

AGENDA
NEWBERRY COUNTY JOINT PLANNING COMMISSION
Tuesday, March 21, 2023, at 5:30 pm
Newberry County Annex Building
County Council Chambers

1. Call to Order and Determination of Quorum:
2. Invocation:
3. Elections of officials of the Newberry County Joint Planning Commission:
 - A. Call for nominations for Chairman, Vice-Chairman, Secretary
 - B. Vote on called nomination.
4. Approval of Minutes – Minutes of December 20, 2022, meeting.
5. New Business: Case Presentation:
 - A. MA01-03-21-23: A rezoning request for one (1) real estate parcel totaling 2.85 acres, located on Adelaide St., Newberry, SC, to be rezoned from RS-Single Family Residential to R2-Rural.
TM # 399-25
 - B. MA02-03-21-23: A rezoning request for one (1) real estate parcel totaling 20.59 acres, located at 100 Tom Savage Rd., Prosperity, SC, to be rezoned from RS-Single Family Residential to R2-Rural.
TM # 589-1-1
 - C. MA03-03-21-23: A rezoning request for one (1) real estate parcel totaling 60.50 acres, located on Mt. Bethel Garmany Rd., Newberry, SC, to be rezoned from R2-Rural to RS-Single Family Residential.
TM # 392-3
6. Draft Population, Housing, and Cultural Elements of the Comprehensive Plan.
 - A. Introduction and overview of the draft Population, Housing, and Cultural Elements of the Comprehensive Plan.
 - B. Input and discussion by the Planning Commission Members who participated in the Stakeholder Committee meeting for the Population, Housing, and Cultural Elements.
 - C. Planning Commission Discussion of draft elements, including resolution of any major edits proposed by Planning Commission members.
 - D. Motion and Vote by Planning Commission Members to recommend the draft Population, Housing and Cultural Elements to the Newberry County Council for adoption.
7. Discussion and Informational Items:
 - A. Update on County Council items.
 - B. Next regular meeting to be held April 18, 2023, at 5:30 pm
8. Adjourn
9. Agenda for the Future Land Use Map Workshop. (Workshop will start immediately following the regular Joint Planning Commission Meeting.

Newberry County Joint Planning Commission Workshop
Tuesday, March 21, 2023
Newberry County Annex Building Conference Room

AGENDA

1. Introduction and overview of Existing Land Use and draft Future Land Use mapping methodologies – *Cheryl Matheny and Katie Werts*
2. Planning Commission discussion and questions.
3. Planning Commission to review posted Existing Land Use map, Water and Sewer Service map, and draft Future Land Use map.
4. Planning Commission to discuss draft Future Land Use map and work with staff and consultant to edit the posted draft map as needed based on knowledge of the County, current development patterns, and future land use needs.

MINUTES OF MEETING
Newberry County Joint Planning Commission
Tuesday, December 20, 2022 @ 6:00 p.m.
Newberry County Annex
County Council Chambers

DRAFT

Members Present:

Chairman Mike Meetze
David Abrams
Daniel Boland
Tomekia Means
Johnny Wicker
Victor Terrana

Other Attendees:

Ron Powell, Director of Planning and Zoning
Lori Shealy, Administrative Support
Bridgett Fain, Secretary JPC

Members Absent:

Ann Ward
Stephanie Wimberly
Bennett Garner
Betsy Ruff

Call to Order and Determination of Quorum: Chairman Mike Meetze called the meeting to order at 5:30 p.m. and determined there was a quorum.

Invocations: Commissioner David Abrams gave the invocation.

Approval of Minutes of Meeting: The minutes of the October 18, 2022, meeting was reviewed; Commissioner Daniel Boland made a motion to approve the minutes with corrections, seconded by Commissioner Johnny Wicker. The vote was unanimous to approve the minutes with corrections.

Public Presentation: None

Old Business: None

New Business:

- A. Approval of the Sketch Plat for the proposed Sinclair Woods Subdivision pursuant to Subdivision Regulations:

Ron Powell, Director of Planning and Zoning presented the proposed sketch plat to the Planning Commission. He advised the Commissioners of the location of the proposed subdivision in question by using the GIS aerial map. After a lengthy discussion and various pertinent questions from the planning commissioners, Commissioner David Abrams made a motion to table the sketch plat approval request until the next meeting, for clarification, Commissioner Daniel Boland seconded the vote. The vote was unanimous to table the request.

- B. Approval of the Sketch Plat for the Lands End at Woodside Shores Subdivision pursuant to Subdivision Regulations:

Ron Powell, Director of Planning and Zoning presented the proposed sketch plat to the Planning Commission. He advised the Commissioners of the location of the proposed subdivision in question by using the GIS aerial map. After a lengthy discussion and various pertinent questions from the planning commissioners, Commissioner Victor Terrana made a motion to approve the sketch plat request, Commissioner Tomekia Means seconded the vote. The vote was unanimous to approve the request.

- C. Approval of the Joint Planning Commission Meeting schedule for 2023.

After a brief discussion with various pertinent questions from the board members, Victor Terrana made a motion to approve the 2023 meeting schedule, seconded by Johnny Wicker. The vote was unanimous to approve the 2023 meeting schedule.

Discussion and Informational Items:

A. Update on County Council items: None

B. Next regular meeting to be held January 17, 2022, at 5:30 p.m.

Adjourn: Due to there being no other business, Commissioner Daniel Boland made a motion to adjourn the meeting, seconded by Commissioner Victor Terrana and Chairman Mike Meetze adjourned the meeting at 5:52 p.m.



Official Zoning Map Amendment Application

Date Submitted: February 27, 2023 Project Number: MA01-03-21-23

Applicant Name: Barny Koon

Address: 14149 CR. KOON Hwy. Newberry, SC 29108

Phone Number: 803-924-1800 Email Address: bkoon@backroads.net

Property Owner's Name (if different than applicant): Kathy Javier

Address: 12 Jenkins Farm Way, Simpsonville, SC 29680

Phone Number: 843-384-9755 Email Address: _____

Tax Map Number(s): 399-25

911 Address of Property: off Adelaide St., Newberry, SC 29108

Current Zoning: RS Requested Zoning: R2-Rural Size in Acres: 2.85 acres

Existing Use of Property: Vacant

Proposed Use of Property: Commercial Personal Storage

Is Property located within a Homeowners Association? NO

If the applicant is an agent of the property owner, the applicant must include a statement signed by the property owner that authorizes the applicant to apply for this specific purpose and location on his behalf. Such statement must be attached to the Application.

CERTIFICATION: I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County Ordinances and State Laws related to land development. I certify that I am the property owner of the subject site. I understand that falsifying any information herein may result in nullification of this request.

Signature: _____ Date: _____



Newberry County

Planning Commission Staff Report

Request: Rezoning request MA01-03-21-23 by Barry Koon. This request is to rezone one (1) property totaling two and eighty-five hundredths (2.85) acres located on Adelaide Street from RS-Single Family Residential to R2-Rural.

Application Number: MA01-03-21-23

Applicant: Barry Koon

Property Owner(s): Kathy Javier

Location Address: Adelaide Street

Tax Map Number(s): 399-25

Lot Size: 2.85 acres

Current Land Use: Vacant

Proposed Land Use: Commercial Personal Storage

Current Zoning District: RS-Single Family Residential

Proposed Zoning District: R2-Rural

Comprehensive Plan Designation: Economic Development

Zoning Map:**Current Zoning District**

RS – Single Family Residential: The RS district is intended to be residential with single-family, site-built dwellings and low population densities. Compatible uses such as home occupations, K-12 education, limited recreation, and religious uses are also allowed. Manufactured homes and businesses are not permitted.

Proposed Zoning District

R2-Rural: The R2-Rural district is intended to be rural in nature, allowing low density residential uses including manufactured housing on individual properties, as well as home occupations, family day care, agriculture, forestry, hunting, and religious uses, but also accommodating complementary and associated uses such as recreation, government services, and appropriate service, commercial and industrial uses.

Future Land Use Map:**Future Land Use Definition**

Economic Development – Land areas that either are or have the potential to be economic development centers and include uses such as commercial, industrial, higher density residential, public and institutional, and related infrastructure. Commercial uses include businesses, trade activities, administrative activities, professional activities or services, or personal services. Industrial uses include the manufacturing, assembly, processing, fabrication, storage (warehousing), and transportation of goods. Public and institutional uses include city, county, state and federal offices; schools; churches; hospitals; congregate care facilities (nursing homes); utility offices and facilities; postsecondary institutions; communication towers; community non-profit organizations; cemeteries; and libraries.

Analysis:

This is a request by Barry Koon to rezone one (1) parcel of land totaling two and eighty-five hundredths (2.85) acres located on Adelaide Street from RS-Single Family Residential to R2-Rural. Currently the lot is vacant.

Surrounding land uses include industrial uses, residential, and City of Newberry zoned properties.

The Comprehensive Plan identifies this property and the surrounding area as Economic Development. Economic Development land is identified as land that has commercial uses.

When considering a rezoning, per Title 6, Chapter 29 of the Code of Laws of South Carolina, the decision of the Planning Commission serves as a recommendation and is forwarded to County Council for review and approval.

Recommendations:

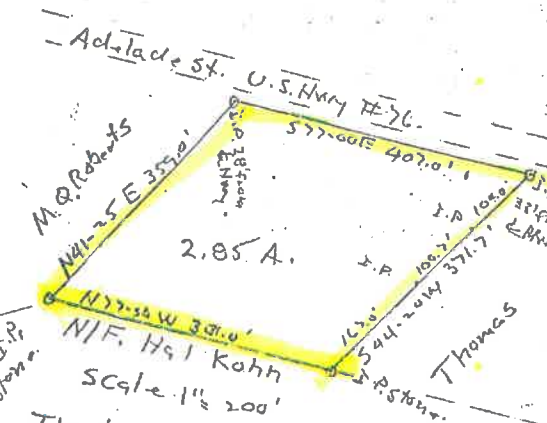
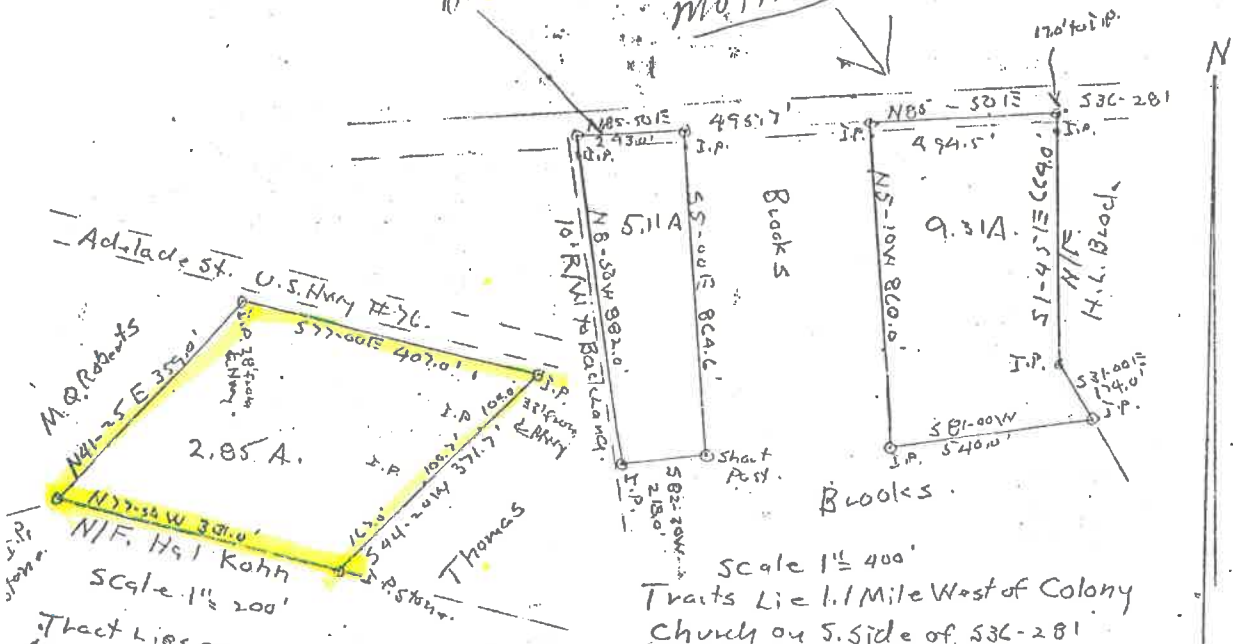
Staff: Recommends approval of the request from RS-Single Family Residential to R2-Rural as it is supported by the Comprehensive Plan.

Planning Commission:**County Council:**

FROM HAMP COLLEGE

Smyley

MOTHERS



Tract Lies on U.S. HWY 76
Across From Race Trade.

ROBERT LEE JONES

Newberry County, S.C.

3 Tracts As Shown

Surveyed August 9-10 1976

Claude E. Johnson
L.S. 1383

FILED
NEWBERRY COUNTY
MAY 19 12 21 PM '78
HILTON HARRISON
CLERK OF COURT

NEWBERRY COUNTY

399-39
313.190002 AC

D-1

399-13
2.13 AC

RS

399-40

RS

RS

399-41

2331

RS

399-42

Adelaide St
-S36-383

2320

RS

399-26
AC

399-25
3 AC

RS

X

45071C0238C

2330

RS

399-22

RS

399-21

RS

399-20

399-166
22.58 AC

RS

RS

399-19-1

RS

imagery collected in 2019 by Korea International - Imagery processed by
Adrian DeNiro, South Carolina State GIS Coordinator and hosted by ESRI



0 65 130 260 390 520
Feet



Official Zoning Map Amendment Application

Date Submitted: March 3, 2023 Project Number: MA02-03-21-23

Applicant Name: David & Amy Harpool

Address: 100 Tom Savage Road, Prosperity, SC 29127

Phone Number: _____ Email Address: _____

Property Owner's Name (if different than applicant): _____

Address: _____

Phone Number: _____ Email Address: _____

Tax Map Number(s): 589-1-1

911 Address of Property: 100 Tom Savage Road, Prosperity, SC 29127

Current Zoning: RS Requested Zoning: R2 Size in Acres: 20.59

Existing Use of Property: Single Family Residential

Proposed Use of Property: Single Family Residential with
Small hobby farm.

Is Property located within a Homeowners Association? NO

If the applicant is an agent of the property owner, the applicant must include a statement signed by the property owner that authorizes the applicant to apply for this specific purpose and location on his behalf. Such statement must be attached to the Application.

CERTIFICATION: I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County Ordinances and State Laws related to land development. I certify that I am the property owner of the subject site. I understand that falsifying any information herein may result in nullification of this request.

Signature: Amy Harpool Date: 3/3/2023



Newberry County

Planning Commission Staff Report

Request: Rezoning request MA02-03-21-23 by David and Amy Harpool. This request is to rezone one (1) property totaling twenty and fifty-nine hundredths (20.59) acres located at 100 Tom Savage Road from RS-Single Family Residential to R2-Rural.

Application Number: MA02-03-21-23

Applicant: David and Amy Harpool

Property Owner(s): David and Amy Harpool

Location Address: 100 Tom Savage Road, Prosperity, SC 29127

Tax Map Number(s): 589-1-1

Lot Size: 20.59 acres

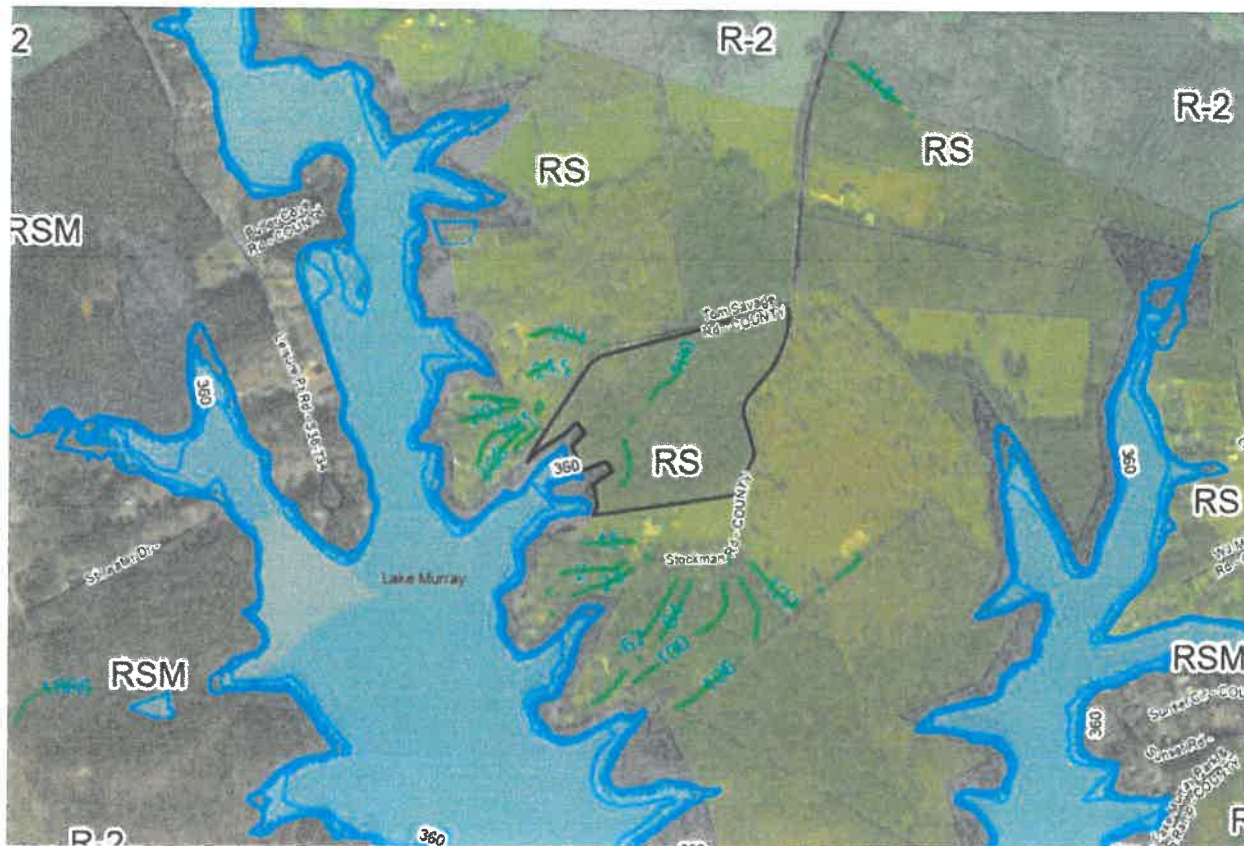
Current Land Use: Single Family Home

Proposed Land Use: Single family home with small hobby farm.

Current Zoning District: RS-Single Family Residential

Proposed Zoning District: R2-Rural

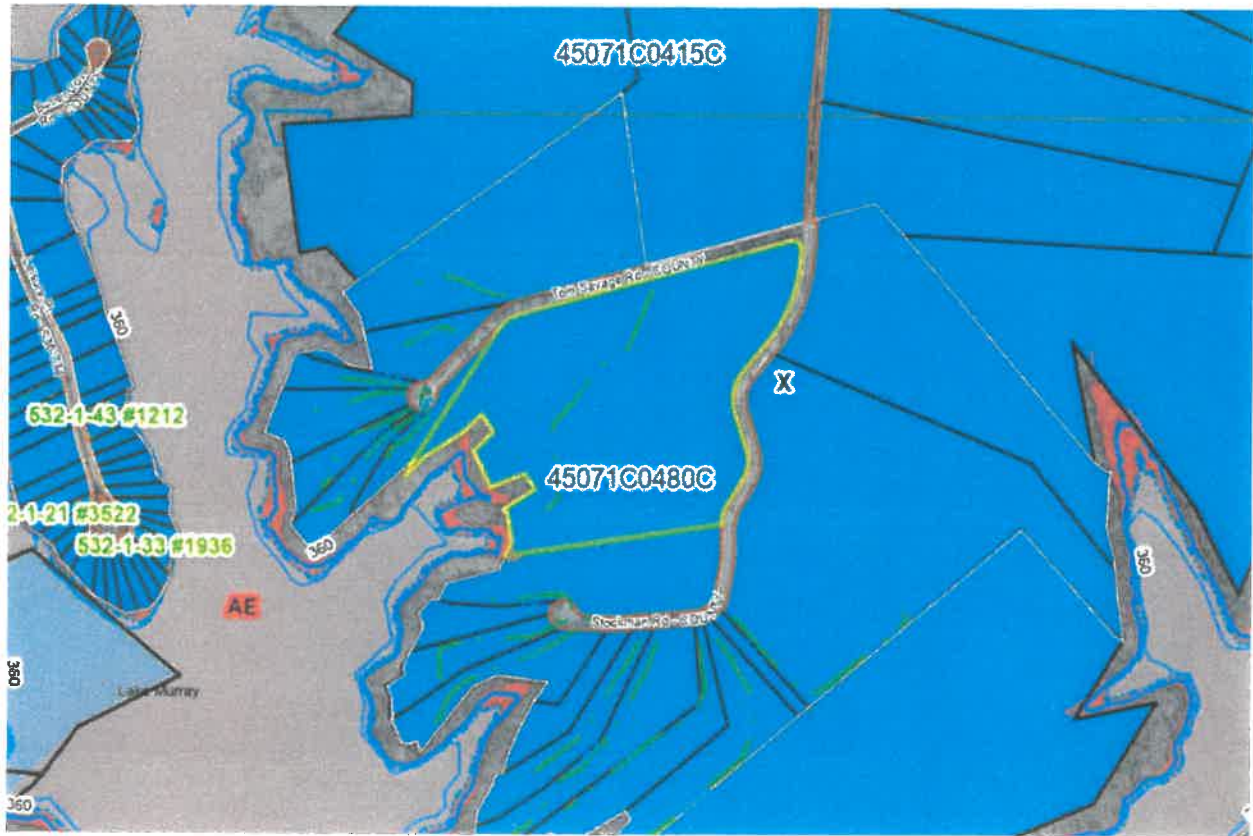
Comprehensive Plan Designation: Lake Development

Zoning Map:**Current Zoning District**

RS – Single Family Residential: The RS district is intended to be residential with single-family, site-built dwellings and low population densities. Compatible uses such as home occupations, K-12 education, limited recreation, and religious uses are also allowed. Manufactured homes and businesses are not permitted.

Proposed Zoning District

R2-Rural: The R2-Rural district is intended to be rural in nature, allowing low density residential uses including manufactured housing on individual properties, as well as home occupations, family day care, agriculture, forestry, hunting, and religious uses, but also accommodating complementary and associated uses such as recreation, government services, and appropriate service, commercial and industrial uses.

Future Land Use Map:**Future Land Use Definition**

Lake Development – Land areas in close proximity to Lake Murray and Lake Greenwood, principally used for residential structures, but may include other complementary and associated uses such as agriculture, forestry, and public/institutional uses such as churches and schools. Where adequate road access is available, land in the Lake District may also include more intense uses such as marinas, commercial activities, and personal services.

Analysis:

This is a request by David and Amy Harpool to rezone one (1) parcel of land totaling twenty and fifty-nine hundredths (20.59) acres located at 100 Tom Savage Road, from RS-Single Family Residential to R2-Rural. Currently there is a site built residential unit on the property.

Surrounding land uses include single-family residences.

The Comprehensive Plan identifies this property and the surrounding area as Lake Development. Lake development is intended to be land that contains residential structures, but may include other complementary and associated uses such as agriculture and forestry.

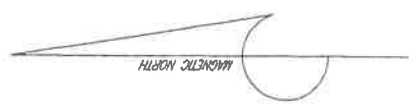
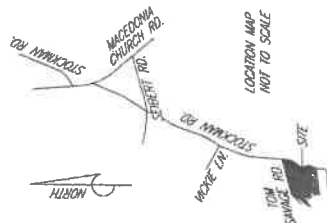
When considering a rezoning, per Title 6, Chapter 29 of the Code of Laws of South Carolina, the decision of the Planning Commission serves as a recommendation and is forwarded to County Council for review and approval.

Recommendations:

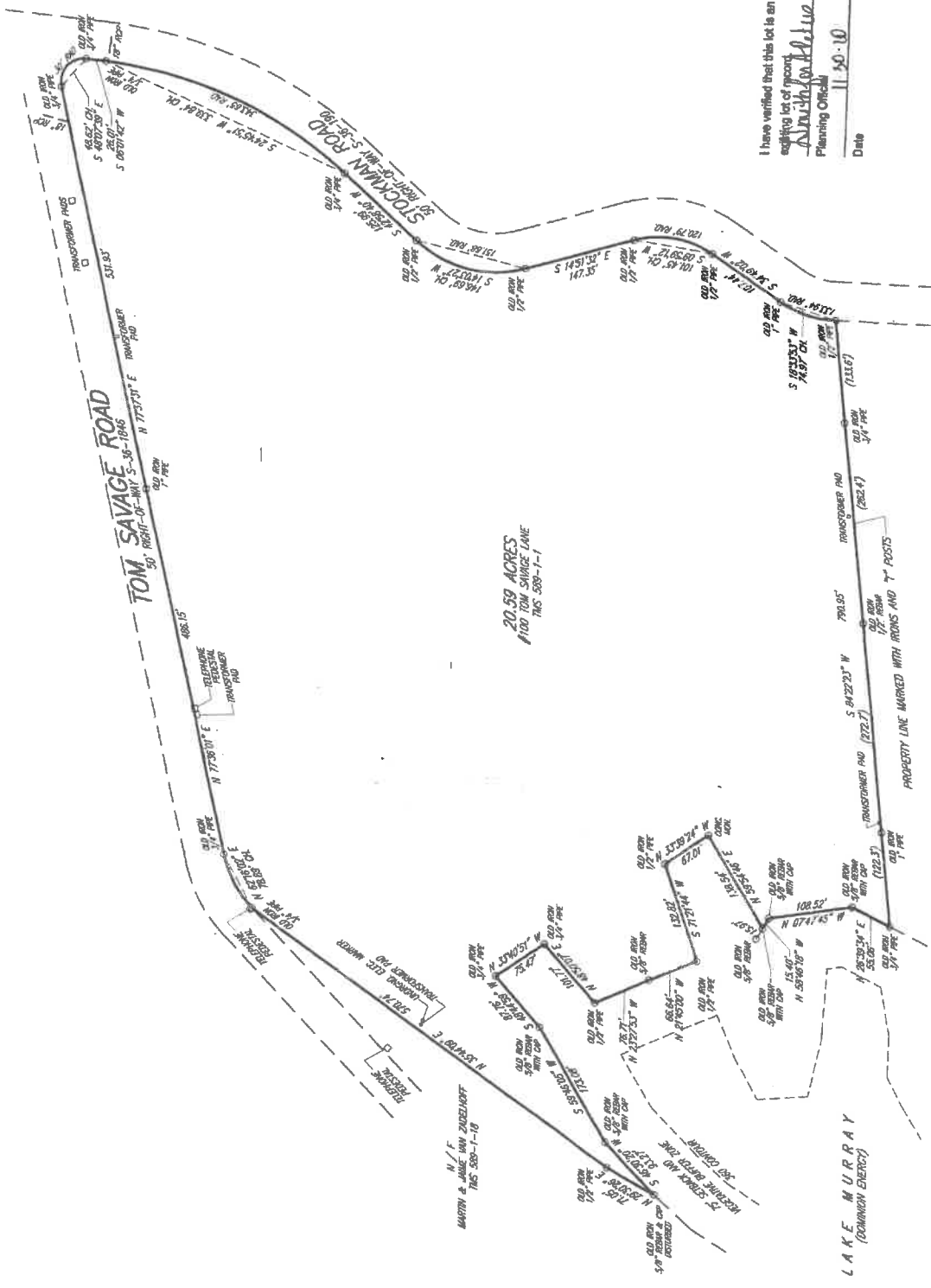
Staff: Recommends approval of the request from RS-Single Family Residential to R2-Rural as it is supported by the Comprehensive Plan.

Planning Commission:**County Council:**

1177



20200057902
 Filed for Record in
 MEMPHIS COUNTY, BC
 11-20-2020 P. FULLI, CLERK
 PLAT No. 02-25-00
 Book 115 Page 1



I have verified that this lot is an existing lot of record.
Guy David Harpool
 Planning Official
 Date 11-50-10

PLAT PREPARED FOR
**GUY DAVID HARPOOL
 & AMY CARLIAND HARPOOL**
 SITE LOCATED IN MEMPHIS COUNTY, SOUTH CAROLINA

SCALE: 1" = 100'
 GRAPHIC SCALE IN FEET

DATE: OCT. 27, 2020

CERTIFICATION:
 I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING AND THE STANDARDS AND PRACTICES FOR CLASS B SURVEY AS SPECIFIED THEREIN. ALSO, THERE ARE NO ENCUMBRANCES OR PROBLEMS OTHER THAN SHOWN ON THIS SURVEY.

Larry W. Spaul
 LARRY W. SPAUL, S.C., P.L.S. NO. 3724

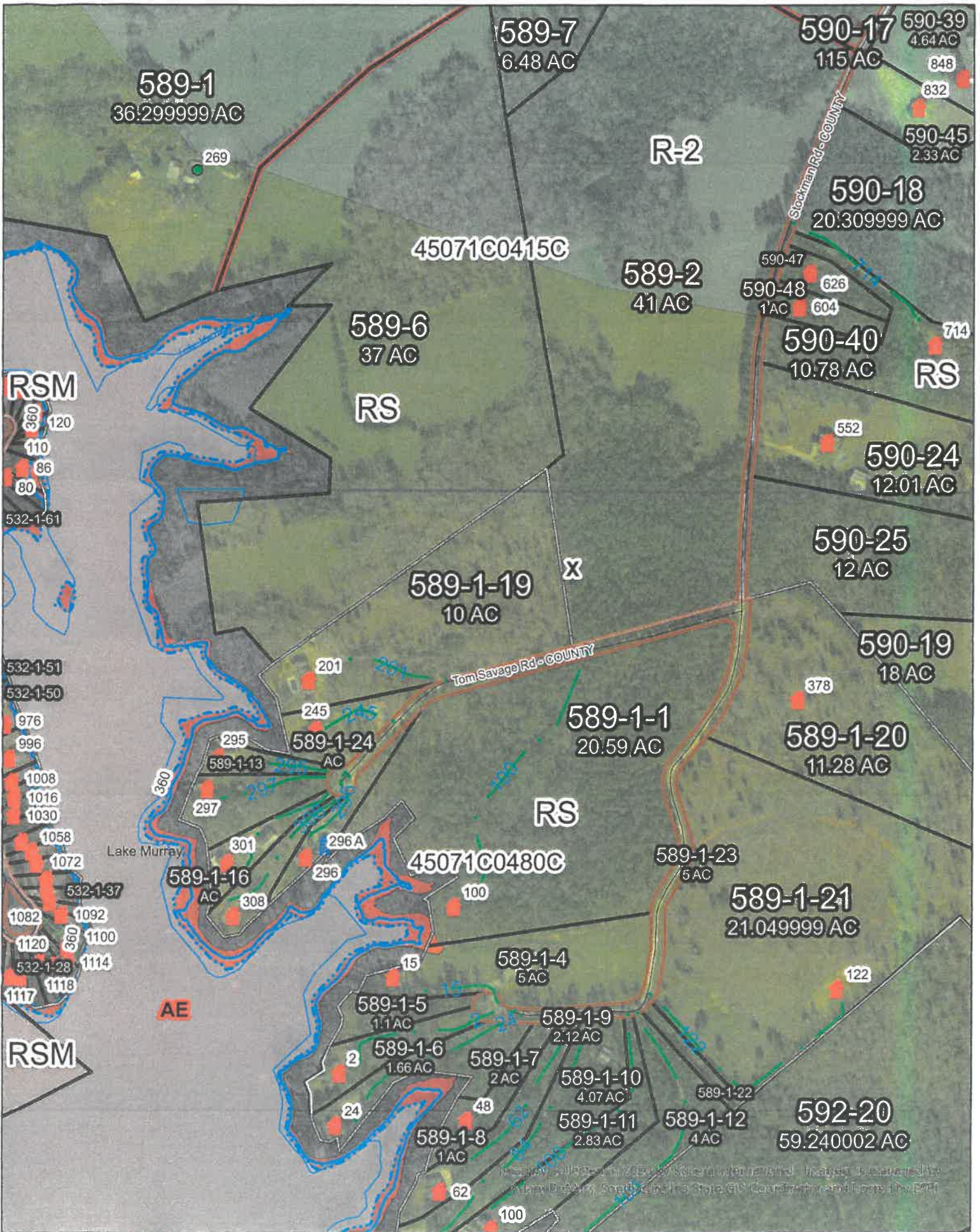
ASSOCIATED E & S, INC.

800 WILET STREET, WEST COLUMBIA, SOUTH CAROLINA 29169 - PH. 803-791-1550

REFERENCES:
 1. MEMPHIS COUNTY TAX MAP SHEET 589-1-1.
 2. GAS RECORD MAPS FOR SOUTH CAROLINA ELECTRIC & GAS CO., DATED AUGUST 4, 1988.

N / F
 ROW & WILET UNDERGALL
 TMS 589-1-1

LAKE MURRAY
 (DOMINION ENERGY)



0 65 130 260 390 520 Feet

Map data derived from 2014 aerial photography and imagery provided by Aerial Data, South Carolina State GIS Center, and maps from 2011.



Official Zoning Map Amendment Application

Date Submitted: 2/13/2023

Project Number: 22156 MA03-03-21-23

Applicant Name: D.R.Horton

Address: 570 Chris Drive West Columbia, SC 29169

Phone Number: 803-521-1256 Email Address: pcbradley@drhorton.com

Property Owner's Name (if different than applicant): Rhett Frazier, Susan F. Newton

Address: PO Box 401

Phone Number: 803-924-6172 Email Address: office@johnrfrazierinc.com

Tax Map Number(s): 392-3

911 Address of Property: Mt. Bethel Garmany Road Tract

Current Zoning: R2 Requested Zoning: RS Size in Acres: 60.5 (approx)

Existing Use of Property: Currently undeveloped to be rural single family residential lots

Proposed Use of Property: 70 septic tank single family residential lots

Is Property located within a Homeowners Association? No

If the applicant is an agent of the property owner, the applicant must include a statement signed by the property owner that authorizes the applicant to apply for this specific purpose and location on his behalf. Such statement must be attached to the Application.

CERTIFICATION: I hereby certify that I have read this application and the information supplied herein is true and correct to the best of my knowledge. I agree to comply with all applicable County Ordinances and State Laws related to land development. I certify that I am the property owner of the subject site. I understand that falsifying any information herein may result in nullification of this request.

Signature: [Handwritten Signature]

Date: 2/28/23



NEWBERRY COUNTY PLANNING & ZONING DEPARTMENT
P.O. Box 1014, 1512 Martin St., Newberry, SC 29108
Telephone: 803-321-2166
Fax: 803-321-2682

DESIGNATION OF AGENT

I (We) Rhett Frazier, Susan F. Newton
Owners(s)

P.O. Box 401, Newberry SC 29108
Address

Hereby appoint Phil Bradley for D.R. Horton

To act as my (our) agent in order to:

Secure re-zoning for undeveloped property

For: Mt. Bethel Garmany Road Tract

(Site address)

TM# 392-3

****Do not sign unless in front of a notary****

Rhett Frazier
Owner - Print Name

[Signature]
Owner Signature

Susan F. Newton
~~Designation Telephone~~
owner

[Signature]

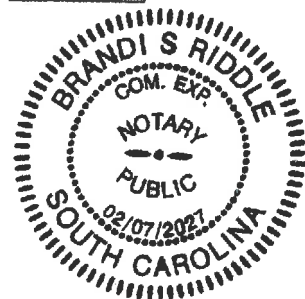
STATE OF SOUTH CAROLINA)

COUNTY OF NEWBERRY)

SWORN to before me this 28th day of February, 2023

Brandi S Riddle
Notary Public of South Carolina

My Commission Expires: 02/07/2027





Newberry County

Planning Commission Staff Report

Request: Rezoning request MA03-03-21-23 by D.R. Horton. This request is to rezone one (1) property totaling sixty and fifty hundredths (60.50) acres located on Mt. Bethel Garmany Rd. from R2-Rural to RS-Single Family Residential.

Application Number: MA03-03-21-23

Applicant: D.R. Horton

Property Owner(s): John R. Frazier and Susan Newton

Location Address: Mt. Bethel Garmany Road

Tax Map Number(s): 392-3

Lot Size: 60.50 acres

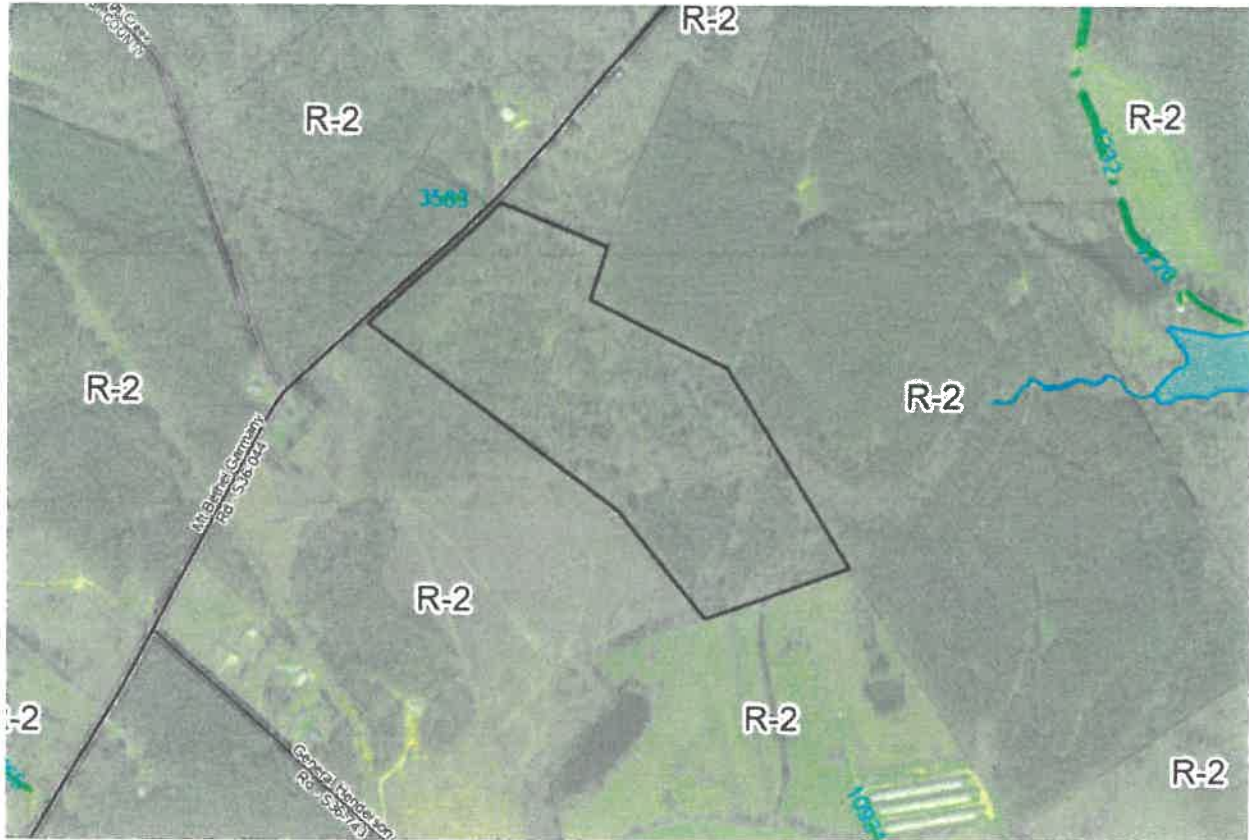
Current Land Use: Vacant

Proposed Land Use: 70 Single Family Residential Lots

Current Zoning District: R2-Rural

Proposed Zoning District: RS-Single Family Residential

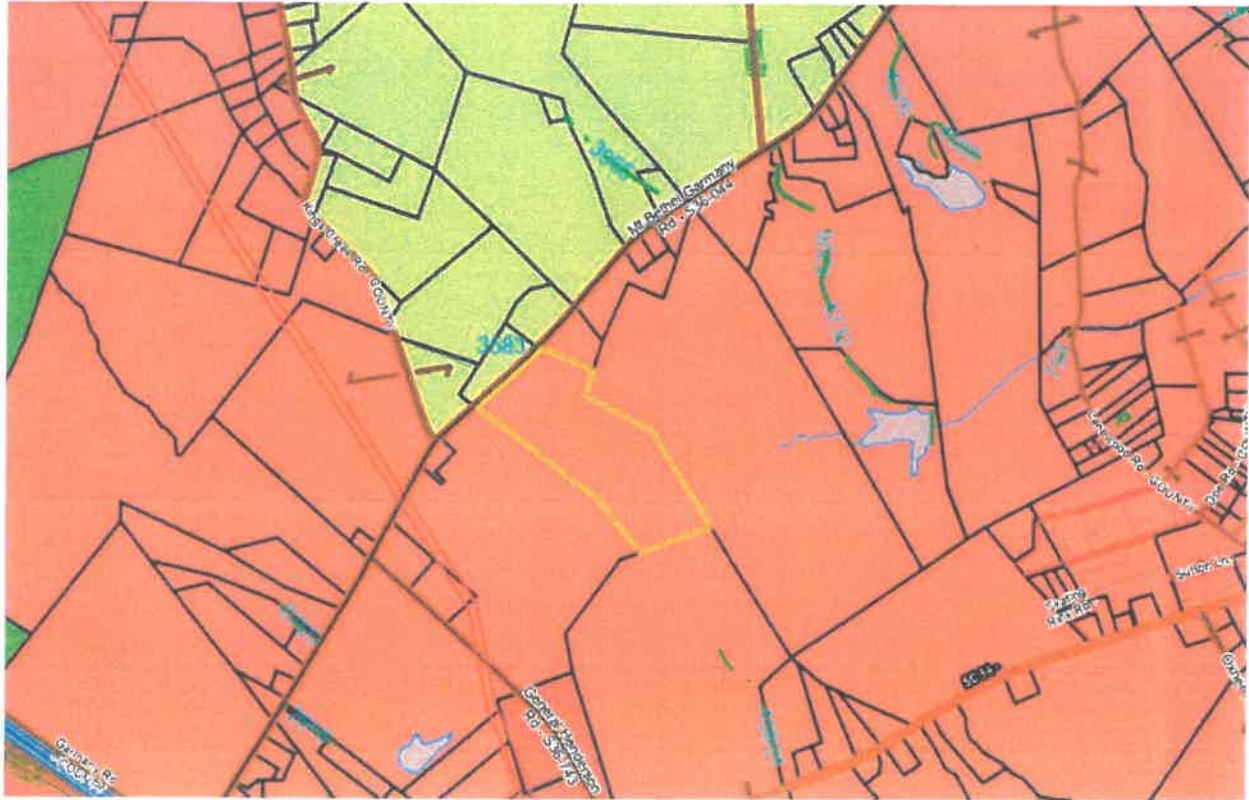
Comprehensive Plan Designation: Economic Development

Zoning Map:**Current Zoning District**

R2-Rural: The R2-Rural district is intended to be rural in nature, allowing low density residential uses including manufactured housing on individual properties, as well as home occupations, family day care, agriculture, forestry, hunting, and religious uses, but also accommodating complementary and associated uses such as recreation, government services, and appropriate service, commercial and industrial uses.

Proposed Zoning District

RS – Single Family Residential: The RS district is intended to be residential with single-family, site-built dwellings and low population densities. Compatible uses such as home occupations, K-12 education, limited recreation, and religious uses are also allowed. Manufactured homes and businesses are not permitted.

Future Land Use Map:**Future Land Use Definition**

Economic Development – Land areas that either are or have the potential to be economic development centers and include uses such as commercial, industrial, higher density residential, public, and institutional, and related infrastructure. Commercial uses include businesses, trade activities, administrative activities, professional activities or services, or personal services. Industrial uses include the manufacturing, assembly, processing, fabrication, storage (warehousing), and transportation of goods. Public and institutional uses include city, county, state, and federal offices; schools; churches; hospitals; congregate care facilities (nursing homes); utility offices and facilities; postsecondary institutions; communication towers; community non-profit organizations; cemeteries; and libraries.

Analysis:

This is a request by D.R. Horton to rezone one (1) parcel of land totaling sixty and fifty hundredths (60.50) acres located on Mt. Bethel Garmany Rd. from R2-Rural to RS-Single Family Residential. Property is currently vacant.

Surrounding land uses include single-family residences.

The Comprehensive Plan identifies this property and the surrounding area as Economic Development. Economic development is intended to be land that has the potential to have higher density residential.

When considering a rezoning, per Title 6, Chapter 29 of the Code of Laws of South Carolina, the decision of the Planning Commission serves as a recommendation and is forwarded to County Council for review and approval.

Recommendations:

Staff: Recommends approval of the request from R2-Rural to RS-Single Family Residential as it is supported by the Comprehensive Plan.

Planning Commission:**County Council:**

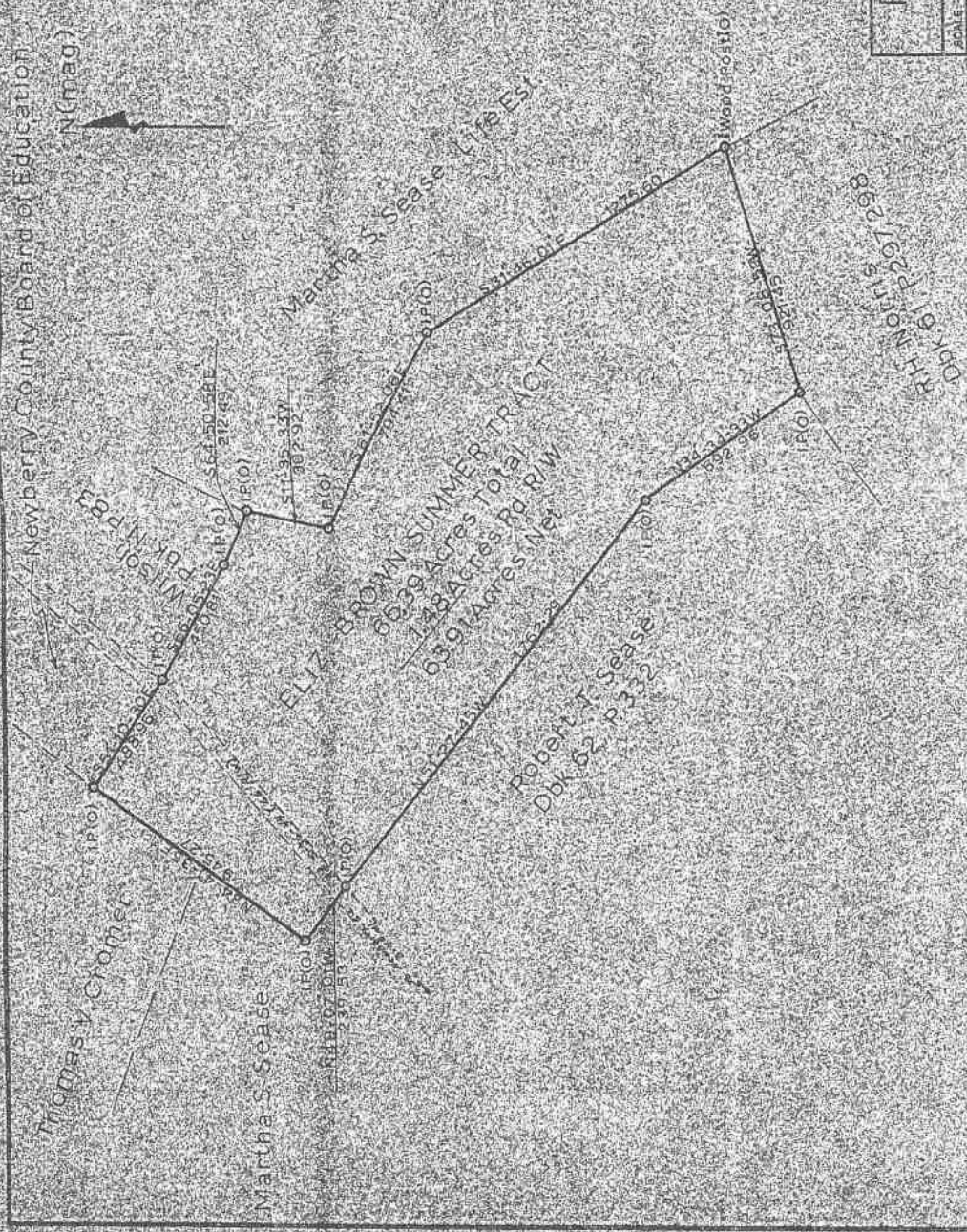


Location map

Newberry County Board of Education



N (mag)



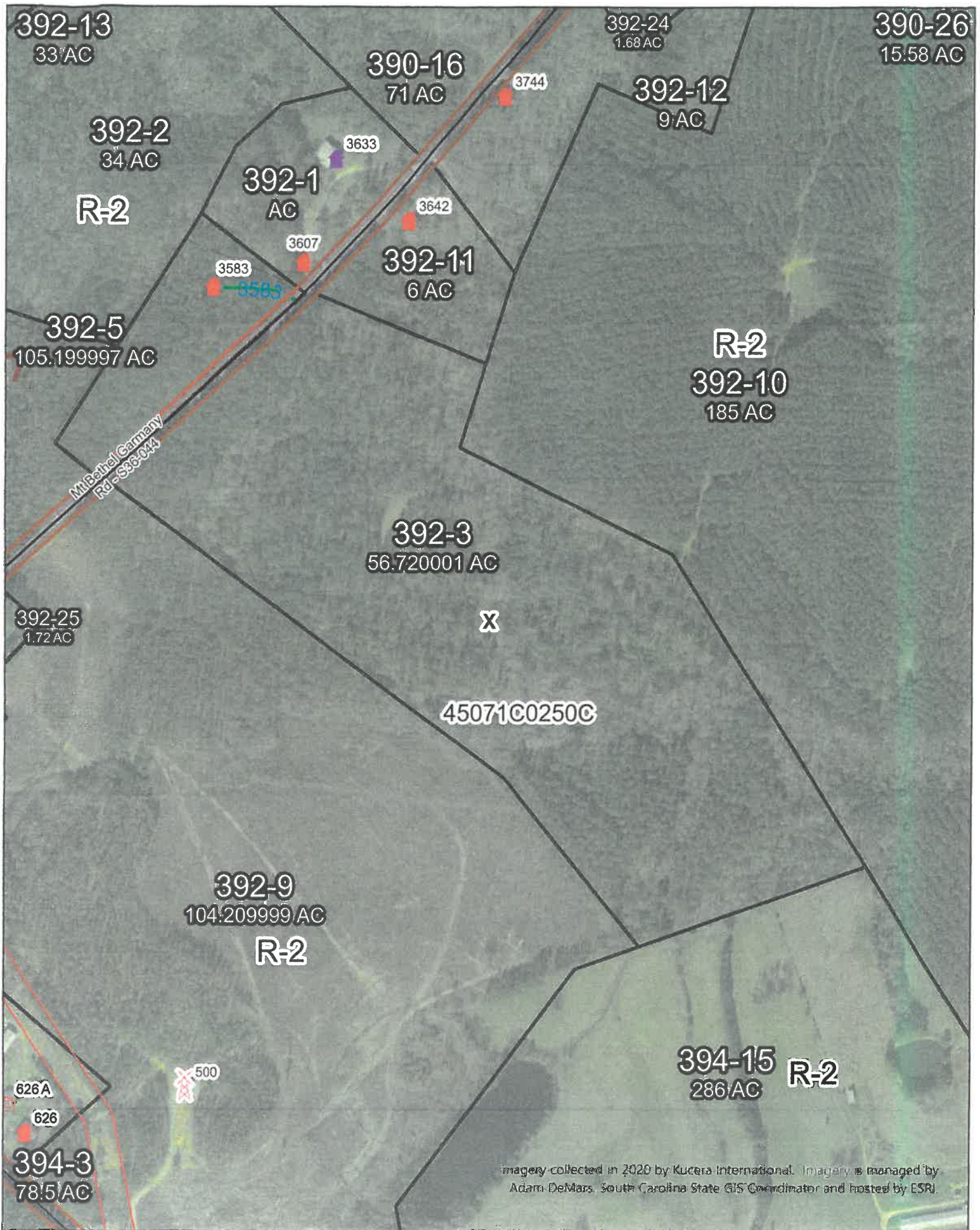
NOV 13 1981
MILBERT L. HARMON
CLERK OF COURT

THE DEPT. OF REVENUE HAS RECEIVED THIS PLAT FOR RECORDATION AND HAS RECORDED IT IN BOOK 17, PAGE 117, OF THE PUBLIC RECORDS OF NEWBERRY COUNTY, SOUTH CAROLINA.
Thomas B. Miller
REGISTERED PROFESSIONAL SURVEYOR



Plat Prepared For
T. ROY SUMMER

SCALE: 1" = 400'
DATE: 10/07/81
DRAWN BY: lba
PROPERTY LOCATED APPROX 3.4 MILES N.E. OF
NEWBERRY, NEWBERRY COUNTY, SOUTH CAROLINA
THOMAS B. ABRAHAM, R.L. # 7877
NEWBERRY, SOUTH CAROLINA 29542



imagery collected in 2020 by Kucera International. Imagery is managed by Adam DeMars, South Carolina State GIS Coordinator and hosted by ESRI.

