



Kershaw County



AGENDA PACKET

**KERSHAW COUNTY COUNCIL MEETING
TUESDAY, SEPTEMBER 10, 2024**



KERSHAW COUNTY COUNCIL MEETING AGENDA

Tuesday, September 10, 2024 - 6:00 P.M.

Kershaw County Government Center

County Council Chambers

515 Walnut Street

Camden, SC 29020

1. CALL TO ORDER

2. INVOCATION

Pastor Marion Bennett (Bethlehem Baptist Church, Lugoff)

3. PLEDGE OF ALLEGIANCE

4. ADOPTION OF AGENDA

5. PUBLIC COMMENTS

See Attached Rules For Public Comments

6. APPROVAL OF MINUTES

Kershaw County Council Regular Meeting - Tuesday, August 27, 2024

7. ORDINANCES

A. **Third Reading:** An Ordinance Authorizing The Amendment And Restatement Of Restrictive Covenants Affecting Designated Wetlands, Tributaries, And Related Buffer Areas Located Upon Property Within The Industrial Park In Kershaw County Formerly Known As Governor's Hill West Business Park Pursuant To The Requirements Of The Department Of Army Permit No. SAC 2006-03871.

First Reading: August 13, 2024 Second Reading: August 27, 2024

8. APPOINTMENTS

Accept application(s) into the record for future appointments

9. COUNCIL MEMBER BRIEFINGS

10. ADMINISTRATOR'S BRIEFING

11. LEGAL BRIEFING

12. EXECUTIVE SESSION

A. Receipt of legal advice related to a matter covered by attorney-client privilege pursuant to S.C. Code 30-4-70 (A)(2)

13. ADJOURNMENT

An Executive Session may be called and held at any time by Council for and permitted by South Carolina Freedom of Information Act and action may possibly be taken on issues subject to the executive session after Council reconvenes. The public may access the internet as a guest through the County's Wi-Fi and locate the agenda on the County website:

<https://www.kershaw.sc.gov/county-council/watch-county-council-live>

PUBLIC COMMENTS GUIDELINES

(Amended by Kershaw County Council, May 14, 2024)

1. Public Comment:
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 - is a time for Council to receive input from the speaker before Council.
 - is not a time for Council response.

In short, during Public Comment, Council will listen to public comment, but not comment on public comment.
2. Individuals requesting to speak must sign-up with their name, topic, and phone number.
3. Offensive and inappropriate comments will not be tolerated.
4. If a group would like to speak to Council, we request that a spokesperson be selected and that this person indicate the group he/she is representing on the sign-up sheet and in his/her comments.
5. Public Comment is a time for Council to listen.
6. Public Comment period is limited to 5 minutes maximum allowed per individual speaker with a maximum time of 30 minutes as the agenda item. If more than 6 people sign up then the total time of 30 minutes shall be divided by the number of persons who sign up and each person shall be allotted the resulting time (30 minutes divided by number of people equals allocated time per speaker).
7. Public Comments to Council as an agenda item shall continue uninterrupted to be live streamed by audio and video (where available) until the Public Comments agenda item is finished and concluded.

These rules may be altered or amended by County Council by a single vote – including, but not limited to, when the agenda item is reached.

PUBLIC HEARING GUIDELINES

(Amended by Kershaw County Council, January 24, 2023)

1. Prior to the public hearing persons wishing to speak should sign up to speak.
2. Immediately prior to the public hearing, it shall be announced that persons wishing to speak must identify that they wish to speak.
3. When the public hearing is opened, that persons be notified as to how many people have signed up, and identified, and in what order.
4. Persons will speak in the order in which they signed up, and identified, and in the order, they have identified themselves as wishing to speak.
5. Each person can speak a maximum of ten minutes.
6. Comments at public hearings should be germane to the matter subject to the public hearing which should be liberally construed.

PUBLIC PRESENTATIONS GUIDELINES

(Amended by Kershaw County Council, January 24, 2023)

Rules as to Public Presentations

These rules may be varied by county council by a single vote at the time of the presentation.

1. A "public presentation" as an agenda item is limited to non-governmental organizations that wish to make requests or present information to County Council involving matters which are within the purview or statutory scope of County Council's authority.
2. A public presentation is limited to no more than two (2) per meeting. The maximum time allotted for a public presentation is 15 minutes. No action is taken by County Council as a result of a public presentation. **(Amended 9.26.2023)**
3. Governmental entities, agencies of Kershaw County, or boards of Kershaw County can likewise present a public presentation as an agenda item. Governmental entities, agencies of Kershaw County, or boards of Kershaw County or entities that have a contractual relationship with Kershaw County can likewise request to be put on the agenda under New Business.
4. A request to be put on the agenda as a public presentation, or new business (if applicable) shall be accompanied by a written request which shall state the nature of the public presentation and the substantive content of the proposed presentation.
5. Individuals or representatives of organizations that wish to express concerns to County Council or to comment as to public matters are more appropriate to present their concerns or comments during the "public comment" section on the Council agenda.

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KERSHAW COUNTY VALUES

Residents – We believe that Kershaw County residents are the driving force in the delivery of our services and solutions.

Accountability – We honor commitments to our customers and take responsibility for our actions in all that we do.

Diversity - We value a workforce that reflects diversity, equity, and inclusion so that we can respond to our community whose strength is found in our differences.

Transparent Stewardship – We uphold openness and ethical conduct in the planning, management, and accounting of our financial, economic, environmental, historical, and cultural resources.

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The vision for Kershaw County is to exceed the needs and expectations of the county now and achieve the right balance between growth and preservations to become what future generations deserve.

KERSHAW COUNTY PURPOSE

The golden thread that runs through everything we do as public servants is increasing the quality of life for our residents.

KERSHAW COUNTY MISSION

As responsible stewards of county resources, Kershaw County will deliver efficient, effective, and safe public services while remaining accountable to our residents. **(Updated 5.14.2024)**

**APPROVAL
OF
MINUTES**

Kershaw County Council Minutes
Tuesday, August 27, 2024



The regular meeting of the Kershaw County Council was held on Tuesday, August 27, 2024, at 6:00 p.m. in the Council Chambers at the Kershaw County Government Center.

County Council Present: Vice-Chairman Jimmy Jones Councilman Sammie Tucker, Jr.
 Councilman Derek Shoemake Councilman Russell Brazell
 Councilman Danny Catoe

Absent County Council: Councilman Brant Tomlinson

Staff Present: Danny Templar Hannah Parler
 Gerald Blanchard Chris Anderson
 Joey Adams-Raczkowski Lauren Reeder
 Will Glover John DuBose
 Chris Spitzer

Members of the press and public were present.

In accordance with the Freedom of Information Act, copies of the agenda were sent to the newspapers, TV, and radio stations, citizens of the county, department heads, and posted on the website.

CALL TO ORDER

Vice-Chairman Jimmy Jones called the meeting to order at 6:00 p.m., welcomed and thanked those present in person and online to the meeting of Tuesday, August 27, 2024. Vice-Chairman Jimmy Jones proceeded to invite Pastor Clarke McGriff of Green Hill Baptist Church, Lugoff, for the Invocation and Pledge of Allegiance.

ADOPTION OF AGENDA

During the adoption of the agenda, Councilman Derek Shoemake made a motion to adopt the agenda for the Tuesday, August 27, 2024 meeting; seconded by Councilman Danny Catoe. At a point of discussion, Councilman Derek Shoemake made an amendment to the agenda to move item 10 – New Business and place it under Discussion since no vote would be taken until the Finance Committee reviews funding questions and requests; seconded by Councilman Russell Brazell. By show of hands, Vice-Chairman Jimmy Jones, Councilman Danny Catoe, Councilman Russell Brazell, Councilman Derek Shoemake, and Councilman Sammie Tucker, Jr. were all in favor of the amendment. Councilman Brant Tomlinson was absent for this meeting.

Kershaw County Council Minutes **Tuesday, August 27, 2024**

Vice-Chairman Jimmy Jones then called for a motion to adopt the agenda; by show of hands, Councilman Sammie Tucker, Jr., Councilman Derek Shoemake, Councilman Russell Brazell, Councilman Danny Catoe, and Vice-Chairman Jimmy Jones were all in favor. Councilman Brant Tomlinson was absent for this meeting.

Before proceeding, Vice-Chairman Jimmy Jones reordered the agenda and placed Pecan Orchard which was listed as item 10 to be listed as 4B. He also called for a Point of Order to have Councilman Russell Brazell act as the acting Chair for this meeting; seconded by Councilman Danny Catoe. By show of hands, Vice-Chairman Jimmy Jones, Councilman Danny Catoe, Councilman Russell Brazell, Councilman Derek Shoemake, and Councilman Sammie Tucker, Jr. were all in favor. Councilman Brant Tomlinson was absent for this meeting.

DISCUSSION

Many residents from the Pecan Orchard Subdivision were present as the County Administrator Danny Templar expressed his concerns and tentative plan to improve the Pecan Orchard Subdivision as he deemed a HIGH PRIORITY. He shared that his plan was to use a portion of Emergency Reserves to maintain the project after visiting the area and holding a meeting with the residents of Pecan Orchard. He also expressed that the meeting went well and the County wants to do their part to correct Stormwater issues. Once the Finance Committee discusses and reviews funding and scheduled workshops are held with proper staff to better understand the scope of the issues, the County will move forward to improve Pecan Orchard.

Councilman Russell Brazell referred the request for Pecan Orchard Funding to the Finance Committee for \$150,000 to begin the improvement plans for Surveying and Engineering Plans. Councilman Sammie Tucker, Jr. stated once the meeting has been scheduled, the request will be reviewed.

PUBLIC COMMENTS (See Attached)

Rules and Guidelines were read by Councilman Derek Shoemake.

PUBLIC PRESENTATIONS

County Administrator Danny Templar recognized four (4) employees who received the "+One" award that acknowledges and celebrates the good things that employees do and go beyond their expectations for Kershaw County. The "+One" award is a personal initiative and involvement to improve customer service, trust and expectations. CONGRATULATIONS!!! The awards were presented to the following:

Lt. T. Raven

Firefighter C. Baxley

Paramedic D. Alvarez

EMT J. Holland

APPROVAL OF MINUTES

Councilman Derek Shoemake made a motion to approve the minutes of Tuesday, August 13, 2024; seconded by Councilman Sammie Tucker, Jr. By show of hands, Councilman Russell Brazell, Vice-Chairman Jimmy Jones, , Councilman Danny Catoe, Councilman Derek Shoemake, and Councilman Sammie Tucker, Jr. were all in favor for the approval of the minutes. Councilman Brant Tomlinson was absent for this meeting.

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KERSHAW COUNTY COUNCIL MEETING

PUBLIC COMMENTS

8.27.2024

If you would like to address the County Council during the Public Comments portion of the agenda, please sign in below.

See back of agenda for complete guidelines.

	NAME	SUBJECT	PHONE NUMBER
1.	Rose Jackson	Pecan Orchard	(803)474-2189
2.	Diane Robinson	Waterce	803 427 7658
3.	Niesie Miles	Pecan Orchard	803-549-1193
4.	Michael Buring	Pecan Orchard	803-420-8393
5.	Corlyn Buring	Pecan Orchard	803-420-8393
6.	GAM WEBB II	LITTER	803 669 2986
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Kershaw County Council Minutes Tuesday, August 27, 2024

ORDINANCES

Second Reading: An Ordinance Authorizing The Amendment And Restatement Of Restrictive Covenants Affecting Designated Wetlands, Tributaries, And Related Buffer Areas Located Upon Property Within The Industrial Park In Kershaw County Formerly Known As Governor's Hill West Business Park Pursuant To The Requirements Of The Department Of Army Permit No. SAC 2006-03871.

First Reading: August 13, 2024

With no discussion, Second Reading passed with a motion from Councilman Derek Shoemake and seconded by Councilman Sammie Tucker, Jr. By show of hands, Councilman Russell Brazell, Vice-Chairman Jimmy Jones, Councilman Danny Catoe, Councilman Derek Shoemake, and Councilman Sammie Tucker, Jr. were all in favor. Councilman Brant Tomlinson was absent for this meeting.

COUNTY ORDINANCE REVIEW

Placed on the agenda by Councilman Sammie Tucker, Jr., he clarified that moving forward, the Council needs to ensure that rules and ordinances are being followed set by Council. With clarity from Attorney John Dubose, the Council falls within the guidelines of rules set by the Council allowing Councilman Russell Brazell to preside over the meeting.

With that clarity, Councilman Sammie Tucker, Jr., made a motion to appoint Councilman Russell Brazell as Vice-Chairman of the Kershaw County Council; seconded by current Vice-Chairman Jimmy Jones who decided to allow new leadership beginning with Councilman Russell Brazell. By show of hands, Councilman Sammie Tucker, Jr., Councilman Derek Shoemake, Councilman Russell Brazell, Councilman Danny Catoe, and Vice-Chairman Jimmy Jones were all in favor. Councilman Brant Tomlinson was absent for this meeting.

RESOLUTIONS

The County Administrator presented to Council a Resolution by Kershaw County Council opposing Charlotte Water's proposed Interbasin Transfer (IBT) Modification Request. (See Attached) Councilman Danny Catoe made a motion to accept this Resolution as written to oppose the IBT; seconded by Councilman Derek Shoemake. By show of hands, Councilman Sammie Tucker, Jr., Councilman Derek Shoemake, Vice-Chairman Russell Brazell, Councilman Danny Catoe, and Councilman Jimmy Jones were all in favor. Councilman Brant Tomlinson was absent from this meeting.

APPOINTMENTS

County Council acknowledged and accepted the application of Jidida Douglas into the record as an applicant for upcoming vacancies on the Planning Commission. County Council also agreed to move forward and prepare to accept other applications and submissions and reappointments by the September meetings to ensure that this board is fully staffed as it is a very active Board for Kershaw County. No vote was taken.

STATE OF SOUTH CAROLINA)
)
COUNTY OF KERSHAW)

RESOLUTION NO. ___.2024

A RESOLUTION BY KERSHAW COUNTY COUNCIL OPPOSING CHARLOTTE WATER'S PROPOSED INTERBASIN TRANSFER (IBT) MODIFICATION REQUEST.

WHEREAS, Charlotte Water services areas of Mecklenburg County, North Carolina with customers existing in both the Catawba and Rocky River Basins of North Carolina;

WHEREAS, Charlotte Water has provided a Notice of Intent to the North Carolina Environmental Management Commission (EMC) to submit a Request for Modification of its existing 2002 Interbasin Transfer (IBT) Certificate to allow for an increase in the interbasin transfer of water from the Catawba River Basin to the Rocky River Basin to service the growing demand in the Charlotte, North Carolina area;

WHEREAS, increased water outputs into the Rocky River Basin in North Carolina affects certain areas of the Pee Dee River Basin in South Carolina;

WHEREAS, portions of Kershaw County are within the boundary of the Pee Dee River Basin;

WHEREAS, the withdrawal from or returning of water to the Catawba River Basin in North Carolina affects the Wateree River, and more broadly, the Catawba River Basin in South Carolina;

WHEREAS, the Wateree River flows through Kershaw County and Kershaw County is within the boundaries of the Catawba River Basin in South Carolina;

WHEREAS, fresh water is a finite natural resource and both increases and decreases to a river system's water quantity or quality can carry the potential for negative environmental and socioeconomic impacts to the areas surrounding the affected river system;

WHEREAS, Kershaw County, as well as other counties and municipalities throughout the Midlands, is experiencing exponential growth, which has and will, increase the demand for fresh water and related infrastructure, necessitating more efficient utilization of the river systems, which already show signs of impairment; and

WHEREAS, alternative measures could be implemented to avoid the necessity of increasing the interbasin water transfer as proposed and alternative measures are likely to have less potential for negative impacts on Kershaw County's natural resources.

NOW, THEREFORE, BE IT RESOLVED by Kershaw County Council, to oppose the proposed Interbasin Transfer Modification Request of Charlotte Water to increase the interbasin transfer of water from the Catawba River Basin to the Rocky River Basin.

RESOLVED by Kershaw County Council this ____ day of August 2024.

KERSHAW COUNTY, SOUTH CAROLINA

Jimmy Jones, Kershaw County Vice-Chairman

ATTEST:

Hannah M. Parler
Clerk to Council

Kershaw County Council Minutes Tuesday, August 27, 2024

COUNCIL MEMBER BRIEFINGS

Councilman Jimmy Jones: Congratulated Councilman Russell Brazell on his appointment as Vice-Chairman of the Kershaw County Council; welcomed and congratulated newly elected Ben Connell as Kershaw County Council Chairman; thanked the citizens from Pecan Orchard for speaking about the Stormwater conditions and issues in their community; announced that he will have back surgery, but anticipates participation virtually for meetings

Councilman Brant Tomlinson: Absent from this meeting.

Councilman Danny Catoe: Mt. Pisgah Resource Center has a Blessing Box for people in hard times and in need of that "extra"; thanks to Roy's Wood Products for building the Blessing Box; keep the schools and teachers in thoughts and support as a new school year has begun; thanked the Administrator for acknowledging the good of the employees for Kershaw County with "+One"; thanked Councilman Jimmy Jones for his services to KCC

Councilman Derek Shoemake: Congratulated Councilman Russell Brazell and Ben Connell on their new appointments; congratulated the +One Award Recipients; continue to support teachers and sports during this school year; Blanketing Families will host meal distributions at Elgin Town Hall on Wednesday, August 28th at noon

Councilman Sammie Tucker, Jr.: Congratulated Councilman Russell Brazell on his appointment as Vice-Chairman; wished Councilman Jimmy Jones a speedy recovery; continue to support the schools, Happy Labor Day and remain safe; Finance Committee meeting will be scheduled and published

Councilman Russell Brazell: Thanked everyone for their support as Vice-Chair and looking forward to moving forward and working together

ADMINISTRATOR'S BRIEFING

The Administrator expressed his positive feedback on the Mission for Kershaw County, which he does not take lightly and feels strongly that Kershaw is responsible and delivers effective services to the citizens of Kershaw County; P & Z Luncheon was held with attendance of 30-40 people at the Economic Development Building referencing SC Manufacturing Homes – updates forthcoming

LEGAL BRIEFING

No Legal Briefing.

EXECUTIVE SESSION

Receipt Of Legal Advice Related To A Pending Or Threatened Claim Covered By The Attorney-Client Privilege Pursuant To S.C. Code 30-4-70(A)(2).

In Session: 7:37 p.m. – Councilman Sammie Tucker, Jr., made a motion to enter Executive Session; seconded by Councilman Derek Shoemake. By show of hands, Councilman Sammie Tucker, Jr., Councilman Derek Shoemake, Vice-Chairman Russell Brazell, Councilman Danny Catoe, and Councilman Jimmy Jones were in favor to enter Executive Session. Councilman Brant Tomlinson was absent from this meeting.

Kershaw County Council Minutes
Tuesday, August 27, 2024

Out of Session: 7:55 p.m. – Councilman Sammie Tucker, Jr., made a motion to exit Executive Session; seconded by Councilman Danny Catoe. By show of hands, Councilman Sammie Tucker, Jr., Councilman Derek Shoemake, Vice-Chairman Russell Brazell, Councilman Danny Catoe, and Councilman Jimmy Jones were in favor to exit Executive Session. Councilman Brant Tomlinson was absent from this meeting. No votes were taken.

ADJOURNMENT

After no further discussion, Councilman Sammie Tucker, Jr., made a motion to adjourn at 7:56 p.m.; seconded by Councilman Danny Catoe. By show of hands, Councilman Sammie Tucker, Jr., Councilman Derek Shoemake, Vice-Chairman Russell Brazell, Councilman Danny Catoe, and Councilman Jimmy Jones were in favor to adjourn the meeting of August 27, 2024. Councilman Brant Tomlinson was absent from this meeting.

Date Approved

Hannah M. Parler, Clerk to Council

ORDINANCE

Third Reading: An Ordinance Authorizing The Amendment And Restatement Of Restrictive Covenants Affecting Designated Wetlands, Tributaries, And Related Buffer Areas Located Upon Property Within The Industrial Park In Kershaw County Formerly Known As Governor's Hill West Business Park Pursuant To The Requirements Of The Department Of Army Permit No. SAC 2006-03871.

First Reading: August 13, 2024

Second Reading: August 27, 2024

NOW, THEREFORE, BE IT ORDAINED by the Kershaw County Council that the Chair of Kershaw County Council is hereby authorized to execute and record amended restrictive covenants in substantially the same form as the First Revision and Restated Declaration of Restrictive Covenants attached as Exhibit "A", to record the property survey depicted in Exhibit "B" as a referenced plat in those amended restrictive covenants, and to take all other such actions as may be necessary to effectuate the purposes of this ordinance.

This Ordinance takes effect and is in full force upon third reading.

KERSHAW COUNTY, SOUTH CAROLINA

Jimmy Jones, Vice Chair, County Council

(SEAL)

ATTEST:

Hannah M. Parler, Clerk to Council

First Reading:

Second Reading:

Third Reading:

EXHIBIT A

FIRST REVISION AND RESTATED
DECLARATION OF RESTRICTIVE COVENANTS

[Attached]

EXHIBIT B

PROPERTY SURVEY DATED JUNE 23, 2021
PREPARED BY ROBERT H. LACKEY SURVEYING, INC.

[Attached]

STATE OF SOUTH CAROLINA)
)
COUNTY OF KERSHAW)

FIRST REVISION AND
RESTATED DECLARATION OF
RESTRICTIVE COVENANTS

THIS FIRST REVISION AND RESTATED DECLARATION OF RESTRICTIVE COVENANTS is made this ____ day of _____ 2024, by Kershaw County (“Declarant”), to Amend and Restate the DECLARATION OF RESTRICTIVE COVENANTS made the 3rd day of June 2011 by the Declarant and recorded in the office of the Register of Deeds for Kershaw County in Book 2812, at page 156.

RECITALS

WHEREAS, Declarant is the owner of certain real property (“real property” includes wetlands, any interest in submerged lands, uplands, associated riparian/littoral rights) located in Kershaw County, South Carolina, more particularly described as:

Wetlands area C1 containing 3.167 acres; wetlands area C2 containing 0.737 acre; wetlands buffer area 1 containing 3.941 acres; wetlands buffer area 2 containing 2.107 acres; and wetlands buffer area 3 containing 1.538 acres. Said wetlands area C1 and C2, and wetlands buffer area 1, 2, and 3 being more particularly shown on that plat prepared for Governor’s Hill West Business Park of “Wetlands Parcel with Buffer” by J. Henry Walker, III, PLS, dated February 17, 2011 and last revised on March 17, 2011 and recorded in the office of the Register of Deeds for Kershaw County in Book C105, at page 4.

Tax Map Number: Portion of 301-00-00-002

Wetland area D1 and surrounding wetlands buffer, together containing 20.87 acres; wetland area D2 and surrounding wetlands buffer, together containing 10.07 acres. Said wetland areas D1 and D2, and surrounding wetland buffer areas being more particularly shown on that plat prepared for Kershaw County of “Update Map with Required Wetland Buffers” by Robert H. Lackey Surveying, Inc., dated June 23, 2021 and last revised on April 8, 2024 and recorded in the office of the Register of Deeds for Kershaw County in Book _____, at page _____.

Tax Map Numbers: Portion of 301-00-00-002; Portion of 301-00-00-085

Unnamed Tributary 1 and surrounding wetland buffer containing 0.63 acre. Said Unnamed Tributary 1 and surrounding wetland buffer being more particularly shown on that plat prepared for Kershaw County of “Update Map with Required Wetland Buffers” by Robert H. Lackey Surveying, Inc., dated June 23, 2021 and

last revised on April 8, 2024 and recorded in the office of the Register of Deeds for Kershaw County in Book _____, at page _____.

Tax Map Number: Portion of 301-00-00-002

Unnamed Tributary 5 and surrounding wetland buffer containing 0.15 acre. Said Unnamed Tributary 5 and surrounding wetland buffer being more particularly shown on that plat prepared for Kershaw County of "Update Map with Required Wetland Buffers" by Robert H. Lackey Surveying, Inc., dated June 23, 2021 and last revised on April 8, 2024 and recorded in the office of the Register of Deeds for Kershaw County in Book _____, at page _____.

Tax Map Number: Portion of 301-00-00-085

WHEREAS, as compensatory mitigation under Federal and State law for Department of the Army Permit no. SAC 2006-3871-5NC ("Permit") issued by the U.S. Army Corps of Engineers, Charleston District ("Corps" or "Charleston District"), to include any successor agency, and certification(s) and/or permit(s) issued by the S.C. Department of Health and Environmental Control ("DHEC"), to include any successor agency, and in recognition of the continuing benefit to the permitted property, and for the protection of waters of the United States and scenic, resource, environmental, and general property, and for the protection of waters of the United States and scenic, resource environmental, and general property values, Declarant has agreed to place certain restrictive covenants on the Property, in order that the Property shall remain substantially in its natural condition forever.

NOW THEREFORE, Declarant hereby declares that the Property shall be held, transferred, conveyed, leased, occupied, or otherwise disposed of and used subject to the following restrictive covenants, which shall run with the land and be binding on all heirs, successors, assigns (they are included in the term, "Declarant", below), lessees, or other occupiers and users.

1. **Prohibitions.** Declarant is and shall be prohibited from the following: filling, draining, flooding, dredging, impounding, clearing, burning, cutting or destroying vegetation, cultivating, excavating, erecting, constructing, releasing wastes, or otherwise doing any work on the Property; introducing exotic species into the Property (except biological controls preapproved in writing by the Corps and DHEC); and from changing the grade or elevation, impairing the flow or circulation of waters, reducing the reach of waters, and any other discharge or activity requiring a permit under clean water or water pollution control laws and regulations, as amended. The following are expressly excepted from this paragraph: a) cumulatively very small impacts associated with hunting (excluding planting or burning), fishing, and similar recreational or educational activities, consistent with the continuing natural condition of the Property; b) removal or trimming or vegetation hazardous to person or property, or of timber downed or damaged due to natural disaster; c) restoration or mitigation required under law.

2. **Amendment.** After recording, these restrictive covenants may only be amended by a recorded document signed by the Corps and DHEC and Declarant. The recorded document, as amended, shall be consistent with the Charleston District model conservation restrictions at the time of amendment. Amendment shall be allowed at the discretion of the Corps and DHEC, in consultation with resource agencies as appropriate, and then only in exceptional circumstances. Compensatory mitigation for any adverse impacts associated with an amendment will be required pursuant to Charleston District mitigation policy at the time of amendment. There shall be no obligation to allow an amendment.

3. **Notice to Government.** Any permit application, or request for certification or modification, which may affect the Property, made to any governmental entity with authority over wetlands or other waters of the United States, shall expressly reference and include a copy (with the recording stamp) of these restrictive covenants.

4. **Reserved Rights.** It is expressly understood and agreed that these restrictive covenants do not grant or convey to members of the general public any rights of ownership, entry or use of the Property. These restrictive covenants are created solely for the protection of the Property, and for the consideration and values set forth above, and Declarant reserves the ownership of the fee simple estate and all rights appertaining thereto, including without limitation the rights to exclude others and to use the property for all purposes not inconsistent with these restrictive covenants.

5. **Compliance Inspections.** The Corps, DHEC, and their authorized agents shall have the right to enter and go upon the lands of Declarant, to inspect the Property and take actions necessary to verify compliance with these restrictive covenants.

6. **Enforcement.** The Declarant grants to the Corps, the U.S. Department of Justice, and/or HDEC, a discretionary right to enforce these restrictive covenants in a judicial action against any person(s) or other entity(ies) violating or attempting to violate these restrictive covenants, provided, however, that no violation of these restrictive covenants shall result in a forfeiture or reversion of title. In any enforcement action, an enforcing agency shall be entitled to a complete restoration for any violation, as well as any other judicial remedy such as civil penalties. Nothing herein shall limit the right of the Corps to modify, suspend, or revoke the Permit.

7. **Property Transfers.** Declarant shall include the following notice on all deeds, mortgages, plats, or any other legal instruments used to convey any interest in the Property (failure to comply with this paragraph does not impair the validity or enforceability of these restrictive covenants):

NOTICE: This Property Subject to First Revision and Restated Declaration of Restrictive Covenants Recorded in Book _____,

at page _____ on the ____ day of _____, 2024 in the office of the Register of Deeds for Kershaw County.

8. **Marking of Property.** The perimeter of the Property shall at all times be plainly marked by permanent signs saying, "Protected Natural Area," or by an equivalent, permanent marking system.

9. **Recording of Plat.** A plat depicting the boundaries of the Property subject to these restrictive covenants shall be recorded in the deed records office for each county in which the Property is situated prior to the recording of these restrictive covenants. The plats are recorded at Book C105, at page 4 on June 22, 2011, and at Book _____, at page _____ on _____ in the office of the Register of Deeds for Kershaw County.

10. **Long-Term Management.** The Declarant is responsible for long-term management activities identified in an approved mitigation plan, dated January 3, 2011. The required activities include but are not limited to management activities (invasive species, fire, etc.) and the maintenance and/or replacement of structures (fences, ditch pugs, weirs, etc.) that are critical to the long-term success of the mitigation activities as described in the approved mitigation plan.

11. **Separability Provisions.** Should any separable part of these restrictive covenants be held contrary to law, the remainder shall continue in full force and effect.

IN WITNESS WHEREOF, the Declarant has duly executed this Declaration of Restrictive Covenants the date written above.

IN THE PRESENCE OF:

Declarant

By: _____

Its: Kershaw County Council Vice Chair

IN WITNESS WHEREOF, the United States Army Corps of Engineers hereby authorizes this Revised and Restated Declaration of Restrictive Covenants pursuant to the requirements of Section 2 of the Restrictive Covenants dated June 3, 2011, recorded in the office of the Register of Deeds for Kershaw County in Book 2812, at Page 156.

ATTEST:

U.S. Army Corps of Engineers

By: _____

Its:

Date: _____

IN WITNESS WHEREOF, the South Carolina Department of Environmental Services, formerly known as the South Carolina Department of Health and Environmental Control, hereby authorizes this Revised and Restated Declaration of Restrictive Covenants pursuant to the requirements of Section 2 of the Restrictive Covenants dated June 3, 2011, recorded in the office of the Register of Deeds for Kershaw County in Book 2812, at Page 156.

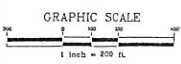
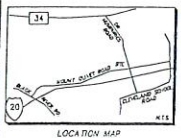
ATTEST:

S.C. Department of Environmental Services

By: _____

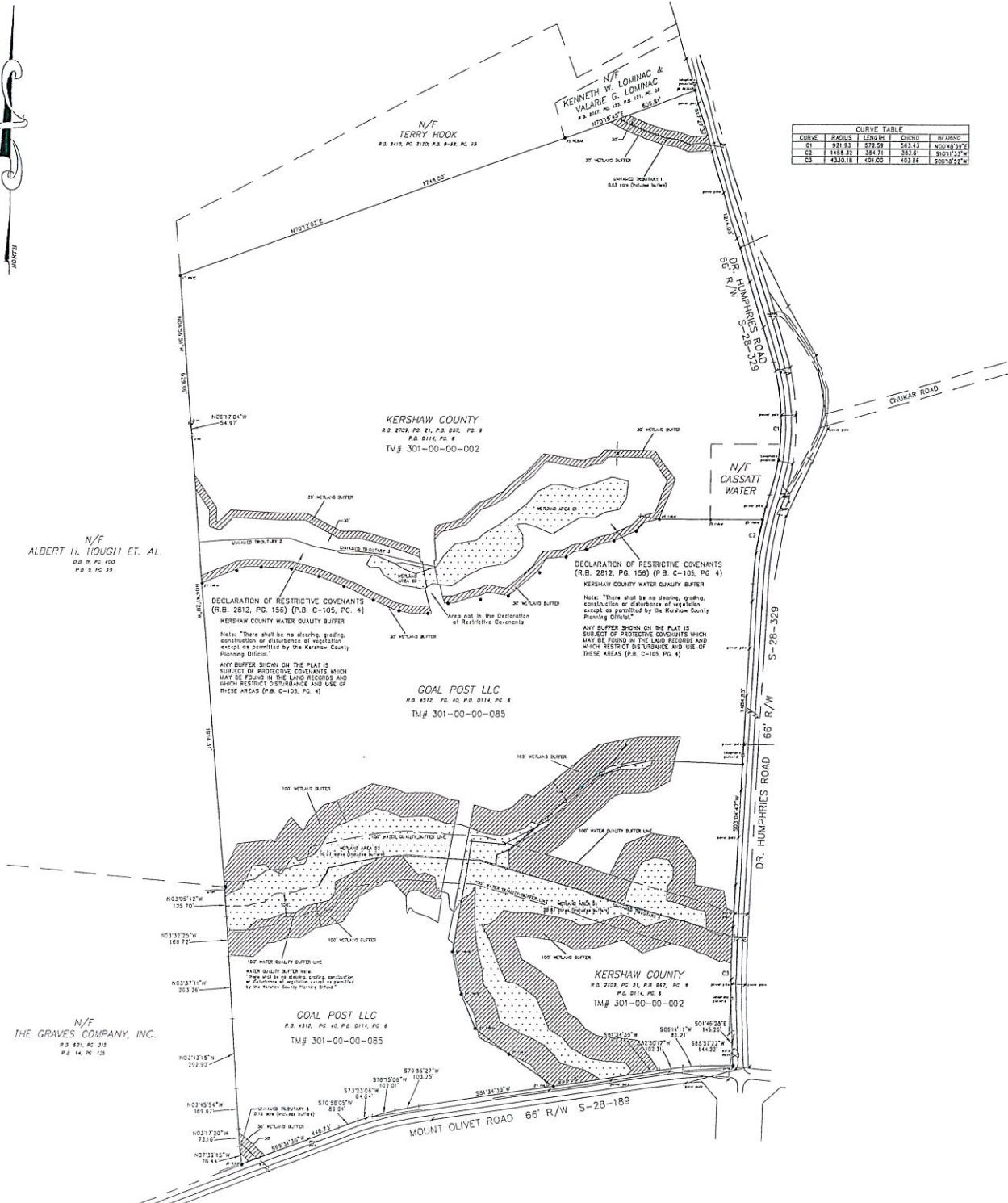
Its:

Date: _____



LEGEND:
 Iron Pin Found -
 Iron Pin Set -
 Calculated Point -
 Power Pole -
 Electric Utility Line -

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	331.33	572.95	521.43	S100°28'20"
C2	1458.33	384.71	383.61	S101°13'33"
C3	4330.18	401.03	402.88	S100°18'52"



DECLARATION OF RESTRICTIVE COVENANTS
 (R.B. 2812, P.C. 155) (P.B. C-105, P.C. 4)
 KERSHAW COUNTY WATER QUALITY BUFFER

Note: "There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the Kershaw County Planning Official."

ANY BUFFER SHOWN ON THE PLAT IS SUBJECT OF PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS (P.B. C-105, P.C. 4)

DECLARATION OF RESTRICTIVE COVENANTS
 (R.B. 2812, P.C. 155) (P.B. C-105, P.C. 4)
 KERSHAW COUNTY WATER QUALITY BUFFER

Note: "There shall be no clearing, grading, construction or disturbance of vegetation except as permitted by the Kershaw County Planning Official."

ANY BUFFER SHOWN ON THE PLAT IS SUBJECT OF PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS (P.B. C-105, P.C. 4)

COAL POST LLC
 P.B. 4512, P.C. 40, P.B. 2114, P.C. 6
 T.M.# 301-00-00-085

KERSHAW COUNTY
 R.B. 2109, P.C. 21, P.B. 202, P.C. 9
 P.B. 2114, P.C. 6
 T.M.# 301-00-00-002

N/F THE GRAVES COMPANY, INC.
 P.B. 621, P.C. 318
 P.B. 14, P.C. 128

The plat is a record of a survey conducted in accordance with the provisions of the South Carolina Code of Laws, Title 39, Chapter 10, and the provisions of the South Carolina Code of Laws, Title 39, Chapter 10, Section 39-10-100, and the provisions of the South Carolina Code of Laws, Title 39, Chapter 10, Section 39-10-101.

Purpose of Plat: Update Map with Required Wetland Buffers
 Proposed to:
KERSHAW COUNTY
 Prepared by: **ROBERT H. LACKEY SURVEYING, INC.**
 PROPERTY SURVEY: June 23, 2021 Tax Map No. 301-00-00-002 & 301-00-00-085
 Located Southeast of Camden - Kershaw County - South Carolina
 References: R.B. 4512, P.C. 40, P.B. 2114, P.C. 6; R.B. 2105, P.C. 21; P.B. 8-67, P.C. 3;
 D.B. 25, P.C. 323; P.B. 18, P.C. 2821



This plat was prepared by the Surveyor, Robert H. Lackey, Inc., and the Surveyor has been duly sworn to the accuracy of the plat. The Surveyor is not responsible for the accuracy of the plat if the plat is used for any purpose other than that for which it was prepared.

APPOINTMENTS

**PLANNING
COMMISSION
APPLICANTS**



Name
Christopher Renfro

Address
1529 fort jackson rd

City
lugoff, SC

County
Kershaw

Phone
(803)549-0025

Email
Renfroentertainment@ya
hoo.com

LinkedIn
[View LinkedIn Profile](#)

Resume
[View Resume](#)

Cover Letter

Christopher Renfro

Occupation / Current Position

Supervisor
Spectrum • Apr 2021 - Current

Education

High School or Equivalent
Diploma

References

Qualifiers

Experience: Business
Expertise: Strategic Planning
Areas of Interest: Community

Questions

What is your council district?
3

What is your race?
White

What is your gender?
Male

How long have you resided in Kershaw County
Lifetime

How long have you resided in South Carolina?
Lifetime

Are you a registered South Carolina voter?

yes

What are your normal working hours?

11-8

Have you ever been convicted of a felony?

No

List any information you feel pertinent to the position, if any.

Heavily involved with community

List any previous service to the county, state, city or other boards or commissions.

Atax

Christopher L. Renfro

(803)549-0025

renfroentertainment@yahoo.com

1529 Fort Jackson Road, Lugoff, SC

2023

Work History

April 2021-Present

Spectrum:

Residential Connectivity Specialist Supervisor (2022-Present) (Promotion)

(Columbia, SC)

Responsible for up to 15 direct reports in our more challenging markets with a monthly telecommunication sales quota for wireline and mobile services. Responsible for training, hiring, and continuous training to exceed monthly quotas. My team averaged 120%-300% on monthly goals for fiscal year 2023.

Direct Sales Supervisor (2021-2022)

(Sumter, SC - Columbia, SC)

Responsible for up to 20 direct reports whose job function included achieving monthly telecommunication sales quotas.

April 2015-April 2021

ATT:

Retail Manager (June 2018-April 2021) (Promotion)

Integrated Solutions Consultant - Columbia, SC

IEFS-Wireline: Wire Technician (April 2015-June 2018)

Installation of ATT wireline products and basic cable repair including but not limited to ariel, buried, and fiber cable.

2012-2015

Kershaw County School District:

Bus Driver

Teacher

Wrestling Coach

Professional Highlights

- 2017 Recipient of the ATT Service Excellence Award (Received for having the highest metrics in the organization along with many other variables; only 1 award per year in the entire company of 160k+ employees)
- Ranked 3rd out of 300 teams at Spectrum Nationwide for PSUs obtained in September 2023
- Ranked 2nd out of 30 teams at Spectrum in our Carolinas Region (NC and SC) for fiscal year 2023
- 2021 increased my team's customer sales 818.2%, Customer Connects 920%, and mobile sales 1,800%

Education

Lugoff-Elgin High School

College/Higher Education:

- Central Carolina (Plant Systems & Operations)
- Applied Technology Education Campus (Computer Repair)