



Agenda Packet for
September 14, 2026:
Regular Session



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

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



Minutes:

August 10, 2026: Regular Session

August 4, 2026: Committee on Criminal
Justice and Public Safety



MINUTES
LAURENS COUNTY COUNCIL
AUGUST 10, 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

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

ATTENDING DEPARTMENT HEADS: Chris McCord, 911 Director; Tammi Hanks, IT Director; GW Dailey, Assessor; Kayse Fabans, Finance Director; Tonya Hudson, Deputy Finance Director; Andy Howard, PRT Director; Sheriff Don Reynolds; Chief Deputy Sheriff Chris Martin; Billy Wilson, Public Works Director; Sonny Ledda, Emergency Management Director

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

AGENDA ITEMS:

1. Call to Order- Chairman Carroll
2. Invocation- Vice Chairman Brownlee
3. Pledge of Allegiance
4. Approval of Agenda – August 10, 2026
5. Approval of Minutes – July 13, 2026: Regular Session
July 24, 2026: Committee on Intergovernmental Affairs and Economic Development
6. Special Recognitions
 - a. Emergency Management Awareness Month
7. Public Comment
8. Reports to Council
 - a. County Administrators Report
 - b. Reports from Committees
 - c. Report from County Attorney
9. Old Business:
 - a. Council Submission – Approval of Appointments – County Boards, Commissions & Committees
 - b. Public Hearing, Ordinance #1011: AN ORDINANCE TO AMEND LAURENS COUNTY ORDINANCE 935; ADDING RESPONSIBLE PET OWNERSHIP AND TARGETED SPAY/NEUTER PROVISIONS; AND OTHER MATTERS APPERTAINING THERETO. [Sponsoring Council Member: Brownlee]
 - c. Third Reading, Ordinance #1011
 - d. Second Reading, 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]
10. New Business:
 - a. Approval- 2026 ATAX Allocations
 - b. First 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]
11. County Council Comments
12. Executive Session*

August 10, 2026- Regular Session

- a. Laurens County Council will enter into Executive Session for the specific purpose of:
 - i. the receipt of legal advice relating to the settlement of The County of Laurens, South Carolina vs. Happy Valley Co., LLC, et. al., 2025CP3000102; and
 - ii. Discussion of negotiations incident to proposed contractual arrangements regarding SCORF funding and administration.

13. 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 to stand for the invocation and Pledge of Allegiance, where Vice Chairman Brownlee led both.

APPROVAL OF AGENDA: COUNCIL MEMBER LANE made a MOTION to approve the agenda for August 10, 2026- Regular Session; it was SECONDED by VICE CHAIRMAN BROWNLEE, **vote 5-0.**

APPROVAL OF MINUTES: VICE CHAIRMAN BROWNLEE made a MOTION to approve minutes from July 13, 2026- Regular Session, July 24, 2026- Committee on Intergovernmental Affairs and Economic Development; it was SECONDED by COUNCIL MEMBER PHILSON, **vote 5-0.**

SPECIAL RECOGNITIONS:

- a. **Emergency Management Awareness Month:** Chairman Carroll read the proclamation for August as Emergency Management Awareness Month in Laurens County. COUNCIL MEMBER LANE made a MOTION to approve the proclamation; it was SECONDED by VICE CHAIRMAN BROWNLEE, **vote 5-0.**

Council Member Philson recognized the Animal Control department.

Vice Chairman Brownlee recognized Council Member Philson for graduating the SCAC Institute of Government Level I.

PUBLIC COMMENT:

John Parnell approached the podium to comment on data centers and the need for the County to be proactive and not reactive; noting that it is worth researching and looking into before decisions are made.

Nancy Garrison followed Mr. Parnell with comments pertaining to Ordinance #872 and the interpretation of RV parks and their public notice requirements.

Joseph Kohler voiced his want for a moratorium on major subdivisions while the County works towards a Land Use Map and Impact Fees.

Nick Babb also spoke in regard to the Data Center Moratorium; commending Vice Chairman Brownlee for sponsoring the ordinance.

Michanna Tate concluded public commenting with comments regarding the Data Center Moratorium, specifically Section 4(B) and the need for that section.

REPORTS TO COUNCIL:

- a. **County Administrators Report:** County Administrator Threatt turned his report over to Darbi Jackson, newly names Public Information Officer; to present the official Laurens County Government Facebook page to Council, with the vision of more transparency.

- b. **Reports from Committees:** Vice Chairman Brownlee relayed that the Committee on Intergovernmental Affairs and Economic Development met to discuss the entity and process in which SCORF funds would be handled. He communicated that the recommendation from the committee was to continue with PlaySafe to act as the administrator of the grants, as well as form a board consisting of a representative from each of the following departments:

- EMS
- Sheriff's Office
- Coroner's Office
- State DHS
- Gateway Board
- 2 Laurens County Staff Members

This board would be an advisory board to review the desired funding from the grant administrator, select approved funding and present to full County Council for final approval before submission of applications.

- c. **Report from County Attorney:** County Attorney Meetze rendered Council with a PowerPoint presentation update Council on the ongoing litigation and to rectify claims communicated at the City of Clinton's Council meeting, pertaining to Veranda Homes, LLC, et. al. vs. Laurens County, South Carolina, et. al. He voiced that Laurens County is appealing the Court Ruling because "The County believe the Judge erred, as a matter of fact and of law, when he ruled the approval of the TRC alone was sufficient to grant approval of the preliminary plan for Cambridge Farms." This is discredited in *Division 9. Major Subdivision Approval Process*, which states:

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.

Attorney Meetze relayed that the appeal process is a very lengthy process and not something that the County entered into lightly.

OLD BUSINESS:

- a. **Council Submission- Approval of Appointments- County Boards, Commissions & Committees:** None.
- b. **Public Hearing, Ordinance #1011: AN ORDINANCE TO AMEND LAURENS COUNTY ORDINANCE 935; ADDING RESPONSIBLE PET OWNERSHIP AND TARGETED SPAY/NEUTER PROVISIONS; AND OTHER MATTERS APPERTAINING THERETO.** [Sponsoring Council Member: Brownlee]: Chairman Carroll opened Public Hearing,

Ordinance #1011 at 6:48pm. Pam Riddle approached the podium and expressed that she was in favor of this ordinance. Seeing no one else approach to speak, Chairman Carroll closed public hearing at 6:49pm.

- c. **Third Reading, Ordinance #1011:** COUNCIL MEMBER PHILSON made a MOTION to approve Third Reading, Ordinance #1011; it was SECONDED by VICE CHAIRMAN BROWNLEE, **vote 5-0**. Mr. Brownlee thanked Caroline and all of the Animal Control staff, as well as Council Member Younts and Council Member Clark for their input at the committee meetings.
- d. **Second Reading, 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]:** COUNCIL MEMBER YOUNTS made a MOTION to approve Second Reading, Ordinance #1012; it was SECONDED by VICE CHAIRMAN BROWNLEE. The motion was opened for discussion. Council Member Lane made a MOTION to strike Section 4(B);

SECTION 4. EXEMPTIONS.

This Ordinance shall not apply to:

- A. Routine maintenance, repair, replacement, or upgrade of existing facilities lawfully operating on the effective date of this Ordinance;
- B. Facilities owned and operated by a governmental entity for governmental purposes.

It was inquired by Mr. Lane if that was an appropriate motion; where Mr. Meetze responded that it was. However, Mr. Meetze clarified that section states the obvious, meaning Federal, State, City and County, meaning that the County does not and can not govern Federal, State and City government entities.

Council Member Philson voiced that this moratorium only governs the unincorporated areas of Laurens County and does not pertain to the City of Laurens or the City of Clinton.

Mr. Lane expressed he understood the Supremacy Clause and that the County cannot infringe on any other government entity, but the County could still be managed. Mr. Meetze relayed that taking out that exemption, Laurens County would be subject to its own ordinance and communicated that future Council may want to allow for a data center, one day. COUNCIL MEMBER LANE RESCINDED his MOTION to Strike Section 4(B).

COUNCIL MEMBER LANE made a MOTION to rephrase Section 4(B) to read: Facilities owned and operated by a governmental entity for governmental purposes, excluding Laurens County. Chairman Carroll called for a second to the motion. MOTION DIES for lack of second.

Original Motion vote 5-0.

NEW BUSINESS:

- a. **Approval- 2026 ATAX Allocations:** Andy Howard, PRT Director, advised that the ATAX funding for 2026 was prosperous; receiving \$264,896.13, being the most received, ever. He continued to relay the ATAX Committee recommended to award everyone who applied and to use the remaining funds to pay for PlacerAI. Mr. Howard voiced that he would like to see the remaining funds be allocated to the Laurens County Agriculture Center, seeing as it is a big place for tourism. VICE CHAIRMAN BROWNLEE made a MOTION to approve the ATAX allocation recommendations, as well as the remaining funds allocation to the Laurens County Agriculture Center, contingent upon approval from the ATAX Committee; it was SECONDED by COUNCIL MEMBER PHILSON, **vote 5-0**.

Laurens County A-Tax Committee Funding 2026					
Organization	Contact	Event/Attraction/Destination	Amount Requested	Amount Recommended	Council Approved
Ag+Art Tour Laurens County	Courtney Stonell	Ag+Art Tour Laurens 2027	\$4,000.00	\$4,000.00	
Rev 250 Committee	Ernie Segars	Marketing efforts for Rev War Visits	\$4,000.00	\$4,000.00	
Laurens County Community Theater	Bob Link	Advertising for theater events	\$4,000.00	\$4,000.00	
Laurens County Chorale	Bob Link	Advertising for chorale events	\$2,500.00	\$2,500.00	
Comin Home to Cross Hill Festival	Anita Moore	Marketing efforts for Festival	\$4,000.00	\$4,000.00	
Via Health Partners	Thomas Atwood	Flight of the Dove	\$4,000.00	\$4,000.00	
Lakelands YMCA	Emily Dasher	Reindeer Run	\$4,000.00	\$4,000.00	
PAIA- Lower Eastern Cherokee Nation	Scott Red Otter Gephart	Annual Pow Wow	\$4,000.00	\$4,000.00	
Main Street Laurens	Brad Abercrombie	Main Street Events	\$4,000.00	\$4,000.00	
Presbyterian College	Katherine Chavez	Homecoming weekend	\$4,000.00	\$4,000.00	
Kids in Parks	Erin Voss	Marketing Brochure	\$2,750.00	\$2,750.00	
Connect Lake Greenwood	Adele Adlucin	Lights on the Lake	\$4,000.00	\$4,000.00	
Gourd Society	Linda Martin	Festival	\$4,000.00	\$4,000.00	
Clinton Canopy	Susan Galloway	Destination	\$3,000.00	\$3,000.00	
Battle of Musgrove Mill	Dawn Weaver	Festival	\$4,000.00	\$4,000.00	
Laurens County Museum	Connie Post	Tourism Marketing	\$4,000.00	\$4,000.00	
Totals:			\$60,250.00		
Placer AI	Andy Howard	Tourism Tracking Software	\$25,000.00	\$25,000.00	
Totals:			\$85,250.00		
Remaining funds			\$74,280.00		

- b. First 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]:** Vice Chairman Brownlee presented that this ordinance amends the Planning Commission and/or the Technical Review Committee (TRC) the authority to approve major subdivision plans, and now make the TRC an advisory committee, only. VICE CHAIRMAN BROWNLEE made a MOTION to approve First Reading, Ordinance #1013; it was SECONDED by COUNCIL MEMBER YOUNTS. The motion was opened for discussion. Vice Chairman Brownlee inquired about addressing Ms. Garrison's concerns pertaining to public notices requirements in Ordinance #872: RV Ordinance. Attorney Meetze agreed that an RV park is considered a commercial project and does require public notices, however, he believes that the ordinance currently explains that in detail. He voiced that there may need to be some clarification to the Building and Codes Department, as well as the Planning Department. **Original Motion vote 5-0.**

COUNTY COUNCIL COMMENTS:

Council Member Lane expressed his excitement about the two ordinances in the works, which gives the County something to build on. Concluding his comments voicing his clear stance against data centers for multiple reasons.

Council Member Younts had no comment.

Council Member Philson brought up discussing allowing citizens to make payments on their property taxes like Greenwood County does, again. He concluded his comments thanked Vice Chairman Brownlee for sponsoring the moratorium on data centers, as well as every department in Laurens County.

Vice Chairman Brownlee thanked everyone for coming out.

Chairman Carroll concluded County Council comments responding to concerns around a moratorium and it meaning that something will never come; it doesn't necessarily prevent something from coming to the County, but it changes the way they could come to Laurens County. He mentioned this gives time for researching things the County isn't sure on, like solar farms, and make sure, together, that these things are something that will fit in Laurens County.

EXECUTIVE SESSION:

- a. **Laurens County Council will enter into Executive Session for the specific purpose of:**
 - i. **the receipt of legal advice relating to the settlement of The County of Laurens, South Carolina vs. Happy Valley Co., LLC, et. al., 2025CP3000102; and**
 - ii. **Discussion of negotiations incident to proposed contractual arrangements regarding SCORF funding and administration.**

EXECUTIVE SESSION:

- b. **Laurens County Council will enter into Executive Session for the specific purpose of:**
 - iii. **the receipt of legal advice relating to the settlement of The County of Laurens, South Carolina vs. Happy Valley Co., LLC, et. al., 2025CP3000102; and**
 - iv. **Discussion of negotiations incident to proposed contractual arrangements regarding SCORF funding and administration.**

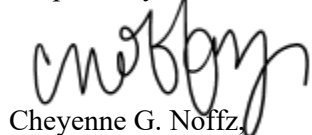
VICE CHAIRMAN BROWNLEE made a MOTION to enter into Executive Session for the specific purpose of the receipt of legal advice relating to the settlement of The County of Laurens, South Carolina vs. Happy Valley Co., LLC, et. al., 2025CP3000102; and Discussion of negotiations incident to proposed contractual arrangements regarding SCORF funding and administration; it was SECONDED by COUNCIL MEMBER LANE, **vote 5-0**. Council convened in Executive Session at approximately 7:25pm.

Council reconvened in Regular Session at approximately 7:49pm, where Chairman Carroll relayed that there were no motions made while in Executive Session and opened the floor for any motions to be made. VICE CHAIRMAN BROWNLEE made a MOTION to allow the County Administrator to enter into a contractual agreement with PlaySafe to apply for Laurens County SCORF funds in the amount of \$210,000 for the 2026 year, \$35,000 of which to be used for continuing the program at the Coroner's Office and the remaining \$175,000 to fund two full-time outreach coordinators to work exclusively in Laurens County schools, and to establish a committee that begins January 2027, to submit recommendations to full Council; it was SECONDED by COUNCIL MEMBER YOUNTS, **vote 5-0**.

Council Member Philson requested a moment of silence before the end of the meeting for the friends and family of Coach Rhodes and Hoyt Hanvey, due to their passing.

ADJOURNMENT: VICE CHAIRMAN BROWNLEE made a MOTION to adjourn; it was SECONDED by COUNCIL MEMBER LANE, **vote 5-0**. The meeting was adjourned at approximately 7:51pm.

Respectfully submitted,



Cheyenne G. Noffz,
Clerk to Laurens County Council



MINUTES
LAURENS COUNTY COUNCIL- COMMITTEE ON CRIMINAL
JUSTICE AND PUBLIC SAFETY
AUGUST 4, 2026 – 5:30 PM
LAURENS COUNTY HISTORIC COURTHOUSE
200 W. PUBLIC SQUARE

COMMITTEE MEMBERS: Matthew Brownlee, Chair; Kemp Younts; Shirley Clark

ATTENDING COUNTY ADMINISTRATIVE STAFF: Cheyenne Noffz, Clerk to Council; Wes Meetze, County Attorney

AGENDA ITEMS:

1. Call to Order- Committee Chair Brownlee
2. Invocation- Council Member Younts
3. Pledge of Allegiance
4. Approval of Agenda – August 4, 2026: Committee on Criminal Justice and Public Safety
5. Public Comment
6. Committee discussion pertaining to Ordinance #1011: AN ORDINANCE TO AMEND LAURENS COUNTY ORDINANCE 935; ADDING RESPONSIBLE PET OWNERSHIP AND TARGETED SPAY/NEUTER PROVISIONS; AND OTHER MATTERS APPERTAINING THERETO
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: Committee Chair Brownlee called the Committee on Criminal Justice and Public Safety to order at 5:30pm.

INVOCATION AND PLEDGE OF ALLEGIANCE: Committee Chair Brownlee invited all to stand for the Pledge of Allegiance and invocation; where it was led by Committee Member Younts.

APPROVAL OF AGENDA: COUNCIL MEMBER CLARK made a MOTION to approve the agenda for August 4, 2026; Committee on Criminal Justice and Public Safety; it was SECONDED by COUNCIL MEMBER YOUNTS, **vote 3-0.**

PUBLIC COMMENT:

Veronica Corivan from Holmes Veterinarian expressed the want for more open communication between the Veterinarian clinics and Animal Control. She communicated that they believe in educating the people in the community instead of administering fines.

There was discussion among Holmes Veterinarian, Sheriff Don Reynolds and the Animal Control department.

It was relayed by Caroline Barnard from Laurens County Animal Control that this ordinance is not about slapping fines onto people; it's about holding people accountable who continue to have the same issue of their dogs running at large.

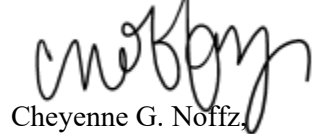
Committee discussion pertaining to Ordinance #1011: AN ORDINANCE TO AMEND LAURENS COUNTY ORDINANCE 935; ADDING RESPONSIBLE PET OWNERSHIP AND TARGETED SPAY/NEUTER PROVISIONS; AND OTHER MATTERS APPERTAINING THERETO:

August 4, 2026- Committee on Criminal Justice and Public Safety

Committee Chair Brownlee inquired with the rest of the committee about any take aways. Council Member Clark communicated that people do need to be held accountable and as County Council, they have the duty to make the best decision for the community. Continuing to add that something needs to be put in place right now for the community to move forward on. Council Member Younts voiced that this is something that can be revisited and make adjustments to. Committee Chair Brownlee voiced that this ordinance is something that can be hard to get right the first time and expressed his appreciation for everyone coming to comment their input.

ADJOURNMENT: COMMITTEE MEMBER CLARK made a MOTION to adjourn, it was SECONDED by COMMITTEE MEMBER YOUNTS; **vote 3-0.** The meeting was adjourned at 6:22pm.

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



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

GLEAMNS HUMAN RESOURCES COMMISSION

August 20, 2026

VIA EMAIL ONLY AT CheyenneNoffz@co.laurens.sc.us

Laurens County Council

C/o Cheyenne Noffz, Clerk to Council

PO Box 445

Laurens, South Carolina 29360

**Re: GLEAMNS Board Appointments
Private and Low-Income Sectors, Two-Year Term – 2026-2028**

Dear Laurens County Council:

As a community action agency, GLEAMNS Human Resources Commission, Inc. (GLEAMNS) is subject to rules governing a tripartite board under the Community Services Block Grant (CSBG) Act.

Private Sector

Per the CSBG Act, the remaining members of the GLEAMNS Board shall be representatives of the private sector. As such and in accordance with South Carolina Code of Laws §43-41-30, we request that Ms. Janice Roberson be appointed to represent the Private Sector. Ms. Roberson has proved to be an excellent, well-engaged Board Member who serves on our Head Start Committee and is committed to serving the needs of families in Laurens County.

Ms. Roberson's contact information is:

310 Beauregard Street
Clinton, South Carolina 29325
(864) 908-5667

We have reviewed this matter with Ms. Roberson, and she has confirmed her desire to continue to serve on the GLEAMNS Board as a representative of the private sector.

Low-Income Sector

Per the CSBG Act, a minimum one-third of the GLEAMNS Board shall be democratically selected representatives of low-income individuals and families. Through an election, held on August 17, 2026, Bertha Rice was selected by the community to serve as the representative of the low-income sector for a two-year term. In accordance with South Carolina Code of Laws §43-41-30, we request that you appoint Bertha Rice to serve as the representative of the low-income community. Ms. Rice is an active, well-engaged Board Member who serves as a member of the Finance and Human Resources Committees.

Abbeville • Anderson • Cherokee • Edgefield • Fairfield • Greenwood • Laurens • Lexington • McCormick
Newberry • Oconee • Pickens • Richland • Saluda • Spartanburg

237 North Hospital Street, Greenwood, SC 29646 • PO Box 1326, Greenwood, SC 29648
(864) 223-8434 • Fax (864) 223-5985
www.gleamnshrc.org

Ms. Rice's contact information is:

111 Simpson Street
Laurens, SC 29360
(864) 984-5165

We have reviewed this matter with Ms. Rice, and she has confirmed her desire to continue to serve on the GLEAMNS Board as a representative of the low-income sector.

Thank you for your consideration of our requests. Once appointed, Ms. Roberson and Ms. Rice will serve a two-year term, beginning on the date of your appointment.

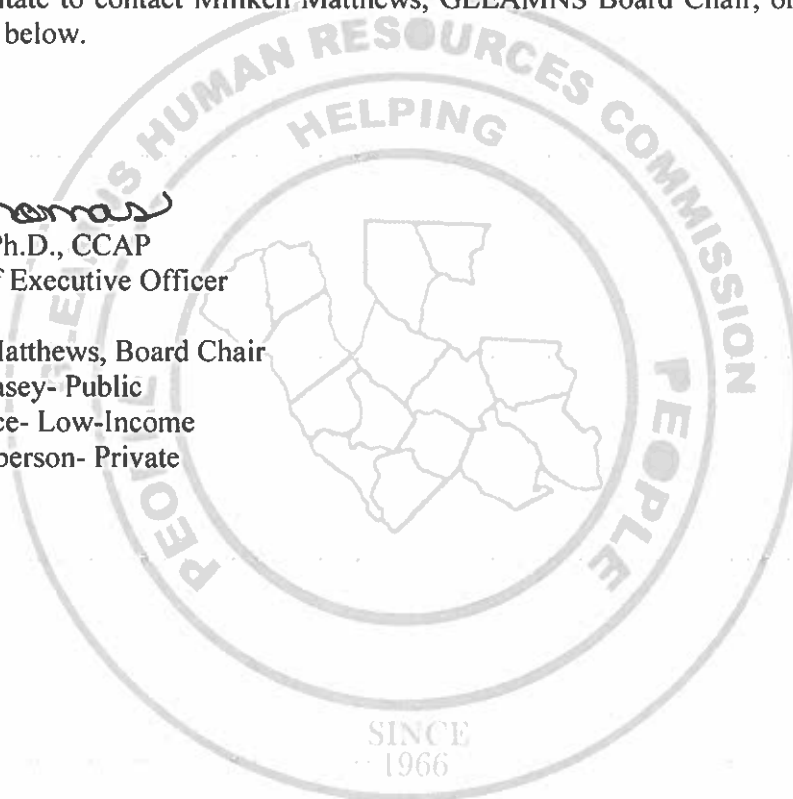
We are grateful to you, and other public servants like Ms. Roberson and Ms. Rice, for your dedication to the families and communities we serve. Should you have questions, or wish to further discuss, please do not hesitate to contact Miliken Matthews, GLEAMNS Board Chair, or me at the contact information listed below.

Sincerely,



Ameca Thomas, Ph.D., CCAP
GLEAMNS Chief Executive Officer

cc: Miliken Matthews, Board Chair
George Casey- Public
Bertha Rice- Low-Income
Janice Roberson- Private





Old Business:

Public Hearing and Third Reading, Ordinance
#1012: AN ORDINANCE IMPOSING A
TEMPORARY MORATORIUM ON THE
ACCEPTANCE, REVIEW, APPROVAL, AND
ISSUANCE OF DEVELOPMENT PERMITS
FOR DATA CENTER WITHIN LAURENS
COUNTY



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: September 8, 2026 (For September 14, 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 1012 - An ordinance imposing a temporary moratorium on the acceptance, review, approval, and issuance of development permits for data centers within Laurens County

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: September 8, 2026 (For September 14, 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: 

COUNCIL ACTION REQUESTED: 3rd Reading of Ordinance 1012 - An ordinance imposing a temporary moratorium on the acceptance, review, approval, and issuance of development permits for data centers within Laurens County

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 #1012

AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, REVIEW, APPROVAL, AND ISSUANCE OF DEVELOPMENT PERMITS FOR DATA CENTERS WITHIN LAURENS COUNTY, SOUTH CAROLINA, AND OTHER MATTERS RELATED THERETO.

First Reading: **July 13, 2026**
Second Reading: **August 10, 2026**
Public Hearing: **September 14, 2026**
Third Reading: **September 14, 2026**

VOTE: _____

FOR AGAINST ABSTAIN ABSENT

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

STATE OF SOUTH CAROLINA)
)
COUNTY OF LAURENS)

ORDINANCE #1012

AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, REVIEW, APPROVAL, AND ISSUANCE OF DEVELOPMENT PERMITS FOR DATA CENTERS WITHIN LAURENS COUNTY, SOUTH CAROLINA, AND OTHER MATTERS RELATED THERETO.

WHEREAS, Laurens County Council is empowered pursuant to Title 4, Chapter 9, Section 4-9-25 of the South Carolina Code of Laws, 1976, as amended, to adopt regulations, resolutions, and ordinances not inconsistent with the Constitution and general law of the State of South Carolina (the “*State*”), including the exercise of these powers in relation to health and order in the County or respecting any subject as appears to the Council necessary and proper for the security, general welfare, and convenience of the County or for preserving health, peace, order, and good government therein, to include providing for land use regulations pursuant to Section 4-9-30 of the South Carolina Code of Laws, 1976, as amended; and

WHEREAS, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Section 6-29-310 et seq., of the South Carolina Code of Laws, 1976, as amended, authorizes the County to enact or amend its land development regulations to guide development in accordance with existing and future needs and to protect, promote and improve public health, safety, and general welfare; and

WHEREAS, recent market conditions have resulted in substantial interest in the development of large-scale data centers and associated infrastructure within the County; and

WHEREAS, data centers may create unique impacts on electric utility systems, water resources, wastewater systems, transportation infrastructure, emergency services, land use compatibility, noise levels, and environmental resources; and

WHEREAS, the County’s current zoning, land development, and permitting regulations do not specifically address data center development standards; and

WHEREAS, the County requires a reasonable period of time to evaluate the potential impacts of data center development and to consider appropriate regulations governing site design, buffering, setbacks, utility infrastructure, emergency response planning, noise mitigation, water use, and related matters; and

WHEREAS, the approval of data center developments before completion of this study could result in development patterns inconsistent with the public health, safety, and welfare and could frustrate the County’s ability to implement comprehensive regulations; and

WHEREAS, a temporary moratorium is necessary to preserve the status quo while the County conducts its review.

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:

SECTION 1. PURPOSE.

The purpose of this Ordinance is to provide the County with adequate time to evaluate and adopt regulations governing data center development and to protect the public health, safety, and welfare during that review period.

SECTION 2. MORATORIUM.

For a period of twelve (12) months from the effective date of this Ordinance, the County shall not accept, process, review, approve, or issue:

1. Rezoning applications principally intended to facilitate a data center;
2. Conditional use, special exception, or special use applications for a data center;
3. Land development permits for a data center;
4. Building permits for a new data center facility;
5. Site plan approvals for a data center;
6. Any other discretionary development approval required for a data center.

SECTION 3. DEFINITIONS.

“Data Center” means a facility or group of facilities primarily used for the storage, management, processing, transmission, or hosting of digital data, including associated server infrastructure, cooling equipment, substations, backup power systems, and supporting facilities.

"Governmental Entity" means the State and its political subdivisions.

“Governmental Purposes” means activity that is legally authorized, funded by public tax dollars, and executed exclusively for the public health, safety, or general welfare.

"State" means the State of South Carolina and any of its offices, agencies, authorities, departments, commissions, boards, divisions, instrumentalities, including the South Carolina Protection and Advocacy System for the Handicapped, Inc., and institutions, including state-supported governmental health care facilities, schools, colleges, universities, and technical colleges.

"Political subdivision" means the counties, municipalities, school districts, a regional transportation authority established pursuant to Chapter 25 of Title 58, and an operator as defined in item (8) of SECTION 58-25-20 which provides public transportation on behalf of a regional transportation authority, and special purpose districts of the State and any agency, governmental health care facility, department, or subdivision thereof.

SECTION 4. EXEMPTIONS.

This Ordinance shall not apply to:

- A. Routine maintenance, repair, replacement, or upgrade of existing facilities lawfully operating on the effective date of this Ordinance;
- B. Facilities owned and operated by a governmental entity for governmental purposes.

SECTION 5. STUDY PERIOD.

During the moratorium period, County staff, the Planning Commission, and County Council shall evaluate and develop recommendations concerning:

1. Appropriate zoning districts;
2. Setback requirements;
3. Buffering and landscaping standards;
4. Noise standards;
5. Water and wastewater requirements;
6. Electrical infrastructure requirements;
7. Emergency services coordination;
8. Environmental impacts;
9. Traffic impacts; and
10. Decommissioning requirements.

SECTION 6. REVIEW OF MORATORIUM.

County Council shall review the status of the study not later than six (6) months after adoption of this Ordinance.

SECTION 7. EXPIRATION.

This Ordinance shall automatically expire twelve (12) months after its effective date unless repealed earlier by County Council.

SECTION 8. SEVERABILITY.

If any provision of this Ordinance is determined invalid, the remaining provisions shall remain in full force and effect.

SECTION 9. PENDING ORDINANCE DOCTRINE.

This Ordinance is subject to the Pending Ordinance Doctrine. Upon first reading of this Ordinance, County staff, the Planning Commission, County Administrator, and all departments involved in development review are directed to hold in abeyance any application received after first reading involving a proposed Data Center pending final action on this Ordinance, consistent with the Pending Ordinance Doctrine.

SECTION 10. REPEALER

All ordinances, resolutions or parts of any ordinances or resolutions inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of the conflict or inconsistency. Nothing in this Ordinance shall be construed to affect any suit or proceeding impending in any court, or any rights acquired or liability incurred, or any cause of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance, except as expressly set forth herein and as may be permitted under State law.

SECTION 11. RECOMMENDATIONS REGARDING DATA CENTER REGULATIONS.

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.

SECTION 12. MORTARIUM EXTENSION.

The Council hereby finds and determines that the Moratorium imposed hereby may be extended by resolution of the Council.

SECTION 13. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon third reading and execution as required by law.

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

LAURENS COUNTY COUNCIL:

Jeffrey Carroll, Council Chairman

Matthew Brownlee, Council Vice Chairman

W. Brown Patterson, Jr., Council Member

Shirley H. Clark, Council Member

Kemp Younts, Council Member

Arthur L. Philson, Jr. Council Member

Justin Lane, 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

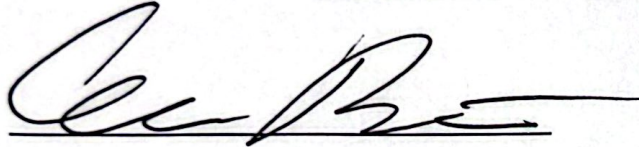
STATE OF SOUTH CAROLINA

{Affidavit of Publication

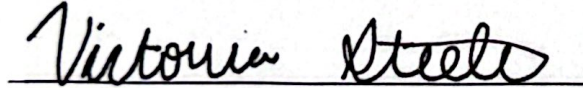
COUNTY OF LAURENS

Christopher Patterson being duly sworn, says: that (s)he is
Publisher of **THE CLINTON CHRONICLE**, a newspaper
published weekly in the City of Clinton, County of Laurens, State of South Carolina: and that the
notice to public of which a printed copy is attached
hereto was published in said newspaper once a week for 1 successive weeks in its issues
of 8/19

Sworn to before me this 20 day of August 2026



Publisher



Notary Public of South Carolina

Victoria Steele
Notary Public, State of South Carolina
My Commission Expires June 13, 2034

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 1012 entitled:

AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, REVIEW, APPROVAL, AND ISSUANCE OF DEVELOPMENT PERMITS FOR DATA CENTERS WITHIN LAURENS COUNTY, SOUTH CAROLINA, 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, SEPTEMBER 14, 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 1012.

LAURENS COUNTY COUNCIL Au19-1p



CLASSIFIED READER AD RATES
1 week \$15 • 2 weeks \$25 • 3 weeks \$35 • 1 month \$40
45 words or less; 15¢ per word per insertion for each additional word
Bold facing or special set up extra charge
All classified ads must be paid in advance.

CLASSIFIED
To Place An Ad Call 864-984-2586

CLASSIFIED AD DEADLINES
For Wednesday 9:00 a.m. Tuesday
CASH IN ADVANCE
All classified ads must be paid in advance.
We accept all major credit cards.

◆Help Wanted 001
Help wanted. New precast concrete plant in Clinton SC looking for welder, carpenter, mechanic, electrician, crane operator, concrete truck drivers, concrete forming and finishing, patchers, safety manager and general labor. Full time plus benefits. Contact Jeff Turner at 814-280-2638 or jturner@csprecast.com

ADVERTISE YOUR DRIVER JOBS in more than 80 S.C. newspapers for only \$375. Your 25-word classified ad will reach more than 1.5 million readers. Call Randall Savelly at the S.C. Newspaper Network, 803-750-9561.

◆Apts. & Houses for Rent 70
ADVERTISE YOUR VACATION PROPERTY FOR RENT OR SALE to more than 1.5 million S.C. newspaper readers. Your 25-word classified ad will appear in 80 S.C. newspapers for only \$375. Call Randall Savelly at the South Carolina Newspaper Network, 803-750-9561.

GLENDAL MANOR apartments: 1 & 2 bedroom apartments. Elderly or 50+, handicapped/disabled. Rent based on income. Call 833-5742 for appointment. EHO/handicapped accessible.

◆Miscellaneous for Sale 120
DIRECTV OVER INTERNET – Get your favorite live TV, sports and local channels. 99% signal reliability! CHOICE Package, \$84.99/mo for 12 months. HBO Max and Premium Channels included for 3 mos (w/CHOICE Package or higher.) No annual contract, no hidden fees! Some restrictions apply. Call IVS 1-855-237-9741

DIRECTV- All your entertainment. Nothing on your roof! Sign up for Directv and get your first three months of Max, Paramount+, Showtime, Starz, MGM+ and Cinemax included. Choice package \$84.99/mo. Some restrictions apply. Call DIRECTV 1-844-624-1107

Prepare for power outages today with a Generac Home Standby Generator. Act now to receive a FREE 5-Year warranty with qualifying purchase. Call 1-844-775-0366 today to schedule a free quote. It's not just a generator. It's a power move.

Get DISH Satellite TV + Internet! Free Install, Free HD-DVR Upgrade, 80,000 On-Demand Movies, Plus Limited Time Up To \$600 In Gift Cards. Call Today! 1-877-542-0759

Audien Hearing. The world's first hearing aid with touchscreen controls. No tiny buttons, apps or prescriptions. 45-day risk free trial. Free shipping. Lifetime support. More than 1.5 million happy customers. Call Audien 1-855-620-9614.

◆Yard Sales 130

CELEBRATE RECOVERY

FUNDRAISER YARD SALE

AUGUST 29
7:00 AM – 2:00 PM

LYDIA MILL CHURCH OF GOD

685 Peachtree Street
Clinton, SC 29325

HOT DOG SALE TOO!

All proceeds help support our Celebrate Recovery ministry.

◆Auctions 135
ADVERTISE YOUR AUCTION in 80 S.C. newspapers for only \$375. Your 25-word classified ad will reach more than 1.5 million readers. Call Randall Savelly at the S.C. Newspaper Network, 803-750-9561.

AUCTION SALE. Thursday, August 27, at 10 a.m. Millpond Mini Warehouses, 823 Poplar Street, Clinton, SC 29325. Storage #10 - Wendy Vaughn, Storage #45 - Joe Dickerson, Storage #46 - Joe Dickerson, all units include misc. household goods. Personal property will be sold to satisfy storage lien. These items may be removed from the sale if owner satisfies lien on or before sale date. Payment must be made in full.

◆Announcements 160
We Buy Houses for Cash AS IS! No repairs. No fuss. Any condition. Easy three step process: Call, get cash offer and get paid. Get your fair cash offer today by calling Liz Buys Houses: 1-855-704-3381

DENTAL INSURANCE from Physicians Mutual Insurance Company. Coverage for 400 plus procedures. Real dental insurance – NOT just a discount plan. Do not wait! Call now! Get your FREE Dental Information Kit with all the details! 1-855-397-7030 www.dental5oplus.com/60 #6258

No more cleaning out gutters. Guaranteed! LeafFilter is backed by a no-clog guarantee and lifetime transferrable warranty. Call today 1-855-820-2770 to schedule a FREE inspection and no obligation estimate. Get 15% off your entire order. Plus, Military & Seniors get an additional 10% off. Limited time only. Restrictions apply, see representative for warranty and offer details.

◆Legal Advertisements
NOTICE
THIS notice is for Casey Ray Jones and Megan Ruth Jones, Owners, Lienholder: Sweet Rides LLC, the owner of a 2014 Cadi Escalade VIN #1GY53CEF4E1R190381. Your vehicle is located at DFJ Auto Sales, 103 Green Street, Laurens, SC 29360. If this bill is not paid and the vehicle not picked up, it will be sold at Laurens County Magistrate's Public Sale. Call 864-283-9990 for information and details.

Aug12,19,26

NOTICE OF SALE CIVIL ACTION NO. 2025CP3001228 BY VIRTUE of the decree heretofore granted in the case of: SELECT PORTFOLIO SERVICING, INC. v. ROSE

MARIE VANCE; SOUTH CAROLINA DEPARTMENT OF MOTOR VEHICLES, the undersigned Special Referee for LAURENS County, South Carolina, will sell on September 8, 2026 at 11:00 AM, at the LAURENS County Courthouse, 100 Hillcrest Square, Suite B, Laurens, SC 29360, to the highest bidder:
ALL THAT PIECE, PARCEL OR LOT OF LAND SITUATE, LYING AND BEING IN THE STATE OF SOUTH CAROLINA, COUNTY OF LAURENS, SHOWN AND DESIGNATED AS LOT NO. 95 ON PLAT OF WALNUT CREST SUBDIVISION, PREPARED BY FREELAND AND ASSOCIATES, INC. DATED APRIL 12, 1999 AND RECORDED IN THE RMC OFFICE FOR LAURENS COUNTY, SOUTH CAROLINA ON APRIL 20, 1999 IN BOOK A-257 AT PAGE 6. REFERENCE IS HEREBY MADE TO SAID PLAT FOR A MORE COMPLETE METES AND BOUNDS DESCRIPTION.
THIS INCLUDES A 2002 SOUTHERN MOBILE HOME SERIAL #AK628. BEING THE SAME PROPERTY CONVEYED TO ROSE MARIE VANCE BY DEED OF COUNTRY WALK DEVELOPERS, INC., DATED APRIL 04, 2002, AND RECORDED ON APRIL 23, 2002, IN BOOK 00584, AT PAGE 00039, IN THE RMC OFFICE FOR LAURENS COUNTY, SOUTH CAROLINA. TMS No.: 092-00-00-145
Property Address: 306 WALNUT CREST COURT, FOUNTAIN INN, SC 29644
TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Special Referee, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but in the case of non-compliance to be forfeited and first applied to the cost incurred by the Plaintiff related to the sale and the balance then applied to the Plaintiff's debt in the manner suitable to the Plaintiff. Should the last and highest bidder fail to comply with the other terms of the bid within thirty (30) days, then the Special Referee may re-sell the property on the same terms and conditions on some subsequent Sales Day.
A personal or deficiency judgment being waived by Plaintiff, the sale shall close on the day of the Sale.
Purchaser to pay for documentary stamps on the deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from the date of sale to the date of compliance with the bid at the rate of 7.50% per annum. The sale shall be subject to any past due or accruing property taxes, assessments, existing easements and restrictions of record and any other senior encumbrances. The sale shall be subject to all title matters of record and any interested party should consider performing an independent title examination of the subject property as no warranty is given.
Neither the Plaintiff nor its counsel make representations as to the integrity of the title or the fair market value of the property offered for sale. Prior to bidding, you may wish to review the current state law or seek the advice of any attorney licensed in South Carolina.
In the event an agent of the Plaintiff does not appear at the time of sale. The within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.

The Honorable Alan M. Wham
Special Referee for LAURENS County

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
13010 Morris Road, Suite 450
Alpharetta, GA 30004
Telephone: (470) 321-7112
Facsimile: (404) 393-1425

Aug19,26Sept2

NOTICE OF APPLICATION
Notice is hereby given that KRISHNA 2023 LLC intends to apply to the South Carolina Department of Revenue for a license and/or permit that will allow the sale and OFF premises consumption of LIQUOR at 15999 HIGHWAY 101 S, GRAY COURT, SC 29645. To object to the issuance of this license and/or permit, you must submit Form ABL-20, postmarked no later than September 03, 2026. SCDOR, ABL Section, PO Box 125, COLUMBIA SC 29214-0907 or email to ABL@dor.sc.gov.

Aug19,26Sept2

AMENDED NOTICE OF SALE CIVIL ACTION NO. 2023-CP-30-00614 BY VIRTUE of a decree heretofore granted in the case of: United States of America acting through the Rural Housing Service or successor agency, United States Department of Agriculture v. Annie Ruth Franks a/k/a Annie Franks, and Midland Funding, LLC, I, the undersigned Laurens County Special Referee, will sell on September 8, 2026 at 11:00 a.m. at the Laurens County Courthouse, Judicial Square, 100 Hillcrest Square, Laurens, South Carolina to the highest bidder: All those certain pieces, parcels or lots of land, with the improvements thereon, situate, lying and being on S.C. Road S-30-709, known as Gastley Drive, South of the City of Clinton, County of Laurens, State of South Carolina, being shown and designated as Lots 10A and 10B on hereinafter referenced Plat of Survey, being bounded together as whole according to Plat of Survey hereinafter referenced on the North by property, now or formerly, of EF Enterprises; on the East by Robert's properties; on the South by Gastly Drive; and on the West by property, now or formerly, of Sidney H. Bonds. Said lots of land, being more particularly shown and described on Plat of Survey entitled "Survey for Annie Ruth Franks" made by Templeton Land Surveying, Inc. dated January 12, 2011 and recorded in the Office of the Clerk of Court for Laurens County, South Carolina, in Plat Book A637 at Page 9 and said Plat of Survey is incorporated herein and reference is made thereto for a more full and complete description as to courses and distances. This the same property conveyed to Annie Ruth Franks by deed of Washington Mutual Finance, LLC, a Delaware Limited Liability Company, successor by merger to Washington Mutual Finance, Inc., a South Carolina Corporation, successor by merger to Safeway Finance Corporation of South Carolina, Inc., A Minnesota corporation recorded February 27, 2004 in the Office of the Clerk of Court for Laurens County in Deed Book 669 at Page 287. TMS No.: 695-00-00-040 Property Address: 112 Gastley Drive, Clinton, South Carolina 29325 SUBJECT TO ASSESSMENTS, LAURENS COUNTY AD VALOREM TAXES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES. TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Laurens County Special Referee at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to cost and then to Plaintiff's debt in the case of non-compliance. Should the last and highest bidder fail or refuse to make the required deposit at time of bid or comply with the other terms of the bid within thirty (30) days, then the Laurens County Special Referee may re-sell the property on the same terms and conditions on some subsequent Sales Day (at the risk of the said highest bidder). For complete terms of sale, attention is drawn to the Judgment of Foreclosure and Order for Sale on file with the Clerk of Court for Laurens County. A personal deficiency judgment being waived, bidding will not remain open. The successful bidder will be required to pay interest on the amount of the bid from date of sale to date of compliance with the bid at the rate of 1.00% per annum. Should the Plaintiff, Plaintiff's attorney or agent fail to appear on sales day, the property shall not be sold but shall be readvertised and sold at some convenient sales day thereafter when the Plaintiff, Plaintiff's attorney or agent is present. Plaintiff does not warrant its title search to purchasers at foreclosure sale or other third parties, who should have their own title search performed on the subject property. Purchaser is responsible for the preparation and filing of their deed. W. Reid Cox Jr. Laurens County Special Referee June 2, 2026. Laurens County, South Carolina HARRELL, MARTIN & PEACE, P.A. Taylor A. Peace, Esq., SC Bar #100206 135 Columbia Avenue (Physical Address) Post Office Box 1000 (Mailing Address) Chapin, South Carolina 29036 (803) 345-3353 ATTORNEYS FOR PLAINTIFF 8200

Aug19,26Sept2

NOTICE OF SALE
2025CP3001299 BY VIRTUE of the decree heretofore granted in the case of: LAKEVIEW LOAN SERVICING, LLC v. ANY HEIRS-AT-LAW, OR DEVICES OF WANDA L. BAKER, DECEASED, THEIR HEIRS, PERSONAL REPRESENTATIVES, ADMINISTRATORS, SUCCESSOR AND ASSIGNS, AND ALL OTHER PERSON ENTITLED TO

CLAIM THROUGH THEM; ALL UNKNOWN PERSONS WITH ANY RIGHT, TITLE OR INTEREST IN THE REAL ESTATE DESCRIBED HEREIN; ALSO ANY PERSONS WHO MAY BE IN THE MILITARY SERVICE OF THE UNITED STATES OF AMERICA, BEING A CLASS DESIGNATED AS JOHN DOE; AND ANY UNKNOWN MINORS OR PERSON UNDER A DISABILITY BEING A CLASS DESIGNATED AS RICHARD ROE; LINDA LOUISE STURGLISS; JAMIA SUE PLEASANT; DEBORA FAYE HENDERSON; CAROLYN DEE MATHIS, the undersigned Special Referee for LAURENS County, South Carolina, will sell on September 8, 2026 at 11:00 AM, at the LAURENS County Courthouse, 100 Hillcrest Square, Suite B, Laurens, SC 29360, to the highest bidder:
ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, TOGETHER WITH THE IMPROVEMENTS THEREON, SITUATE, LYING AND BEING LOCATED IN THE COUNTY OF LAURENS, STATE OF SOUTH CAROLINA, KNOWN AND DESIGNATED AS LOT "A", CONTAINING 2.27 ACRES, MORE OR LESS, AND BEING MORE PARTICULARLY SHOWN AND DELINEATED ON A PLAT PREPARED FOR WANDA L. BAKER BY RYKARD PROFESSIONAL LAND SURVEYING, LLC, S. CLAY RYKARD, RLS NO. 15181, DATED APRIL 10, 2010 AND RECORDED APRIL 14, 2010 IN THE OFFICE OF THE CLERK OF COURT FOR LAURENS COUNTY IN PLAT BOOK P68 AT PAGE 294; SAID LOT HAVING SUCH METES AND BOUNDS AS REFERENCE TO SAID PLAT WILL SHOW, ALL MEASUREMENTS BEING A LITTLE MORE OR LESS.
ALSO, ALL THAT CERTAIN PIECE, PARCEL OR LOT OF LAND, SHOWN AS LOT B, 0.23 ACRES, PORTION TMS 163-00-00-007 ON THAT PLAT RECORDED IN PLAT BOOK P68 AT PAGE 294.
THIS BEING A PORTION OF THE SAME PROPERTY CONVEYED TO WANDA L. BAKER BY DEED OF WENDELL SCOTT KNIGHT RECORDED APRIL 9, 2007 IN BOOK D 828 AT PAGE 29. SUBSEQUENTLY, WANDA L. BAKER CONVEYED THE SUBJECT PROPERTY TO WANDA LOUISE BAKER BY DEED RECORDED SEPTEMBER 3, 2010 IN BOOK D 990 AT PAGE 191. SUBSEQUENTLY, WANDA L. BAKER CONVEYED THE SUBJECT PROPERTY TO DEBORA F. HENDERSON BY DEED RECORDED NOVEMBER 23, 2010 IN BOOK 999 AT PAGE 283.
TMS No.: 162-00-00-035
Property Address: 845 HELLAMS RD, GRAY COURT, SC 29645
TERMS OF SALE: The successful bidder, other than the Plaintiff, will deposit with the Special Referee, at conclusion of the bidding, five percent (5%) of his bid, in cash or equivalent, as evidence of good faith, same to be applied to the purchase price in case of compliance, but in the case of non-compliance to be forfeited and first applied to the cost incurred by the Plaintiff related to the sale and the balance then applied to the Plaintiff's debt in the manner suitable to the Plaintiff. Should the last and highest bidder fail to comply with the other terms of the bid within thirty (30) days, then the Special Referee may re-sell the property on the same terms and conditions on some subsequent Sales Day.
A personal or deficiency judgment being waived by Plaintiff, the sale shall close on the day of the Sale.
Purchaser to pay for documentary stamps on the deed. The successful bidder will be required to pay interest on the amount of the balance of the bid from the date of sale to the date of compliance with the bid at the rate of 5.50% per annum. The sale shall be subject to any past due or accruing property taxes, assessments, existing easements and restrictions of record and any other senior encumbrances. The sale shall be subject to all title matters of record and any interested party should consider performing an independent title examination of the subject property as no warranty is given.
Neither the Plaintiff nor its counsel make representations as to the integrity of the title or the fair market value of the property offered for sale. Prior to bidding, you may wish to review the current state law or seek the advice of any attorney licensed in South Carolina.
In the event an agent of the Plaintiff does not appear at the time of sale. The within property shall be withdrawn from sale and sold at the next available sales date upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or such terms as may be set forth in a supplemental order.

The Honorable Allen M. Wham

Special Referee for LAURENS County

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
13010 Morris Road, Suite 450
Alpharetta, GA 30004
Telephone: (470) 321-7112
Facsimile: (404) 393-1425

Aug19,26Sept2

NOTICE OF SALE 2025-CP-30-01144 BY VIRTUE of a decree heretofore granted in the case of: Vanderbilt Mortgage and Finance, Inc. against Casey Michelle Ballard; Founders Federal Credit Union; and The South Carolina Department of Revenue, I, the undersigned Special Referee for Laurens County, will sell on September 8, 2026, at 11:00 a.m., or on another date, thereafter as approved by the Court, at the County Courthouse in Laurens, South Carolina, to the highest bidder, the following described property, to-wit: All that certain piece, parcel or lot of land situate, lying and being in the State of South Carolina, County of Laurens, being shown and delineated as Lot A on a survey for Casey Ballard & Shirley Ballard, prepared by Carolina Surveying & Mapping, dated August 10, 2011 and recorded in the Office of the Register of Deeds for Laurens County in Plat Book 68 at Page 425. Reference to said plat is hereby made for a complete description as to the metes, bounds, courses and distances. Also includes a mobile/manufactured home, a 2013 CLAY VIN: CAP026905TNAB This being the same property conveyed to Casey Michelle Ballard by deed of Shirley M. Ballard dated December 31, 2014 and recorded January 9, 2015 in Deed Book 1193 at Page 203. TMS No. 056-00-00-043 056-00-00-043.001 (MH) Property Address: 1320 Knight Road, Gray Court, SC 29645 TERMS OF SALE: The successful bidder, other than the plaintiff, will deposit with the Special Referee at conclusion of the bidding, five per cent (5%) of said bid, in cash or equivalent, as evidence of good faith, same to be applied to purchase price in case of compliance, but to be forfeited and applied first to costs and then to plaintiff's debt in the case of noncompliance. Should the successful bidder fail or refuse to make the required deposit at time of bid or comply with the other terms of the bid within twenty (20) days, then the Special Referee may resell the property on the same terms and conditions (at the risk of the said defaulting bidder). Should the Plaintiff, or one of its representatives, fail to be present at the time of sale, the property is automatically withdrawn from said sale and sold at the next available sales day upon the terms and conditions as set forth in the Judgment of Foreclosure and Sale or any Supplemental Order. The successful bidder will be required to pay for documentary stamps on the Deed and interest on the balance of the bid from the date of sale to the date of compliance with the bid at the rate of 10.3600%. THIS SALE IS SUBJECT TO ASSESSMENTS, COUNTY TAXES, EXISTING EASEMENTS, EASEMENTS AND RESTRICTIONS OF RECORD, AND OTHER SENIOR ENCUMBRANCES. No personal or deficiency judgment being demanded, the bidding will conclude at the fall of the gavel on the date of the sale. Compliance with the bid may be made immediately. NOTICE: The foreclosure deed is not a warranty deed. Interested bidders should satisfy themselves as to the quality of title to be conveyed by obtaining an independent title search well before the foreclosure sale date. Riley Pope & Laney, LLC Post Office Box 11412 Columbia, SC 29211 (803) 799-9993 Attorneys for Plaintiff 8180

Aug19,26Sept2

NOTICE OF SPECIAL REFEREE'S SALE
Case No. 2025-CP-30-00791
BY VIRTUE OF A DECREE heretofore granted in the case of United Farm Properties, Inc. v. Robert Joshua Mitchell Beane, and Elizabeth Beane, I, the undersigned as Special Referee for Laurens County, will sell on September 8, 2026, at 11:00 A.M., at the Laurens County Courthouse, 100 Hillcrest Square, Laurens, SC 29360, to the highest Bidder:
All that piece, parcel or lot of land situate, lying and being in the County of Laurens, State of South Carolina, being known and designated as Farm #016 of Hickory Hollow Farms, as shown on plat thereof prepared by W. T. Dunahoo and Assoc., land surveyors, recorded in the Office of the Clerk of Court for Laurens County in Plat Book A-139, Page 8, reference to said plat being craved for a metes and bounds description and containing 1.80 acres.
This is the same property conveyed to Robert Joshua Mitchell Beane and Elizabeth Beane by deed of United Farm Properties, Inc., dated May 21, 2018, and recorded December 14, 2018 in Deed Book 1420, page 28, in the Office of the Clerk of Court for Laurens County.
Tax Map Number: 103-00-00-103
THIS SALE IS SUBJECT TO any outstanding ad valorem taxes, easements, conditions or restrictions, and prior liens of record, if any.
TERMS OF SALE: The successful bidder, other than the Plaintiff shall deposit with the undersigned, at the conclusion of the bidding, five (5%) percent of the bid, in cash or equivalent, as evidence of good faith, the same to be applied to the bid price in case of compliance, but to be forfeited and applied first to costs and then to Plaintiff's debt in the case of non-compliance. Should the last and highest bidder fail or refuse to make the required deposit at the time of bid or comply with the terms of sale within twenty (20) days, I may resell the said property on the same terms and conditions on the same or some subsequent sales day at the risk of the said highest bidder.
No personal or deficiency judgment being demanded, the bidding will not remain open after the date of sale, but compliance with the bid may be made immediately.
Purchaser shall pay for all costs associated with obtaining a deed and recording same, and also interest on the amount of the bid from the date of sale to the date of compliance at the note rate of 7.90%.
If the Plaintiff or a representative of the Plaintiff does not appear at the sale, then the property will be withdrawn from sale and the sale will be re-scheduled at the next available sales day.
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid and the Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's legal counsel.
No representation is made with respect to the status of the title to the real property being sold and any prospective Purchaser is put on notice to obtain his own legal counsel to advise him on this matter.

s/ Thomas J. Thompson
Special Referee for Laurens County
August 7, 2026
Laurens, South Carolina

Plaintiff's Attorney:
Allen M. Wham, SC Bar # 76143
Attorney for Plaintiff
Cox Ferguson & Wham LLC
P.O. Box 286, Laurens, SC 29360
(864) 984-2126

Aug19,26Sept2

HELP WANTED

New precast concrete plant in Clinton, SC is hiring

- Welder
- Concrete Truck Drivers
- Carpenter
- Concrete Forming and Finishing
- Mechanic
- Patchers
- Electrician
- Safety Manager
- Crane Operator
- General Labor

Full time plus benefits
Contact Jeff Turner at 814-280-2638
jturner@csprecast.com

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 1012 entitled:

AN ORDINANCE IMPOSING A TEMPORARY MORATORIUM ON THE ACCEPTANCE, REVIEW, APPROVAL, AND ISSUANCE OF DEVELOPMENT PERMITS FOR DATA CENTERS WITHIN LAURENS COUNTY, SOUTH CAROLINA, 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, SEPTEMBER 14, 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 1012.

LAURENS COUNTY COUNCIL

05157655

PUBLIC NOTICE

The Planning Commission of the City of Clinton, SC, will hold a public hearing at 6:00 PM, on September 8, 2026, at the City Council Chambers located at 211 North Broad Street, Suite A, Clinton, SC, on the following items.

A rezoning amendment to consider removing residential uses as a permitted use in the C-3 (General Commercial) zoning district.

A rezoning application to consider rezoning of 500 E Carolina Av (TMS# 901-01-07-006) from R-2 (Residential, Medium Density) to C-3 (General Commercial).

Documents related to the case are available for public inspection in the Planning Department at the M.S. Bailey Municipal Center located at 211 North Broad Street, Clinton, SC 29325.

If you have questions concerning this request, please contact Phil Lindler at plindler@cityofclintonsc.com.

05157656

Laurens County Water and Sewer Commission
Laurens, South Carolina
Clinton-Joanna WWTP EQ Basin & Clarifier Improvements
ADVERTISEMENT FOR BIDS

Sealed Bids for the construction of the **Clinton-Joanna WWTP EQ Basin & Clarifier Improvements** project will be received by the **Laurens County Water and Sewer Commission**, in the conference room of the Laurens County Water and Sewer Commission administrative office located at 3850 U.S. Hwy 221 South, Laurens, SC 29360, until **2:00 PM** local time on **September 10, 2026**, at which time the Bids received will be publicly opened and read.

A Pre-Bid meeting will be held at the Clinton-Joanna WWTP located at 1076 Treatment Plant Rd., Kinards, SC 29355 at 10:00 AM on August 26, 2026. Attendance at this meeting is NOT required.

The project generally consists of the installation of clarifier equipment in two existing clarifiers, new aerators in the existing EQ basin, new RAS pump controls, new EQ basin controls, new chlorine contact chamber drain pump station; and associated work tasks for a complete and proper installation.

Bids will be received for a single prime Contract. Bids shall be on a unit price basis as indicated on the Bid Form.

Bidding Documents can be downloaded under QuestCDN Project #10309502 at www.questcdn.com OR www.kci.com for a non-refundable charge of \$22.00. Contact QuestCDN.com at 952-233-1632 or info@questcdn.com for assistance in viewing or downloading this digital project information.

Bidding Documents also may be examined online at **QuestCDN.com** or the office of the Engineer, KCI Technologies, Inc. 106 Clair Drive, Piedmont, SC 29673, 864-269-0890, on Mondays through Fridays between the hours of 8:00 am until 5:00 pm.

Only those contract drawings, specifications, and bid documents obtained from the Engineer (or from QuestCDN) are official. Bidders cannot rely on the accuracy of copies of the aforementioned documents, drawings, specifications, etc. obtained from any other source. Bidders must be on the Engineer's official plan holders list for the bids to be accepted by the Owner.

Bidders must deposit security with all bids. Security shall be in the form of a certified check or bid bond made payable to the Owner and shall be for an amount equal to not less than five percent (5%) of the amount of the bid. Provisions of the security shall be as described in the Information for Bidders. Performance and Payment Bonds, each in the amount of 100% of the contract price will be required of the successful bidder.

Funding for the project shall be provided via a grant from the SCDES SRF and local match funding provided by the LCWSC. SRF requirements for American Iron and Steel (AIS), Debarment Certification, and Davis-Bacon Wage Rates will apply to this project.

No bid will be considered unless the bidder is legally qualified under the provisions of the South Carolina Contractor's Licensing Law (South Carolina Code of Laws as amended on April 1, 1999, Chapter 11, Sections 40-11-10 through 40-11-428). Contractors shall have a classification of WP.

The Owner reserves the right to waive any irregularities, or to reject any or all bids. Bids may be held by the Owner for a period not to exceed ninety (90) days from the date of the opening of bids.

"EQUAL EMPLOYMENT OPPORTUNITY"



Old Business:

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]



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: September 8, 2026 (For September 14, 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. Meetze

COUNCIL ACTION REQUESTED: 2nd 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:
Third Reading:

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 ____ 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

STATE OF SOUTH CAROLINA)
)
COUNTY OF LAURENS)

BEFORE THE LAURENS COUNTY COUNCIL

MOTION TO AMEND ORDINANCE NO. 1013

Vice-Chairman, Matthew Brownlee, hereby moves to amend Ordinance No. 1013 to include a Section 3, as detailed below. The grounds for this motion are as follows:

1. At the last regular Council meeting on August 10, 2026, Council was presented with a draft of Ordinance No. 1013.
2. Due to a scrivener's error, Section 3 was inadvertently left out of the draft of Ordinance No. 1013, which was approved unanimously on First Reading.
3. The addition of Section 3 below would further the goal of Ordinance No. 1013, which is to provide that the approval or denial of preliminary plans for Major Subdivisions is conducted by the Laurens County Planning Commission.

WHEREFORE, I respectfully move to amend Ordinance No. 1013 to include the following:

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 ~~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.

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~~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.

AND IT IS SO MOVED!

September 14, 2026

Matthew Brownlee
Vice-Chairman
Laurens County Council

VOTE: _____

FOR AGAINST ABSTAIN ABSENT

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

STATE OF SOUTH CAROLINA)
)
COUNTY OF LAURENS)

BEFORE THE LAURENS COUNTY COUNCIL

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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 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.~~

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AND IT IS SO MOVED!

September 14, 2026

Matthew Brownlee
Vice-Chairman
Laurens County Council

VOTE: _____

FOR AGAINST ABSTAIN ABSENT

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



New Business:

First Reading, Ordinance #1014: 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]



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: September 8, 2026 (For September 14, 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 1014 - An ordinance establishing standards for solar energy conversion systems 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: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF LAURENS)

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.**

WHEREAS, Laurens County Council is authorized by South Carolina law to enact ordinances concerning the security, general welfare, health, safety, and order of the County and to adopt land-development regulations for the orderly development of land and infrastructure; and

WHEREAS, Laurens County has not adopted countywide zoning, and new subdivisions and commercial development in the unincorporated County are regulated principally through Ordinance No. 926 and related development, building, environmental, utility, and road requirements; and

WHEREAS, in order to balance the need for clean, renewable energy resources with the protection of the health, safety, and welfare of the residents of Laurens County, South Carolina, the County finds these regulations are necessary in order to ensure that all Solar Energy Conversion Systems (SECS) are appropriately designed, sited and installed; and

WHEREAS, Council finds that objective, countywide land-development standards for Solar Energy Conversion Systems (SECS) are necessary because general building-code review and subdivision regulations alone do not fully address the scale, intensity, phasing, or continuing operational impacts of Solar Energy Conversion Systems (SECS);

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, Ordinance as follows:

SECTION 1. TITLE; PURPOSE; AUTHORITY; JURISDICTION

A. Title. This Ordinance shall be known as the “Laurens County Solar Farm Development Ordinance.”

B. Purpose. The purpose of this Ordinance is to:

- 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.

C. Authority. This Ordinance is enacted pursuant to the authority granted to the County under Title 4 and Title 6 of the South Carolina Code of Laws, 1976 as amended. This Ordinance is intended to constitute Laurens County's local ordinance establishing design and development standards for solar energy systems pursuant to S.C. Code Ann. § 6-29-1220, as amended.

D. Jurisdiction. This Ordinance and the regulations contained herein shall apply to all the unincorporated areas within Laurens County.

E. Conflicts with other County Ordinances and/or Regulations. Where this Ordinance conflicts with another County requirement, the more protective provision shall apply unless prohibited by law. Compliance with this Ordinance does not relieve an applicant from any federal, state, utility, fire-code, building-code, environmental, stormwater, road, or other lawful requirement.

SECTION 2. TYPES OF SOLAR ENERGY CONVERSION SYSTEMS: The following is a comprehensive list of each type of solar conversion system that is allowed pursuant to these regulations.

A. CLASS 1 – Individual Solar Energy Conversion System (ISECS) - A SECS which has a rated capacity of up to one hundred (100) kilowatts and which is incidental and subordinate to another use of the same parcel. A system is considered a small solar energy system only if it 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.

B. CLASS 2 – Small Commercial Solar Energy Conversion System (SCSECS) - A SECS which has a rated capacity greater than one hundred (100) kilowatts to one (1) megawatt, under a common or aggregated ownership that includes substations, cables/wire, convertors and other building accessories, whose main purpose is to supply electricity to on and off-site customers. CSECS may be included as an aggregated project, such as those projects that are developed and operated in a coordinated fashion, but which have multiple entities separately owning one or more of the CSECS within a larger project. Associated infrastructure such as power lines and transformers that service the facility may be owned by a separate entity but are also part of the aggregated project.

C. CLASS 3 – Medium Scale Commercial Solar Energy Conversion System (MCSECS) - A SECS which has a rated capacity greater than one (1) megawatt to five (5) megawatts, under a common or aggregated ownership that includes substations, cables/wire, convertors and other

building accessories, whose main purpose is to supply electricity to off-site customers. CSECS may be included as an aggregated project, such as those projects that are developed and operated in a coordinated fashion, but which have multiple entities separately owning one or more of the CSECS within a larger project. Associated infrastructure such as power lines and transformers that service the facility may be owned by a separate entity but are also part of the aggregated project.

D. CLASS 4 – Large Scale Commercial Solar Energy Conversion System (LSCSECS) - A SECS which has a rated capacity greater than five (5) megawatts, under a common or aggregated ownership that includes substations, cables/wire, convertors and other building accessories, whose main purpose is to supply electricity to off-site customers. CSECS may be included as an aggregated project, such as those projects that are developed and operated in a coordinated fashion, but which have multiple entities separately owning one or more of the CSECS within a larger project. Associated infrastructure such as power lines and transformers that service the facility may be owned by a separate entity but are also part of the aggregated project.

SECTION 3. DEFINITIONS

- A. Aggregated Project: Those projects that are developed and operated in a coordinated fashion, but which have multiple entities separately owning one or more of the individual CSECS within a larger project. Associated infrastructure such as power lines and transformers that service the facility may be owned by a separate entity but are also included as part of the aggregated project.
- B. Accessory Solar Energy System: Systems which are accessory to the principal use on a property and designed to supply energy solely for the principal use.
- C. Church: A building that houses a religious organization or congregation that meets in a specific location with constitutions and by-laws and is a qualified 501(c)(3) organization.
- D. Commercial Solar Energy Conversion Systems (CSEC): A system designed to supply energy for off-site users on the distribution grid, or to export to a wholesale market via connection to the electric transmission grid.
- E. Confined Animal Feeding Unit: An agricultural facility where animals are kept and raised in enclosed areas for at least 45 days in a 12-month period, and where no grass or other vegetation is sustained during the normal growing season.
- F. Feeder Line: Any power line that carries electrical power from one or more solar collectors or individual transformers associated with individual solar energy collection to the point of interconnection with the electric power grid, in the case of interconnection with the high voltage transmission systems serving the CSECS.
- G. Ground Mounted Panels: Freestanding solar panels mounted to the ground by use of racking, piling, piers, stabilizers, or similar apparatus.

- H. Grid-Tied Solar System: A photovoltaic solar system that is connected to an electric circuit served by an electrical company.
- I. Off-Grid Solar System: A photovoltaic solar system in which the circuits energized by the solar system are not electrically connected in any way to electric circuits served by an electric utility company.
- J. Height, Total System: The height above the grade of the system including the unit and the measured highest vertical extension of any portion of the SECS.
- K. Intensive Animal Feeding Unit: An industrial agricultural facility where livestock are kept and raised in high-density confinement for at least 45 days a year, with feed brought to the animals rather than obtained through grazing.
- L. Meteorological Tower / Measuring Devices: For the purpose of collecting data used to monitor solar energy or other data relevant to locating a SECS.
- M. Non-participating Property: Any property that is not the subject of an agreement with the Solar Energy Conversion System Owner or Operator.
- N. Participating Property: Any property that is under lease or other property agreement with the Solar Energy Conversion System Owner or Operator.
- O. Photovoltaic System: An active solar energy stem that converts solar energy directly into electricity.
- P. Rooftop or Building Mounted Solar Energy System: A solar energy system that is mounted to the roof or building using brackets, stands, or other apparatus.
- Q. Solar Collector (Accessory): A device, structure or a part of a device or structure that the principal purpose is to transform solar radiant energy into thermal, mechanical, chemical, or electrical energy.
- R. Solar Glare: The glare effect that occurs when the sun reflects on the conversion system and that can affect people or near-by properties.
- S. Solar Energy: Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.
- T. Solar Energy System (SES): An aggregation of parts including bases, structures, panels, convertors, generators and configuration necessary to convert the power of solar into mechanical or electrical energy; e.g. photovoltaic, heat, etc.

- U. Substation: Any electrical facility utilized to convert electricity produced by a SES for interconnection with high voltage transmission lines.
- V. Total Project Footprint: The entire continuous area of land disturbed, graded, cleared, or structurally altered for the facility. This includes all spaces under and between photovoltaic panels, inverters, substations, battery storage, ancillary structures, roads, staging zones, stormwater basins, and the outer perimeter of all security fencing. Mandated setbacks, natural wetlands, and preserved wildlife corridors outside the security fence shall be excluded from this calculation only if they remain completely undisturbed by construction activity.
- W. Transmission Line: The electrical power lines that are high voltage transmission lines carrying electricity over medium to long distances rather than directly interconnecting and supplying electric energy to retail customers.
- X. Yard, Front: A yard extending from the front lot line of the SECS and adjoining a public street or road to the front of the SECS between side lot lines.
- Y. Yard, Rear: A yard extending between side lot lines and measured horizontally at right angles to the rear lot line from the rear lot to the nearest point of the SECS.
- Z. Yard, Side: A yard between the SECS and the side lot line measured horizontally at right angles to the side lot line from the side lot line to the nearest point required minimum open space between the property line and the SECS.

SECTION 4. GENERAL SITE AND DESIGN STANDARDS

1. No structure shall be placed within the high-water mark of waterways in designated district, as identified by the Flood Insurance Rate Map (FIRM), the Federal Emergency Management Agency (FEMA) Flood Data, or any other applicable Federal agency, as Special Flood Hazard Areas, unless the base or footings to such structure are at least one (1) foot above such high water mark.
2. Compliance with Applicable Codes: Structures shall meet applicable industry structural codes, shall be neutral in color and shall not be used to display advertising.
3. All SECS shall use either anti-glare or anti-reflective panels.
4. FAA Compliance: SECS shall meet all requirements for placement with the Federal Aviation Administration (FAA).
5. All electrical wires associated with a SECS other than the wires necessary to connect the junction box and the grounding wires shall be located underground.
6. All ground mounted electrical and control equipment must be labeled and secured to prevent unauthorized access. All electrical wires associated with a SECS other than the wires

necessary to connect the disconnect junction box and the grounding wires shall be located underground.

7. The owner of a SECS shall minimize and mitigate any interference with electromagnetic communications, such as radio, telephone, internet or television signals caused by the facility. Any interference shall be alleviated within three (3) months of any party becoming aware of said interference.
8. Construction sites must be re-graded and re-vegetated to minimize environmental impacts.
9. Each CSECS system application shall have a decommissioning plan outlining the means, procedure and costs of removing all related support infrastructure. This plan must be submitted with the application, and state all equipment, support structures, electrical equipment and fences will be removed upon discontinuance of the system's operation within one (1) year.
10. The SECS shall comply with any and/or all State and Federal regulations, if applicable.
11. Laurens County Council, Planning Commission and/or Planning Department may require other testing and safeguards, prior to approval, as deemed necessary.
12. Each CSECS must have a 911 address. The address shall be determined by the parcel number the property lies within as identified by the Laurens County Assessor's office.
13. The SECS shall be designed and placed in such a manner to minimize adverse visual and noise impacts on adjacent areas. Such things as screenings, fencing, vegetation, trees, shrubs and pollinator plantings can be used, however such design should be included in the application documents.
14. In no case shall a SECS be located within any required setback or in any front yard area; except that a non-participating landowner can waive a setback requirement by a written agreement submitted at the time of the application. Such agreement must be filed with the Register of Deeds and proof of that filing shall be provided to the Laurens County Planning Department prior to approval of the permit.
15. Structures for the CSECS project must provide a structural analysis, stamped by a licensed engineer registered in the State of South Carolina.
16. Colors and surface treatment of the CSECS and supporting structures shall, to the greatest extent possible, minimize disruption of the natural characteristics of the site. The project shall be marked with a visible identification number applicable to the project with current contact numbers.
17. Reasonable measures shall be taken to mitigate specific adverse visual impacts such as potential glint or reflections which affect residences within or immediately adjacent to the project area.

18. The applicant shall minimize or mitigate any interference with electromagnetic communications, such as radio, telephone or television signals caused by any solar energy facility.

19. Height Limit. 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.

This height limitation does not apply to the following items, which shall instead be subject to the strict secondary height ceilings established below:

- a. Interconnection poles or towers (Maximum height: seventy-five (75) feet);
 - b. Substation equipment (Maximum height: thirty-five (35) feet);
 - c. Transmission lines (Maximum height: seventy-five (75) feet);
 - d. Meteorological or measuring towers (Maximum height: forty (40) feet);
 - e. Security lighting or camera poles (Maximum height: twenty-five (25) feet).
- i. Any security lighting or camera poles must utilize fully shielded, downward-facing fixtures ("Dark Sky" compliant) to prevent light trespass onto adjacent properties.
 - ii. Rooftop or building-mounted systems shall comply with the applicable building-height limits of the underlying structure and any applicable building or fire codes.

A. 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

B. SETBACKS

1. CLASS 1 – Individual/Acreage Solar Energy Conversion System (IECS) yard requirements are as follows:
 - i. 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.
 - ii. 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.

- iii. 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.

2. COMMERCIAL SOLAR ENERGY CONVERSION SYSTEMS – Setbacks for Class 2, 3 and 4 SECS are as follows:

	CLASS 2 - SSECS	CLASS 3 - MSECS	CLASS 4 - LSECS
From Public Road ¹	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. from	150 ft. from	1,320 ft. (1/4 mile)
From Cemeteries	150 ft. from	150 ft. from	660 ft. (1/8 mile)
From State Recreation Areas	150 ft. from	150 ft. from	330 ft. (1/16 mile)

¹ measured from center of road or the highway right of way, whichever is greater. All other measurements are from property line unless otherwise indicated.

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.

3. **WAIVER OF REQUIREMENTS:** Minimum rear, front and side yard setback requirements may be waived and lessened by agreement between adjoining landowners provided that:

- i. Said agreement for waiver is made in writing and signed by all involved landowners;
- ii. Said agreement is presented to the Planning Department upon application for zoning permit and approved as to form and content by the Planning Department; and
- iii. Said agreement shall be recorded in the Laurens County Register of Deeds Office, indexed to the affected properties.

C. BUFFERS/ VISUAL SCREENING.

All Class 2,3 and 4 SECS shall provide visual screening for adjacent non-participating parcels, public park uses and school uses: Fences, walls, berming, vegetation or some combination thereof to provide visual screening shall be used. Fencing, walls or berming may be used to supplement other screening methods, but shall not account for over fifty percent (50%) of the screening. Existing natural features, topography and vegetation may be used to achieve visual screening if provided in accordance to the visual screening requirements provided herein.

- a. If the visual screening is for adjacent non-participating residential uses, it shall be provided as follows:
 - i. If the screen is required, the screen shall cover one hundred percent (100%) of the surface area of a vertical plane extending along the property line adjacent to the SCECS from the ground to a height of at least eight (8) feet above the adjacent ground.
- b. If the visual screening is for adjacent non-participating public park or school uses, it shall be provided as follows:
 - i. The screen shall cover at least seventy percent (70%) of a vertical plane extending along the entire property line adjacent to the CSECS from the ground to a height of at least eight (8) feet above the adjacent ground.

c. Fences/ Walls: If the visual screening is achieved through a fence or wall, it shall be provided along the property line and the front road as follows:

- i. Acceptable fence and wall materials for visual screening include masonry, stone and wood, but exclude chain link fences (with or without slats.) Alternative fence and materials being used for screening must be approved the Planning Department.

d. Berms: If the visual screening is achieved through berming it shall be provided along the property line as follows:

- i. The side slopes shall not exceed three to one (3 to 1), horizontal to vertical.
- ii. The mounded ground surface shall be protected to prevent erosion through the use of turf lawn or other alternative groundcovers.

e. Vegetative Buffers: If the visual screening is achieved through vegetation, it shall be provided along the property line as follows:

At a rate of at least ten (10) trees every one hundred (100) linear feet. Of the 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. The trees shall be evenly distributed within each one hundred (100) linear feet section.

- i. At least two-thirds (2/3), but no more than three quarters (3/4) of the total ornamental/evergreen trees along the property line shall be made up of evergreen trees.
- ii. Each tree shall have a minimum mature height of fifteen (15 feet).
- iii. Must maintain the original standard of planting.
- iv. Seedling are not acceptable and are not to be used for screening purposes. The trees used must also be considered a growing tree.
- f. Visual screening is not required along the property line adjacent to a Participating property.

D. ACOUSTIC SCREENING

All Class 2, 3, and 4 SECS shall provide visual and, where necessary, acoustic screening for adjacent non-participating parcels, public parks, and school uses. Screening may consist of fences, walls, berms, vegetation, or a combination thereof.

When noise-generating equipment (including but not limited to inverters, transformers, substations, or battery energy storage systems) is located such that projected sound levels at a non-participating dwelling, church, school, or property line may exceed applicable limits or create a material impact, the applicant shall incorporate acoustic barriers in combination with vegetation as follows:

1. Combined Acoustic-Vegetative Barriers

Acoustic barriers (solid walls, berms, or sound-attenuating fencing) may be used to supplement vegetative screening. Any acoustic barrier shall be designed by a qualified acoustical professional and shall achieve a minimum sound transmission class (STC) or insertion-loss performance appropriate to reduce noise to levels that satisfy the pre-construction noise study requirements and any conditions of approval.

The barrier shall be located between the noise source and the protected receptor, typically inside or immediately adjacent to the security fencing.

Vegetation shall be planted on the exterior (public/non-participating) side of any acoustic barrier so that the barrier is substantially screened from view. To prevent visual blight during plant maturation, the initial installation must utilize mature, fast-growing evergreen tree and shrub varieties providing at least fifty percent (50%) visual opacity within Year One (1), scaling to one hundred percent (100%) total opacity within three (3) years. Seedlings are strictly prohibited..

Berms used for acoustic purposes shall have side slopes no steeper than 3:1 (horizontal:vertical) and shall be fully vegetated with native, non-invasive species.

2. Visual Opacity and Height

The combined barrier-plus-vegetation system shall achieve the same visual coverage percentages already required (100% for residential adjacency; 70% for parks/schools) from ground level to a minimum height of eight (8) feet.

Acoustic barriers themselves shall not exceed the maximum panel height limit established in this Ordinance unless a greater height is specifically approved as necessary for noise mitigation and is fully screened by vegetation.

3. Credit Toward Setback Reduction

A high-quality combined acoustic-vegetative barrier that meets the standards above may be credited toward the modest setback reduction authorized for high-quality vegetative screening (up to 25%, subject to the minimum floors previously recommended).

The acoustic performance must be demonstrated in the required pre-construction noise study (or an updated study) and accepted by the County.

4. Maintenance

Both the acoustic barrier and the associated vegetation shall be maintained for the life of the project. Failure to maintain either component after notice and cure opportunity shall constitute a violation and may require restoration of the full original setback or equivalent alternative mitigation.

SECTION 5. POLLINATOR-FRIENDLY NATIVE VEGETATION AND GROUND COVER

A. Applicability. This Section applies to all Class 2, Class 3, and Class 4 Commercial Solar Energy Conversion Systems.

B. Required Vegetation. The entire project area (including areas under and between solar panels) and all required setbacks and vegetative buffers shall be seeded, planted, and maintained with a diverse mix of pollinator-friendly native plants, shrubs, trees, grasses, forbs, and wildflowers that are appropriate to the Carolina Piedmont region.

C. Timing of Establishment. Seeding and planting of the project area shall occur promptly following completion of construction or each phase of construction in a manner that minimizes invasive weed growth, soil erosion, and sediment runoff.

D. Native and Non-Invasive Species. All plants used in the project area, setbacks, and buffers shall be native, non-invasive species. The use of non-native or invasive species is prohibited. Proposed seed mixes and plant lists shall be submitted for County review and approval as part of the required landscape or vegetation management plan.

E. South Carolina Solar Habitat Act. For all Class 2, Class 3, and Class 4 Commercial Solar Energy Conversion Systems, operators shall comply with and attain formal certification under the South Carolina Solar Habitat Act (S.C. Code Ann. § 50-4-10 et seq.). The site must be managed to meet or exceed the "Pollinator-Friendly Solar Site" designation standards throughout the life of the project. A copy of the official state certification must be submitted to the Laurens County Planning Department within twelve (12) months of commercial operation.

F. Ground Cover Standard. Ground cover throughout the site shall consist of pollinator-friendly native and non-invasive vegetation.

G. Performance Bond. A performance bond or other financial assurance acceptable to the County, in an amount reflecting the estimated cost of establishing and maintaining the required vegetation for a minimum of five (5) years, shall be posted and maintained. Failure to establish or maintain the required vegetation after written notice and a reasonable cure period may result in enforcement action under this Ordinance, including permit revocation and initiation of decommissioning.

H. Pesticides, Herbicides, and Fertilizers. The use of pesticides, herbicides, and fertilizers shall be minimized. Only products with low toxicity, persistence, and bioavailability may be used. The operator shall provide the County written notice at least fourteen (14) days prior to any application. The County reserves the right to require soil and/or water testing at the operator's expense.

I. Vegetation Management Plan. A detailed vegetation management plan addressing seed mixes, planting schedules, establishment methods, maintenance protocols, mowing or management height/frequency, invasive-species control, and long-term monitoring shall be submitted with the application. The plan shall be approved by the County prior to issuance of any construction or building permit and shall be updated as necessary during the life of the project.

SECTION 6. PROJECT SCALE AND SEPARATION LIMITS

A. Applicability. This Section applies to all Class 3 and Class 4 Commercial Solar Energy Conversion Systems.

B. Maximum Project Size. No Class 3 or Class 4 SECS shall exceed four hundred (400) acres of Total Project Footprint.

C. Minimum Separation Distance. Any new Class 3 or Class 4 SECS shall maintain a minimum separation distance of one thousand five hundred (1,500) feet from any other existing or approved Class 3 or Class 4 SECS, measured from the nearest edge of security fencing or panel array of each facility.

D. Aggregation. Phased, adjacent, affiliated, commonly controlled, or functionally integrated projects shall be treated as a single project for purposes of applying the maximum size limit in this Section. Projects may not be divided by parcel, ownership entity, phase, meter, or permit application to evade these limits.

E. Waiver. The maximum size or minimum separation requirements of this Section may be reduced only by written agreement of all affected non-participating property owners (for separation) or by express approval of County Council upon a finding that the reduction will not create undue cumulative impacts on surrounding properties, agriculture, or infrastructure. Any such waiver or reduction shall be recorded in the Laurens County Register of Deeds.

F. Transmission Line Proximity. 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.

1. **Preapplication 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.

2. **Application Requirements - Class 1 and Class 2 SECS:** All applications for a Class 1 SECS and Class 2 CESC must include:

- a. The name (s) of project applicant.
- b. Name of the project owner (s).
- c. The legal description and address of the project.
- d. An application fee of [see Laurens County Building Codes fee schedule].

- e. A description of the project including: number, type, nameplate generating capacity, agreement and means of interconnecting with the electrical grid.
- f. Site layout, including the location of property lines, easements, wetlands, protected area, solar panels, electrical grid and all related accessory structures. This site layout shall include distances and be drawn to scale and in sufficient detail to allow for a determination that the manner of installation conforms to the National Electrical Code.
- g. Certification by an Engineer competent in disciplines of solar energy.
- h. Documentation of land ownership or legal control of the property.
- i. Set-back waivers, if applicable.
- j. Location of wetlands, designated scenic area and natural areas within 1,320 feet of the proposed solar panels.
- k. Vegetation management plan dealing with overgrowth and soil stabilization and sterilization.
- l. The applicant shall supply the Laurens County Emergency Management Agency and local fire departments, with a basic emergency response plan and a map showing all shut offs, disconnects, valves, etc.
- m. Evidence provided by Engineer / Architect, or equivalent that there will be no interference with any commercial and or public safety communication towers.
- n. Proof of Liability Insurance
- o. Discontinuation and Decommissioning Plan that states all equipment, support structures, electrical equipment and fences will be removed upon the discontinuance of the systems operation.

3. Application Requirements - Class 3 and Class 4 SECS: All applications for a Class 3 or Class 4 SECS must include:

- a. The name (s) of project applicant.
- b. Name of the project owner (s).
- c. The legal description and address of the project.
- d. An application fee of \$_____.
- e. A survey map drawn to scale illustrating the following:
 1. Property lines, dimensions, acreage encompassed and contours with appropriate intervals for site evaluation;
 2. Location and elevation of all components of the proposed CSECS;
 3. Location and dimensions of all existing structures and uses on property within one (1) mile of the CSECS;
 4. Location of any overhead utility lines on the property;
 5. Location of all known communications towers within two (2) miles of the proposed CSECS;
 6. Access roads;
 7. Adjacent ownership, land uses, existing residences, schools, churches, hospitals, public libraries, federal, state, county or local parks, recognized

historic or heritage sites, identified wildlife preserves or habitat areas to a distance of 5,280 ft (one- mile);

- f. Provide a copy of the Easement Deed or similar recorded documents from the Laurens County Register of Deeds Office, for each Participating Property.
- g. Provide a map illustrating all Transmission Lines connecting to the Substation. Additionally, Applicant shall provide a description of the electrical generating capacity and means of interconnecting with the electrical grid as coordinated and pre-approved with the appurtenant electric utility.
- h. Provide manufacturer's recommended installations, if any.
- i. Compliance with FAA regulations, including any documentation required by the FAA, which shall include Form 7460, certifying approval of each proposed location, if applicable.
- j. Provide minutes from meeting (s) with the Laurens County Airport Commission to discuss and review the proposed CSECS site plan.
- k. Results of Consultation with the National Oceanic and Atmospheric Administration (NOAA), National Weather Service, or any other relevant weather monitoring in the CSECS project areas, when applicable.
- l. Results of consultation regarding potential interference with existing communication facilities within the CSECS project area.
- m. Applicant shall identify potential effects in terms of constraints or benefits the solar energy facility may place on current or future use of the land within the project site and the surrounding area. The extent of any limitations due to public health and safety risks shall be specifically addressed and the effects on the following activities shall also be addressed:
 1. Existing or proposed tourist or recreation activities;
 2. Residential activities;
 3. Industrial activities;
 4. Agricultural activities;
 5. Commercial activities.
- n. Applicant shall submit a soil erosion, sediment control and storm water runoff plan which shall address what types of erosion control measures will be used during each phase of the project. It shall identify plans for:
 1. Grading;
 2. Construction and drainage of access roads;
 3. Design features to control dust;
 4. Design features to maintain downstream water quality;
 5. Re-vegetation to ensure slope stability;
 6. Restoring the site after temporary project activities;
 7. Disposal or storage of excavated materials;
 8. Protecting exposed soil;
 9. Stabilizing restored material and removal of silt fences or barriers when the area is stabilized;
 10. Maintenance of erosion controls throughout the life of the project; and

11. Must present an acceptable weed or vegetation plan at the time of permit.
- o. Applicant shall provide information regarding flora and fauna of the proposed project area including:
 1. Officially listed threatened or endangered species;
 2. Critical habitat and habitat conditions;
 3. An avian study based on the U.S. Fish and Wildlife Service.
- p. A pre-construction noise and glare study shall be conducted; and shall include all property within one (1) mile (5,280 ft) of the CSECS. Projections of any glare on a structure shall include the extent and duration of the glare on the existing structure. The protocol, methodology and modeling shall be included in the study. Studies shall include modeling for all four seasons and include typical and worst-case scenarios. The complete results and full study report shall be submitted to the Laurens County Planning Commission for review at the time of the application.
- q. Standard drawings of the structural components of the CSECS.
- r. Certification by a registered licensed Engineer in the State of South Carolina that shows:
 1. There is a substantial need for the proposed use of CSECS, greater than one hundred (100) KW in the State of South Carolina;
 2. All applicable local, state and federal building, structural and electrical codes have been followed;
 3. The site is feasible for a CSECS; and can be successfully operated in the climate conditions found in Laurens County;
 4. The design and safety of the proposed CSECS can withstand weather related events.
- s. An escrow account shall be set up when the Applicant applies for a Permit for a CSECS. The monetary amount filed by the Applicant with Laurens County shall be in an amount estimated by the Laurens County Planning Department, not to be less than \$25,000, to cover all reasonable costs and expenses associated with the review and approval process, which can include but are not limited to any reports or studies which the Laurens County Planning Commission and/or Laurens County Council anticipates it may have done related to the review process for this application. Such escrow amount shall include established fees. At any point during the review process the Laurens County Planning Commission and/or Laurens County Council shall require that the Applicant place additional monies into the Laurens County escrow in the event funds prove insufficient. If the escrow amount needs replenished and the Applicant refuses to do so within fourteen (14) days after receiving notice, the review and approval process shall cease until Applicant makes the required escrow deposit, or permit may be denied. Any escrow amounts which are more than actual costs shall be returned to the Applicant within ninety (90) days of permitting process completion. An itemized billing of all expenses shall be provided to the Applicant. The Laurens County Planning Commission and/or Laurens County Council may hire qualified professionals and/or attorneys for each and any of the technical fields associated with the Permit, such as, but not limited to, electrical, acoustics, environmental, economics, wildlife, health and land use.

- t. Applicant shall be required to fund an escrow account for investigation of complaints for but not limited to glare, stray voltage, noise and signal interference, with the amounts of funds to be set at the discretion of Laurens County Council. When the escrow account balance is below \$10,000, Laurens County shall notify the Applicant. The Applicant shall replenish within 45 days of notification. Failure to replenish the complaint-investigation escrow within forty-five (45) days after written notice shall constitute a violation of this Ordinance and may be enforced pursuant to Section 17. The Applicant may request return of the funds in the escrow account after five (5) years from the beginning of operation of the CSECS, and said request shall be reviewed by Laurens County Council.

SECTION 9. APPROVAL TIERS AND REVIEWING AUTHORITY

A. CLASS 1 – Individual/Acreage Solar Energy Conversion System (ISECS)– A ISECS requires review and approval by the Laurens County Technical Review Committee and the Laurens County Planning Commission.

B. CLASS 2, 3 and 4 – Commercial Solar Energy Conversion Systems (CSECS) – County Council shall be the final local decision-making authority for all CSECS Applications.

All CSECS require: (1) Technical Review Committee and Planning Commission review and recommendation; (2) County Council approval by ordinance or Development Agreement following required readings and public hearing; and (3) issuance of an implementing Solar Energy Conversion System Permit consistent with Council approval.

C. County Council Action. In considering a Class 2, 3 or 4 CSECS application, County Council shall consider the complete administrative record, the recommendation of the Planning Commission, public testimony, and the applicable standards of this Ordinance and other applicable law. County Council may:

- a. approve the application;
- b. approve the application subject to reasonable and enforceable conditions;
- c. deny the application; or
- d. remand the application to the Planning Commission or Administrator for additional review or information.

D. Written Findings. Any approval, conditional approval, or denial shall be supported by written findings identifying the applicable standards of this Ordinance and the factual basis for the decision.

E. Planning Commission Recommendation. Nothing in this Section shall be construed to require County Council to approve a CSECS merely because the applicant has received a favorable recommendation from the Planning Commission.

The Planning Commission's recommendation shall be advisory to County Council for CSECS applications.

The Planning Commission shall transmit to County Council:

- a. its recommendation;
- b. written findings;
- c. the complete application;
- d. technical-review materials;
- e. public comments received; and
- f. 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.

F. No Entitlement. An application, preapplication conference, utility inquiry, land purchase, tax-incentive discussion, interconnection request, preliminary County meeting, Planning Commission recommendation, or other preliminary activity shall not create an entitlement to approval. No applicant shall acquire a right to approval merely because a proposed project satisfies one or more standards of this Ordinance.

Nothing in this subsection shall impair a vested right established under applicable South Carolina law.

G. Development Agreement. County Council may, where authorized by law, require or approve a Development Agreement or other lawful agreement addressing project-specific obligations, including infrastructure, emergency response, decommissioning, financial assurance, monitoring, mitigation, road improvements, and other matters within the County's lawful authority. A Development Agreement may supplement, but shall not eliminate, the approval requirements of this Ordinance.

H. Final Local Decision. For purposes of this Ordinance, the final local decision concerning a Class 2, 3 or 4 CSECS shall be the final action taken by County Council pursuant to this Section.

I. Time for Final Action. The County shall establish procedures for review and action upon a complete CSECS application consistent with the time limitations imposed by applicable South Carolina law. The applicable review period shall commence upon receipt of a complete application containing all documentation required by this Ordinance. The review period may be extended by mutual written agreement between the County and applicant to the extent permitted by law.

SECTION 10. PUBLIC NOTICE AND HEARING

A. Public Notice. At least thirty days before the Planning Commission meeting, the County shall publish notice in a newspaper of general circulation, post notice on the County website, mail notice to owners of property within two thousand six hundred forty (2,640) feet of the development boundary, and require the applicant to post visible signs on the site.

B. Notice Requirements. The notice shall identify the property, project tier, meeting date, and location where nonconfidential application materials may be reviewed.

C. Additional Public Hearings. A material change after notice requires supplemental notice and an additional public meeting unless the Administrator determines the change reduces impacts.

D. Community Information Meeting. The applicant shall conduct at least one community information meeting before the public hearing for a Class Four CESC and provide a written response matrix addressing material public comments.

SECTION 11. APPROVAL CRITERIA AND CONDITIONS

A. Burden of Proof. The applicant bears the burden of establishing by competent, substantial evidence that:

- (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.

B. Conditional Approvals. A permit may be conditioned only where the condition is reasonably necessary to satisfy an identified ordinance standard, mitigate a documented project impact, implement an applicant commitment, protect public infrastructure or services, or provide monitoring and enforcement. Each condition shall be written, measurable, supported by findings, and binding on successors.

C. Incomplete Application/ Information. A permit application shall not be summarily denied for incompleteness upon initial filing. Instead, the Planning Department shall conduct a completeness review within thirty (30) days of submission. If the application is found to be materially inaccurate, missing required data, or non-compliant with objective criteria, the Administrator shall issue a formal, written "Notice of Incompleteness" itemizing all deficiencies. If the applicant fails to supply the requested information or correct the inaccuracies within this 45-day window, the application shall be formally denied, and any remaining technical escrow balances shall be returned pursuant to Section 8.

SECTION 12. SITE AREA; IMPERVIOUS COVER; OPEN SPACE; LOCATION

A. Maximum Disturbed/ Cleared Area. The maximum disturbed/ cleared area shall not exceed sixty percent of the approved site unless a lower limit is required by stormwater or environmental review.

B. Open Space Requirements. A Class Three SECS shall permanently reserve at least twenty percent of the approved site as Open Space. A Class Four SECS shall reserve at least twenty-five percent.

i. Open Space shall be shown on a recorded exhibit and protected by a covenant or restriction enforceable by the County.

ii. A conservation easement is not required unless voluntarily offered or required as project-specific mitigation.

iii. Buildings, pavement, substations, generator yards, conventional parking, and fenced utility compounds do not qualify as Open Space.

iv. The remaining fifteen percent (15%) of the total gross parcel acreage for Class 4 projects (and 20% for Class 3 projects) must be explicitly accounted for on the final site plan as undisturbed timberlands, uncultivated natural buffers, existing native fields, or protected

jurisdictional wetlands. No grading, panel placement, or construction activity is permitted within this remaining acreage tier

SECTION 13. AGRICULTURAL AND NATURAL RESOURCE PROTECTION

A. 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.

i. 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.

B. Protective Easements. A facility may not be located on land subject to an agricultural or conservation easement that prohibits the use, or on land enrolled in a binding preservation program, unless the restriction is lawfully released and County Council expressly approves the conversion after public hearing.

C. 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

A. 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.

B. Project-Specific Measures. The applicant shall fund project-specific equipment, communications capability, training, exercises, pre-incident planning, personal protective equipment, detection instruments, specialized consulting, or other reasonable measures necessary for local responders to address project hazards.

C. 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.

D. Reporting Requirement. Any fire, explosion, battery thermal event, significant electrical failure, fuel or chemical release, evacuation, emergency generator deployment exceeding twenty-four hours, or event requiring outside emergency response shall be reported immediately to the

County, followed by a written root-cause and corrective-action report within thirty days unless another deadline is approved.

SECTION 15. CONTINUING COMPLIANCE; MONITORING

A. Conditions Run with the Land. The permit and all conditions run with the land and bind the owner, operator, tenant, utility customer, successor, and assignee.

B. Community and Emergency Contact. The operator shall maintain a twenty-four-hour community and emergency contact and a written complaint-response procedure. Complaints shall be logged, investigated promptly, and reported to the County upon request.

C. Inspections. The County may inspect the site and relevant compliance records at reasonable times after notice, and without prior notice in an emergency or when authorized by law. Security procedures shall be reasonably accommodated but may not prevent lawful inspection.

D. Audits. The County reserves the right to require third-party compliance audits not more than annually, or at any time following a documented code violation, material public complaint, or thermal/electrical incident. To ensure complete impartiality, Laurens County shall independently select, contract with, and manage the qualified third-party professional auditor. The operator shall fully reimburse Laurens County for all verifiable costs and expenses associated with the compliance audit within thirty (30) days of receiving an itemized invoice from the County. Failure to reimburse the County within thirty (30) days shall constitute an immediate violation of this Ordinance and ground for permit suspension.

SECTION 16. MODIFICATIONS, EXPANSIONS, AND TRANSFER

A. Material Modifications. A material modification requires an amended permit and the level of notice and review appropriate to the increased impact. Routine equipment replacement that does not increase capacity or impacts may be approved administratively.

B. Notification of Transfer. At least sixty days before a transfer of ownership or operational control, the current and proposed owners shall notify the County. The successor shall execute an assumption of all permit, Development Agreement, monitoring, road, emergency-response, and decommissioning obligations and replace financial assurance before the transfer becomes effective for County purposes.

C. Assignment Requirements. A permit may not be assigned to an entity that lacks demonstrated financial, technical, or legal capacity to comply with the approval.

SECTION 17. DECOMMISSIONING AND FINANCIAL ASSURANCE

A. Final Decommissioning Plan. Before land disturbance, the applicant shall submit a final decommissioning plan prepared by qualified professionals. The plan 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.

B. Abandonment. A facility is abandoned after twelve consecutive months of Abandonment. The Administrator may approve one extension not exceeding twelve months upon evidence of active reconstruction, a binding repowering or reuse plan, adequate site maintenance, and continuing financial assurance.

C. Time Limit for Decommissioning. Within twelve months after abandonment, the owner shall complete decommissioning unless the County approves an adaptive reuse that complies with all applicable requirements.

D. Security. Before construction, the owner shall provide an irrevocable letter of credit, surety bond, cash escrow, or other security acceptable to the County in an amount equal to one hundred twenty-five percent of the independently reviewed decommissioning cost. The estimate shall use prevailing local labor, disposal, transportation, environmental, and restoration costs and shall not deduct speculative salvage value unless the County's independent engineer finds the value liquid and reasonably certain.

E. Security Updates. The cost estimate and security shall be updated at least every three years, upon each major expansion, and upon County request following a material cost change. The County may draw upon the security after notice and opportunity to cure, or immediately where necessary to address an imminent hazard, and may recover costs exceeding the security.

F. Decommissioning obligations. Decommissioning obligations survive permit expiration, transfer, bankruptcy to the extent allowed by law, tax sale, cessation of utility service, and dissolution of the operator.

SECTION 18. ENFORCEMENT AND REMEDIES

A. Enforcement Orders. The Administrator may issue notices of violation, corrective orders, stop-work orders, stop-operation orders, permit suspensions, and emergency orders consistent with this Section and applicable law.

B. Contents. Except for an imminent threat, an enforcement notice shall identify the violation, required corrective action, reasonable cure period, and appeal rights. The cure period may be shortened for repeated, knowing, or serious violations.

C. Emergency Orders. For an imminent threat to health, safety, property, water supply, emergency responders, or the environment, the County may order immediate shutdown, isolation, evacuation, mitigation, or other necessary action without prior hearing, followed by prompt post-action review.

D. Available remedies. Available remedies include injunction, abatement, recovery of County review and response costs, draw on financial assurance, suspension or revocation after

notice and hearing, withholding of County approvals, enforcement of a Development Agreement, civil remedies authorized by law, and prosecution under any future general penalty ordinance adopted by Laurens County Council and within limits established by South Carolina law.

E. Continuing Violations. Each day a violation continues after the applicable cure period constitutes a separate offense or violation. No fixed criminal fine exceeding lawful County authority is created by this Ordinance.

F. Revocation. Revocation shall be based on material misrepresentation, repeated or uncured violation, failure to maintain financial assurance, unauthorized expansion, abandonment, or a substantial threat that cannot be corrected through lesser measures.

G. Cumulative Remedies. The remedies in this Ordinance are cumulative and do not limit any remedy available under contract, common law, environmental law, building or fire code, or other authority.

SECTION 19. APPEALS

A. Administrative Decisions. An applicant or other person with standing under applicable law may appeal a final administrative decision made by the Administrator concerning an application or permit to the Planning Commission within thirty (30) days after notice of the decision.

B. Planning Commission Decisions and Recommendations. A Planning Commission recommendation concerning a CSECS shall be transmitted to County Council and shall not constitute the final approval or denial of the project.

C. No Automatic Stay. An appeal does not automatically stay an emergency order. Other decisions may be stayed upon written determination that a stay will not endanger health, safety, property, public services, or the environment.

D. Judicial Review. Final local decisions are subject to judicial review as provided by law.

SECTION 20. ADMINISTRATION; FEES; RULES

A. Fees. County Council may adopt a fee schedule sufficient to cover administration, notice, inspection, monitoring, and enforcement. Technical review escrow is separate from application fees.

B. Administration. The Administrator may issue forms, checklists, measurement protocols, reporting templates, and administrative procedures consistent with this Ordinance. Substantive standards may be changed only by ordinance.

C. Approval by County Attorney. Required instruments, covenants, road agreements, financial assurances, and Development Agreements shall be in a form approved by the County Attorney and recorded when appropriate.

SECTION 21. SEVERABILITY; CONFLICT; REPEALER

A. Severability. If a court of competent jurisdiction holds any section, subsection, sentence, clause, phrase, or application invalid, the remaining provisions and applications shall remain in effect.

B. Conflicts. All ordinances or parts of ordinances in conflict with this Ordinance are repealed only to the extent of the conflict.

C. Headings. Headings are for convenience and do not limit the text.

SECTION 22. EFFECTIVE DATE

A. This Ordinance shall become effective immediately upon third reading and adoption by County Council.

B. The Administrator shall not accept a complete application until required forms, fees, escrow procedures, and review protocols are available, provided that implementation may not be unreasonably delayed.

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

LAURENS COUNTY COUNCIL:

Jeffrey Carroll, Council Chairman

Matthew Brownlee, Council Vice Chairman

W. Brown Patterson, Jr., Council Member

Shirley H. Clark, Council Member

Kemp Younts, Council Member

Arthur L. Philson, Jr. Council Member

Justin Lane, 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