

STATE OF SOUTH CAROLINA)
)
COUNTY OF KERSHAW)

ORDINANCE NO. 111.2024

AN ORDINANCE

TO AMEND THE KERSHAW COUNTY, SOUTH CAROLINA UNIFIED CODE OF ZONING AND LAND DEVELOPMENT REGULATIONS, TO AMEND TABLE 3:3 TO ESTABLISH GUN CLUB AND SKEET SHOOTING RANGES AS A PERMITTED USE IN THE B-2, RD-1, RD-2, AND MRD-1 ZONING DISTRICTS OF KERSHAW COUNTY.

Be it ordained by the Council of Kershaw County, South Carolina:

Section 1. Findings and Determinations.

The Council finds and determines that:

- (a) Recreational and sporting shooting activities are a prevalent property use in Kershaw County and it is desirable to allow for the establishment of gun clubs and skeet shooting ranges in additional zoning districts of Kershaw County.
- (b) Allowing for gun clubs and skeet shooting ranges in B-2, RD-1, RD-2, and MRD-1 zoning districts appropriately preserves and does not infringe upon a property owner's right to bear arms, as provided under Section 20, Article I of the South Carolina Constitution.
- (c) Permitting the establishment and use of gun clubs and skeet shooting ranges in B-2, RD-1, RD-2, and MRD-1 zoning districts of Kershaw County is compatible with the Second Amendment of the United States Constitution.
- (d) It is consistent with good zoning practices and policies that the zoning districts allowing for the permitted use of gun clubs and skeet shooting ranges align with those zoning districts allowing for hunt clubs as a permitted use, as these are similar use types.

Section 2. Amendment of the Kershaw County, South Carolina Unified Code of Zoning and Land Development Regulations (ZLDR)

The ZLDR is amended to amend Table 3:3 as set forth in "Exhibit 1" attached hereto and incorporated herein by reference.

Section 3. Severability.

If any section, subsection, or clause of this ordinance is held to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections and clauses shall not be affected.

Section 4. Conflicting Provisions.

FILED FOR RECORD
2024 JUN 18 AM 9:55
JANET C. HASTY
CLERK OF COURT
KERSHAW COUNTY, S.C.

To the extent this ordinance contains provisions that conflict with provisions contained elsewhere in the Kershaw County Code or other County ordinances, the provisions contained in this ordinance supersede all other provisions and this ordinance is controlling.

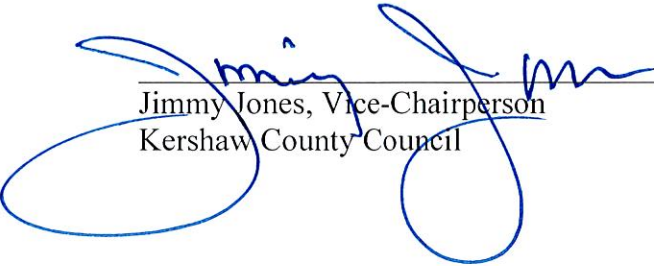
Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this 11th day of June, 2024.

KERSHAW COUNTY, SOUTH CAROLINA



Jimmy Jones, Vice-Chairperson
Kershaw County Council

ATTEST:



Hannah Parler, Clerk to Council

First Reading: May 14, 2024
Second Reading: May 28, 2024
Third Reading: June 11, 2024
Public Hearing: May 28, 2024



~~Indicates Matter Stricken~~
Indicates New Matter

**Table 3-3 SCHEDULE OF PERMITTED AND CONDITIONAL USES
AND OFF-STREET PARKING REQUIREMENTS BY ZONING DISTRICTS**

Zone Districts	NAICS	R-15	R-10	R-6	O-I	B-2	B-3	I-1	GD	RD-1, RD-2 MRD-1	Required Off-Street Parking (a)
Hunt Clubs and All Other Amusement, Except Gun Club/Skeet	713990	N	N	N	N	P	N	P	P	P	By individual review Not Applicable
Gun Club and Skeet Ranges	713990	N	N	N	N	N P	N	P	P	N P	4-per target area Not Applicable

**Kershaw County,
South Carolina Unified Code
of
ZONING AND
LAND DEVELOPMENT
REGULATIONS**

**KERSHAW COUNTY PLANNING AND ZONING
COMMISSION**

**REQUEST FOR TEXT AMENDMENT BY
FRIENDSHIP ROAD, LLC (CASE 24-11)**

PROPOSAL: TO AMEND THE KERSHAW COUNTY, SOUTH CAROLINA UNIFIED CODE OF ZONING AND LAND DEVELOPMENT REGULATIONS, TO ADD SECTION 3:3.27, GUN CLUB AND SKEET SHOOTING RANGES, AND TO AMEND TABLE 3:3 TO ESTABLISH GUN CLUB AND SKEET SHOOTING RANGES AS A CONDITIONAL USE IN THE RD-1, RD-2, AND MRD-1 ZONING DISTRICTS AND TO ESTABLISH THE CONDITIONS THAT MUST BE SATISFIED FOR THE CONDITIONAL USE.

April 8, 2024 (See page 3 for the Planning & Zoning Commission Action Summary)

STAFF REPORT
KERSHAW COUNTY PLANNING AND ZONING COMMISSION
(April 8, 2024 Meeting)

Request #: 24-11

Applicant: Friendship Road, LLC, represented by Scott Griffin

Proposal: TO AMEND THE KERSHAW COUNTY, SOUTH CAROLINA UNIFIED CODE OF ZONING AND LAND DEVELOPMENT REGULATIONS, TO ADD SECTION 3:3.27, GUN CLUB AND SKEET SHOOTING RANGES, AND TO AMEND TABLE 3:3 TO ESTABLISH GUN CLUB AND SKEET SHOOTING RANGES AS A CONDITIONAL USE IN THE RD-1, RD-2, AND MRD-1 ZONING DISTRICTS AND TO ESTABLISH THE CONDITIONS THAT MUST BE SATISFIED FOR THE CONDITIONAL USE.

Background Summary:

- Recreational and sporting shooting activities are a prevalent property use in Kershaw County and it is desirable to enact conditional use requirements that will allow the establishment of gun clubs and skeet shooting ranges in the rural zoning districts of Kershaw County (RD-1, RD-2, MRD-1).
- Establishing conditional use requirements for gun clubs and skeet shooting ranges will allow for the development of real property as a gun club and skeet shooting range while minimizing and balancing the potential impacts of that use on adjoining property owners.
- The conditional use requirements will provide that gun clubs and skeet shooting ranges are constructed and developed utilizing the industry standards of the National Skeet Shooting Association (NSSA) and the National Sporting Clays Associate (NSCA) so that potential impacts on adjoining properties are minimized.
- Establishing gun clubs and skeet shooting ranges as a conditional use in the rural zoning districts of Kershaw County is compatible with the Kershaw County Comprehensive Plan.

Planning Commission Options:

Reviewing a request for a text amendment the Planning and Zoning Commission may:

1. Forward a favorable recommendation to the Kershaw County Council
2. Forward an unfavorable recommendation to the Kershaw County Council
3. Continue to the review to the next Planning Commission Meeting

The Kershaw County Council makes all final decisions regarding text amendment applications. Kershaw County Council must also hold a public hearing for this text amendment prior to third reading of the amendment ordinance.

Attachments:

- Exhibit A: Text amendment language
- Draft County Council Ordinance for reference

Planning and Zoning Commission Action Summary

On April 8, 2024 at the regularly scheduled Planning and Zoning Commission meeting, all members were present: Fiona Martin, Heather Dykes, Libby Davis, Clifton Emmons, Ned Towell, Robert Horton and Lanny Gunter.

The applicant, Scott Griffin, and his attorney, Matt Hill presented the text amendment request, including the nine (9) conditional use standards. Mr. Hill emphasized that this text amendment will allow for a diversification of the use, including sport clays / skeet shooting ranges throughout the county on large tracts of land. This is for shotguns only, no rifles.

During discussion, the planning commission members verified that this will only apply to 250+ acre tracts, and that other gun range uses located on smaller tracts in the General Development (GD) and Industrial (I) zoning districts will not be impacted.

After additional discussion, Mr. Emmons made a motion to forward a favorable recommendation to the Kershaw County Council. Mr. Towell seconded, and the vote was unanimous (7:0).

Kershaw County Planning and Zoning Department

515 Walnut Street, Room 160, Camden, SC 29020 803-425-7233



**PETITION TO PLANNING AND ZONING COMMISSION FOR
A TEXT AMENDMENT TO THE UNIFIED CODE OF ZONING AND LAND
DEVELOPMENT REGULATIONS**

DATE: February 23 2024	REQUEST NO.: 24-11
------------------------	--------------------

APPLICANT

NAME: Friendship Road LLC		E-MAIL: SGriffin@griffinmasonry.com	
MAILING ADDRESS: 11301 Blair Road		CITY: Charlotte	STATE: NC ZIP: 28227
TELEPHONE: 704-363-2945	CELL:	FAX:	

PURPOSE OF PROPOSED AMENDMENT:

To allow shooting range(s) and sporting clays course(s) for the purposes of shooting sporting clays and shotgun target, skeet and trap shooting shall be a conditional permitted use of properties zoned RD-1 so long as such property(ies) are comprised of at least 250 acres.

PROPOSED TEXT AMENDMENT: The applicant requests that Section 3:3 and Table 3:3 of the Kershaw County Zoning and Land Development Regulations be amended to read as follows: (If more space is needed, use a separate sheet.)

See attached Exhibit A.

SIGNATURE: <i>[Signature]</i>	DATE: Feb 23, 2024
-------------------------------	--------------------

C. Elizabeth Weston
Rebecca Gray Sepp + LaFite

Text Amendment Application 12.15.10

Attorneys for Friendship Road LLC

lweston@rebeccagray.com

803-227-1119

Exhibit A

Proposed Addition: 3:3.26 Gun Club and Skeet Shooting Ranges

Shooting Ranges, as defined in S.C. Code of Laws section 31-18-20, where conditionally permitted by Table 3-3, shall comply with the following property and operational requirements:

- A. Shooting range(s) and sporting clays course(s) for the purposes of shooting sporting clays and shotgun target, skeet and trap shooting shall be a conditional permitted use of properties zoned RD-1, RD-2, and MRD-1 so long as such property(ies) are comprised of at least 250 acres.
- B. The required 250-acre land area on which a shooting range(s) and/or sporting clays course(s) may be situated must be found on one property or comprised of multiple adjacent properties under the same ownership.
- C. Shooting range(s) and sporting clays course(s) subject to this condition shall be limited to the use and firing of shotguns only (all gauges).
- D. Shooting at such property(ies) shall be permitted between the hours of 9 am and 5 pm Monday through Saturday and between 1 pm and 4 pm Sunday.
- E. Any Shooting range(s) and sporting clays course(s) must comply with the applicable setbacks and Section 31-18-10, et seq, of the South Carolina Code.
- F. Any Shooting range(s) and sporting clays course(s) shall be designed by a registered professional and maintained by a qualified agent.
- G. The shooting range must comply with NSSA/NSCU National Guidelines, and targets must be shot from a designated area to ensure proper orientation to the course, and to ensure that there are appropriate areas designated as fall zones/areas within which discharged shot may fall/land.
- H. A sign indicating use of the property as a shooting range(s) and/or sporting clays course(s) must be erected within the property and facing any public road and/or any boundary with adjacent tracts.
- I. At the time of design and creation of the shooting range, the majority of the surrounding properties must be zoned RD-1, RD-2, MRD-1, I-1, GD, or any other zoning classification which permits Gun Club/Skeets as a use or conditional use.

Proposed Amendment: Table 3:3 (page 3-15)

Line item: Gun Club and Skeet Ranges

Amendment: Under the Column for "RD-1, RD-2, MRD-1," change "N" to "C"