



CHARLES. K. DEESE
JAMES FAULKENBERRY
MARK BOLAND
AARON FENDER
JOSHUA PANGLE

**MINUTES OF THE LANCASTER COUNTY BOARD OF ZONING APPEALS
REGULAR MEETING**

October 7, 2025, at 6:00 PM

1. Roll Call/Call to Order

Board Members present: Quorum is present (5 Board Members)

Charles Deese; Mark Boland; Aaron Fender; James Faulkenberry; Joshua Pangle*

*Joshua Pangle was sworn in prior to meeting.

Staff: Allison Hardin, Development Services Director
Mara Mata, Administrative Assistant

Members of the press were notified in advance but were not present. All adjacent property owners were notified by mail. A notice of public hearing was published in the Lancaster News at least 15 days prior to the meeting. The agenda was posted on the County website and posted in the lobby of the administration Building one week prior to the meeting. A copy of the agenda is on file.

THE FOLLOWING IS A SUMMARY ONLY; IT IS NOT A VERBATIM TRANSCRIPT.

Chairman Deese called the meeting to order at 6:01 p.m.

2. Approval of Agenda

J. Faulkenberry moved to Approve the Agenda; Second by **J. Pangle**. The motion was approved by unanimous consent.

3. Approval of Minutes

a. Minutes of 8/5/2025 Meeting

Call for a motion. Motion to approve as written by **J. Faulkenberry**; Second by **A. Fender**.

Vote: 5:0 Minutes are approved

b. Minutes of 9/23/2025 Joint Training Meeting

Chairman Deese states what he learned in the training.

Board Member Boland asked for the title to add “Board of Zoning Appeals.”

Call for a motion. Motion to approve by **M. Boland**; Second by **J. Faulkenberry**

Vote: 5:0 Minutes are approved

Chairman Deese asked for clarification on swearing in if there is no public meeting.

Allison Hardin replied that he did not have to do that.

4. Other

a. Review of Proposed Meeting Dates for 2026

Chairman Deese and Allison Hardin discussed moving motions or minutes if there is no case on the agenda.

Chairman Deese discusses why the previous BZA was disbanded.

The board members discussed changing the September meeting.

Call for a motion. Motion to approve by **M. Boland**; Second by **J. Faulkenberry**

Vote: 5:0 meeting dates are approved

b. Review of Continuing Education Requirements

Allison Hardin reminded the members that the board is required to complete 3 hours of training every year for continuing education. If the board members have required training from their own careers that relate to BZA, that will qualify towards those 3 hours.

There will be a group viewing of the annual webinar from South Carolina Association of Counties on 11/13 from 9:30 a.m. to 12:30 p.m. that will qualify for the annual 3 hours education requirements. More information can be found on the SCAC website.

c. Report of Joint Training Meeting: FOIA

Presentations from the meeting are attached.

- d. Packet regarding BZA-2025-2088

Chairman Deese cautions board members on interacting with the involved parties due to potential bias.

Chairman Deese thanks the board members.

5. Adjournment:

With there being no further business, motion to adjourn by **J. Pangle**; Second by **A. Fender**. The motion was approved by unanimous consent. **Adjourned at 6:27 PM.**

May 12, 2025:

Complaint received regarding home business

Complainant:

Tammy Boron

Accused:

George and Jessica Nunns

Zoning Complaint Form

All signed complaint forms received in this office will be investigated in accordance with the Unified Development Ordinance and the IPC. If department determines the original complaint was filed without merits this complaint forms may be made available to the property owner against whom the complaint was filed when requested in writing.

05-12-2025

Date: _____

<u>Complainant Information</u>	<u>Accused Information</u>
Name <u>Tammy Boron</u>	Name <u>George and Jessica Nunns</u>
Address <u>7940 Green Pond Road</u>	Address <u>7965 Green Pond Road</u>
City <u>Fort Mill</u> State <u>SC</u> Zip <u>29707</u>	City <u>Fort Mill</u> State <u>SC</u> Zip <u>29707</u>
Phone # <u>[REDACTED]</u>	Phone # <u>[REDACTED]</u>
Signature <u><i>Tamara Jay Boron</i></u> eSigned via SeampostDocs.com Key: 338c0016a34012028c406f74b19290e15	Type of Violation: <u>Running a home manufacturing business in a rural neighborhood with an implied easement of our private driveway with heavy commercial delivery trucks daily, damaging our driveway, and property</u>

Any information provided on this document may be subject to the South Carolina Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.

FOR OFFICE USE ONLY	
Tax Map Number: _____	Zoning district _____
Code Section being violated: _____	
Notes: _____	

Zoning Official _____	Date _____

NOTICE OF VIOLATION

DATE 5/13/25

TO: LANCASTER COUNTY PROPERTY OWNER/RESIDENT

FROM: LANCASTER COUNTY ZONING DEPARTMENT

This is to inform you that members of the Zoning Department have been on your property for one of the following reasons:

- ☐ 1. Illegal mobile home placement
- ☐ 2. New construction without a building permit
- ☐ 3. Unlicensed vehicles and/or inoperable
- ☐ 4. Illegal signs
- ☐ 5. Trash, junk material, etc.
- ☒ 6. Other Need to come to Zoning department
and get a home occupation permit.

Name: 7965 Green Pond

Address: _____

**YOU MUST CONTACT THE ZONING OFFICE WITHIN 5 DAYS
AFTER RECEIPT OF THIS NOTICE. PENALTIES ENFORCED.**

LANCASTER COUNTY ZONING DEPARTMENT
101 NORTH MAIN STREET • LANCASTER, SC 29720



Zoning Officer

TEL. (803) 416-9777

Lancaster County, SC

Parcel Summary

Parcel ID 0014-00-010.04
Account # 73944
Millage Group 01 - County - County
Land Size 2.351 ACRES
Location Address 7965 GREEN POND RD
Indian Land 29707
Zoning RN : Rural Neighborhood
Neighborhood 1
Property Use Code Qualified Residential (QR)
Plat Book 2019
Plat Page 488
Block#
Lot#



Scanned Property Card



Note: Property Cards are current as of 4/1/2020 and are no longer updated

Owner Information

NUNNS GEORGE
7965 GREEN POND RD
INDIAN LAND SC 29707

NUNNS JESSICA
7965 GREEN POND RD
INDIAN LAND SC 29707

Land Information

Land Use	Number of Units	Unit Type	Land Type	Frontage	Depth	AgUse Value
QualRes (QR)	2.35	ACRES	SITE	0	0	\$0

Building Information

Building ID 33001
Style Single Family Dwelling / 37
Gross Sq Ft 5,040
Finished Sq Ft 3,638
Stories 1.5 Story
Condition Good
Interior Walls
Exterior Walls Brick
Year Built 2018
Garage
Porch
Effective Year Built 2018
Foundation Continuous Slab
Roof Type Gable
Roof Coverage Composition
Flooring Type Hardwood with 20% Hard Tile
Heating Type Pack Heat/Cool
Bedrooms
Full Bathrooms 2
Half Bathrooms 1
3/4 Bathrooms 0
Grade A
Grade Description A
Number of Fire Pl 0
Unit Description

		Rooms		Bedrooms
Code	Description	Sketch Area	Finished Area	Perimeter
80	2 STORY	1,228	2,456	220
06	COVERED PRCH	588	0	176
FUS	FIN UP STORY	336	336	74
12	FRAME DECK	64	0	32
50	ONE STORY	846	846	290
47	PAVER PATIO	750	0	110
TOTAL		3,812	3,638	902

Accessory
already
on property

Accessory Information

Description	Year Built	Out Building Type	Size	Quantity	Units	Grade
F GAR APT	2000	F GAR APT (62)	0 x 0	1	1178 SF	

Sales Information

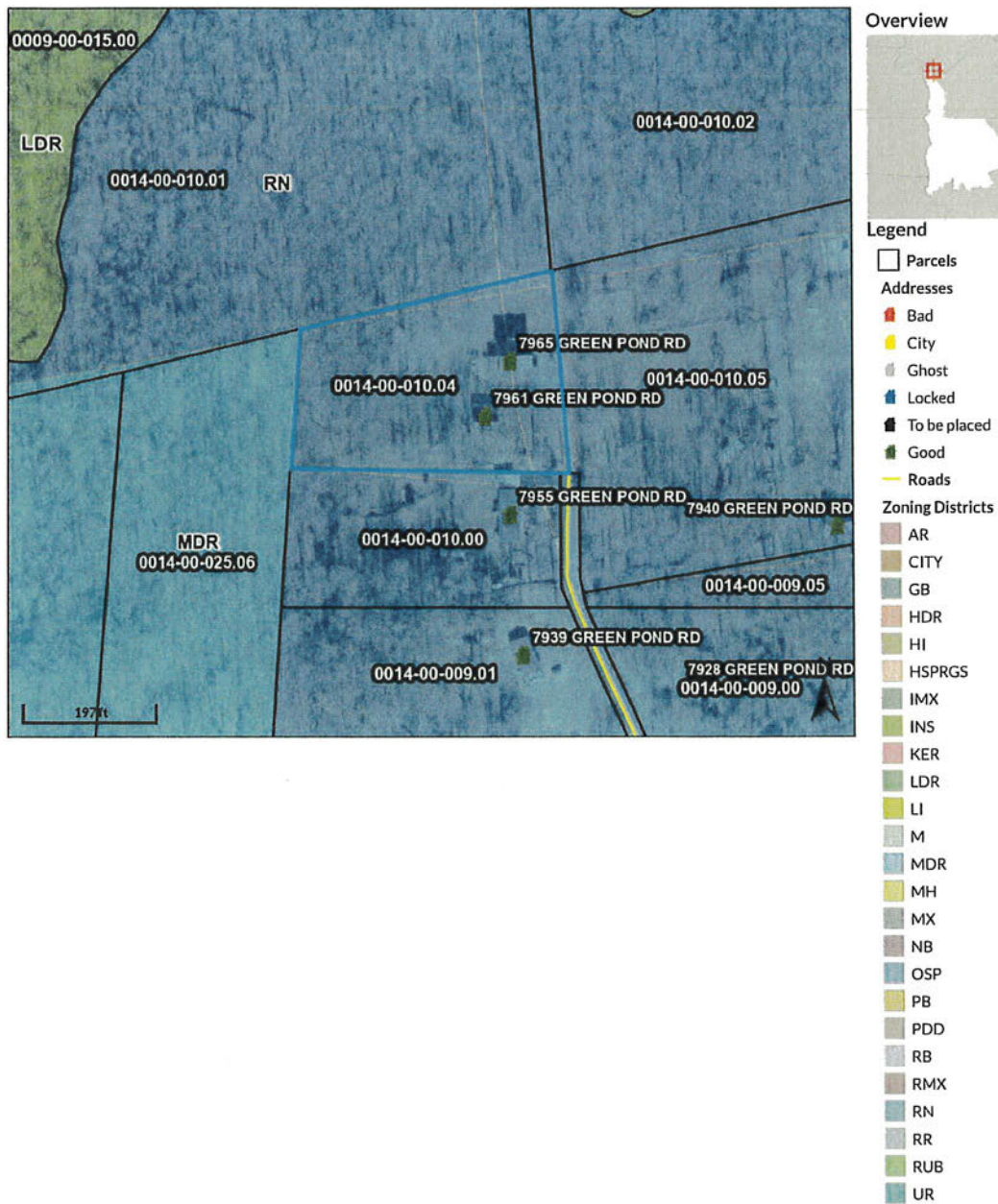
Sale Date	Sale Price	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved	Grantor	Grantee
11/22/2019	\$575,000	DEED	1286	172	Qualified	Improved	BORISIK PAVEL	NUNNS GEORGE
4/22/2015	\$132,000	DEED	870	278	Qualified	Improved	WHITTEMORE JOHN	BORISIK PAVEL & YELIZAVETA
12/18/1998	\$20,000	DEED	31	286	Unqualified - PROPERTY SPLITS	Improved	BROWN ELIZABETH WILSON TRUSTEE	WHITTEMORE JOHN

Assessed Values

	2025	2024	2023	2022
Market Land Value	\$136,200	\$116,700	\$116,700	\$116,700



Lancaster County, SC



Parcel ID	0014-00-010.04	Owner	NUNNS GEORGE	Last 2 Sales			
Class Code	Qualified Residential		NUNNS JESSICA	Date	Price	Reason	Qual
Taxing District	County		7965 GREEN POND RD	11/22/2019	\$575000	TRUE SALE	Q
	INDIAN LAND		INDIAN LAND, SC 29707	4/22/2015	\$132000	TRUE SALE	Q
Land Size	2.35	ACRES	Physical Address				
			Assessed Value				
			7965 GREEN POND RD				

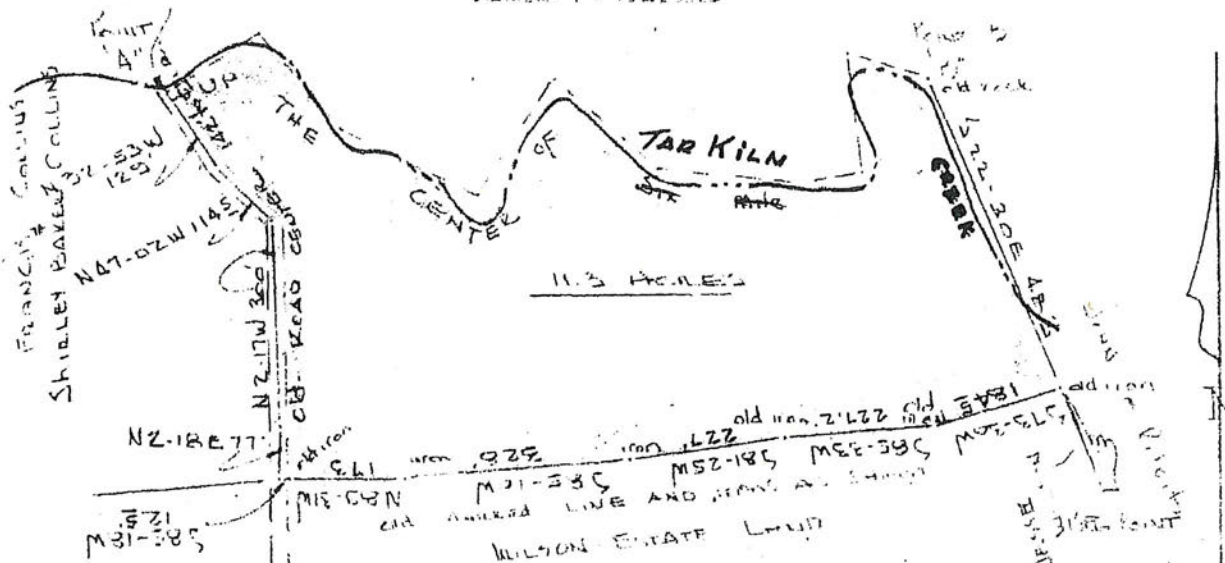
(Note: Not to be used on legal documents)

Date created: 9/23/2025

Last Data Uploaded: 9/23/2025 4:33:21 AM

Developed by  SCHNEIDER
GEOSPATIAL

VANCE F. BOGGS



111

Let's go to the

1973 JUL 16 AM 10: 03

Plot # 1050

CLERK OF COURT
JANESVILLE CITY, S.C.

Property of

JOHN EVERETT ROBERTS

Lancaster County, Pa.

Scale 1" = 200' --- 6 June 1973
R.H. Barrett-- Reg. Surveyor

R. H. Barrett - Reg. Surveyor

b-1/- Left message (SAC)

LANCASTER COUNTY "IN" RURAL
RESIDENTIAL ZONING DISTRICT
TM 0014-06-010.02
R. DEAN HARELL
SEC 1711-299
PLAT 2023-237

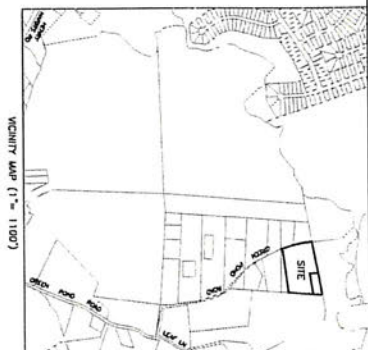


THE ANNUAL CREDIT MARKET SURVEY WILL BE CONDUCTED TO MEET THE NEEDS OF THE CREDIT COMMUNITY AND TO PROVIDE A BASIS FOR THE DEVELOPMENT OF CREDIT POLICY. THE SURVEY WILL BE CONDUCTED BY THE FEDERAL RESERVE BANK OF NEW YORK AND WILL BE A PART OF THE FEDERAL RESERVE'S MONITORING OF THE CREDIT MARKET. THE SURVEY WILL BE CONDUCTED ON AN ANNUAL BASIS AND WILL BE A PART OF THE FEDERAL RESERVE'S MONITORING OF THE CREDIT MARKET. THE SURVEY WILL BE CONDUCTED BY THE FEDERAL RESERVE BANK OF NEW YORK AND WILL BE A PART OF THE FEDERAL RESERVE'S MONITORING OF THE CREDIT MARKET. THE SURVEY WILL BE CONDUCTED ON AN ANNUAL BASIS AND WILL BE A PART OF THE FEDERAL RESERVE'S MONITORING OF THE CREDIT MARKET.



A HONOR STATE THAT THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF I HAVE NOT BEEN AWARE OF ANY VIOLATION OF THE PROVISIONS OF THE SLAVERY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THIS ACT OR DECIDED THE REQUIREMENT FOR A CLASS ACTION SLAVERY AS SET FORTH THEREIN. ALSO THERE ARE NO VERBAL ENFORCEMENTS OF PROTECTIVE ORDER THAN SHOWN.

CALVIN BLOOMER DUNNICK, SR. PLS. FILE NO. 1732



SC GRID  NORTH
NAD 83

LANCASTER COUNTY "B" JUDICIAL
RESIDENTIAL ZONING DISTRICT
IN 2014-03-01 00
JAMES R. NELSON
SITE 145-17
PLAT 2001-674

NEW PARCEL CREATED
NEW LOT LINES
NEW EASEMENTS OR RIGHT OF WAYS CREATED THIS SURVEY DATE

LANCASTER COUNTY "R" RURAL RESIDENTIAL ZONING DISTRICT
40' FRONT YARD BUILDING SETBACK LIMIT
20' SIDE YARD BUILDING SETBACK LIMIT
35' REAR YARD BUILDING SETBACK LIMIT

GRAPHIC SCALE - FEET (1" = 80')

PLAT OF BOUNDARY SURVEY
FOR

DAVID PATRICK BORON
TAMARA JOY BORON

LANCASTER COUNTY SOUTH CAROLINA
ENGINEER & ASSOCIATES

ENGINEER & ARCHITECT
PROFESSIONAL LAND SURVEYORS
(803-246-6181)

302 EAST ARCH STREET	LANCASTER	SOUTH CAROLINA 2972
----------------------	-----------	---------------------

WISCONSIN	PAINT	COMPOUND	CELLULOSE	WASH
CDC	CDC	CDC	CDC CDC	C:\PROGINS_2022

FILE	BOOK	PAGE NO.	DATE	SCALE RATIO
------	------	----------	------	-------------

DAVIMACC ENG	JMS J7 TSCJ	0014-03-010.03	JUNE 2 2023	11 860 (1"= 60')
--------------	-------------	----------------	-------------	------------------





[Case Details](#)

[SR Letter](#)

Find...

1 of 1

100%

Main Report

 Image

Case Details

Location Description

Case Number
CE-20250075

Date 05/20/2025 **Created By** arowe
Type Prohibited Uses **Created On** 05/20/2025
Status Resolved **Description** Running a business out of home without a permit
Assigned arowe

Actions

Date	Name	Type	Inspector	Status	Comment
05/13/2025	Initial Inspection	Action	arowe	In Violation	Confirmed running a business out of the home without a permit.
05/19/2025	Followup Inspection	Action	arowe	In Violation - In Progress	Owner came in and filled out a home occupation permit.
05/23/2025	Followup Inspection	Action	arowe	Resolved	Owner has applied and received a home occupation permit. Case is resolved.

Contacts

Type	Notice	Name	Address	Subpoena
Owner	Yes	NUNNS GEORGE	7965 GREEN POND RD INDIAN LAND 2970	

Violations

Category	Item	Due Date	Completed Date
Prohibited Uses	Section 5.1.1. Prohibited Uses: Uses not listed as Permitted(P); Permitted with Review(PR); Permitted with Conditional Use (CU); or requiring a Special Exception (SE) are Prohibited (-) from the applicable zoning district and PR, CU, and SE are defined in Section 5.1.1.	06/04/2025	05/23/2025

May 16, 2025:

Accused applied for home occupation permit

Complainant:

Tammy Boron

Accused:

George and Jessica Nunns

original app
Notarized



Zoning Home Occupation Application

Date: 5/16/25 Email Address: [REDACTED]
Applicant Name: George Nunns Phone # [REDACTED]
Address: 7965 Green Pond Rd City: Fort Mill State: SC Zip: 29707
Property Owner: George Nunns Phone # [REDACTED]
Address: 7965 Green Pond Rd City: Fort Mill State: SC Zip: 29707
Site Location: _____ Subdivision N/A
Description of Home Occupation: Internet Golf Sales
Gross floor area of Home Occupation: 475ft

NOTE: COVENANT RESTRICTIONS MAY EXIST AND THE MOST RESTRICTIVE REGULATIONS SHALL APPLY.
IS THIS A PART OF A HOMEOWNER ASSOCIATION? YES/NO IF SO HOA APPROVAL MUST BE ATTACHED.

FOR OFFICE USE ONLY	
Tax Map Number:	<u>0014 00 - 010.04</u>
General Standard's checklist completed YES/NO	
Zoning Designation & other notes:	
_____ _____ _____ _____ _____	
Zoning Official:	<u>[Signature]</u> Date: _____

The undersigned acknowledge any information given incorrectly, erroneous or incomplete shall render this document, and therefore, any permit issued null and void. I further understand that the Lancaster County Zoning Department can not intervene in contract and /or liability disputes.

Any information provided on this document may be subject to the South Carolina Freedom of Information Act and may be disclosed to third parties in accordance with applicable law.

Changed
address
to Acc.
Bldg.

Abol

5.4.2 HOME OCCUPATION [AR, RR, RN, MH, LDR, MDR, UR, HDR, RMX, MX, IMX]

1. What is the square footage of the residence, excluding garage area?
1st Floor 5040 2nd Floor _____ TOTAL 5040
2. What exterior and/or interior changes to your dwelling would occur as a result of this home occupation?(Architectural drawings may be required) N/A
3. Will the home occupation be housed in new or existing building(s)? Existing
4. If an accessory building is used, what is the total square footage of that structure? 1178
Describe the structure (garage, shed, pole barn, etc.) "F GAR APT"
5. What is the total square footage dedicated for use by the home occupation in the residence, garage, and/or accessory building(s)? 475 List all accessory buildings to be used (i.e.; garage, shed, etc.) and total square footage for each: _____
6. What materials will be stored on site? Golf Clubs
7. Any of these hazardous materials? ☐ Yes ☒ No If yes, specify types: _____
8. What are the anticipated hours of operation? 9am-6pm

* * * * *

HOME OCCUPATION: STANDARDS (UDO Section 5.4.2)

Please initial at the end of each section.

A. General Standards.

1. Any internal or external modifications, either permanent or accessory, that will make the dwelling appear less residential, either in nature or function, are prohibited. The dwelling and site must remain residential in appearance and characteristics.
2. The home occupation must be conducted within the dwelling or permitted accessory structure. It shall not exceed 25 percent of the gross floor area of the dwelling or 500 square feet, whichever is greater.
3. The home occupation shall not be operated by any person other than residents living in the dwelling, and shall not employ more than one non-resident of the dwelling for employment at the dwelling.
4. No equipment, material, or process shall be used in any such home occupation that produces or emits any additional noise; increased vibration; intensified lighting or glare; smoke, dust, or other particulate matter; excessive heat or humidity; blight or unsightliness; gas, fumes, or odor; increased electrical interference; or any other nuisances, hazards, or objectionable conditions detectable at the boundary of the lot, if the occupation is conducted in a detached dwelling unit, or outside the dwelling unit, if conducted in an attached dwelling unit. Explosive or highly flammable materials and toxic or hazardous waste are not permitted.

A. General Standards (continued)

5. Hours of operation for deliveries, clients, and operation of mechanical or electrical equipment shall be limited to the hours between 7:00 a.m. to 8:00 p.m.

6. One non-illuminated sign of two square feet in area or smaller is allowed. The sign must be attached to the dwelling and must be compatible with the building architecture and materials.

7. Traffic, Parking, and Vehicles

- a. No vehicular traffic may be generated by the home occupation business in greater volumes than would reasonably be expected in the residential neighborhood, nor may it create unreasonable parking or traffic congestion for the residents of the immediate neighborhood. Any parking or traffic of such character, intensity, or continued duration that substantially interferes with the comfortable enjoyment of private homes by persons of ordinary sensibilities shall be considered unreasonable.
- b. Commercial vehicles and semi-tractor trailers shall not access a property from a shared driveway. If parked or stored within 100 feet of any property or right-of-way line, commercial vehicles or trailers shall be fully screened by a solid wood or vinyl fence, or masonry wall, berm, or opaque evergreen landscaping.
- c. Any parking associated with the home occupation shall occur on the premises and not within a public or private right-of-way. Any parking in the front yard shall be as per the requirements of Section 7.2.5.A.10, and screened in accordance with the requirements of Section 5.4.2.A.7.b, above, regardless of distance from any property or right-of-way line. Additional parking may be provided in the side and rear yards.

Initial here CSA

B. Additional Standards

1. **Personal Services.** Personal services, including cosmetic services, salons, barber shops, and non-permanent makeup services, but not including nail salons, may be permitted provided they comply with all of the following:

- a. Shall Meet all applicable state requirements;
- b. Any exterior entrance/exit to an area of the principal building shall be on the side or rear of the building;
- c. Only incidental sales of cosmetic and hair products shall be allowed on the premises;
- d. No more than one barber/styling chair, and no more than two hair drying chairs shall be permitted;
- e. All barber/styling chairs and hair drying chairs shall be located together in either the main dwelling or within an accessory building, and shall not be split between said buildings; and
- f. All service professionals shall include copies of their State professional licenses (if applicable) in the home occupation application submittal.

2. **Group Instruction Services.** Group instruction services, including but not limited to teaching art, dance, music, and tutoring may be provided so long as the group does not exceed four persons at any time. Additionally, adequate parking must be provided onsite for both the residents of the dwelling and the maximum number of clients receiving instructional services; however, said parking for clients is not required to be permanent.

3. Independent Contractors. Independent contractors include, but are not limited to, electric or plumbing contractors, landscapers and similar businesses that have employees and require the storage of commercial vehicles or equipment on the property. These businesses may be permitted provided that they comply with all of the following:

- a. The property upon which the home occupation will be located must be zoned either **AR, RN, RR, LDR or MH** district;
- b. When located within an accessory building(s), the floor area of the home occupation shall not cumulatively exceed 3,000 square feet or 75 percent of the gross floor area of the principal dwelling, whichever is greater;
- c. Any goods or materials, but not vehicles or equipment, associated with the home occupation shall be stored entirely within an enclosed structure on the premises, or screened from view of any street, public or private right-of-way, or adjacent property by an opaque evergreen screen or fence;

4. Retail Sales. Onsite retail sales conducted directly from the home (not including internet sales business) shall be limited to the sale of handmade items grown or produced on-site such as: arts and crafts, clothing, foodstuffs, furniture, and/or jewelry.

Initial here GSA

C. Uses Prohibited as Home Occupations:

The following uses are prohibited as home occupations because the nature of their operation has the tendency to impair the use and value of properties in a residential district:

1. Automotive uses (see Section 2.5.3 Use Table)
2. Civic Uses (see Section 2.5.3 Use Table)
3. Commercial/Entertainment uses (see Section 2.5.3. Use Table), except for those specific retail uses permitted by Section 5.4.3.B;
4. Educational/Institutional uses (see Section 2.5.3 Use Table), except for Child/Adult Daycare Home (5 or fewer persons) and Studio;
5. Halfway Homes;
6. Industry/Wholesale Storage uses (see Section 2.5.3 Use Table)
7. Infrastructure uses (see Section 2.5.3 Use Table), except for Artist Studio/Light Manufacturing Workshops;
8. Lodging uses (see Section 2.5.3 Use Table);
9. Office/Services uses (see Section 2.5.3 Use Table), except for Personal Services permitted by Section 5.4.3.B, Business Support Services, and Professional Services; and,
10. Residential Care facilities.

Initial here GSA

D. Grandfathered Home Occupations

1. Home occupation permits issued prior to the effective date of this section shall be grandfathered. However, any subsequent home occupation permit issued at the same address must be in conformance with these standards.
2. Any expansion of a grandfathered home occupation shall be in compliance with the standards of Section 5.4.2.
3. Any change of a grandfathered home occupation to a different home occupation shall require that the new home occupation be in compliance with the standards of Section 5.4.2.

Initial here GSD

* * * * *

I CERTIFY THAT THE ABOVE INFORMATION IS CORRECT, THAT I AM THE RESIDENT OF THE IDENTIFIED PREMISES, AND I AGREE TO COMPLY WITH ALL PROVISIONS OF THIS FORM.

THE HOME OCCUPATION PERMIT BECOMES VOID UPON A VIOLATION OF ANY PROVISION CONTAINED HEREIN OR TERMINATION OF THE APPLICANT'S RESIDENCY. THE PERMISSION HEREBY GRANTED IS NOT TRANSFERABLE TO ANY OTHER RESIDENT, ADDRESS, OR OTHER OCCUPATION.

<u>GSD</u>	<u>George Nunns</u>	<u>5/16/25</u>
Property Owner Signature	Print Name	Date
<u>GSD</u>	<u>George Nunns</u>	<u>5/16/25</u>
Applicant Signature	Print Name	Date

STATE OF SOUTH CAROLINA

COUNTY OF Lancaster

The foregoing instrument was acknowledged before me this 5/15/25 (date) by George Nunns (name of person acknowledged).

[Signature]

Notary Public

Print Name: Daniel Silva

My commission expires: 13th August 2034



BANKS, CREDIT UNIONS, FINANCIAL SERVICES

Establishments that engage in financial transactions that create, liquidate, or change ownership of financial instruments. Banks, credit unions, and savings institutions may perform central banking functions, accept deposits, and lend funds. In addition to banks and credit unions, financial services institutions may include: credit agencies, trust companies, holding companies, savings and loan institutions, securities/commodity contract brokers and dealers, security and commodity exchanges, vehicle finance (equity) leasing agencies, and investment companies.

BAR/TAVERN/BREW PUB A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a brewpub.

BED AND BREAKFAST HOMES (UP TO 8 ROOMS) A private home containing not more than 8 guest rooms that offers bed and breakfast accommodations to guests.

BED AND BREAKFAST INN (UP TO 12 ROOMS) A private home containing between 9 and 12 guest rooms that offers bed and breakfast accommodations to guests.

BILLIARD/POOL HALL Any place where one or more billiard or pool tables are operated or maintained, except for private family use, whether such place is a social club or a business enterprise operated for profit.

BOARDING OR ROOMING HOUSE A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit.

BREWERY A licensed facility, as allowed by SC Code Title 61, Chapter 4 as amended, that offers samples of beer to consumers on its licensed premises. The entire brewing process must take place on the licensed premises. Samplings and sales by consumers must be held in conjunction with a tour by the consumer of the facility.

BUSINESS SUPPORT SERVICES These establishments provide any of the following: document preparation, telephone answering, telemarketing, mailing (except direct mail advertising), court reporting, and steno typing. They may operate copy centers, which provide photocopying, duplicating, blueprinting, or other

copying services besides printing. They may provide a range of support activities, including mailing services, document copying, facsimiles, word processing, on-site computer rental, tax preparation, legal services and office product sales.

CAMPGROUND A lot, tract, or parcel of land upon which campsites for trailers, tents, or RV's are permitted for the purpose of temporary habitation for the travelling or vacationing public.

CEMETERY A parcel of land used for interment of the dead in the ground or in mausoleums.

CHILD/ADULT DAY CARE HOME (5 OR LESS PERSONS) Supervision or care provided on a regular basis as an accessory use within a principal residential dwelling unit, by a resident of the dwelling, for five or less children/adults).

CHILD/ADULT DAY CARE CENTER (6 OR MORE PERSONS) An individual, agency, or organization providing supervision or care on a regular basis for children or adults who are not related by blood or marriage to, and who are not the legal wards or foster children of, the supervising adults; and who are not residents in the center; designed and approved to accommodate more than six children or adults at a time based on State regulations; not an accessory to residential use.

COLLEGE/UNIVERSITY Junior colleges, colleges, universities, and professional schools with physical structures (excluding online and remote programs). These establishments furnish academic or technical courses and grant degrees, certificates, or diplomas at the associate, baccalaureate, or graduate levels in a campus setting.

COMMERICAL STABLES Stabling, training, feeding of horses, mules, donkeys, or ponies, or the provision of riding facilities for use other than by the resident of the property, including riding academies. Also includes any structure or place where such animals are kept for riding, driving, or stabling for compensation or incidental to the operation of any club, association, ranch, or similar purpose.

COMMUNITY SUPPORT FACILITY A non-profit or government facility providing personal assistance to individuals in need; such assistance to individuals may include temporary shelter, food services provisions, counseling, instruction, medical services, and other incidental services. This definition is not intended to be inclusive of Transitional Shelters which are regulated as separate temporary uses.

CONFERENCE/CONVENTION CENTER A

certification by the South Carolina Department of Health and Environmental Control (SCDHEC) that either all air quality regulations have been complied with or that no permits are required.

3. This use is prohibited within a Special Flood Hazard Area (SFHA).

B. **Separation Requirement for AR District Only:** All structures housing such uses shall be located at least 500 feet from any property line adjoining a lot or parcel under different ownership from the property on which the crematorium is located.

5.4.2 HOME OCCUPATION [AR, RR, RN, MH, LDR, MDR, PB, RB, UR, HDR, RMX, MX, IMX]

A. General Standards

1. Any internal or external modifications, either permanent or accessory, that will make the dwelling appear less residential, either in nature or function, are prohibited. The dwelling and site must remain residential in appearance and characteristics.
2. The home occupation must be conducted within the dwelling or permitted accessory structure. It shall not exceed 25 percent of the gross floor area of the dwelling or 500 square feet, whichever is greater.
3. The home occupation shall not be operated by any person other than residents living in the dwelling, and shall not employ more than one non-resident of the dwelling for employment at the dwelling.
4. No equipment, material, or process shall be used in any such home occupation that produces or emits any additional noise; increased vibration; intensified lighting or glare; smoke, dust, or other particulate matter; excessive heat or humidity; blight or unsightliness; gas, fumes, or odor; increased electrical interference; or any other nuisances, hazards, or objectionable conditions detectable at the boundary of the lot, if the occupation is conducted in a detached dwelling unit, or outside the dwelling unit, if conducted in an attached dwelling unit. Explosive or highly flammable materials and toxic or hazardous waste are not permitted.
5. Hours of operation for deliveries, clients, and operation of mechanical or electrical equipment shall be limited to the hours between 7:00 a.m. to 8:00 p.m.
6. One non-illuminated sign of two square feet in area or smaller is allowed. The sign must be attached to the dwelling and must be compatible with the building architecture and materials.

7. Traffic, Parking, and Vehicles

- a. No vehicular traffic may be generated by the home occupation business in greater volumes than would reasonably be expected in the residential neighborhood, nor may it create unreasonable parking or traffic congestion for the residents of the immediate neighborhood. Any parking or traffic of such character, intensity, or continued duration that substantially interferes with the comfortable enjoyment of private homes by persons of ordinary sensibilities shall be considered unreasonable.
- b. Commercial vehicles and semi-tractor trailers shall not access a property from a shared driveway. If parked or stored within 100 feet of any property or right-of-way line, commercial vehicles or trailers shall be fully screened by a solid wood or vinyl fence, or masonry wall, berm, or opaque evergreen landscaping.
- c. Any parking associated with the home occupation shall occur on the premises and not within a public or private right-of-way. Any parking in the front yard shall be as per the requirements of Section 7.2.5.A.10, and screened in accordance with the requirements of Section 5.4.2.A.7.b, above, regardless of distance from any property

or right-of-way line. Additional parking may be provided in the side and rear yards.

B. Additional Standards for Specific Types of Home Occupations

1. *Personal Services.* Personal services, including cosmetic services, salons, barber shops, and non-permanent makeup services, but not including nail salons, may be permitted provided they comply with all of the following:
 - a. Shall meet all applicable state requirements;
 - b. Any exterior entrance/exit to an area of the principal building shall be on the side or rear of the building;
 - c. Only incidental sales of cosmetic and hair products shall be allowed on the premises;
 - d. No more than one barber/styling chair, and no more than two hair drying chairs shall be permitted;
 - e. All barber/styling chairs and hair drying chairs shall be located together in either the main dwelling or within an accessory building, and shall not be split between said buildings; and
 - f. All service professionals shall include copies of their State professional licenses (if applicable) in the home occupation application submittal.
2. *Group Instruction Services.* Group instruction services, including but not limited to teaching art, dance, music, and tutoring may be provided so long as the group does not exceed four persons at any time. Additionally, adequate parking must be provided onsite for both the residents of the dwelling and the maximum number of clients receiving instructional services; however said parking for clients is not required to be permanent.
3. *Independent Contractors.* Independent contractors include, but are not limited to, electric or plumbing contractors, landscapers and similar businesses that have employees and require the storage of commercial vehicles or equipment on the property. These businesses may be permitted provided that they comply with all of the following:
 - a. The property upon which the home occupation will be located must be zoned either AR, RN, RR, LDR or MH District;
 - b. When located within an accessory building(s), the floor area of the home occupation shall not cumulatively exceed 3,000 square feet or 75 percent of the gross floor area of the principal dwelling, whichever is greater;
 - c. Any goods or materials, but not vehicles or equipment, associated with the home occupation shall be stored entirely within an enclosed structure on the premises, or screened from view of any street, public or private right-of-way, or adjacent property by an opaque evergreen screen or fence;
4. *Retail Sales.* Onsite retail sales conducted directly from the home (not including internet sales business) shall be limited to the sale of handmade items grown or produced on-site such as: arts and crafts, clothing, foodstuffs, furniture, and/or jewelry.

C. Prohibited Home Occupations. The following are prohibited as home occupations due to the nature of their operation having the tendency to impair the use and value of surrounding properties in a residential district:

1. Automotive uses (Section 2.5.3);
2. Civic uses (Section 2.5.3);
3. Commercial/Entertainment uses (Section 2.5.3), except for those specific retail uses

permitted by Section 5.4.3.B.;

4. Educational/Institutional uses (Section 2.5.3), except for Child/Adult Day Care Home (5 or fewer persons) and Studio;
5. Halfway Homes;
6. Industry/Wholesale/Storage uses (Section 2.5.3);
7. Infrastructure uses (Section 2.5.3), except for Artist Studio/Light Manufacturing Workshops;
8. Lodging uses (Section 2.5.3);
9. Office/Services uses (Section 2.5.3), except for Personal Services permitted by Section 5.4.3.B., Business Support Services, and Professional Services; and,
10. Residential Care Facilities.

D. Grandfathered Home Occupations

1. Home occupation permits issued prior to the effective date of this section shall be grandfathered. However, any subsequent home occupation permit issued at the same address must be in conformance with these standards.
2. Any expansion of a grandfathered home occupation shall be in compliance with the standards of Section 5.4.2.
3. Any change of a grandfathered home occupation to a different home occupation shall require that the new home occupation be in compliance with the standards of Section 5.4.2.

(Ord. No. 2021-1715, 03-08-2021)

5.4.3 KENNELS, INDOOR [AR, RR, RN, RUB, NB, GB, RB, INS, LI, MX, IMX]

A. General Standards

1. The clinic or kennel must be within a completely enclosed building with no outside facilities for animals.
2. The clinic or kennel shall be designed so that sound emitted through the exterior walls, roofs, and enclosed areas where animals are treated or kept shall not exceed 45 decibels as certified by a registered architect or acoustical engineer.
3. An outdoor area for the supervised therapy and exercise of animals is permitted when such area complies with all of the following requirements:
 - a. The area must meet the setback requirements for principal buildings along any property lines shared with a residential use or zone, unless the adjoining residential property is occupied exclusively by a nonresidential use or uses. No setback required in other cases.
 - b. The area shall be located in the rear yard only and must be enclosed by a fence not less than 6 feet in height. The fence shall be wood, brick, or masonry block. It need not be solid.
 - c. The maximum size of such area shall be 1,200 square feet.
 - d. No more than 4 animals shall be present in the area at one time.
 - e. The area may be used only between the hours of 8 AM and 6 PM daily, except in cases of documented emergencies.



Lancaster County
HOME OCCUPATION PERMIT

Permit #	202501799
Issued Date	05/22/2025

Job Address 7961 GREEN POND RD INDIAN LAND Owner NUNNS GEORGE NUNNS JESSICA
Parcel ID 0014-00-010.04 Contact George Nunns
Category Home Occupation Business
Description Internet Golf Sales

Permit Details

Financial

Fees	Home Occupation	\$75.00
		\$75.00

Zoning

Flood Zone	Front Setback	Left Setback	Right Setback	Rear Setback
------------	---------------	--------------	---------------	--------------

Conditions HOME OCCUPATION IS FOR OFFICE USE ONLY.
FOR ONLINE SALES AND PAPERWORK.
NO VEHICULAR TRAFFIC MAY BE GENERATED BY THE HOME OCCUPATION BUSINESS IN GREATER
VOLUMES THAN WOULD REASONABLY BE EXPECTED IN THE RESIDENTIAL NEIGHBORHOOD, NOR MAY IT
CREATE UNREASONABLE PARKING OR TRAFFIC CONGESTION FOR THE RESIDENTS OF THE IMMEDIATE
NEIGHBORHOOD. PLEASE REFERENCE THE INTIALED PORTIONS OF THE APPLICATION SUBMITTED AND
ABIDE BY UDO REGULATIONS SECTION 5.4.2 A, B, C, D.

Conditions

The undersigned hereby makes application for a permit to complete the above described work on the stated premises, and agrees, in consideration of issuance of this permit, to do only the work specified herein and to faithfully comply with all applicable codes and ordinances as set forth by the State of South Carolina and Lancaster County. I have read and understand the aforementioned information.

Signature _____ George Nunns Date 09/05/2025

Contractor / Agent / Owner

Address 7965 Green Pond Road Indian Land SC 29707 Telephone Number 317-937-1673

To schedule inspections please visit <https://evolvepublic.infovisionsoftware.com/Lancaster>
Work shall not proceed until the Inspector has approved the various stages of construction.

****Permit void if work not started within 6 months of date of issue or if work is stopped for a period of 6 months****

Lancaster County
Building Inspections
P. O. Box 1809
Lancaster, SC 29721
803.285.1969

Lancaster County
Zoning
101 N. Main St
Lancaster, SC 29720
803.416.9777

Lancaster County Fire Rescue
Fire Marshal
PO Box 1809
Lancaster, SC 29721
803.313.8056

May 21-22, 2025:

Accused received home occupation permit

Complainant:

Tammy Boron

Accused:

George and Jessica Nunns



Lancaster County
Development Services
P. O. Box 1809
Lancaster, SC 29721
803.285.1969
permits@lancastercountysc.net

May 21, 2025

George Nunns

7965 Green Pond Road
Indian Land, SC 29707

Project Number	20251172
Project Name	Occupation Permit for 7961 GREEN POND RD, INDIAN
Location	7965 GREEN POND RD INDIAN
Stage	Permit Res Zoning
Parcel(s)	0014-00-010.04
Status	Approved

Dear: George Nunns

This letter is to confirm APPROVAL of your Zoning Review by the Lancaster Zoning Department.

This letter is to confirm APPROVAL of your Residential plans by the Lancaster Building Department.

A Permit Technician will contact you with the permit fees. Please be sure to read the below comments to make sure before receiving your permit that all comments are understood and addressed. If you have any questions or concerns please contact our office at (803) 285-1969.

This letter is to confirm APPROVAL of your Residential plans by the Lancaster Building Department.

Sincerely,

Lancaster County
Planning, Zoning, Stormwater, and Building Inspections
P. O. Box 1809
Lancaster, SC 29721
803.285.6005
planning@lancastercountysc.net



Issued to:

George Nunns

7965 Green Pond Road
Indian Land, SC 29707

Receipt No. 25792

Date 05/22/2025

Cashier WebPublic

Payment Items

Occupation - 25-01799 - 7961 GREEN POND RD INDIAN LAND -
Internet Golf Sales
7961 GREEN POND RD INDIAN LAND
Home Occupation \$75.00
\$75.00

Form of Payment

Web Payment \$75.00
\$75.00

Thank you for your payment.

Plan Review Comments

Residential Zoning - Mika Garris - 803-416-9777
mgarris@lancastercountysc.gov

Approved

Review Comments:
