

AGENDA
PLANNING COMMISSION
City of Westminster

Monday, August 18, 2025

6:00PM

Regular Meeting

Westminster City Hall

100 E. Windsor St,

Westminster, SC 29693

Westminster Planning Commission

August 18, 2025 Meeting

6:00pm- City Hall

1. Call to Order
2. Invocation and Pledge of Allegiance
3. Certification of Quorum
4. Comments from Staff
 - Next Planning Commission Meeting: September 15, 2025.
 - Training Scheduled for September 30, 2025 at 6:00pm.
 - Misc./Other

Routine Business

5. Consideration of Minutes from June 16, 2025 Planning Commission Meeting.

New Business

6. Public Hearing for **ORDINANCE 10-18-2025-01: AN ORDINANCE AMENDING SECTION 130.45 OF THE CITY OF WESTMINSTER CODE OF ORDINANCES AND SECTION 151.055 OF THE CITY'S ZONING ORDINANCE REGARDING THE DISCHARGE OF FIREARMS.**

7. Consideration of **ORDINANCE 10-18-2025-01: AN ORDINANCE AMENDING SECTION 130.45 OF THE CITY OF WESTMINSTER CODE OF ORDINANCES AND SECTION 151.055 OF THE CITY'S ZONING ORDINANCE REGARDING THE DISCHARGE OF FIREARMS.**

At the June 17, 2025 City Council Meeting, Council directed staff to draft an ordinance allowing limited use of firearms in City Limits to be reviewed by the Planning Commission and subsequently be brought before City Council for consideration.

The proposed ordinance amends both the City's firearms regulation (Section 130.45) and the Zoning Ordinance (Section 151.055) to specifically address firearm discharging and hunting in the Rural Residential (RR) Zoning District.

Two sections of City Ordinances would be amended by this proposed ordinance. Section 130.45 would provide exceptions to the blanket ban of the discharge of firearms, including exceptions for Law Enforcement, ceremonial blank rounds ("blanks"), and other similar items. Staff is asking the planning commission on feedback specifically regarding amendments to Section 151, listed as "Section 3: Amendments to Zoning Ordinance."

Key proposed zoning-related changes include:

- Rural Residential (RR) would allow for hunting and discharge of firearms on parcels 25 Acres or more. SC State law allows for lawful use of firearms for defense of person or property.

- All hunting activities must comply with South Carolina state laws and SCDNR regulations, including licensing and the specific restrictions on deer hunting near residences in S.C. Code Ann. § 50-11-355.
- Discharge of a firearm may not occur less than 100 yards from a property line.

Chief of Police Fred Miller will be present to provide additional context and answer questions from a law-enforcement perspective.

City Staff is seeking feedback on the ordinance and recommendations from the Planning Commission to present to City Council.

Old Business

None.

8. Adjourn

City of Westminster
MINUTES OF THE PLANNING COMMISSION
June 16, 2025 6:00 pm
Westminster City Hall

The meeting was called to order at 6:00pm. In attendance were Sandra Powell, Charles Morgan, and Lacey Moore.

Staff:

Assistant City Administrator, Regan Osbon
City Clerk, Kiley Carter
City Attorney, Keith Denny

Call to Order

Sandra Powell called the meeting to order at 6:00 pm.

Invocation and Pledge

Sandra Powell led the planning commission in the invocation and the Pledge of Allegiance.

Certification of Quorum

Kiley Carter certified a quorum.

Comments from Staff

Mr. Osbon introduced City Attorney Keith Denny to the planning commission and stated that he will be giving a presentation on the annexation ordinance later in the meeting.

Mr. Osbon also spoke about the training that is required yearly by state law for this commission. He asked the commission when and where they would like to have this training. All agreed upon City Hall and Mr. Osbon said this training would likely be in September or October. He did state that it will likely be during the day. This training will be in addition to the regular scheduled meeting.

Mr. Osbon confirmed that the next planning commission meeting is scheduled for July 14, 2025 if anything comes up. There is currently nothing for this agenda.

Approval of Minutes

Upon a motion by Mr. Morgan and seconded by Mrs. Moore, the motion to approve the May 19, 2025, meeting minutes passed unanimously.

New Business

Consideration of Zoning Amendment 2025-01 to rezone an unaddressed parcel (TMS # 530-16-13-018) on Lucky Street from R-20 (Residential-20) RMF (Residential Multi-Family).

Mrs. Powell opened up the public hearing for this property.

Holly and Nathan Douglas spoke about this property. There was discussion about the plans and drawings that were submitted and included in the agenda packet.

The public hearing was closed with the planning commission all in favor.

There was some discussion among the commission about the plans submitted for this project.

Mr. Osbon stated that staff did recommend approval of this rezoning.

Upon a motion by Mr. Morgan and seconded by Mrs. Powell the **motion to rezone an unaddressed parcel (TMS # 530-16-13-018) on Lucky Street from R-20 (Residential-20) RMF (Residential Multi-Family)**, passed unanimously.

Member	Motion	Vote
Powell	Second	Yes
Lewis		Absent
Brucke		Absent
Moore		Yes
Morgan	Motion	Yes

Old Business

Special Presentation by City Attorney Keith Denny Regarding the City of Westminster Annexation Ordinance

Members of the Planning Commission requested a presentation from City Attorney Keith Denny on the Annexation Ordinance.

Mr. Osbon recapped the tabled annexations from the last meeting to reconsider after Mr. Denny’s presentation.

Mr. Denny spoke about the current annexation ordinance passed by City Council. Mr. Denny provided a copy of the ordinance that is attached. He confirmed that since this ordinance does exist, that this commission must follow the statute of the ordinance. He spoke about how it must be interrupted by this commission. Mr. Denny explained the mechanism of this ordinance and how it is aimed at growth for the City. He went through the language of the ordinance and explained, in legal terms, that the word “shall” is a directive, order, or requirement. The word “may” is more of an interpretation. He stated that it is ultimately up to council whether to annex a property in or not.

There were questions from the commission about how someone else may interpret this ordinance. Keith Denny stated that once an annexation is triggered, an annexation covenant is provided to that customer with all the legalities explained. We are not responsible for how someone interprets this on their own. Mr. Denny also stated that this ordinance is not overly convoluted or overly ambiguous in its own terms.

Mr. Denny stated that this ordinance and any annexations should be considered in the best interest of the citizens of Westminster and that only an extraordinary circumstance should challenge this ordinance.

Consideration of Annexation and Contingent Zoning Classification of 151 Standridge Drive (TMS # 243-00-06-004), owned by Roy Standridge

Mrs. Powell opened the public comment on this item.

Mr. Osbon explained to Mr. Standridge why this property was up for annexation.

Mr. Morgan asked Mr. Standridge if this was a farm with livestock or if there was any reason why he would need to shoot a firearm on the property. Mr. Standridge considers this farmland though he has no livestock, only a garden.

Mrs. Powell closed the public comment,

There was further discussion about what Mr. Standridge could and could not do once this was annexed into the city.

Mr. Osbon explained that the utility system exists to serve the citizens of Westminster. He explained that Mr. Standridge is renting to people on this property and that he is only allowed to do that due to the utility services of Westminster. Through annexations, the city has been able to reduce property taxes. He asked the commission to consider a couple things with annexations: Does the annexation meet the requirements? Does the annexation decision serve the citizens of Westminster?

Upon a motion by Mr. Morgan and seconded by Mrs. Moore the **motion to not recommend annexation to City Council for 151 Standridge Drive (TMS # 243-00-06-004), owned by Roy Standridge** passed.

Member	Motion	Vote
Powell		No
Lewis		Absent
Brucke		Absent
Moore	Second	Yes
Morgan	Motion	Yes

Consideration of Annexation and Contingent Zoning Classification of 427 Hobson Street (TMS # 234-00-05-019), owned by Angelia Davis

Mrs. Powell opened the public comment on this item.

Angelia Davis spoke to the commission about not having a choice of utilities. She stated that she hates the City of Westminster and that she does not want to pay city taxes. She currently has a mobile home here and if she was annexed into the city and something happened to the mobile home,

that she could not replace it with a mobile home. She expressed concern about not having to worry about what she could and could not do if annexed in.

Mrs. Powell closed public comment.

Mr. Osbon explained that this property can only be annexed in if 151 Standridge Drive is annexed in since this property is contingent upon 151 Standridge Drive. Consideration for the annexation of both properties still go forward to city council with the recommendation of this commission. Mr. Osbon strongly recommended not tabling this property again, to move forward with a recommendation based off of what happens with 151 Standridge Drive.

Mr. Denny explained that 427 Hobson Street only matters if 151 Standridge Drive is annexed in.

Upon a motion by Mrs. Powell and seconded by Mrs. Moore the **motion to recommend annexation to City Council upon the decision for 151 Standridge Drive for 427 Hobson Street (TMS # 234-00-05-019), owned by Angelia Davis** passed.

Member	Motion	Vote
Powell	Motion	Yes
Lewis		Absent
Brucke		Absent
Moore	Second	Yes
Morgan		No

Adjourn

Upon a motion by Mrs. Moore and seconded by Mr. Morgan, the motion to adjourn the meeting at 6:52 pm passed unanimously.

(Minutes prepared by Kiley Carter)

Sandra Powell, Chairperson

ORDINANCE NO. ____

AN ORDINANCE AMENDING SECTION 130.45 OF THE CITY OF WESTMINSTER CODE OF ORDINANCES AND SECTION 151.055 OF THE CITY'S ZONING ORDINANCE REGARDING THE DISCHARGE OF FIREARMS.

NOW THEREFORE, be it ordained by the City Council of the City of Westminster (the "*City Council*"), the governing body of the City of Westminster, South Carolina (the "*City*"), in a meeting duly assembled as follows:

Section 1 Findings. The City Council makes the following findings of fact in connection with the enactment of this ordinance (this "*Ordinance*"):

(a) The City is a municipal corporation under the laws of the State of South Carolina (the "*State*") and is authorized pursuant to Section 5-7-30 of the Code of Laws of South Carolina 1976, as amended (the "*SC Code*") to regulate the discharge of firearms in the City subject to the Constitution and general law of this State, and more specifically, subject to the limitations set forth in Section 23-31-510 of the SC Code.

(b) Pursuant to these authorities and subject to the limitations recited above, the City Council desires to amend Section 130.45 of the City of Westminster Code of Ordinances (the "*City Code*") regarding the discharge of guns, pistols or other firearms in the City.

(c) The City is further authorized, pursuant to the South Carolina Local Government Comprehensive Planning Enabling Act, Chapter 29 of Title 6 of the Code of Laws of South Carolina 1976, as amended (the "*Act*") to adopt a zoning ordinance regulating land use within the City and has adopted the Zoning Ordinance of the City of Westminster, South Carolina, codified at Chapter 151 of the City Code (as subsequently amended, the "*Zoning Ordinance*").

(d) At the request of the City Council, the City of Westminster Planning Commission (the "*Planning Commission*") considered certain amendments to the text of the Zoning Ordinance to allow for hunting as an allowed use within the Rural Residential District and to further consider whether it is appropriate to impose additional conditions on such use.

(e) In compliance with Section 6-29-760 of the Act, following proper public notice, the requested changes to the text of the Zoning Ordinance were brought before the City of Westminster Planning Commission (the "*Planning Commission*") on August 18, 2025, which conducted a public hearing on the matter where both proponents and opponents of the proposed changes were permitted to speak, and, after due consideration, the Planning Commission recommended that the City Council adopt the proposed changes.

(f) The City Council wishes to adopt the recommendation of the Planning Commission and approve the changes to the text of the Zoning Ordinance set forth herein.

Section 2 Amendments to Section 130.45 of the City Code. By and through the enactment of this Ordinance, Section 130.45 of the City Code is hereby amended to read, in its entirety, as follows:

§ 130.45 - GUNS; DISCHARGING OF SAME.

(a) It shall be unlawful for any person to shoot, fire or discharge any gun, pistol or other firearms within the limits of the city; provided, however, that this shall not apply to acts of necessity.

(b) Nothing in this section shall be construed to apply to the following:

(1) the discharge of firearms by any officer of the law in the performance of his duty;

(2) to prohibit any citizen from discharging a firearm lawfully defending his person when in fear or life or when in fear of having serious bodily harm inflicted upon him, or when lawfully defending the life of another;

(3) the use of blank ammunition at athletic events, military funerals and other functions at which the use of blank ammunition is appropriate;

(4) commercial indoor target ranges which possess a city business license;

(5) the discharge of firearms for the purpose of hunting big game in accordance with Title 50, Chapter 11, Article 3 of the South Carolina Code of Laws, as amended, and all other applicable state laws and regulations, is permitted on property zoned "Rural Residential" as designated on the Official Zoning Map of the City of Westminster, so long as no firearm is discharged within 100 yards of any property line and all conditions set forth in Section 151.055 of the City's Zoning Ordinance are met; or

(6) a landowner discharging a firearm on the landowner's property to protect the landowner's family, employees, the general public, or the landowner's property from animals that the landowner reasonably believes pose a direct threat or danger to the landowner's property, people on the landowner's property, or the general public. For purposes of this item, the landowner's property must be a parcel of land comprised of at least twenty-five (25) contiguous acres.

Section 3 Amendments to Zoning Ordinance. By and through the enactment of this Ordinance, Section 151.055 of the Zoning Ordinance is hereby amended to read, in its entirety, as follows:

(C) *Conditional uses.* The following uses shall be permitted in any RR Zoning district subject to conditions set forth in §§ 151.220 and 151.221.

...

(10) The hunting of “big game,” as defined under the laws of the State of South Carolina, is permitted in the Rural Residential Zoning District, subject to the following conditions:

(a) All hunting activities must comply with applicable laws and regulations of the State of South Carolina and the South Carolina Department of Natural Resources (SCDNR), including but not limited all required permitting and licensing requirements and subject to S.C. Code Ann. § 50-11-355 regarding the hunting of deer near residences with firearms.

(b) Hunting may only occur on parcels consisting of at least twenty-five (25) contiguous acres and not within 100 yards of the property line.

(c) No commercial hunting operations or paid access are permitted.

Section 4 Codification. The City Clerk and City staff are hereby authorized and directed to codify the amendments enacted hereby into the City Code and the Zoning Ordinance and are further authorized and directed to make such changes to the enumeration of the various sections and subsections of such amendments as may be necessary to effect such codification. The City Code and the Zoning Ordinance, as previously enacted by various prior actions of the City Council, is hereby amended accordingly.

Section 5 General Repealer. All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed to the extent of the conflict or inconsistency.

Section 6 Severability. If any section, subsection, sentence, clause or phrase of this Ordinance, or the amendments to the City Code or the Zoning Ordinance enacted hereby, are for any reason held or determined to be invalid, such decision shall not affect the validity of the remaining portions of this Ordinance or such amendments, as applicable.

Section 7 Effective Date. The provisions of this Ordinance shall take effect upon the due enactment of this Ordinance.

DONE AND ENACTED in a meeting duly assembled this ____ day of ____, 2025.

CITY OF WESTMINSTER, SOUTH
CAROLINA

[SEAL]

[ATTEST]

Brian F. Ramey, Mayor

Kiley Cater, Clerk/Treasurer

Planning Commission [August 18, 2025]
First Reading [_____, 2025]
Public Hearing [August 18, 2025]
Second Reading [_____, 2025]