and Fiscal Affairs Office.

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## FINDINGS:

**Q: Is the requested zoning change is consistent with the Comprehensive Plan?**

**A: Yes.** *The proposed annexation and zoning change is consistent with the “Municipal Growth Area” for the Town of Kershaw.*

**Q: Is the property adequately served by infrastructure?**

**A: Yes.** *The property has access to public roads, water, sewer, power, and communication utilities.*

**Q: Does the Town or other government agency(ies) have the capacity to provide any services, facilities, or programs that might be required if the petition were approved?**

**A: Yes.** *The Town of Kershaw is capable of serving the property with infrastructure (water and sewer), public safety, and government services. In addition, Kershaw has contracted with Lancaster County for assistance with building, planning, code enforcement, and fire services.*

**Q: Will approval of the petition negatively affect the condition or value of property in the Town?**

**A: No.** *The proposed annexation and zoning change is consistent with existing zoning surrounding the property and continues the growth pattern in place for the area.*



**Q: Will approval of the petition negatively affect the school population?**

**A: No.** *The properties proposed for annexation include existing homes and/or business lots. Annexation will not change existing school assignments for the residential lots, and businesses do not directly contribute to the student population.*

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**PHOTOS OF PROJECT AREA:**



582 Kershaw Country Club Rd facing north



582 Kershaw Country Club Rd facing south

**STAFF RECOMMENDATION:**

Both Town of Kershaw and Lancaster County Planning Staff recommend approval of this annexation and rezoning request.

---

**ATTACHMENTS:**

- 1. Location Map/ Zoning Map
- 2. Annexation Application (100% Freehold)

**STAFF CONTACT:**

Allison Hardin, Development Services Director  
[ahardin@lancastercountysc.gov](mailto:ahardin@lancastercountysc.gov)  
803-416-9422

|   |   |
|---|---|
| <b>PROPOSAL:</b>                        | Request to annex property into the Town Limits of Kershaw   |
| <b>PROPERTY LOCATION (IN KERSHAW):</b>  | 6719 Wylie Circle Drive   |
| <b>PROPERTY PARCEL NUMBER</b>           | 0155M-0A-002.00   |
| <b>CURRENT ZONING DISTRICT:</b>         | Lancaster County RR   |
| <b>PROPOSED ZONING DISTRICT:</b>        | Town of Kershaw R-15  |
| <b>APPLICANT:</b>                       | Janet P. & Danny Joe Bowers   |
| <b>COUNCIL DISTRICT:</b>                | District 6 (Vacant)   |
| <b>STATUTORY NOTICES:</b>               | Hearing notice published in The Lancaster News 8/3/2024<br>Kershaw News-Era 8/14/2024 (for Kershaw Council meeting)<br>Signs posted 8/5/2024<br>Letters sent to surrounding property owners 8/2/2024<br>Agenda posted in Lancaster County Administration Building 8/13/2024 |
| <b>PUBLIC SCHOOLS SERVING THE AREA:</b> | Kershaw Elementary<br>Andrew Jackson Middle<br>Andrew Jackson High  |

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## **OVERVIEW:**

### ***Proposal***

The applicant has requested to annex into the Town of Kershaw.

### ***Site Information***

This property is located at 6719 Wylie Circle Drive.

The site is adjacent to the Town of Kershaw boundaries via the following properties:

### ***Summary of Adjacent Ownership and Uses***

Northeastern Neighbor Property:

- by Wylie Circle Drive

Southeastern Neighbor Property:

- by the lands of Henry T. & Brenda McManus

Southwestern Neighbor Property:

- by the lands of Douglas N. Faulkenberry Etal & Michael Cl Bartelme

Northwestern Neighbor Property:

- by the lands of Michael C. Bartelme and Alan K. Shropshire Jr. & Amir J. Shropshire
-

## STATE LAW

SC Code Secs. 5-3-10 through 5-3-315 establish the methods to change the corporate limits of a municipality. Among the options that a municipality has to increase its corporate limits is to annex land. Section 5-3-150(3) of the SC Code addresses the “100% owner petition and ordinance” method, which is the one employed here.

The 100% petition option allows that a municipality may annex any contiguous area or property upon receipt of a petition signed by all persons owning real estate in the area requesting annexation. Upon agreement to accept the petition and annex the area and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete.

### Procedure for 100% Petition Annexation

*SC Code Sec. 5-3-150(3)* prescribes the following steps for a 100% petition and ordinance annexation:

1. Submit a petition signed by 100% of the owners of the property to be annexed.
2. Upon acceptance of the petition, the governing body moves to adopt an ordinance declaring the area annexed to the municipality.

*Note: This ordinance has the effect of changing the zoning map and follows the process for changing a zoning district (rezoning). The proposed annexation must be notified in the newspaper, letters sent to adjacent property owners, and signs posted on the site. The jurisdiction must also hold a public hearing, allowing property owners to make comments on the proposed annexation. For these annexations, the Lancaster County Planning Commission is holding the public hearings on behalf of the Town of Kershaw under the Intergovernmental Agreement (IGA) signed between the Town of Kershaw and Lancaster County in 2023.*

3. After the annexation is complete, the governing body must file notice with the SC Secretary of State, the SC Department of Transportation, the SC Department of Public Safety, and the SC Revenue and Fiscal Affairs Office.

---

## FINDINGS:

**Q: Is the requested zoning change is consistent with the Comprehensive Plan?**

**A: Yes.** *The proposed annexation and zoning change is consistent with the “Municipal Growth Area” for the Town of Kershaw.*

**Q: Is the property adequately served by infrastructure?**

**A: Yes.** *The property has access to public roads, water, sewer, power, and communication utilities.*

**Q: Does the Town or other government agency(ies) have the capacity to provide any services, facilities, or programs that might be required if the petition were approved?**

**A: Yes.** *The Town of Kershaw is capable of serving the property with infrastructure (water and sewer), public safety, and government services. In addition, Kershaw has contracted with Lancaster County for assistance with building, planning, code enforcement, and fire services.*

**Q: Will approval of the petition negatively affect the condition or value of property in the Town?**

**A: No.** *The proposed annexation and zoning change is consistent with existing zoning surrounding the property and continues the growth pattern in place for the area.*



**Q: Will approval of the petition negatively affect the school population?**

**A: No.** *The properties proposed for annexation include existing homes and/or business lots. Annexation will not change existing school assignments for the residential lots, and businesses do not directly contribute to the student population.*

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**PHOTOS OF PROJECT AREA:**



**6719 Wylie Circle Dr**





6719 Wylie Circle Dr, Facing West

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**STAFF RECOMMENDATION:**

Both Town of Kershaw and Lancaster County Planning Staff recommend approval of this annexation and rezoning request.

---

**ATTACHMENTS:**

- 1. Location Map/ Zoning Map
- 2. Annexation Application (100% Freehold)

**STAFF CONTACT:**

Allison Hardin, Development Services Director  
[ahardin@lancastercountysc.gov](mailto:ahardin@lancastercountysc.gov)  
803-416-9422

|   |   |
|---|---|
| <b>PROPOSAL:</b>                        | Request to annex property into the Town Limits of Kershaw   |
| <b>PROPERTY LOCATION (IN KERSHAW):</b>  | 6724 Wylie Circle Drive   |
| <b>PROPERTY PARCEL NUMBER</b>           | 0155-00-067.02  |
| <b>CURRENT ZONING DISTRICT:</b>         | Lancaster County RR   |
| <b>PROPOSED ZONING DISTRICT:</b>        | Town of Kershaw R-15  |
| <b>APPLICANT:</b>                       | Ronald W. & Vicki L. Damrell  |
| <b>COUNCIL DISTRICT:</b>                | District 6 (Vacant)   |
| <b>STATUTORY NOTICES:</b>               | Hearing notice published in The Lancaster News 8/3/2024<br>Kershaw News-Era 8/14/2024 (for Kershaw Council meeting)<br>Signs posted 8/5/2024<br>Letters sent to surrounding property owners 8/2/2024<br>Agenda posted in Lancaster County Administration Building 8/13/2024 |
| <b>PUBLIC SCHOOLS SERVING THE AREA:</b> | Kershaw Elementary<br>Andrew Jackson Middle<br>Andrew Jackson High  |

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## **OVERVIEW:**

### ***Proposal***

The applicant has requested to annex into the Town of Kershaw.

### ***Site Information***

This property is located at 6724 Wylie Circle Drive.

The site is adjacent to the Town of Kershaw boundaries via the following properties:

### ***Summary of Adjacent Ownership and Uses***

Northeastern Neighbor Property:

- by lands of Roger Lynn & Cynthia O. Knight

Southeastern Neighbor Property:

- by Kershaw Country Club Rd

Southwestern Neighbor Property:

- by Wylie Circle Drive

Northwestern Neighbor Property:

- by the lands of Keith Landon & Deborah K. Payne
-

## STATE LAW

SC Code Secs. 5-3-10 through 5-3-315 establish the methods to change the corporate limits of a municipality. Among the options that a municipality has to increase its corporate limits is to annex land. Section 5-3-150(3) of the SC Code addresses the “100% owner petition and ordinance” method, which is the one employed here.

The 100% petition option allows that a municipality may annex any contiguous area or property upon receipt of a petition signed by all persons owning real estate in the area requesting annexation. Upon agreement to accept the petition and annex the area and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete.

### Procedure for 100% Petition Annexation

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1. Submit a petition signed by 100% of the owners of the property to be annexed.
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*Note: This ordinance has the effect of changing the zoning map and follows the process for changing a zoning district (rezoning). The proposed annexation must be notified in the newspaper, letters sent to adjacent property owners, and signs posted on the site. The jurisdiction must also hold a public hearing, allowing property owners to make comments on the proposed annexation. For these annexations, the Lancaster County Planning Commission is holding the public hearings on behalf of the Town of Kershaw under the Intergovernmental Agreement (IGA) signed between the Town of Kershaw and Lancaster County in 2023.*

3. After the annexation is complete, the governing body must file notice with the SC Secretary of State, the SC Department of Transportation, the SC Department of Public Safety, and the SC Revenue and Fiscal Affairs Office.

---

## FINDINGS:

**Q: Is the requested zoning change is consistent with the Comprehensive Plan?**

**A: Yes.** *The proposed annexation and zoning change is consistent with the “Municipal Growth Area” for the Town of Kershaw.*

**Q: Is the property adequately served by infrastructure?**

**A: Yes.** *The property has access to public roads, water, sewer, power, and communication utilities.*

**Q: Does the Town or other government agency(ies) have the capacity to provide any services, facilities, or programs that might be required if the petition were approved?**

**A: Yes.** *The Town of Kershaw is capable of serving the property with infrastructure (water and sewer), public safety, and government services. In addition, Kershaw has contracted with Lancaster County for assistance with building, planning, code enforcement, and fire services.*

**Q: Will approval of the petition negatively affect the condition or value of property in the Town?**

**A: No.** *The proposed annexation and zoning change is consistent with existing zoning surrounding the property and continues the growth pattern in place for the area.*



**Q: Will approval of the petition negatively affect the school population?**

**A: No.** *The properties proposed for annexation include existing homes and/or business lots. Annexation will not change existing school assignments for the residential lots, and businesses do not directly contribute to the student population.*

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**PHOTOS OF PROJECT AREA:**



**6724 Wylie Circle Dr**





6724 Wylie Circle Dr, Facing North

6724 Wylie Circle Dr, Facing South

**STAFF RECOMMENDATION:**

Both Town of Kershaw and Lancaster County Planning Staff recommend approval of this annexation and rezoning request.

**ATTACHMENTS:**

- 1. Location Map/ Zoning Map
- 2. Annexation Application (100% Freehold)

**STAFF CONTACT:**

Allison Hardin, Development Services Director  
[ahardin@lancastercountysc.gov](mailto:ahardin@lancastercountysc.gov)  
803-416-9422

**TO THE MAYOR AND COUNCIL OF THE TOWN OF KERSHAW:**

The undersigned, being 100% of the freeholders owning 100% of the assessed value of the property in the contiguous territory described below and shown on the attached plat or map, hereby petition for annexation of said territory to the City/Town by ordinance effective as soon hereafter as possible, pursuant to South Carolina Code Section 5-3-150(3).


The territory to be annexed is described as follows:

Parcel 0156A-0E-001.03 owned by Archer Daniels Midland Company on N. Hampton St. bounded on the north by the lands of Kershaw Property LLC, on the east by N. Hampton St., on the south by the lands of Archer Daniels Midland Company, and on the west by railroad right-of-way.

Parcel 0156H-0L-025.00 owned by Archer Daniels Midland Company at the corner of N. Hampton St. and E. 1<sup>st</sup> St. bounded on the north by E. 1<sup>st</sup> St., on the east by the lands of Archer Daniels Midland Company, on the south by the lands of the Archer Daniels Midland Company, and on the west by N. Hampton St.

Parcel 0156H-0L-024.00 owned by Archer Daniels Midland Company on N. Hampton St. and E. 1<sup>st</sup> St. bounded on the north by E. 1<sup>st</sup> Street, on the east by the lands of William James Faulkenberry, on the south by the lands of Archer Daniels Midland Company, and on the west by the lands of Archer Daniels Midland and N. Hampton St.

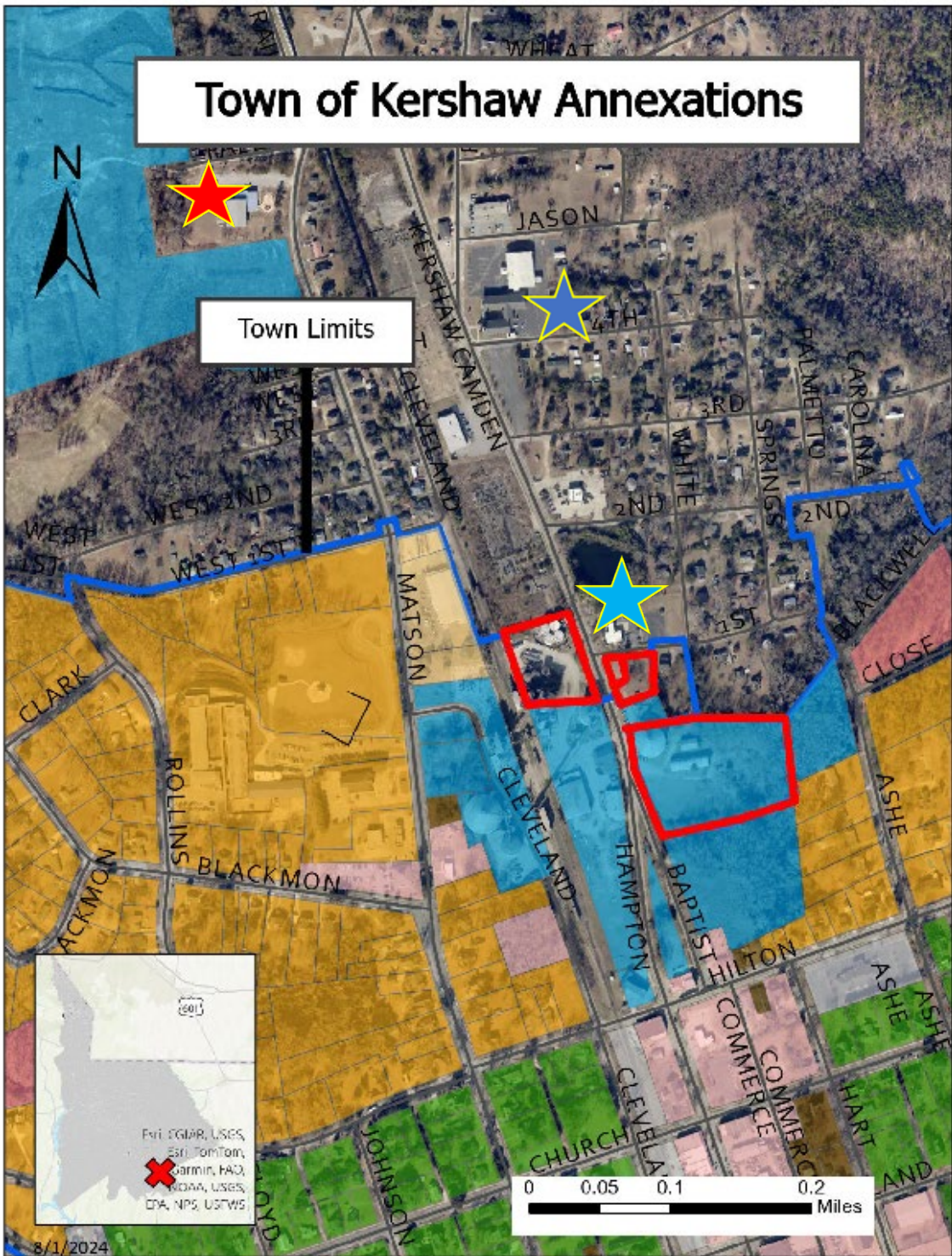
Parcel 0156H-0L-028.01 owned by Archer Daniels Midland Company on N. Hampton St. and Baptist Ln. bounded on the north by the lands of Archer Daniels Midland Company, William James Faulkenberry, Thomas Arthur Jenkins and Kaye S. Catoe, on the east by the lands of Archer Daniels Midland Company, on the south by the lands of Archer Daniels Midland Company, and on the west by N. Hampton St. and Baptist Ln.

      413 N Hampton St, Kershaw, SC 29062      5/13/24  
Signature                                      Address                                      Date

**For Municipal Use:**  
Petition received by: \_\_\_\_\_ Date: \_\_\_\_\_  
Description and Ownership verified by: \_\_\_\_\_ Date: \_\_\_\_\_







# Town of Kershaw Annexations



**Proposal:**

Kershaw Annexations  
ADM (4 properties)

 Subject Property

-  Kershaw Second Baptist Church
-  AJ Area Recreation Center
-  Founders Federal Credit Union

8/1/2024

|   |   |
|---|---|
| <b>PROPOSAL:</b>                        | Request to annex property into the Town Limits of Kershaw   |
| <b>PROPERTY LOCATION (IN KERSHAW):</b>  | the 100 block of East 1st St  |
| <b>PROPERTY PARCEL NUMBER</b>           | 0156H-0L-024.00   |
| <b>CURRENT ZONING DISTRICT:</b>         | Lancaster County RR   |
| <b>PROPOSED ZONING DISTRICT:</b>        | Town of Kershaw   |
| <b>APPLICANT:</b>                       | Archer Daniels Midland Company  |
| <b>COUNCIL DISTRICT:</b>                | District 6 (Vacant)   |
| <b>STATUTORY NOTICES:</b>               | Hearing notice published in The Lancaster News 8/3/2024<br>Kershaw News-Era 8/14/2024 (for Kershaw Council meeting)<br>Signs posted 8/5/2024<br>Letters sent to surrounding property owners 8/2/2024<br>Agenda posted in Lancaster County Administration Building 8/13/2024 |
| <b>PUBLIC SCHOOLS SERVING THE AREA:</b> | Kershaw Elementary<br>Andrew Jackson Middle<br>Andrew Jackson High  |

---

## **OVERVIEW:**

### ***Proposal***

The applicant has requested to annex into the Town of Kershaw.

### ***Site Information***

This property is located at the 100 block of East 1st St.

The site is adjacent to the Town of Kershaw boundaries via the following properties:

### ***Summary of Adjacent Ownership and Uses***

Northeastern Neighbor Property:

- East 1st St

Southeastern Neighbor Property:

- by the lands of William James Faulkenberry

Southwestern Neighbor Property:

- by the lands of Archer Daniels Midland Company

Northwestern Neighbor Property:

- by the lands of archer Daniels Midland Company and North Hampton St
-



## STATE LAW

SC Code Secs. 5-3-10 through 5-3-315 establish the methods to change the corporate limits of a municipality. Among the options that a municipality has to increase its corporate limits is to annex land. Section 5-3-150(3) of the SC Code addresses the “100% owner petition and ordinance” method, which is the one employed here.

The 100% petition option allows that a municipality may annex any contiguous area or property upon receipt of a petition signed by all persons owning real estate in the area requesting annexation. Upon agreement to accept the petition and annex the area and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete.

### Procedure for 100% Petition Annexation

*SC Code Sec. 5-3-150(3)* prescribes the following steps for a 100% petition and ordinance annexation:

1. Submit a petition signed by 100% of the owners of the property to be annexed.
2. Upon acceptance of the petition, the governing body moves to adopt an ordinance declaring the area annexed to the municipality.

*Note: This ordinance has the effect of changing the zoning map and follows the process for changing a zoning district (rezoning). The proposed annexation must be notified in the newspaper, letters sent to adjacent property owners, and signs posted on the site. The jurisdiction must also hold a public hearing, allowing property owners to make comments on the proposed annexation. For these annexations, the Lancaster County Planning Commission is holding the public hearings on behalf of the Town of Kershaw under the Intergovernmental Agreement (IGA) signed between the Town of Kershaw and Lancaster County in 2023.*

3. After the annexation is complete, the governing body must file notice with the SC Secretary of State, the SC Department of Transportation, the SC Department of Public Safety, and the SC Revenue and Fiscal Affairs Office.

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## FINDINGS:

**Q: Is the requested zoning change is consistent with the Comprehensive Plan?**

**A: Yes.** *The proposed annexation and zoning change is consistent with the “Municipal Growth Area” for the Town of Kershaw.*

**Q: Is the property adequately served by infrastructure?**

**A: Yes.** *The property has access to public roads, water, sewer, power, and communication utilities.*

**Q: Does the Town or other government agency(ies) have the capacity to provide any services, facilities, or programs that might be required if the petition were approved?**

**A: Yes.** *The Town of Kershaw is capable of serving the property with infrastructure (water and sewer), public safety, and government services. In addition, Kershaw has contracted with Lancaster County for assistance with building, planning, code enforcement, and fire services.*

**Q: Will approval of the petition negatively affect the condition or value of property in the Town?**

**A: No.** *The proposed annexation and zoning change is consistent with existing zoning surrounding the property and continues the growth pattern in place for the area.*

**Q: Will approval of the petition negatively affect the school population?**

**A: No.** The properties proposed for annexation include existing homes and/or business lots. Annexation will not change existing school assignments for the residential lots, and businesses do not directly contribute to the student population.

**PHOTOS OF PROJECT AREA:**



Galaxy S23



Galaxy S23

Subject Property facing North on N Hampton

Subject Property facing South on N Hampton

**STAFF RECOMMENDATION:**

Both Town of Kershaw and Lancaster County Planning Staff recommend approval of this annexation and rezoning request.

**ATTACHMENTS:**

- 1. Location Map/ Zoning Map
- 2. Annexation Application (100% Freehold)

**STAFF CONTACT:**

Allison Hardin, Development Services Director  
[ahardin@lancastercountysc.gov](mailto:ahardin@lancastercountysc.gov)  
803-416-9422

|   |   |
|---|---|
| <b>PROPOSAL:</b>                        | Request to annex property into the Town Limits of Kershaw   |
| <b>PROPERTY LOCATION (IN KERSHAW):</b>  | the intersection of East 1st St and N Hampton St  |
| <b>PROPERTY PARCEL NUMBER</b>           | 0156A-0E-001.03   |
| <b>CURRENT ZONING DISTRICT:</b>         | Lancaster County HI   |
| <b>PROPOSED ZONING DISTRICT:</b>        | Town of Kershaw   |
| <b>APPLICANT:</b>                       | Archer Daniels Midland Company  |
| <b>COUNCIL DISTRICT:</b>                | District 6 (Vacant)   |
| <b>STATUTORY NOTICES:</b>               | Hearing notice published in The Lancaster News 8/3/2024<br>Kershaw News-Era 8/14/2024 (for Kershaw Council meeting)<br>Signs posted 8/5/2024<br>Letters sent to surrounding property owners 8/2/2024<br>Agenda posted in Lancaster County Administration Building 8/13/2024 |
| <b>PUBLIC SCHOOLS SERVING THE AREA:</b> | Kershaw Elementary<br>Andrew Jackson Middle<br>Andrew Jackson High  |

---

## **OVERVIEW:**

### ***Proposal***

The applicant has requested to annex into the Town of Kershaw.

### ***Site Information***

This property is located at the intersection of East 1st St and N Hampton St.

The site is adjacent to the Town of Kershaw boundaries via the following properties:

### ***Summary of Adjacent Ownership and Uses***

Northeastern Neighbor Property:

- by lands of Kershaw Property LLC

Southeastern Neighbor Property:

- by North Hampton St

Southwestern Neighbor Property:

- by the lands of Archer Daniels Midland Company

Northwestern Neighbor Property:

- by railroad right-of-way
-

## STATE LAW

SC Code Secs. 5-3-10 through 5-3-315 establish the methods to change the corporate limits of a municipality. Among the options that a municipality has to increase its corporate limits is to annex land. Section 5-3-150(3) of the SC Code addresses the “100% owner petition and ordinance” method, which is the one employed here.

The 100% petition option allows that a municipality may annex any contiguous area or property upon receipt of a petition signed by all persons owning real estate in the area requesting annexation. Upon agreement to accept the petition and annex the area and enactment of an ordinance by the governing body declaring the area annexed, the annexation is complete.

### Procedure for 100% Petition Annexation

*SC Code Sec. 5-3-150(3)* prescribes the following steps for a 100% petition and ordinance annexation:

1. Submit a petition signed by 100% of the owners of the property to be annexed.
2. Upon acceptance of the petition, the governing body moves to adopt an ordinance declaring the area annexed to the municipality.

*Note: This ordinance has the effect of changing the zoning map and follows the process for changing a zoning district (rezoning). The proposed annexation must be notified in the newspaper, letters sent to adjacent property owners, and signs posted on the site. The jurisdiction must also hold a public hearing, allowing property owners to make comments on the proposed annexation. For these annexations, the Lancaster County Planning Commission is holding the public hearings on behalf of the Town of Kershaw under the Intergovernmental Agreement (IGA) signed between the Town of Kershaw and Lancaster County in 2023.*

3. After the annexation is complete, the governing body must file notice with the SC Secretary of State, the SC Department of Transportation, the SC Department of Public Safety, and the SC Revenue and Fiscal Affairs Office.

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## FINDINGS:

**Q: Is the requested zoning change is consistent with the Comprehensive Plan?**

**A: Yes.** *The proposed annexation and zoning change is consistent with the “Municipal Growth Area” for the Town of Kershaw.*

**Q: Is the property adequately served by infrastructure?**

**A: Yes.** *The property has access to public roads, water, sewer, power, and communication utilities.*

**Q: Does the Town or other government agency(ies) have the capacity to provide any services, facilities, or programs that might be required if the petition were approved?**

**A: Yes.** *The Town of Kershaw is capable of serving the property with infrastructure (water and sewer), public safety, and government services. In addition, Kershaw has contracted with Lancaster County for assistance with building, planning, code enforcement, and fire services.*

**Q: Will approval of the petition negatively affect the condition or value of property in the Town?**

**A: No.** *The proposed annexation and zoning change is consistent with existing zoning surrounding the property and continues the growth pattern in place for the area.*



**Q: Will approval of the petition negatively affect the school population?**

**A: No.** The properties proposed for annexation include existing homes and/or business lots. Annexation will not change existing school assignments for the residential lots, and businesses do not directly contribute to the student population.

**PHOTOS OF PROJECT AREA:**



*Subject Property Facing North on N Hampton      Subject Property Facing South on N Hampton*

**STAFF RECOMMENDATION:**

Both Town of Kershaw and Lancaster County Planning Staff recommend approval of this annexation and rezoning request.

**ATTACHMENTS:**

- 1. Location Map/ Zoning Map
- 2. Annexation Application (100% Freehold)

**STAFF CONTACT:**

Allison Hardin, Development Services Director  
[ahardin@lancastercountysc.gov](mailto:ahardin@lancastercountysc.gov)  
803-416-9422

|   |   |
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| <b>PROPOSAL:</b>                        | Request to annex property into the Town Limits of Kershaw   |
| <b>PROPERTY LOCATION (IN KERSHAW):</b>  | the intersection of East 1st St and N Hampton St  |
| <b>PROPERTY PARCEL NUMBER</b>           | 0156H-0L-025.00   |
| <b>CURRENT ZONING DISTRICT:</b>         | Lancaster County RR   |
| <b>PROPOSED ZONING DISTRICT:</b>        | Town of Kershaw   |
| <b>APPLICANT:</b>                       | Archer Daniels Midland Company  |
| <b>COUNCIL DISTRICT:</b>                | District 6 (Vacant)   |
| <b>STATUTORY NOTICES:</b>               | Hearing notice published in The Lancaster News 8/3/2024<br>Kershaw News-Era 8/14/2024 (for Kershaw Council meeting)<br>Signs posted 8/5/2024<br>Letters sent to surrounding property owners 8/2/2024<br>Agenda posted in Lancaster County Administration Building 8/13/2024 |
| <b>PUBLIC SCHOOLS SERVING THE AREA:</b> | Kershaw Elementary<br>Andrew Jackson Middle<br>Andrew Jackson High  |

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## **OVERVIEW:**

### ***Proposal***

The applicant has requested to annex into the Town of Kershaw.

### ***Site Information***

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### ***Summary of Adjacent Ownership and Uses***

Northeastern Neighbor Property:

- East 1st St

Southeastern Neighbor Property:

- by the lands of Archer Daniels Midland Company

Southwestern Neighbor Property:

- by North Hampton St

Northwestern Neighbor Property:

- by the lands of Archer Daniels Midland Company
-

## STATE LAW

SC Code Secs. 5-3-10 through 5-3-315 establish the methods to change the corporate limits of a municipality. Among the options that a municipality has to increase its corporate limits is to annex land. Section 5-3-150(3) of the SC Code addresses the “100% owner petition and ordinance” method, which is the one employed here.

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**A: No.** *The properties proposed for annexation include existing homes and/or business lots. Annexation will not change existing school assignments for the residential lots, and businesses do not directly contribute to the student population.*

---

**PHOTOS OF PROJECT AREA:**



**Subject Property Facing North on N Hampton St**



**Subject Property Facing South on N Hampton St**



**STAFF RECOMMENDATION:**

Both Town of Kershaw and Lancaster County Planning Staff recommend approval of this annexation and rezoning request.

---

**ATTACHMENTS:**

1. Location Map/ Zoning Map
2. Annexation Application (100% Freehold)

**STAFF CONTACT:**

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803-416-9422

|   |   |
|---|---|
| <b>ROPOSAL:</b>                         | Request to annex property into the Town Limits of Kershaw   |
| <b>PROPERTY LOCATION (IN KERSHAW):</b>  | at the intersection of N Hampton St and Baptist Ln  |
| <b>PROPERTY PARCEL NUMBER</b>           | 0156H-0L-028.01   |
| <b>CURRENT ZONING DISTRICT:</b>         | Lancaster County RR   |
| <b>PROPOSED ZONING DISTRICT:</b>        | Town of Kershaw   |
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## **OVERVIEW:**

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Northeastern Neighbor Property:

- by the lands of Archer Daniels Midland Company, William James Faulkenberry, Thomas Arthur Jenkins, and Kaye S. Catoe

Southeastern Neighbor Property:

- by the lands of Archer Daniels Midland Company

Southwestern Neighbor Property:

- by the lands of Archer Daniels Midland Company

Northwestern Neighbor Property:

- by North Hampton St and Baptist Ln
-

## STATE LAW

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**PHOTOS OF PROJECT AREA:**



Subject Property facing North on Baptist Ln

Subject Property facing South on Baptist Ln



**STAFF RECOMMENDATION:**

Both Town of Kershaw and Lancaster County Planning Staff recommend approval of this annexation and rezoning request.

---

**ATTACHMENTS:**

1. Location Map/ Zoning Map
2. Annexation Application (100% Freehold)

**STAFF CONTACT:**

Allison Hardin, Development Services Director

[ahardin@lancastercountysc.gov](mailto:ahardin@lancastercountysc.gov)

803-416-9422

# Agenda Item Summary

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Ordinance # / Resolution #: 2025 Calendar  
Contact Person / Sponsor: A. Williams  
Department: Planning  
Date Requested to be on Agenda: 8/20/2024

**Issue for Consideration:**

**Points to Consider:**

**Recommendation:**

**ATTACHMENTS:**

| Description            | Upload Date | Type    |
|------------------------|-------------|---------|
| 2025 Proposed Calendar | 8/13/2024   | Exhibit |

# 2025 Calendar dates for Planning Commission

## Planning Commission Workshop:

### 1<sup>st</sup> Thursday of each month

|          |                       |
|----------|-----------------------|
| Thursday | 1/02/2025             |
| Thursday | 2/06/2025             |
| Thursday | 3/06/2025             |
| Thursday | 4/03/2025             |
| Thursday | 5/01/2025             |
| Thursday | 6/05/2025             |
| Thursday | 7/03/2025* before 7/4 |
| Thursday | 8/07/2025             |
| Thursday | 9/04/2025             |
| Thursday | 10/02/2025            |
| Thursday | 11/06/2025            |
| Thursday | 12/04/2024            |

## Planning Commission:

### 3<sup>rd</sup> Tuesday of each month

|         |            |
|---------|------------|
| Tuesday | 1/21/2025  |
| Tuesday | 2/18/2025  |
| Tuesday | 3/18/2025  |
| Tuesday | 4/15/2025  |
| Tuesday | 5/20/2025  |
| Tuesday | 6/17/2025  |
| Tuesday | 7/15/2025  |
| Tuesday | 8/19/2025  |
| Tuesday | 9/16/2025  |
| Tuesday | 10/21/2025 |
| Tuesday | 11/18/2025 |
| Tuesday | 12/16/2025 |

## 2025 Calendar dates for Planning Commission