



Agenda Packet for
October 12, 2026:
Regular Session



AGENDA
LAURENS COUNTY COUNCIL
REGULAR SESSION
OCTOBER 12, 2026 – 6:00 PM
HISTORIC COURTHOUSE
200 W. PUBLIC SQUARE

1. Call to Order- Chairman Carroll
2. Invocation- Council Member Philson
3. Pledge of Allegiance
4. Approval of Agenda – October 12, 2026
5. Approval of Minutes – September 14, 2026: Regular Session
September 28, 2026: Quarterly Public Input Session
6. Special Recognitions
 - a. Retirement Recognition for Captain Troy Aldridge
 - b. October 23-31, 2026, as Red Ribbon Week in Laurens County
7. Public Comment
8. Reports to Council
 - a. County Administrators Report
 - b. Upstate Alliance Presentation by John Lumus
9. Old Business:
 - a. Council Submission – Approval of Appointments – County Boards, Commissions & Committees
 - b. Public Hearing, Ordinance #1013: AN ORDINANCE AMENDING ORDINANCE #926 OF LAURENS COUNTY BY REPEALING AND REPLACING DIVISION 6.3 AND 8.B, AND AMENDING DIVISION 9.A.1 REGARDING MAJOR SUBDIVISION PLAN APPROVALS, AND OTHER MATTERS RELATED THERETO. [Sponsoring Council Member: Brownlee]
 - c. Third Reading, Ordinance #1013
10. New Business:
 - a. First Reading, Ordinance #1015: AN ORDINANCE TO AMEND LAURENS COUNTY ORDINANCE 935 TO CLARIFY THE PENALTIES FOR 1ST AND 2ND OFFENSES; AND OTHER MATTERS APPERTAINING THERETO [Sponsoring Council Member: Brownlee]
 - b. Approval- Resolution 2026-14: A RESOLUTION OF LAURENS COUNTY COUNCIL TO ACCEPT THE DONATION OF 3.8 +/- ACRES TO ESTABLISH “CULBERTSON MILL PARK”, AND OTHER MATTERS RELATED THERETO.
11. County Council Comments
12. Executive Session*
 - a. Laurens County Council will enter into Executive Session for the specific purposes of:
 - i. the discussion of proposed contractual arrangements and the purchase of rights-of-way(s) and/ or easements for the construction of a Highway 101 bypass in Gray Court.
 - ii. the discussion of matters relating to the proposed location of an industrial site in Joanna for a project known to the County as “Project Orange”.
13. Adjournment

The following statement is provided in compliance with the South Carolina Freedom of Information Act: Subsequent to Executive Session, County Council may take action on matters discussed in Executive Session upon return to open session.



Minutes:

September 14, 2026: Regular Session

September 28, 2026: Quarterly Public Input
Session



MINUTES
LAURENS COUNTY COUNCIL
SEPTEMBER 14, 2026 – 6:00 PM
HISTORIC COURTHOUSE – 200 W. PUBLIC SQUARE

ATTENDING COUNTY COUNCIL MEMBERS: Chairman Jeffrey Carroll; Vice Chairman Matthew J. Brownlee; Council Member Justin Lane; Council Member Arthur Lee Philson, Jr.; Council Member Kemp Younts; Council Member Shirley H. Clark

ATTENDING COUNTY ADMINISTRATIVE STAFF: Jerre Threatt, County Administrator; Melissa Ferqueron, Deputy County Administrator; Wes Meetze, County Attorney; Darbi Jackson, PIO

ATTENDING DEPARTMENT HEADS: Chris McCord, 911 Director; Tammi Hanks, IT Director; GW Dailey, Assessor; Kayse Fabans, Finance Director; Sheriff Don Reynolds; Chief Deputy Sheriff Chris Martin; Billy Wilson, Public Works Director; Sonny Ledda, Emergency Management Director; Patti Canupp, Coroner; Renita Barksdale, Library Director; Sherry Edge, Human Resources Director; Dale Williams, VA Director

ATTENDING PRESS: John Clayton, The Advertiser; Ida Cadmus, The Buzz

AGENDA ITEMS:

1. Call to Order- Chairman Carroll
2. Invocation- Council Member Younts
3. Pledge of Allegiance
4. Approval of Agenda – September 14, 2026
5. Approval of Minutes – August 10, 2026: Regular Session
August 4, 2026: Committee on Criminal Justice and Public Safety
6. Special Recognitions
 - a. Emergency Preparedness Month
 - b. Retirement Recognition for Captain Charles Boyce
7. Public Comment
8. Reports to Council
 - a. County Administrators Report
9. Old Business:
 - a. Council Submission – Approval of Appointments – County Boards, Commissions & Committees
 - i. Approval of reappointments to the GLEAMNS Board: Private Sector- Janice Roberson; Low-Income Sector: Bertha Rice
 - ii. Assessment Appeals Board- District 6: Melinda Gray
 - b. Public Hearing, Ordinance #1012: AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, REVIEW, APPROVAL, AND ISSUANCE OF DEVELOPMENT PERMITS FOR DATA CENTER WITHIN LAURENS COUNTY [Sponsoring Council Member: Brownlee]
 - c. Third Reading, Ordinance #1012
 - d. Second Reading, Ordinance #1013: AN ORDINANCE AMENDING ORDINANCE #926 OF LAURENS COUNTY BY REPEALING AND REPLACING DIVISION 6.3 AND 8.B, AND AMENDING DIVISION 9.A.1 REGARDING MAJOR SUBDIVISION PLAN APPROVALS, AND OTHER MATTERS RELATED THERETO. [Sponsoring Council Member: Brownlee]
10. New Business:
 - a. First Reading, Ordinance #1014: AN ORDINANCE ESTABLISHING STANDARDS FOR SOLAR ENERGY CONVERSION SYSTEMS TO PROMOTE PUBLIC HEALTH, SAFETY, ENVIRONMENTAL PROTECTION, AND AGRICULTURAL PRESERVATION; AND OTHER MATTERS RELATED THERETO. [Sponsoring Council Member: Brownlee]
11. County Council Comments
12. Adjournment

September 14, 2026- Regular Session

MEETING NOTIFICATION: County Council members and applicable Department Heads, press, and general public were notified of the meeting in a timely manner, including postings of the Agenda on the County website.

CALL TO ORDER: Chairman Carroll called the meeting to order at 6:00 PM.

INVOCATION AND PLEDGE OF ALLEGIANCE: Chairman Carroll invited all to stand for the invocation and Pledge of Allegiance, where Council Member Younts led both.

APPROVAL OF AGENDA: VICE CHAIRMAN BROWNLEE made a MOTION to approve the agenda for September 14, 2026- Regular Session; it was SECONDED by COUNCIL MEMBER CLARK, **vote 5-0.**

Council Member Lane arrived at 6:01pm.

APPROVAL OF MINUTES: COUNCIL MEMBER PHILSON made a MOTION to approve minutes from August 10, 2026- Regular Session and August 4, 2026- Committee on Criminal Justice and Public Safety; it was SECONDED by VICE CHAIRMAN BROWNLEE, **vote 6-0.**

SPECIAL RECOGNITIONS:

- a. **Emergency Preparedness Month:** Chairman Carroll read the proclamation for September as Emergency Preparedness Month in Laurens County, and presented it to Sonny Ledda, Becky Bagwell and Chris McCord.
- b. **Retirement Recognition for Captain Charles Boyce:** Vice Chairman Brownlee read the Certificate of Appreciation to Captain Charles Boyce for his distinguished forty one year career in law enforcement within Laurens County.
Council Member Philson also recognized Captain Boyce and his family for their support during his career. He concluded his recognition by “ceremonially” promoting Captain Charles Boyce to Major Charles Boyce.

PUBLIC COMMENT:

Barbara Mordue spoke on matters pertaining to Ordinance #1012, voicing that for the duration of the moratorium, Council should address some of the underlying land use issues as well as develop regulations for data centers that are appropriate for Laurens County.

Cecil Brown spoke on Ordinance #1012 with his reasons of why he is in favor of data centers.

John Parnell approached the podium to speak on Ordinance #1012, communicating the appreciation for the transparency and keeping the citizens abreast of what happens next.

Nancy Garrison approached the podium to speak on issues pertaining to some of the verbiage of Ordinance #926 since Council is already making amendments to it in Ordinance #1013.

Evelynn Whitty expressed the need for a Future Land Use Map.

REPORTS TO COUNCIL:

- a. **County Administrators Report:** County Administrator Threatt communicated that there were some exciting things happening this month that tie back to Emergency Preparedness Month, adding that there would be a ribbon cutting for the CPST Project: Medic 1 on Friday, September 18, 2026, at 10:00am. In addition, the ribbon cutting for the Emergency Services Facility would be held on Thursday, September 24, 2026, at 10:00am, also. Mr. Threatt concluded his report to Council relaying that the Visitor’s Center of the Historic Courthouse would be open Tuesdays and Thursdays from 12:00pm until 2:00pm.

OLD BUSINESS:

- a. **Council Submission- Approval of Appointments- County Boards, Commissions & Committees:**
 - i. **Approval of reappointments to the GLEAMNS Board: Private Sector- Janice Roberson; Low-Income Sector: Bertha Rice:** Janice Roberson and Bertha Rice were accepted as reappointments to the GLEAMNS Board.
 - ii. **Assessment Appeals Board- District 6: Melinda Gray:** Melinda Gray was accepted as the District 6 representative for the Assessment Appeals Board.
- b. **Public Hearing, Ordinance #1012: AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, REVIEW, APPROVAL, AND ISSUANCE OF DEVELOPMENT PERMITS FOR DATA CENTER WITHIN LAURENS COUNTY [Sponsoring Council Member: Brownlee]:** Chairman Carroll opened the public hearing for Ordinance #1012 at 6:37pm. Barbara Mordue returned to the podium to finish her sentiments pertaining to data centers, adding that there should be requirements for developers to have to pay for specialized plans and infrastructure development. She commended County Council for being proactive and taking the steps to address the potential issues.
Chairman Carroll closed public hearing for Ordinance #1012 at 6:40pm.
- c. **Third Reading, Ordinance #1012: VICE CHAIRMAN BROWNLEE made a MOTION to approve Third Reading, Ordinance #1012; it was SECONDED by COUNCIL MEMBER PHILSON. The motion was opened for discussion.**
VICE CHAIRMAN BROWNLEE made a MOTION to amend Page 5, Section 11 to strike “to the PZO” and it read as follows: *During the pendency of the Moratorium, County staff and the Planning Commission are hereby directed to study the areas of the County where Data Centers may be an appropriate land use and the conditions under which Data Centers may appropriately be developed within such areas. The Planning Commission and County staff are further directed to prepare and recommend appropriate amendments ~~to the PZO~~ to apply County-wide to development of Data Centers.*; it was SECONDED by COUNCIL MEMBER YOUNTS, **vote 6-0. Original motion vote 6-0.**
- d. **Second Reading, Ordinance #1013: AN ORDINANCE AMENDING ORDINANCE #926 OF LAURENS COUNTY BY REPEALING AND REPLACING DIVISION 6.3 AND 8.B, AND AMENDING DIVISION 9.A.1 REGARDING MAJOR SUBDIVISION PLAN APPROVALS, AND OTHER MATTERS RELATED THERETO. [Sponsoring Council Member: Brownlee]:** It was communicated that this ordinance would be changing the process in which major subdivisions are approved and giving that authority back to the Planning Commission. COUNCIL MEMBER LANE made a MOTION to approve Second Reading, Ordinance #1013; it was SECONDED by VICE CHAIRMAN BROWNLEE. The motion was opened for discussion.

VICE CHAIRMAN BROWNLEE made a MOTION to AMEND Ordinance #1013 to read as follows:

SECTION 3:

DIVISION 9. MAJOR SUBDIVISION APPROVAL PROCESS

A. Preliminary Plat and Construction Site Plan Approval

1. The Preliminary Plat Approval is an approval by ~~by the staff of the Planning and Public Works Department and/or~~ County Planning Commission which documents for the subdivider that their proposed subdivision is in accordance with applicable regulations, and that construction of the subdivision may proceed.

~~4. The Technical Review Committee may approve a Preliminary Plat and/or Construction Site Plan without the review of the Planning Commission after approvals are received from all other departments and agencies and provided the Plat and/or Plan meets the requirements of the County's Code of Ordinances and does not include a request for a variance.~~

~~5.4. Approval of the Preliminary Plat and/or Construction Site Plan shall be noted on the plat and plan and certified by the Building Official who shall note the date on the Plat and Plan for which the Technical Review Committee and/or Planning Commission granted approval;~~

The motion was SECONDED by CHAIRMAN CARROLL, **vote 6-0. Original motion vote 6-0.**

NEW BUSINESS:

- a. **First Reading, Ordinance #1014: AN ORDINANCE ESTABLISHING STANDARDS FOR SOLAR ENERGY CONVERSION SYSTEMS TO PROMOTE PUBLIC HEALTH, SAFETY, ENVIRONMENTAL PROTECTION, AND AGRICULTURAL PRESERVATION; AND OTHER MATTERS RELATED THERETO. [Sponsoring Council Member: Brownlee]:** County Attorney Meetze presented a PowerPoint presentation with an overview of the Ordinance. [PowerPoint Presentation will be attached as Appendix A in the transcribed minutes] VICE CHAIRMAN BROWNLEE made a MOTION to approve First Reading, Ordinance #1014; it was SECONDED by COUNCIL MEMBER CLARK ; **vote 6-0.**

COUNTY COUNCIL COMMENTS:

Council Member Lane thanked everyone for coming out and encouraged citizens to keep increasing the attendance. He concluded with sentiments of excitement to see the Solar Farm Ordinance on the agenda.

Council Member Clark thanked everyone for coming out and expressing their issues, continuing to voice that Laurens County is where people live, work and retire and to keep it moving forward, we all have to work together.

Council Member Younts expressed his concerns pertaining to Data Centers and encouraged incoming Council not to rush through the production of a Data Center Ordinance.

Council Member Philson used his time to introduce the new Veteran Affairs Director, Dale Williams; as well as reminded everyone about the ribbon cuttings and the Open House for the new Clemson Extension building on October 1, 2026.

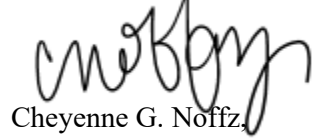
Vice Chairman Brownlee reminded everyone about the new Laurens County Facebook page and encouraged following to stay up to date. He continued by echoing sentiments from Council Member Younts pertaining to taking the time to thoroughly go through the process of compiling an ordinance for data centers. Mr. Brownlee concluded his comments encouraging everyone to keep showing up.

Chairman Carroll concluded County Council comments by expressing his appreciation for the constituents' attendance and added that the comradery that County Council now has offers a great opportunity to move Laurens County forward. He commented on Laurens County Council taking a stand on things that other counties don't; adding that the moratorium on data centers and instilling a Solar Farm ordinance, are the right things to do to provide protections to the community.

September 14, 2026- Regular Session

ADJOURNMENT: COUNCIL MEMBER CLARK made a MOTION to adjourn; it was SECONDED by VICE CHAIRMAN BROWNLEE, **vote 6-0**. The meeting was adjourned at approximately 7:13pm.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'C. Noffz', written over the printed name.

Cheyenne G. Noffz,
Clerk to Laurens County Council

**Appendix A: Ordinance No. 1014- Laurens County Solar Farm
Development Ordinance PowerPoint Presentation**

ORDINANCE NO. 1014

Laurens County Solar Farm Development Ordinance

AN ORDINANCE ESTABLISHING STANDARDS FOR SOLAR ENERGY
CONVERSION SYSTEMS TO PROMOTE PUBLIC HEALTH, SAFETY,
ENVIRONMENTAL PROTECTION, AND AGRICULTURAL
PRESERVATION; AND OTHER MATTERS RELATED THERETO.



SECTION 1

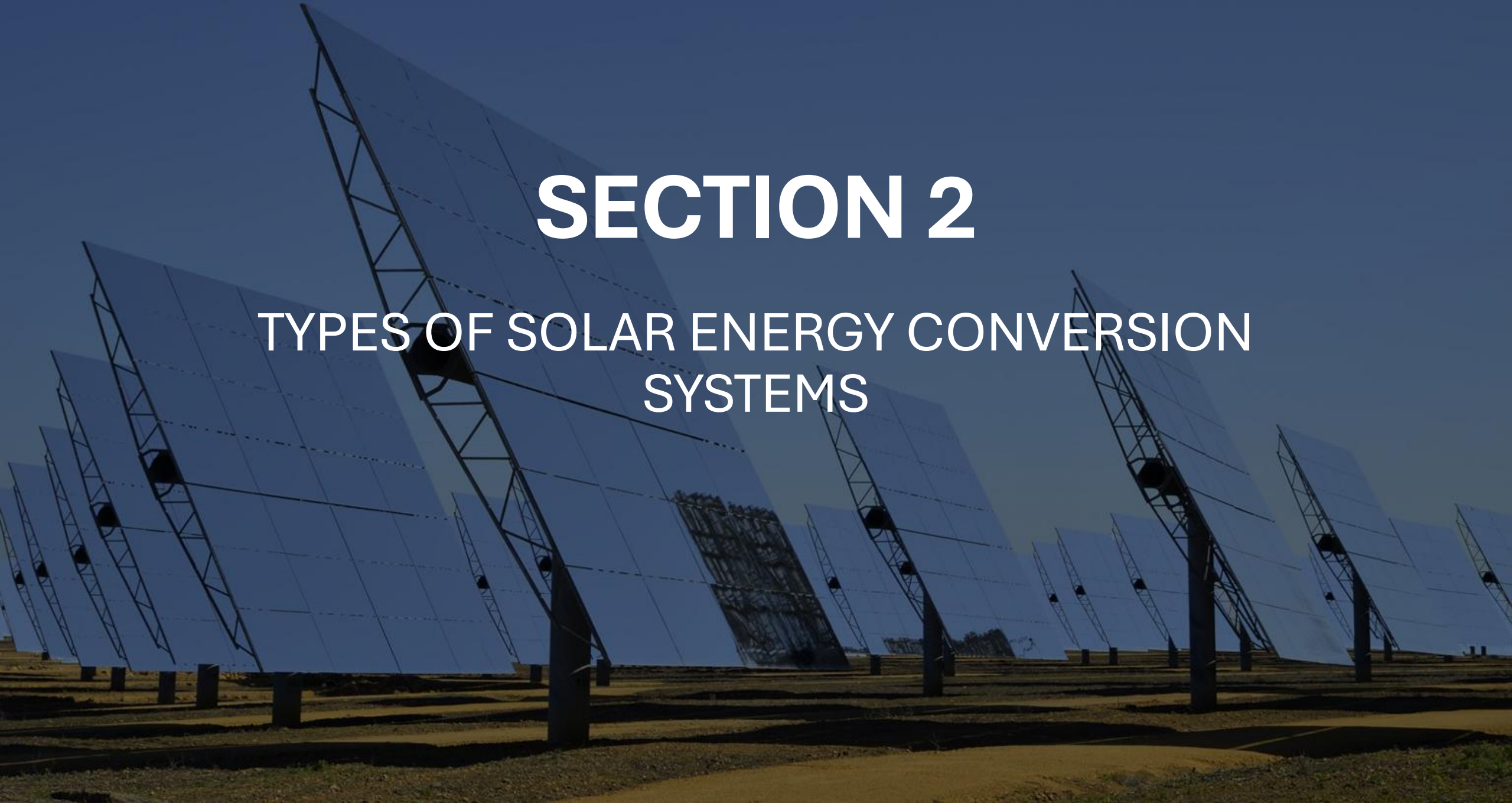
TITLE; PURPOSE; AUTHORITY; JURISDICTION

PURPOSE

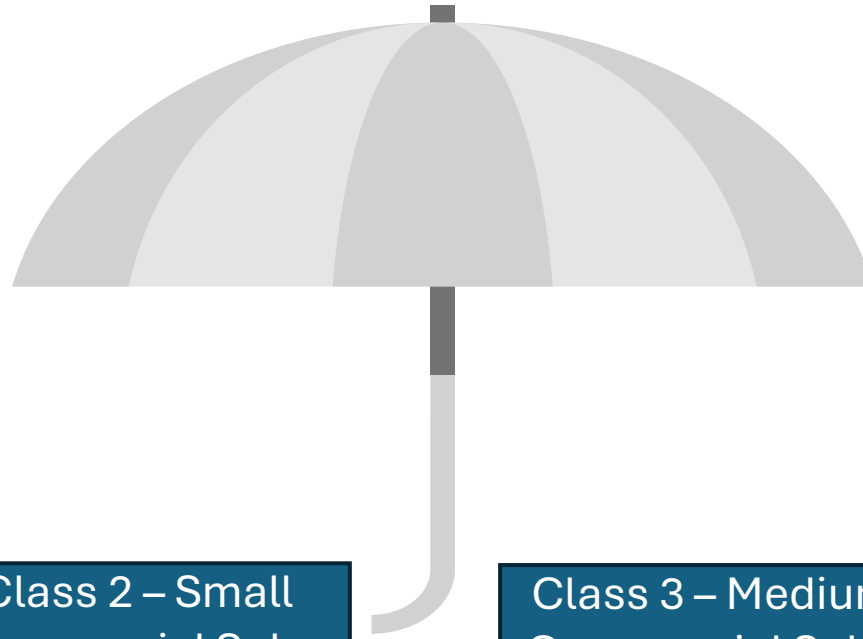
- a. Preserve agricultural and rural lands.
- b. Ensure SECS are located in appropriate areas.
- c. Protect adjacent residential and agricultural uses.
- d. Minimize noise, lighting, and visual impacts.
- e. Create a predictable and technically rigorous approval process for SECS;
- f. Ensure transparency, public notice, continuing monitoring, complaint response, and enforceable corrective action;
- g. Require the applicant and operator to pay attributable County review, infrastructure, emergency-response, road, monitoring, enforcement, and decommissioning costs; and
- h. Provide for proper decommissioning and site restoration.

SECTION 2

TYPES OF SOLAR ENERGY CONVERSION SYSTEMS



SOLAR ENERGY CONVERSION SYSTEMS



Class 1 –
Individual Solar
Energy Conversion
Systems

Class 2 – Small
Commercial Solar
Energy Conversion
Systems

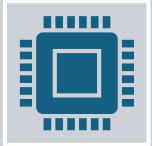
Class 3 – Medium
Commercial Solar
Energy Conversion
Systems

Class 4 – Large
Commercial Solar
Energy Conversion
Systems



CLASS 1 – Individual Solar Energy Conversion System

Class 1 – Individual Solar Energy Conversion Systems



Rated capacity of up to one hundred (100) kilowatts



supplies energy for site use, except that when a parcel on which the system is installed also received electrical power supplied by a utility company, excess electrical power generated and not presently needed for onsite use may be sold back to the utility company.



Minimum Lot Size = 2 acres



UNDERGROUND COLLECTION CABLES

INVERTER / CONVERTER STATIONS

TRANSFORMER & SWITCHGEAR

INTERCONNECTION TO GRID

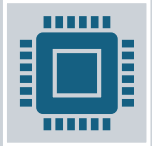
CLASS 2 – Small Commercial Solar Energy Conversion System



INVERTER / CONVERTER STATIONS (250 kW EACH)
Ag 4 x 250 kW

OVERHEAD INTERCONNECTION
TO UTILITY GRID

Class 2 – Small Commercial Solar Energy Conversion Systems



Rated capacity of greater than one hundred (100) kilowatts to one (1) megawatt



main purpose is to supply electricity to on and off-site customers



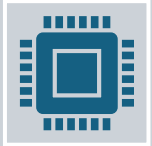
Minimum Lot Size = 3 acres



CLASS 3 – Medium Commercial Solar Energy Conversion System



Class 3 – Medium Commercial Solar Energy Conversion Systems



Rated capacity of one (1) megawatt to five (5) megawatts



main purpose is to supply electricity to off-site customers

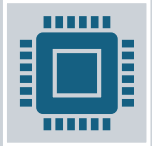


Minimum Lot Size = 10 acres



CLASS 4 – Large Commercial Solar Energy Conversion System

Class 4 – Large Commercial Solar Energy Conversion Systems



Rated capacity of greater than five (5) megawatts



main purpose is to supply electricity to off-site customers



Minimum Lot Size = 40 acres Maximum Lot Size = 400 acres



SECTION 4

GENERAL SITE AND DESIGN STANDARDS

HEIGHT LIMITS

20 FEET

The maximum height of any ground-mounted solar panel, array, or related support structure within a Solar Energy Conversion System shall not exceed twenty (20) feet, measured from the finished or natural grade (whichever is lower) to the highest point of the panel or structure when oriented at its maximum design tilt.



EXCEPTIONS

Interconnection poles or towers (Maximum height: seventy-five (75) feet);

Substation equipment (Maximum height: thirty-five (35) feet);

Transmission lines (Maximum height: seventy-five (75) feet);

Meteorological or measuring towers (Maximum height: forty (40) feet);

Security lighting or camera poles (Maximum height: twenty-five (25) feet).



MINIMUM LOT SIZES

	CLASS 1 - SECS	CLASS 2 - SCECS	CLASS 3 - MCECS	CLASS 4 - LCECS
Minimum Lot Size	2 acres	3 acres	10 acres	40 acres

SETBACKS

CLASS 1 – Individual/Acreage Solar Energy Conversion System

- Front Yard: There shall be a minimum front yard of not less than a distance of fifty (50) feet measured from center line of road or twenty-five (25) feet from the highway right of way, whichever is greater.
- Rear Yard: No limitations; unless abutting a Residential Property then the minimum yard shall be ten (10) feet or unless abutting a county road, state or federal highway, then the minimum rear yard shall be seventy-five (75) feet, unless the right of way is greater.
- Side Yard: No limitations; unless abutting a Residential Property then the minimum yard shall be five (5) feet or unless abutting a county road, state, or federal highway, then the minimum rear yard shall be seventy-five (75) feet, unless the right-of-way is greater.

SETBACKS

	CLASS 2 - SSECS	CLASS 3 - MSECS	CLASS 4 – LSECS
From Public Road	100 ft.	100 ft.	250 ft.
From Participating Non-Residential Property	None	None	None
From Participating Residential Property	25 ft.	50 ft.	75 ft.
From Non-Participating Property	150 ft from property line, so long as no existing dwelling is located on the non-participating property.	150 ft from property line, so long as no existing dwelling is located on the non-participating property.	330 ft. (1/16 mile) from property line, so long as no existing dwelling is located on the non-participating property.
From Non-Participating Existing Dwelling	330 ft. (1/16 mile)	330 ft. (1/16 mile)	1,320 ft. (1/4 mile)
From Churches and Public Schools	150 ft.	150 ft.	1,320 ft. (1/4 mile)
From Cemeteries	150 ft.	150 ft.	660 ft. (1/8 mile)
From State Recreation Areas	150 ft.	150 ft.	330 ft. (1/16 mile)
From Approved Platted Subdivisions	330 ft. (1/16 mile)	330 ft. (1/16 mile)	1320 ft. (1/4 mile)
From Confined Animal Feeding Unit	2,640 ft. (1/2 mile)	2,640 ft. (1/2 mile)	2,640 ft. (1/2 mile)
From Intensive Animal Feeding Unit	1000 ft. from nearest unit.	1000 ft. from nearest unit.	1000 ft. from nearest unit.

BUFFERS/ VISUAL SCREENING

Required for ALL Class
2, 3, and 4 SECS.

Fences, walls,
berming, vegetation or
a combination.

Fencing, walls or
berming shall not
account for over fifty
percent (50%) of the
screening.

Existing natural
features, topography
and vegetation may be
used.

VISUAL BUFFERS

	Percentage Screened	Minimum Height
Non-Participating Residential	100%	8 ft.
Non-Participating Public Park or School	70%	8 ft.

VISUAL BUFFERS – FENCES/ WALLS/ BERMS

Fences/ Walls

Masonry, stone and wood



Chain link prohibited



Berms

Side slopes shall not exceed 3 to 1, horizontal to vertical.

VISUAL BUFFERS - VEGETATIVE

At a rate of at least ten (10) trees every one hundred (100) linear feet.

At least one (1) shall be a deciduous shade tree and three (3) shall be evergreen or ornamental trees

At least two-thirds ($\frac{2}{3}$), but no more than three quarters ($\frac{3}{4}$) of the total ornamental/evergreen trees along the property line shall be made up of evergreen trees.

Each tree shall have a minimum mature height of fifteen (15 feet).

Must maintain the original standard of planting and be evenly distributed.

Seedling are not acceptable and are not to be used for screening purposes.

ACOUSTIC SCREENING

- May be required for adjacent non-participating parcels, public parks, and school uses.
- May consist of fences, walls, berms, vegetation, or a combination thereof.
- Shall be designed by a qualified acoustical professional.
- Vegetation shall be planted on the exterior (public/non-participating) side of any acoustic barrier so that the barrier is substantially screened from view.
- Same screening requirements (100% residential 70% parks/ schools)
- May be credited toward a setback reduction of up to 25%.

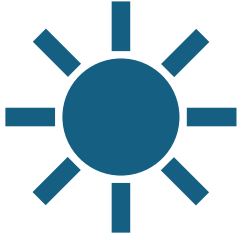
A large solar farm with rows of solar panels under a clear blue sky. The panels are tilted and supported by metal structures, arranged in a grid-like pattern across a flat, arid landscape. The sky is a deep, clear blue, and the ground is dry and dusty with some sparse vegetation.

SECTION 5

POLLINATOR-FRIENDLY NATIVE VEGETATION AND GROUND COVER

- Applies to ALL Class 2, 3, and 4 SECS
- ENTIRE project area (including under and between panels)
- Diverse mix of pollinator-friendly native plants, shrubs, trees, grasses, forbs, and wildflowers that are appropriate to the Carolina Piedmont region. (Native and Non-Invasive)
- Must obtain formal certification under the South Carolina Solar Habitat Act (more on next slide)
- Performance bond – 5 years
- Management Plan required.





South Carolina Solar Habitat Act

- The South Carolina Department of Natural Resources, working in conjunction with other state agencies and nonprofit conservation organizations, shall establish a native vegetation habitat and pollinator management plan to be used as technical guidance for the purposes of this act.
- An owner of a solar energy generation site implementing solar site management practices under this section may claim that the site increases the habitat value by providing benefits to gamebirds, songbirds, pollinators, and small mammals only if the site adheres to guidance set forth by the wildlife habitat and pollinator plan provided by the department or any other gamebird, songbird, or pollinator foraging-friendly vegetation standard established by the department. An owner wishing to make a beneficial habitat claim must make the site's vegetation management plan available to the public and provide a copy of the plan to the department for review.
- The department or another entity may issue a certificate of compliance to the owner of a solar site meeting the plan guidelines that the owner may use to promote its participation in the program.

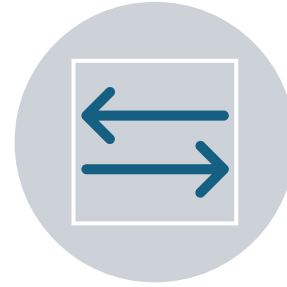


SECTION 6

PROJECT SCALE AND SEPARATION LIMITS



No Class 3 or Class 4 SECS shall exceed 400 acres.



Minimum separation distance of 1,500 feet from any other existing or approved Class 3 or Class 4 SECS.



Preference shall be given to Class 4 projects located within one and one-half (1.5) miles of an existing electric transmission line (69 kV or greater).



Projects requiring extensive new off-site transmission corridors shall demonstrate that the additional impacts are minimized and that no reasonable alternative site closer to existing transmission infrastructure is available



SECTION 7

PREAPPLICATION CONFERENCE AND APPLICATION REQUIREMENTS

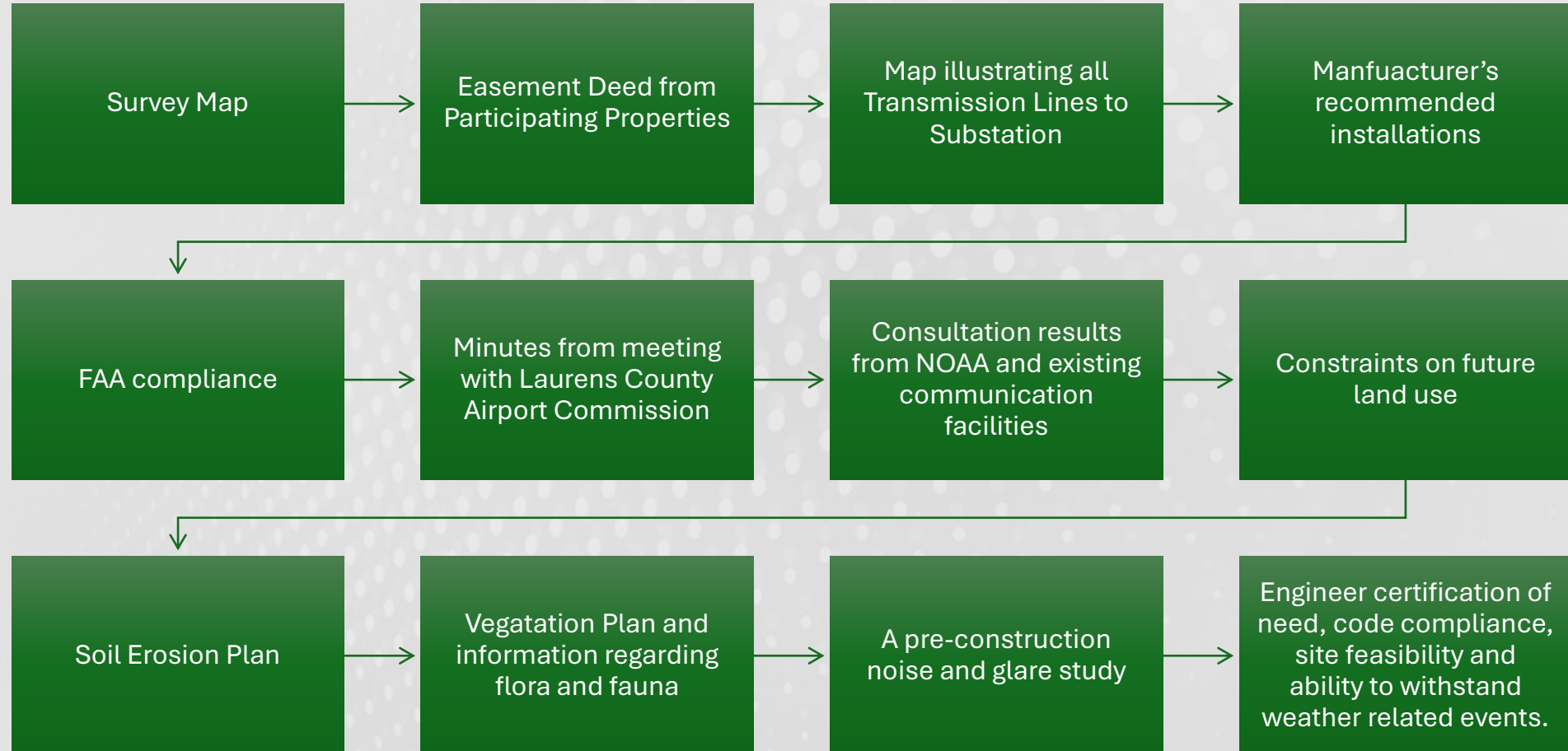


PRE-APPLICATION CONFERENCE

A mandatory preapplication conference shall occur before filing. The applicant shall disclose the ultimate planned buildout, building area, inverter count, generator count, fuel storage, battery storage transmission and substation needs, construction schedule, and anticipated public incentives.



APPLICATION REQUIREMENTS



ESCROW REQUIREMENTS

- Up to \$25,000 for review and approval process.
 - covers reports, studies, qualified professionals/ attorneys
- No less than \$10,000 for investigation of complaints.



SECTION 9

APPROVAL TIERS AND REVIEWING AUTHORITY

Class 1 – Individual Solar Energy Conversion Systems



Reviewed and approved by Technical Review Committee AND Planning Commission.



No review by County Council.



Written findings required.

Class 2, 3 and 4 – Commercial Solar Energy Conversion Systems



Reviewed by Technical Review Committee AND Planning Commission. Make recommendations.



Requires approval by County Council. 3 readings and a public hearing



Written findings required.

Planning Commission Review

The Planning Commission's recommendation shall be **ADVISORY ONLY**.

The Planning Commission shall transmit to County Council:

- its recommendation;
- written findings;
- the complete application;
- technical-review materials;
- public comments received; and
- the record of its public hearing.

County Council shall give due consideration to the Planning Commission's recommendation but shall retain independent authority to approve, condition, deny, or remand the application based upon the standards established by this Ordinance and applicable law.



SECTION 10

PUBLIC NOTICE AND HEARING

PUBLIC HEARING AND NOTICE (in addition to required Public Hearing)



Required at least 30 days before the Planning Commission meeting.



Published in a newspaper of general circulation



Posted on County website.



Mailed to property owners within 2,640 feet of development boundary.



Signage to be posted on site.



SECTION 11

APPROVAL CRITERIA AND CONDITIONS



APPROVAL CRITERIA

- (1) every applicable objective requirement of this Ordinance and other law is satisfied;
- (2) adequate roads, electric service, water, wastewater, stormwater facilities, fire protection, emergency access, communications capacity, and public services exist or will be provided at the applicant's expense;
- (3) noise, vibration, lighting, emissions, water use, wastewater, traffic, visual impacts, and construction impacts will not materially impair public health, safety, welfare, agricultural operations, or the reasonable use and enjoyment of adjoining property;
- (4) the site avoids or appropriately minimizes impacts to active agricultural operations, streams, wetlands, floodplains, groundwater, neighboring wells, and rural viewsheds;
- (5) the project will not create an unreasonable fiscal, operational, or capital burden on the County or another public service provider without enforceable mitigation;
- (6) required improvements, monitoring, emergency-response obligations, and decommissioning are secured by enforceable agreements and adequate financial assurance; and
- (7) the proposed ultimate buildout, phasing, and ownership structure have been fully disclosed and will not evade any threshold or condition.
- (8) Compatibility with surrounding land uses;
- (9) No substantial adverse impact upon agriculture and protection of water resources;
- (10) Compliance with all noise and lighting standards;
- (11) Ability to satisfy decommissioning requirements.



SECTION 12

SITE AREA; IMPERVIOUS COVER;
OPEN SPACE; LOCATION



Maximum Disturbed/ Cleared Area

60%

unless a lower limit is required by
stormwater or environmental review.

OPEN SPACE REQUIREMENTS

(Class 3 and Class 4 SECS)

20 % - Class 3

25% - Class 4

- Shall be shown on a recorded exhibit and protected by a covenant or restriction enforceable by the County.
- A conservation easement is not required unless voluntarily offered or required as project-specific mitigation.
- Buildings, pavement, substations, generator yards, conventional parking, and fenced utility compounds do not qualify as Open Space.
- In addition, 20% of Class 3 and 15% of Class 4 total gross parcel acreage shall strictly undisturbed.

A large-scale solar farm with rows of solar collectors in a desert landscape. The collectors are tilted and supported by metal frames, set against a clear blue sky. The ground is dry and sandy.

SECTION 13

AGRICULTURAL AND NATURAL RESOURCE PROTECTION



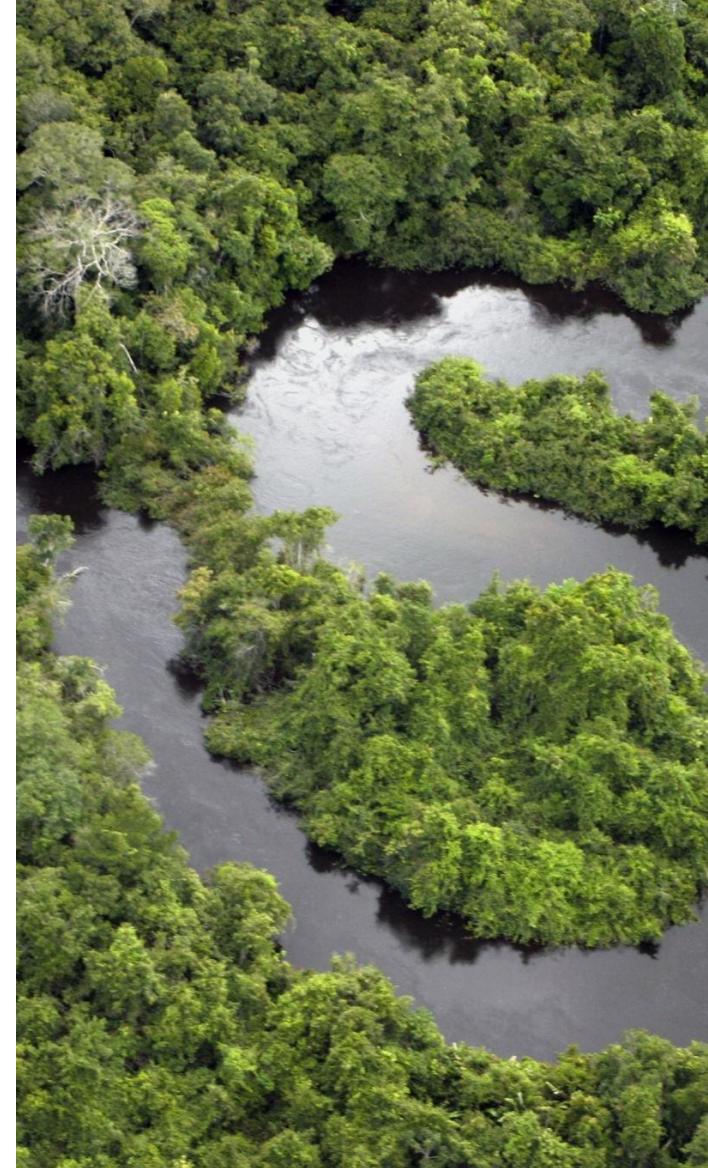
AGRICULTURAL LANDS

-
- The applicant shall avoid active agricultural land where reasonably practicable, minimize unavoidable conversion, preserve workable field and timber configurations, maintain agricultural access and drainage, and prevent material interference with irrigation or neighboring wells.
 - A blanket setback from every Agricultural Operation is not required. Instead, the permit shall establish site-specific separation, fencing, vegetated buffering, drainage protection, dust control, and access measures appropriate to documented conflicts.

WATER

Streams, wetlands, floodplains, riparian areas, and groundwater recharge areas shall be protected in accordance with applicable law.

Development shall not materially increase flooding, erosion, sedimentation, or pollutant discharge onto adjoining land.





SECTION 14

FIRE PROTECTION, EMERGENCY RESPONSE, AND INCIDENT REPORTING

Fire-Protection and Emergency-Response Plan

- Before construction, the applicant shall obtain approval of a fire-protection and emergency-response plan from the applicable fire official, Emergency Management, and other reviewing agencies.
- The plan shall address water supply, apparatus access, hydrants, suppression, detection, battery incidents, electrical hazards, fuel releases, hazardous materials, severe weather, evacuation, security coordination, utility isolation, and mutual aid.



ANNUAL TRAINING

The operator shall conduct at least annual coordinated training and a full-scale or tabletop exercise at the frequency required by the fire official. Updated facility maps, shutoff locations, safety data, and emergency contacts shall be continuously available to responders.



SECTION 17

DECOMMISSIONING AND FINANCIAL ASSURANCE

Final Decommissioning Plan



Submitted before land disturbance begins.



Prepared by Qualified Professionals.



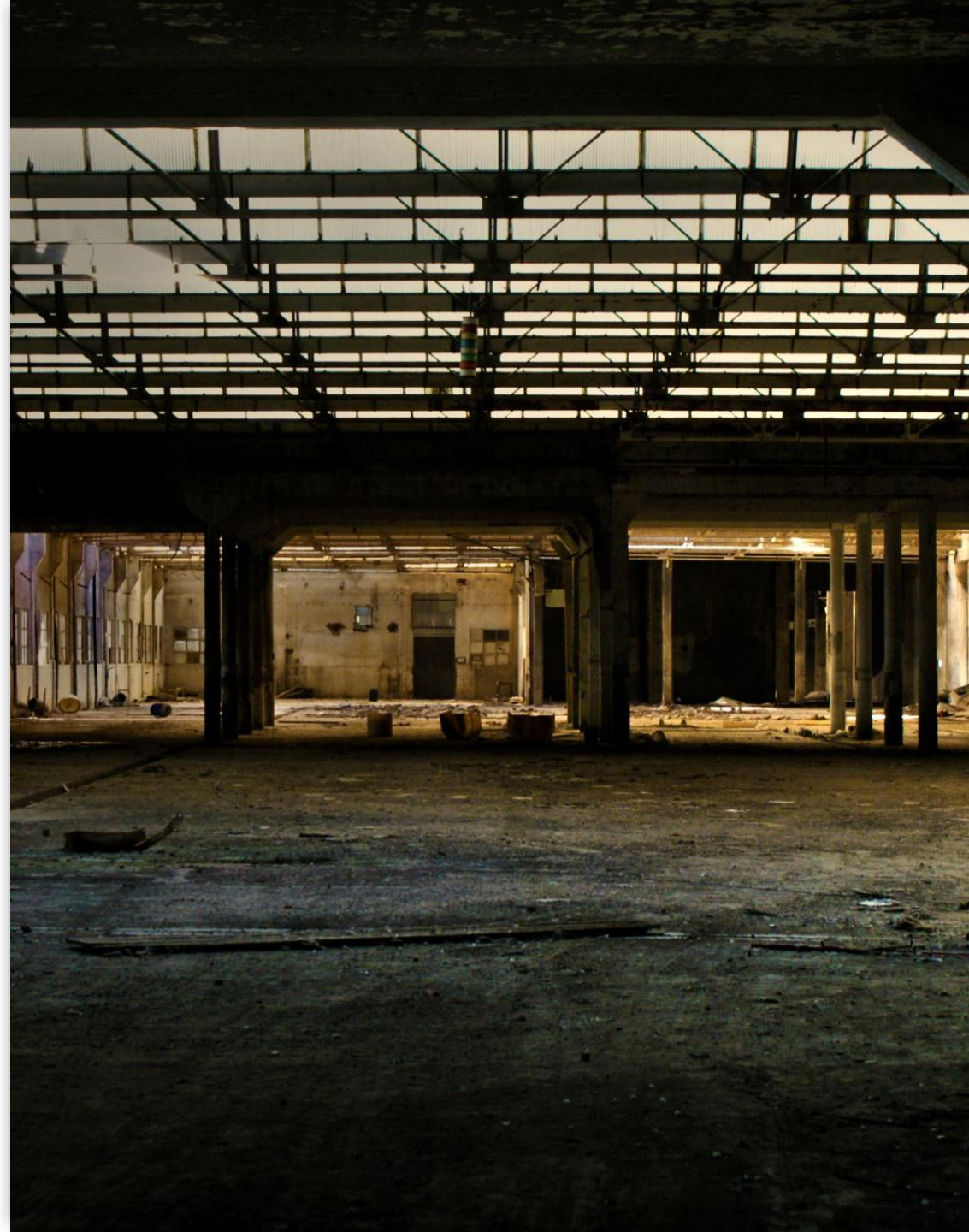
Shall address removal of buildings, slabs and foundations to at least four feet below grade, equipment, generators, batteries, tanks, fencing, utility infrastructure not retained for an approved use, contaminated material, pavement as required, and restoration of stable soil, drainage, vegetation, and agricultural capability where applicable.

Abandonment and Time Limit for Decommissioning

1 YEAR

Consecutive months for
abandonment

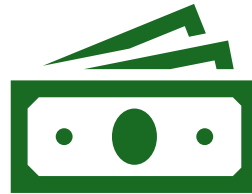
Within 12 months of
abandonment for
decommissioning.



SECURITY



Required before
construction can begin.



125 % of independently
reviewed cost estimate.



Shall be updated every
three (3) years.

A large solar farm with rows of solar collectors under a clear blue sky. The solar collectors are arranged in long, parallel rows, each consisting of a metal frame supporting a large, rectangular solar panel. The panels are tilted at an angle, reflecting the bright sunlight. The ground is dry and dusty, with some sparse vegetation. The sky is a deep, clear blue.

SECTION 19

APPEALS

Appeals



Administrative decision – Planning
Commission



Final Local Decisions – Judicial
Review

Questions?





Wes Meetze
County Attorney – Laurens County, SC

P.O. Box 445
100 Hillcrest Square
Laurens, South Carolina 29360

Office: (864) 681-3155

Mobile: (864) 892-1661

Email: MarcusMeetze@laurenscountysc.gov





MINUTES
LAURENS COUNTY COUNCIL
QUARTERLY PUBLIC INPUT SESSION
SEPTEMBER 28, 2026 – 6:00 PM
LAURENS COUNTY HISTORIC COURTHOUSE
200 W. PUBLIC SQUARE

ATTENDING COUNTY COUNCIL MEMBERS: Chairman Jeffrey Carroll; Vice Chairman Matthew J. Brownlee; Council Member Shirley H. Clark; Council Member Arthur Lee Philson, Jr.; Council Member Justin Lane

ATTENDING COUNTY ADMINISTRATIVE STAFF: Jerre Threatt, County Administrator; Melissa Ferqueron, Deputy County Administrator; Wes Meetze, County Attorney; Cheyenne Noffz, Clerk to Council; Darbi Jackson, Legal Assistant

ATTENDING DEPARTMENT HEADS: GW Dailey, Assessor; Tammi Hanks, IT Director; Billy Wilson, Public Works Director; Chris McCord, 911 Director; Sonny Ledda, Emergency Management Director; Josh Doshier, EMS Training Coordinator; Kayse Fabans, Finance Director; Renita Barksdale, Library Director

AGENDA ITEMS:

1. Call to Order- Chairman Carroll
2. Invocation
3. Pledge of Allegiance
4. Approval of Agenda – September 28, 2026: Quarterly Public Input Session
5. Quarterly Public Input Session
6. County Council Comments
7. Adjournment

MEETING NOTIFICATION: County Council members and applicable Department Heads, press, and general public were notified of the meeting in a timely manner, including postings of the Agenda on the County website.

CALL TO ORDER: Chairman Carroll called the meeting to order at 6:00 PM.

INVOCATION AND PLEDGE OF ALLEGIANCE: Chairman Carroll invited all who can stand for the invocation and the Pledge of Allegiance, where he led both.

APPROVAL OF AGENDA: COUNCIL MEMBER CLARK made a MOTION to approve the September 28, 2026 agenda for the public input session; it was SECONDED by VICE CHAIRMAN BROWNLEE, **vote 5-0.**

QUARTERLY PUBLIC INPUT SESSION:

Joseph and Dawn Kohler approached the podium separately with written comments to advise Council of their displeasure of the previous Planning Commission meeting and the engagement with the public. They concluded their comments with the suggestion of a moratorium on subdivisions.

Nancy Garrison followed up the Kohler's sentiments, adding that she did go through the packet that was distributed to the Commissioners and realized that they were not given all the materials and information needed to make decisions. She brought up discrepancies between the information on the agenda and information given by the developers. Ms. Garrison concluded her comments voicing that she believes the Planning Commission needs to be given any and all pertinent information to the projects on the agendas.

Pam Riddle advised that most of the development right now is along Highway 418, which leads all traffic to a three-way stop. She continued stating that there is a road that currently has ten homes with wells on it and will eventually have an additional twenty-five homes- how will those additional homes affect their wells? Ms. Riddle agreed that she would like to see a moratorium on subdivisions to address bigger lot sizes and address road conditions.

Lynn Farmer approached the podium with concerns as a citizen who lives across the road from an incoming development with 71 homes on 69.43 acres; expressing that those numbers do not make sense to him. He is concerned with the water runoff from the development and the long-term impact of all the homes on septic tanks.

Carole Cash voiced that as a recent citizen of Laurens County, she was very surprised to see how things differ in counties, noting that the Planning Commission meeting was very interesting. Ms. Cash inquired what the recourse of the citizens who spoke tonight would look like; what are their options for solutions?

COUNTY COUNCIL COMMENTS:

Council Member Lane expressed his appreciation for bringing the issues regarding the Planning Commission meetings to Council and his displeasure hearing how staff was engaging with citizens.

Council Member Clark voiced that as Council Members, they should be checking in and attending some of the boards and commissions meeting to ensure their appointments are doing what they need to.

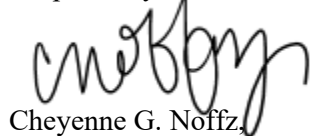
Council Member Philson voiced that he believed the Planning Department and Building and Codes Department should have been at this meeting to hear the concerns brought up and thanked those who were willing to speak up and bring these issues to Council's attention.

Vice Chairman Brownlee echoed the sentiments of his fellow Council Member's and added that they have a lot to work on as growth is always an ongoing issue.

Chairman Carroll finished County Council comments communicating that ordinances are documents that can be changed and added that Council does not want to harm the ability for people to come to Laurens County.

ADJOURNMENT: VICE CHAIRMAN BROWNLEE made a MOTION to adjourn; it was SECONDED by COUNCIL MEMBER CLARK, **vote 5-0**. The meeting was adjourned at approximately 6:48 pm.

Respectfully submitted,



Cheyenne G. Noffz,
Clerk to Laurens County Council



Special Recognitions

- a. Retirement recognition for Captain Troy Aldridge
- b. October 23-31, 2026, as Red Ribbon Week in Laurens County

PROCLAMATION

On Behalf of the County of Laurens, South Carolina, It is With Deep Pride That We, The Laurens County Council, do Hereby Proclaim With Extreme Honor, the Week of October 23-31, 2026,

“RED RIBBON WEEK”

WHEREAS, Red Ribbon Week is a national campaign dedicated to raising awareness of the dangers of drug use and encouraging individuals, especially our youth, to make healthy and drug-free choices; and

WHEREAS, the 2026 Red Ribbon Week theme, “Make A Difference. Be A Hero. Stay Drug Free.”, reminds us that each person has the power to positively influence others through responsible choices, courage, and leadership; and

WHEREAS, families, schools, law enforcement, businesses, faith-based organizations, and community leaders all play an important role in providing our youth with the support and encouragement needed to live healthy, productive, and drug-free lives; and

WHEREAS, Laurens County recognizes the importance of prevention, education, and community involvement in creating a safe and healthy environment for current and future generations;

NOW, THEREFORE, BE IT PROCLAIMED on this 12th day of October 2026 by the Laurens County Council October 23–31, 2026, as RED RIBBON WEEK in Laurens County and encourages all citizens to join together in supporting this year’s theme:

“MAKE A DIFFERENCE. BE A HERO. STAY DRUG FREE.”
and to demonstrate their commitment to building a healthier, safer, and drug-free community.

Attest:

Laurens County Council

Jerre F. Threatt, Administrator
Laurens County, South Carolina

Jeffrey D. Carroll, Chairman

Matthew J. Brownlee, Vice Chairman

Melissa D. Ferqueron, Dep. Administrator
Laurens County, South Carolina

W. Brown Patterson, Jr., Council Member

Shirley H. Clark, Council Member

Cheyenne G. Noffz, Clerk to Council
Laurens County, South Carolina

Arthur Lee Philson, Jr., Council Member

Justin Lane, Council Member

Marcus W. Meetze, Attorney
Laurens County, South Carolina

M. Kemp Younts, Council Member



Old Business:

Public Hearing & Third Reading, Ordinance #1013: AN ORDINANCE AMENDING ORDINANCE #926 OF LAURENS COUNTY BY REPEALING AND REPLACING DIVISION 6.3 AND 8.B, AND AMENDING DIVISION 9.A.1 REGARDING MAJOR SUBDIVISION PLAN APPROVALS, AND OTHER MATTERS RELATED THERETO. [Sponsoring Council Member: Brownlee]



AGENDA ITEM – REQUEST SHEET – COUNTY COUNCIL

ALL REQUESTS should be submitted by 12:00 P.M. on the Wednesday prior to the Tuesday meeting of Council. All other requests not submitted by the deadline will be retained and scheduled for the next meeting of Council

AGENDA ITEM: _____ DATE OF REQUEST: October 7, 2026 (For October 12, 2026 Meeting)

DEPARTMENT / AGENCY: Legal Department

NAME: Marcus Meetze

ADDRESS: 100 Hillcrest Square

CITY: Laurens STATE: South Carolina ZIP: 29360

PHONE NUMBER: (864) 681-3155 EMAIL: marcusmeetze@laurenscountysc.gov

SIGNATURE: M. w. M-

COUNCIL ACTION REQUESTED: _____

SUBJECT MATTER DESCRIPTION (please be as specific as possible): Public Hearing - Ordinance 1013 - To amend Ordinance #926 of Laurens County by repealing and replacing Diviion 6.3 and 8.B, and amending Division 9.A.1 regarding major subdivision plan approvals, and other matters related thereto.

FINANCIAL AMOUNT REQUESTED: _____

SOURCE OF FUNDING: _____

(PLEASE – attach subject matter document pages as necessary)

FOR OFFICE USE ONLY

REQUEST ASSIGNED TO: _____ DATE RECEIVED: _____

DATE OF ASSIGNMENT: _____ DATE OF AGENDA: _____

DATE RESPONSE DUE: _____

COUNCIL ACTION: _____



AGENDA ITEM – REQUEST SHEET – COUNTY COUNCIL

ALL REQUESTS should be submitted by 12:00 P.M. on the Wednesday prior to the Tuesday meeting of Council. All other requests not submitted by the deadline will be retained and scheduled for the next meeting of Council

AGENDA ITEM: _____ DATE OF REQUEST: October 7, 2026 (For October 12, 2026 Meeting)

DEPARTMENT / AGENCY: Legal Department

NAME: Marcus Meetze

ADDRESS: 100 Hillcrest Square

CITY: Laurens STATE: South Carolina ZIP: 29360

PHONE NUMBER: (864) 681-3155 EMAIL: marcusmeetze@laurenscountysc.gov

SIGNATURE: M - w. M -

COUNCIL ACTION REQUESTED: 3rd Reading of Ordinance 1013 - To amend Ordinance #926 of Laurens County by repealing and replacing Division 6.3 and 8.B, and amending Division 9.A.1 regarding major subdivision plan approvals, and other matters related thereto.

SUBJECT MATTER DESCRIPTION (please be as specific as possible): See attached

FINANCIAL AMOUNT REQUESTED: See attached

SOURCE OF FUNDING: See attached

(PLEASE – attach subject matter document pages as necessary)

FOR OFFICE USE ONLY

REQUEST ASSIGNED TO: _____ DATE RECEIVED: _____

DATE OF ASSIGNMENT: _____ DATE OF AGENDA: _____

DATE RESPONSE DUE: _____

COUNCIL ACTION: _____

The above space is reserved for recording information.

STATE OF SOUTH CAROLINA)
COUNTY OF LAURENS)

ORDINANCE #1013

AN ORDINANCE AMENDING ORDINANCE #926 OF LAURENS COUNTY BY REPEALING AND REPLACING DIVISION 6.3 and 8.B, AND AMENDING DIVISION 9.A.1 REGARDING MAJOR SUBDIVISION PLAN APPROVALS, AND OTHER MATTERS RELATED THERETO.

First Reading: August 10, 2026
Second Reading: September 14, 2026
Public Hearing: October 12, 2026
Third Reading: October 12, 2026

VOTE: _____

FOR AGAINST ABSTAIN ABSENT

Carroll	☐	☐	☐	☐
Brownlee	☐	☐	☐	☐
Patterson	☐	☐	☐	☐
Clark	☐	☐	☐	☐
Younts	☐	☐	☐	☐
Philson	☐	☐	☐	☐
Lane	☐	☐	☐	☐

STATE OF SOUTH CAROLINA)
)
COUNTY OF LAURENS)

ORDINANCE #1013

AN ORDINANCE AMENDING ORDINANCE #926 OF LAURENS COUNTY BY REPEALING AND REPLACING DIVISION 6.3 and 8.B, AND AMENDING DIVISION 9.A.1 REGARDING MAJOR SUBDIVISION PLAN APPROVALS, AND OTHER MATTERS RELATED THERETO.

WHEREAS, Counties in South Carolina are authorized to develop and adopt subdivision and land development regulations by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, codified in South Carolina Code Title 6, Chapter 29; and

WHEREAS, Laurens County Council approved Ordinance 926, which provides for certain policies and procedures regarding the approval of preliminary plans for Major Subdivisions in Laurens County; and

WHEREAS, Ordinance 926 has been interpreted in ways that are contrary to the intent, purpose and design of the ordinance, including but not limited to, providing that the Technical Review Committee (“TRC”) may grant approval of preliminary plans for Major Subdivisions without input or approval of the Laurens County Planning Commission and/or Laurens County Council; and

WHEREAS, Laurens County Council finds that it is necessary and in the best interests of Laurens County and its citizens to amend Ordinance 926 to clarify and restate the approval process for Major Subdivisions.

NOW, THEREFORE, BE IT ORDAINED BY THE LAURENS COUNTY COUNCIL, duly assembled, pursuant to the authority granted by the laws of the State of South Carolina, that the following amendments to Ordinance No. 926 be made:

- 1. SECTION 1: Repeal and Replace Division 6.3. Division 6.3 shall be stricken in its entirety and replaced with the following:**

DIVISION 6. APPLICATION PROCESS FOR MAJOR SUBDIVISIONS.

- 3. Review by the Technical Review Committee (TRC).**

A. Establishment and Purpose: The Technical Review Committee (TRC) is established to provide coordinated technical review of subdivision plats, construction plans, and development applications for compliance with the County's Code of Ordinances, Comprehensive Plan, and all applicable Building Codes. The TRC shall serve in an advisory capacity only and shall not have authority to approve, conditionally approve, or deny any application.

B. Composition: The County's Technical Review Committee may consist of County Staff members from a variety of technical fields and departments including, but not limited to, Planning, Building Codes, Public Works, 911 Communications Center and Administration. It may also be composed of Fire and Law Enforcement, the Laurens County Development Corporation and applicable School District Staff members

C. Scope of Review: The TRC shall review applications for compliance with applicable standards, including but not limited to access, roadway design, drainage, and utilities, and shall provide written comments to the applicant. The TRC may provide recommendations of approval, conditional approval, or denial; however, such recommendations are non-binding and advisory only.

D. When Required: TRC meetings are separate from the Preapplication meeting and will be a requirement for proposed developments exceeding one acre in size, unless otherwise exempt from development review and permitting. These meetings are designed to explain the County's development review process and assist applicants in the successful navigation of procedures. Each meeting will bring together relevant department review staff members for projects that may have potential environmental impacts, projects with significant permitting issues, projects with access or traffic concerns, or projects on sites that may adversely affect the development of the site, etc. The TRC review process is detailed under Division 8.B. below. Any proposed development submitted prior to participating in a TRC meeting will not be considered complete. The project will be placed in a hold status until the TRC meeting has been held.

E. TRC Action: No action or recommendation by the TRC shall constitute approval, authorization to record a plat, issuance of a permit, or permission to proceed with construction.

F. Final Approval Authority: Final approval, conditional approval, or denial of subdivision plats and development applications shall be made only by the authorities designated elsewhere in this Ordinance.

G. Record of Review: The TRC shall maintain a record of its review comments. All TRC comments and recommendations shall be compiled in writing and included in the official record for consideration by the authorized approving body.

H. No Vested Rights/ No Implicit Approval: No recommendation, comment, or action by the TRC shall confer any vested rights or development entitlements. Failure of the TRC to identify a deficiency shall not be construed as approval of any portion of an application.

I. Administrative Coordination: County staff may coordinate revisions and resubmittals based on TRC comments; however, such coordination shall not be

represented as approval unless and until formal action is taken by the authorized approving authority.

J. Consistency with Ordinance: This Section is intended solely to clarify the advisory role of the TRC and shall not modify or supersede any approval authority, requirement, or standard established elsewhere in this Ordinance.

2. SECTION 2: Repeal and Replace Division 8.B. Division 8.B shall be stricken in its entirety and replaced with:

1. *TRC Review Process*

1. Application: Following the submittal of an application for a Major Residential Subdivision or, telecommunication towers, or a request for a variance, eligible projects will be subject to a "Technical and Conceptual Review" by the County's Technical Review Committee (TRC) which will utilize Preliminary Plats, Conceptual Plans or Construction Site Plan drawings, and the County's Code of Ordinances to determine initial compliance.
2. Completeness Check: The Preliminary Plan, Conceptual and/or Construction Site Plan drawings must include all items included on the Building Department Application Completeness Checklist and the checklist provided for each plan located on the County's Planning and Building Department webpages. At this level, the TRC members will review the Application, Preliminary Plat, and Conceptual and/or Construction Site Plans for completeness and provide comments to the TRC Coordinator. The application completeness comments shall be compiled into one document and sent to the Applicant. Projects with incomplete submittals will be returned to the Applicant and the Applicant will need to address the outstanding comments, with any questions being directed to the TRC Coordinator or any member of the Committee having outstanding issues and comments that may delay the approval of the project.
3. TRC Formal Review: After the application completeness comments are successfully addressed by the Applicant (as determined by the TRC Coordinator), the project may move on to the formal technical review. Formal review will not be concluded until all TRC members have indicated that their comments have been adequately addressed.
4. Additional Permits/ Requirements: The TRC review process will also encompass any extra-jurisdictional permits and approvals required by the project, not limited to SCDHEC, encroachment permits, FEMA flood hazard zone and wetland permits, historical and cultural surveys, and protected species and tree surveys where and when applicable. All required extra-jurisdictional surveys and permits must be performed and approved for the project site prior to the issuance of any tree removal, clearing and grading permits, or building permits.

5. Additional Reviews: Depending on the timing of the submittal of the application and the first review by the TRC members, and the amount of time needed for the Applicant to correct any outstanding issues incurred by the first TRC review, the second formal TRC review of the application may not occur until the following month.
6. Forms: The TRC review process and the required forms for review are located on the County's Planning Department website, at <https://laurenscountysc.gov/planning/>.
7. Inactive Submittals: Following a formal review by the Technical Review Committee, should a Preliminary Plat and/or Construction Site Plan submittal become inactive for a period of six months following the date of the last correspondence issued by any of the departments engaged in the review, the application(s) will be discarded unless the applicant demonstrates a good effort to progress the submittal prior to the expiration date stated here and/or an extension is granted. Should a plan or plat submittal be discarded, submittal of a new application and payment of review fees applicable to a new submittal will be required in order to proceed with review.
8. Dual Submittals: The Preliminary Plat can be accompanied by a Construction Site Plan which may be reviewed simultaneously.

3. **SECTION 3: Amend Division 9: Division 9 shall be amended to read as follows:**

DIVISION 9. MAJOR SUBDIVISION APPROVAL PROCESS

A. Preliminary Plat and Construction Site Plan Approval

1. The Preliminary Plat Approval is an approval by ~~the staff of the Planning and Public Works Departments and/or~~ the County Planning Commission which documents for the subdivider that their proposed subdivision is in accordance with applicable regulations, and that construction of the subdivision may proceed.

~~4. The Technical Review Committee may approve a Preliminary Plat and/or Construction Site Plan without the review of the Planning Commission after approvals are received from all other departments and agencies and provided the Plat and/or Plan meets the requirements of the County's Code of Ordinances and does not include a request for a variance.~~

~~5~~4. Approval of the Preliminary Plat and/or Construction Site Plan shall be noted on the plat and plan and certified by the Building Official who shall note the date on the Plat and Plan for which the ~~Technical Review Committee and/or~~ Planning Commission granted approval.

4. SECTION 4: Severability. Should any paragraph, clause, phrase or provision of this Ordinance be judged invalid or held unconstitutional by a Court of competent jurisdiction, such declaration shall not affect the validity of any other section of the Ordinance as a whole or any part or provision thereof, other than the part so decided to be invalid or unconstitutional. Interpretations shall be pursuant to the laws of the State of South Carolina.

5. SECTION 5: Conflict with Preceding Ordinances. If a Section, Sub-section or provision of this Ordinance shall conflict with the provisions of a Section, Sub-section or part of a preceding Ordinance of Laurens County, then the preceding Section, Sub-section, or part shall be deemed repealed and no longer in effect.

6. SECTION 6: Effective Date. This Ordinance shall take effect upon three (3) readings and a public hearing as required by law.

(Signature page follows)

AND IT IS SO ORDAINED this 12th day of October, 2026.

LAURENS COUNTY COUNCIL:

Jeffrey Carroll, Council Chairman

Matthew Brownlee, Council Vice Chairman

W. Brown Patterson, Council Member

Shirley H. Clark, Council Member

Kemp Younts, Council Member

Justin Lane, Council Member

Arthur Philson, Jr., Council Member

ATTEST:

Jerre Threatt, Administrator
Laurens County, South Carolina

Cheyenne G. Noffz, Clerk
Laurens County Council
Laurens County, South Carolina

APPROVED AS TO FORM:

Marcus W. “Wes” Meetze
Laurens County Attorney

NOTICE OF PUBLIC HEARING

Notice is hereby given by the County Council of Laurens County, South Carolina, of a public hearing relating to the proposed enactment of Ordinance 1013 entitled:

AN ORDINANCE AMENDING ORDINANCE #926 OF LAURENS COUNTY BY REPEALING AND REPLACING DIVISION 6.3 and 8.B, AND AMENDING DIVISION 9.A.1 REGARDING MAJOR SUBDIVISION PLAN APPROVALS, AND OTHER MATTERS RELATED THERETO.

The public hearing will be held in the Laurens County Council Chambers located at the Laurens County Courthouse, 200 W Public Square, Laurens, South Carolina, beginning at **6:00 P.M. MONDAY, OCTOBER 12, 2026.**

Subject to the rules of County Council regarding appearances, members of the public are invited to attend and make comments concerning the proposed Ordinance 1013.

LAURENS COUNTY COUNCIL



New Business:

First Reading, Ordinance #1015: AN
ORDINANCE TO AMEND LAURENS
COUNTY ORDINANCE 935 TO CLARIFY THE
PENALTIES FOR 1ST AND 2ND OFFENSES;
AND OTHER MATTERS APPERTAINING
THERETO [Sponsoring Council Member:
Brownlee]



AGENDA ITEM – REQUEST SHEET – COUNTY COUNCIL

ALL REQUESTS should be submitted by 12:00 P.M. on the Wednesday prior to the Tuesday meeting of Council. All other requests not submitted by the deadline will be retained and scheduled for the next meeting of Council

AGENDA ITEM: _____ DATE OF REQUEST: October 7, 2026 (For October 12, 2026 Meeting)

DEPARTMENT / AGENCY: Legal Department

NAME: Marcus Meetze

ADDRESS: 100 Hillcrest Square

CITY: Laurens STATE: South Carolina ZIP: 29360

PHONE NUMBER: (864) 681-3155 EMAIL: marcusmeetze@laurenscountysc.gov

SIGNATURE: M - w. M -

COUNCIL ACTION REQUESTED: 1st Reading of Ordinance 1015 - To amend Laurens County Ordinance 935 to clarify the penalties for 1st and 2nd offenses; and other matters appertaining thereto.

SUBJECT MATTER DESCRIPTION (please be as specific as possible): See attached

FINANCIAL AMOUNT REQUESTED: See attached

SOURCE OF FUNDING: See attached

(PLEASE – attach subject matter document pages as necessary)

FOR OFFICE USE ONLY

REQUEST ASSIGNED TO: _____ DATE RECEIVED: _____

DATE OF ASSIGNMENT: _____ DATE OF AGENDA: _____

DATE RESPONSE DUE: _____

COUNCIL ACTION: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF LAURENS)

ORDINANCE #1015

AN ORDINANCE TO AMEND LAURENS COUNTY ORDINANCE 935 TO CLARIFY THE PENALTIES FOR 1ST AND 2ND OFFENSES; AND OTHER MATTERS APPERTAINING THERETO.

WHEREAS, Laurens County Council approved Ordinance 935 on December 13, 2022, establishing animal control regulations for Laurens County; and

WHEREAS, it has been argued Ordinance 935 only provides for a jail sentence for 3rd or subsequent offenses; and

WHEREAS, Laurens County Council believes it to be in the best interest of the citizens of Laurens County to amend Ordinance 935 to clarify that the Laurens County Magistrate may impose a penalty of up to thirty (30) days in jail for any violation;

NOW, THEREFORE, BE IT ORDAINED BY THE LAURENS COUNTY COUNCIL, duly assembled, pursuant to the authority granted by the laws of the State of South Carolina:

1. AMENDMENT TO SECTION 10 — PENALTIES.

Section 10 of Ordinance 935 is hereby amended by adding the following additional findings:

Any person, firm, corporation, or agent violating the provisions of this chapter or any section thereof shall be guilty of a misdemeanor, and upon conviction shall be punished as follows:

a. Whenever in this chapter any act is prohibited or is declared to be unlawful, the violation of any section of this chapter shall be a misdemeanor. Upon conviction, the violator shall be subject to a term of imprisonment of up to thirty (30) days in the Laurens County Detention Center, a fine as structured below, or both:

- (1) For a 1st offense: A fine of not less than \$50.00 nor more than \$500.00.
- (2) For a 2nd offense: A fine of not less than \$50.00 nor more than \$750.00.
- (3) For a 3rd or subsequent offense: A fine of not less than \$50.00 nor more than \$1,500.00.

In no event shall any penalty exceed the maximum jurisdiction and penalties authorized for the Magistrate's Court of the State of South Carolina

b. Each day any violation of this Ordinance shall continue shall constitute as separate offense.

2. SAVINGS CLAUSE.

All other provisions of Ordinance 935 not expressly amended herein shall remain in full force and effect. In the event of any conflict between the provisions of this Amendment and any provision of Ordinance 935, the provisions of this Amendment shall control.

3. AUTHORITY.

This Amendment is adopted under the authority and process expressly granted by the General Assembly of the State of South Carolina and the Constitution of the State. Jurisdiction is exclusively within Laurens County.

4. APPLICABILITY.

The provisions of this Amendment shall apply to all unincorporated areas of Laurens County.

5. EFFECTIVE DATE.

This Amendment shall take effect after a public hearing and third reading.

(Signature page follows)

AND IT IS SO ORDAINED this ____ day of _____, 2026.

LAURENS COUNTY COUNCIL:

Jeffrey Carroll, Council Chairman

Matthew Brownlee, Council Vice Chairman

W. Brown Patterson, Council Member

Shirley H. Clark, Council Member

Kemp Younts, Council Member

Justin Lane, Council Member

Arthur Philson, Jr., Council Member

ATTEST:

Jerre Threatt, Administrator
Laurens County, South Carolina

Cheyenne G. Noffz, Clerk
Laurens County Council
Laurens County, South Carolina

APPROVED AS TO FORM:

Marcus W. "Wes" Meetze
Laurens County Attorney



New Business:

Approval: Resolution 2026-14: A RESOLUTION
OF LAURENS COUNTY COUNCIL TO
ACCEPT THE DONATION OF 3.8 +/- ACRES
TO ESTABLISH "CULBERTSON MILL
PARK", AND OTHER MATTERS RELATED
THERE TO



AGENDA ITEM – REQUEST SHEET – COUNTY COUNCIL

ALL REQUESTS should be submitted by 12:00 P.M. on the Wednesday prior to the Tuesday meeting of Council. All other requests not submitted by the deadline will be retained and scheduled for the next meeting of Council

AGENDA ITEM: _____ DATE OF REQUEST: October 7, 2026 (For October 12, 2026 Meeting)

DEPARTMENT / AGENCY: Legal Department

NAME: Marcus Meetze

ADDRESS: 100 Hillcrest Square

CITY: Laurens STATE: South Carolina ZIP: 29360

PHONE NUMBER: (864) 681-3155 EMAIL: marcusmeetze@laurenscountysc.gov

SIGNATURE: M - w, M -

COUNCIL ACTION REQUESTED: Resolution 2026-14 - To accept the donation of 3.8 +/- acres to establish "Culbertson Mill Park", and other matters related thereto.

SUBJECT MATTER DESCRIPTION (please be as specific as possible): See attached

FINANCIAL AMOUNT REQUESTED: See attached

SOURCE OF FUNDING: See attached

(PLEASE – attach subject matter document pages as necessary)

FOR OFFICE USE ONLY

REQUEST ASSIGNED TO: _____ DATE RECEIVED: _____

DATE OF ASSIGNMENT: _____ DATE OF AGENDA: _____

DATE RESPONSE DUE: _____

COUNCIL ACTION: _____



Executive Session:

Laurens County Council will enter into Executive Session for the specific purposes of:

- i. the discussion of proposed contractual arrangements and the purchase of rights-of-way(s) and/ or easements for the construction of a Highway 101 bypass in Gray Court.
- ii. the discussion of matters relating to the proposed location of an industrial site in Joanna for a project known to the County as “Project Orange”.



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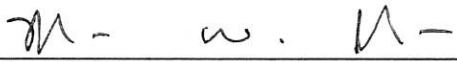
DEPARTMENT / AGENCY: Legal Department

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SIGNATURE: 

COUNCIL ACTION REQUESTED: Laurens County Council will enter Executive Session for the specific purpose of:

SUBJECT MATTER DESCRIPTION (please be as specific as possible): i. the discussion of proposed contractual arrangements and the purchase of right-of-way(s) and/or easements for the constructin of a Highway 101 bypass in Gray Court; and
ii. the discussion of matters relating to the proposed location of an industrial site in Joanna for a project known to the County as "Project Orange".

FINANCIAL AMOUNT REQUESTED: _____

SOURCE OF FUNDING: _____

(PLEASE – attach subject matter document pages as necessary)

FOR OFFICE USE ONLY

REQUEST ASSIGNED TO: _____ DATE RECEIVED: _____

DATE OF ASSIGNMENT: _____ DATE OF AGENDA: _____

DATE RESPONSE DUE: _____

COUNCIL ACTION: _____