

STATE OF SOUTH CAROLINA

) GINGER H. FARMER
) CLERK OF COURTS
(KERSHAW COUNTY, SC

ORDINANCE NO. 114.2025

COUNTY OF KERSHAW

AN ORDINANCE

TO AMEND THE KERSHAW COUNTY, SOUTH CAROLINA UNIFIED CODE OF ZONING AND LAND DEVELOPMENT REGULATIONS, AN ORDINANCE, BY AMENDING SECTION 3:3 TO INCLUDE COMMERCIAL EVENT VENUES, RURAL EVENT VENUES, AND RURAL COUNTRY CLUBS; TO AMEND SECTION 3:4 TO APPLY SIGNAGE REGULATIONS TO EVENT VENUE SIGNS; AND TO AMEND TABLE 3-3 TO REMOVE REFERENCE TO BED & BREAKFAST INNS HOSTING WEDDINGS & WEDDING RECEPTIONS AND PROVIDE FOR CONDITIONAL USES FOR COMMERCIAL EVENT VENUES, RURAL EVENT VENUES, AND RURAL COUNTRY CLUBS.

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

Section 1. Findings and Determinations.

The Council finds and determines that:

- (a) The Kershaw County Unified Code of Zoning and Land Development Regulations (ZLDR) Section 3:3 sets out requirements for conditional uses in Kershaw County.
- (b) The current conditional use requirements lack clear provisions for property owners wishing to host events such as weddings, conferences, and social gatherings.
- (c) As a result of the gap in conditional use requirements, the aforesaid types of events are regularly categorized under the existing conditional use for *Bed and Breakfast Inns* and *Bed and Breakfast Inns Hosting Weddings and Wedding Receptions*.
- (d) These limitations restrict flexibility and do not adequately address the broader range of event-hosting abilities and needs of Kershaw County.
- (e) Additional common uses in rural zoning districts such as country clubs and/or golf courses are also currently not expressly provided for.
- (f) The lack of use requirements for these types of uses has created a prohibitive bar to permitting these uses in the areas of Kershaw County best suited for such uses.
- (g) Kershaw County is well-suited for rural country clubs and golf courses and conditionally permitting such uses could bring economic and social benefits to the County.
- (h) The Kershaw County Planning Commission considered the proposed text amendment at its meeting on June 9, 2025, and by a 6:0 vote recommended approval of the proposed text amendment.

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

Section 3:3, Conditional Uses, is amended as set forth in Exhibit 1 attached hereto and incorporated herein by reference.

Section 3:4, Sign Regulations, is amended as set forth in Exhibit 1 attached hereto and incorporated herein by reference.

Table 3-3, Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements by Zoning District, is amended 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.

Whenever the provisions of this ordinance impose more restrictive standards than are required in or under the ZLDR or any other ordinance, the regulations herein contained shall prevail. Whenever the provisions of the ZLDR or any other ordinance require more restrictive standards than are required herein, the more restrictive requirements shall prevail.

Section 5. Effective Date.

This ordinance is effective upon Third Reading.

AND IT IS SO ORDAINED

Dated this 26th day of August, 2025.

KERSHAW COUNTY, SOUTH CAROLINA



J. Ben Connell, Chairman
Kershaw County Council

ATTEST:



Hannah M. Parler, Clerk to Council

First Reading: July 22, 2025
Second Reading: August 12, 2025
Public Hearing: August 12, 2025
Third Reading: August 26, 2025



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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-1	B-2	B-3	I-1	GD	RD-1 RD-2 MRD-1	Required Off-Street Parking (a)
Sector 72: Accommodation & Food Services											
Accommodations											
<i>Hotels & Motels</i>	72111	N	N	N	N	P	N	N	P	N	1.5 per rental unit + 1 per 300 GFA of meeting & restaurant space
<i>Bed & Breakfast Inns (Refer to Conditional Uses for Bed & Breakfast Inns)</i>	721191	C	C	C	C	C	C	N	C	C	1.5 per bedroom
<i>Bed & Breakfast Inns Hosting Weddings & Wedding Receptions (Refer to Conditional Uses for Bed & Breakfast Inns)</i>	721191	N	N	N	N	N	N	N	N	C	1.5 per bedroom
<i>Camps & RV Parks (Refer to Conditional Uses for Camps & RV Parks)</i>	72121	N	N	N	N	N	N	N	C	C	3 per campsite
<i>Rooming & Boarding Houses, Dormitories, Group Housing</i>	72131	N	N	P	N	P	P	N	P	N	1 per bedroom
<i>Commercial Event Venue</i>		N	N	N	C	C	N	N	C	N	By individual review
<i>Rural Event Venue</i>		N	N	N	N	N	N	N	N	C	By individual review
<i>Rural Country Club</i>		N	N	N	N	N	N	N	N	C	By individual review

3:3 CONDITIONAL USES

3:3.27 Event Venue

3:3.27-1 Definitions

Event Venue, Commercial - A building and/or premises, either primary in use or accessory to an existing primary use, which is located in the GD, B-2 and O-1 Zoning Districts rented to individuals, groups, organizations, or companies for the purpose of private social events not open to the public.

Event Venue, Rural - A building and/or premises, either primary in use or accessory to an existing primary use, which is located in the RD-1, RD-2 and MRD-1 Zoning Districts rented to individuals, groups, organizations, or companies for the purpose of private social events not open to the public.

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Permissible Events - Special functions such as weddings, receptions, banquets, meetings, or other similar gatherings.

3:3.27-2 Commercial Event Venues Use Regulations

- A. An event venue shall not be operated as a restaurant, lounge, bar or late-night establishment, or nightclub; therefore, Permissible Events shall not be advertised to the public.
- B. A commercial event venue shall only be located on a parcel in the GD, B-2 and O-1 zoning districts, identified by a single property (parcel) ID.
- C. The applicant must apply for and secure project approval and comply with Section 5:2 Land Development Submittal Requirement and Approval Process as outlined in this ordinance and the project will be categorized as one of the following development project types:
 - 1. Minor Group Development
 - 2. Major Group Development
- D. All setbacks and landscaping buffers shall comply with Table 3-6 and Section 3:5 Buffering, Screening, Open Space, and Landscaping Regulations as outlined in this ordinance.
- E. The applicant must apply for and secure a Kershaw County Use Permit per Section 4:4.5 Use Permits, as outlined in this ordinance.
- F. Upon Land Development approval and Use Permit approval, the applicant must apply for and secure all necessary building and/or zoning permits and all other local/state/federal review agency approvals prior to constructing, altering/renovating, or moving buildings or structures onto the property.

3:3.27-3 Rural Event Venues Use Regulations

- A. An event venue shall not be operated as a restaurant, lounge, bar or late-night establishment, or nightclub; therefore, permissible events shall not be advertised to the public.
- B. A rural event venue shall only be located on a parcel in the RD-1, RD-2 and MRD-1 zoning districts and must have a minimum area of 10 acres identified by a single property (parcel) tax map ID.

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- C. The applicant must apply for and secure project approval and comply with Section 5:2 Land Development Submittal Requirement and Approval Process as outlined in this ordinance and the project will be categorized as one of the following development project types:
 - 1. Minor Group Development
 - 2. Major Group Development
- D. The use intensity of the event venue shall not negatively affect and impact the value of agricultural lands, woodlands, wetlands and other resources which characterize the rural districts. To preserve the character of the rural district and to protect the reasonable use and enjoyment of adjoining properties, all setbacks and landscaping buffers shall comply with Table 3-6 and Section 3:5 Buffering, Screening, Open Space, and Landscaping Regulations as outlined in this ordinance.
- E. The applicant must apply for and secure a Kershaw County Use Permit per Section 4:4.5 Use Permits as outlined in this ordinance.
- F. Upon Land Development approval and Use Permit approval, the applicant must apply for and secure all necessary building and/or zoning permits and all other local/state/federal review agency approvals prior to constructing, altering/renovating, moving buildings or structures onto the property.

3:3.27-3 Permissible Event Regulations

- A. An on-site manager shall be present and available for the duration of all Permissible Events occurring at the venue. Up-to-date contact information for the on-site manager shall be included on the venue's website, on marketing material for the venue, and on the venue's Use Permit. Updated contact information shall be provided to the Planning and Zoning Department any time the on-site manager's contact information changes.
- B. All Permissible Events shall end by 11:00 P.M. and the premises shall be vacated by all attendees and support staff by 12:00 A.M.
- C. The venue shall comply with the Kershaw County Excessive Noise Limitation Ordinance which is enforced by the Kershaw County Sheriff's Office.
- D. All lighting shall be shielded and must not illuminate the sky or cast light onto adjacent properties. Lighting shall be turned off by 12:00 A.M.
- E. The maximum number of users an Event Venue may accommodate at one time shall be limited to the maximum capacity of the venue, as determined by applicable building code, fire code, and/or parking requirements.

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3:3.3 Bed and Breakfast Inns

- ~~J. Under the following conditions, bed and breakfast inns may be used only for weddings and wedding receptions in which the resident/owner receives a fee or compensation:~~
- ~~1. Such events shall take place only at bed and breakfast inns located in RD-1, RD-2, and MRD-1 zoning districts on properties of at least ten (10) acres.~~
 - ~~2. The number of such events shall be limited to four (4) per calendar month and shall take place on weekends only.~~
 - ~~3. There shall be no on-street parking.~~
 - ~~4. The number of guests and wedding party shall not exceed 250 persons.~~
 - ~~5. Amplified music shall cease at 10:00 P.M.~~
 - ~~6. All events shall end by 11:00 P.M. and the premises shall be vacated by all guests and support staff by 12:00 A.M. Guests registered at the bed and breakfast are not included in this requirement.~~
 - ~~7. All lighting shall be shielded as to not illuminate into the sky or to adjacent properties. Such lighting shall be turned off by 12:00 A.M.~~
 - ~~8. Catering facilities shall be DHEC approved.~~
 - ~~9. Permanent restroom facilities, handicapped facilities included, shall be located on the property and available to all guests. The number of restrooms shall be determined by industry standards.~~
 - ~~10. All adjacent property owners shall be notified that the bed and breakfast inn owner has been issued a permit to conduct weddings and wedding receptions on their property and shall be informed of procedures to file complaints for activities that disturb the neighborhood or harm the neighborhood character.~~
 - ~~11. The permit for such events shall expire after two (2) years and must be renewed if such events are to continue. The application process shall include a public comment period of 30 days. A notice of the renewal application and public comment period shall be published, at the applicant's expense, in a general circulation newspaper in the community and mailed to adjacent property owners at the beginning of the 30-day comment period. Comments received, complaints filed with the Planning and Zoning Department, and incident reports filed with the Kershaw County Sheriff's Department will be taken into consideration when reviewing the renewal application.~~
- ~~N. Appropriate commercial insurance, including property and liability coverage as a lodging facility shall be maintained.~~

3:3.28 Rural Country Club

3:3.28-1 Definitions

Guest Lodge - A building that contains one (1) or more rooms or suite units, but not to exceed four (4) bedrooms, and that is not used for permanent residence. Guest lodges are only permitted on the grounds of a rural country club.

Permissible Events - Special functions such as weddings, receptions, banquets, meetings, and/or other such gatherings.

Rural Country Club - A building and/or premises, either primary in use or accessory to an existing primary use which may include a golf course. Additional golf courses, practice putting greens, driving ranges, and accessory facilities are permitted. Visitor-oriented amenities, including, but are not limited to, conference and meeting facilities, restaurants, cafes, dining facilities, and recreation facilities are permitted. Guest lodge facilities shall be conditionally permitted.

3:3.28-2 Rural Country Club Regulations

- A. A rural country club shall only be located on a parcel in the RD-1, RD-2 and MRD-1 zoning districts and must have a minimum area of ten (10) acres identified by a single property (parcel) ID. If a golf course is an accessory use, then a minimum area of twenty (20) acres is required.
- B. The applicant must apply for and secure project approval and comply with Section 5:2 Land Development Submittal Requirement and Approval Process as outlined in this ordinance as the following development type:
 - 1. Major Group Development
- C. The use intensity of the rural country club shall not negatively affect and impact the value of agricultural lands, woodlands, wetlands and other resources which characterize the rural districts. To preserve the character of the rural districts and to protect the reasonable use and enjoyment of adjoining properties, all setbacks and landscaping buffers shall comply with Table 3-6 and Section 3:5 Buffering, Screening, Open Space, and Landscaping Regulations as outlined in this ordinance.
- D. The applicant must apply for and secure a Kershaw County Use Permit per Section 4:4.5 Use Permits as outlined in this ordinance.

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- E. Upon Land Development approval and Use Permit approval, the applicant must apply for and secure all necessary building and/or zoning permits and all other local/state/federal review agency approvals prior to constructing, altering/renovating, or moving buildings or structures onto the property.

3:3.28-3 Permissible Event Regulations

- A. An on-site manager shall be present and available for the duration of all Permissible Events occurring at the rural country club. Up-to-date contact information for the on-site manager shall be included on the country club's website, on marketing material for the country club, and in the country club's Use Permit. Updated contact information shall be provided to the Planning and Zoning Department any time the on-site manager's contact information changes.
- B. All Permissible Events shall end by 11:00 P.M and the premises shall be vacated by all attendees and support staff by 12:00 A.M.
- C. All Permissible Events shall comply with the Kershaw County Excessive Noise Limitation Ordinance which is enforced by the Kershaw County Sheriff's Office.
- D. All lighting shall be shielded and must not illuminate the sky or cast light onto adjacent properties. The lighting shall be turned off by 12:00 A.M.
- E. The maximum number of attendees at a Permissible Event occurring at a Rural County Club shall be limited to the maximum capacity of the venue, as determined by applicable building code, fire code, and/or parking requirements. Support staff for a Permissible Event, such as catering employees, club staff, on-site manager(s), etc. are to be included in the maximum capacity calculations for Permissible Events.

3:3.28-4 Rural Country Club Permitted Accessory Buildings and Uses

- A. Permitted accessory buildings and uses for a Rural Country Club may include, but are not limited to:
1. Additional golf courses, practice putting greens, driving ranges, golf facilities.
 2. Visitor oriented amenities, including but are not limited to conference and meeting facilities, restaurants, cafes, dining facilities, and recreation facilities are permitted.
 3. Guest lodge facilities shall be conditionally permitted in accordance with Section 3:3.28-5 in this ordinance.

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- B. Permissible events hosted in Rural Country Club accessory buildings must comply with the Permissible Events Regulations in Section 3.3.28-3 in this ordinance.
- C. Accessory buildings shall be compatible in appearance with the Rural Country Club facilities and the rural character of the surrounding area.

3:3.28-5 Rural Country Club Guest Lodge Regulations

- A. Use of the Rural Country Club golf course and facilities associated with the Rural Country Club is limited to members of the club and invited guests of those members.
- B. The Rural Country Club must have on-site management and common facilities for reservations and cleaning services.
- C. Guest Lodging to accommodate club members and guests may be allowed only under the following conditions:
 - 1. Guest lodging must satisfy all zoning district requirements and minimum lot size standards as outlined in Table 3-4 in this ordinance.
 - 2. All setbacks and landscaping buffers for guest lodging shall comply with Table 3-6 and Section 3:5 Buffering, Screening, Open Space, and Landscaping Regulations as outlined in this ordinance.
 - 3. Guest lodging is not to be used for permanent residence.
 - 4. Guest lodging is for transient stays of ten (10) consecutive days or less.
 - 5. Guest Lodging is available only to members of the golf course and invited guests of those members.
 - 6. Guest Lodging may consist of a group housing structure of up to four (4) guest lodge units.
 - 7. A guest lodge unit may not have more than four (4) bedrooms.
 - 8. A guest lodge must not exceed 8,000 square feet in floor area, regardless of the number of guest lodging units contained therein.
 - 9. Guest lodging shall be compatible in appearance with Rural Country Club facilities and the rural character of the surrounding area.
 - 10. If the golf course is opened for play to the general public, lodging will no longer be permitted and any structure previously approved for lodging may not be used

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3:4 SIGN REGULATIONS

3:4.2-18 Event Venue Signs

Unless alternate standards are specified in an approved development plan, all signage regulations of this section shall apply.