

AGENDA
NEWBERRY COUNTY JOINT PLANNING COMMISSION
Tuesday, September 20, 2022, at 5:30 pm
Newberry County Annex Building
County Council Chambers

1. Call to Order and Determination of Quorum:
2. Invocation
3. Approval of Minutes – Minutes of June 21, 2022, meeting.
4. New Business:

MA01-08-16-22: A rezoning request for one (1) real estate parcels totaling 1.19 acres, located at 114 Church Street, Prosperity, SC, to be rezoned from GC-General Commercial to NC-Neighborhood Commercial.
TM # 464-1-1-2
5. Discussion and Informational Items:
 - A. Discussion for a text amendment to allow solar farms to be a special exception in the R2-Rural zoning district.
 - B. Future Land Use Map workshop with County Council, October 12th @ 5:00 pm in the County Annex building Conference Room, 1309 College St., Newberry, SC
 - C. Update on County Council items.
 - D. Next regular meeting to be held October 18, 2022, at 5:30 pm
6. Adjourn

MINUTES OF MEETING
Newberry County Joint Planning Commission
Tuesday, June 21, 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
Ann Ward
Bennett Garner
Stephanie Wimberly

Other Attendees:

Bridgett Fain, Secretary JPC
Ron Powell, Director of Planning and Zoning
Joel Quinn, Applicant
Tommy Hall, Concerned Citizen
Paula Hall, Concerned Citizen

Members Absent:

Victor Terrana
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 Daniel Boland gave the invocation.

Approval of Minutes of Meeting: The minutes of the May 17, 2022, meeting was reviewed; Commissioner Daniel Boland made a motion to approve the minutes, seconded by Commissioner Johnny Wicker. The vote was unanimous to approve the minutes as written.

Public Presentation: None

Old Business: None

New Business:

MA01-06-21-22: A rezoning request for one (1) real estate parcel totaling 3.87 acres, located at 411 SC Hwy 39, Chappells., SC, to be rezoned from R2-Rural to GC-General Commercial TM #28-1-1-6

Ron Powell presented the case to the Planning Commission as outlined in the Planning Staff Report. She advised the Commissioners of the location of the parcels in question by using the GIS aerial map. She stated that the applicant, Joel Quinn, is requesting this rezoning to GC-General Commercial for future commercial use. After a lengthy discussion and various pertinent questions from the planning commissioners, Commissioner Ann Ward made a motion to approve the rezoning request pending DOT's approval, Commissioner Daniel Boland seconded the vote. The vote was unanimous to approve the request.

Consideration of Land Development Agreement Ordinance No.05-16-2022

Ron Powell, Director of Planning and Zoning, presented the Land Development Agreement Ordinance No. 05-16-2022 to the Planning Commissioners. After a lengthy discussion and various pertinent questions from the planning commissioners, Commissioner Daniel Boland made a motion to approve the ordinance No.05-16-2022, Commissioner David Abrams seconded the request. The request pass by majority vote with five (5) ayes (Mike Mettze, Johnny Wicker, Daniel Boland, Stephanie Wimberly and David Abrams), three (3) abstaining (Ann Ward, Bennett Garner, Tomekia Means).

Discussion and Informational Items:

A. Update on County Council items: None

B. Next regular meeting to be held July19, 2022, at 5:30 p.m.

Adjourn: Due to there being no other business, Commissioner Victor Ann Ward made a motion to adjourn the meeting, seconded by Commissioner Bennett Garner and Chairman Mike Meetze adjourned the meeting at 6:00 p.m.

NEWBERRY COUNTY, SOUTH CAROLINA
PLANNING & DEVELOPMENT SERVICES DEPARTMENT
Post Office Box 1014, 1226 College Street, Newberry, SC 29108
Telephone: (803) 321-2166; Facsimile: (803) 321-2682

Fee: 238.00
pd: 238.00
7-25-22

OFFICIAL ZONING MAP AMENDMENT APPLICATION
(Please type or print clearly)

Date Submitted: 7-25-22 Project Number: MA01-08-16-22
Project or Applicant Name: Andrea Cantrell
Tax Map Number(s): 464-1-1-2 911 Address: 114 Church St, Prosperity 29127
General Location: Church St, Prosperity SC
Current Zoning: GC Requested Zoning: NC Size in Acres: 1.19
Existing Use of Property: Residential/Commercial
Proposed Use of Property: Residential/Commercial
Applicant/Representative: (Contact Person) Andrea Cantrell
Address: P.O. Box 686, Prosperity SC 29127
Telephone Number: 803-924-4744 Fax Number: _____
Property Owner's Name: Beddenbaugh Investment Properties, LLC
Address: _____
Telephone Number: 803-924-4744 Fax Number: _____

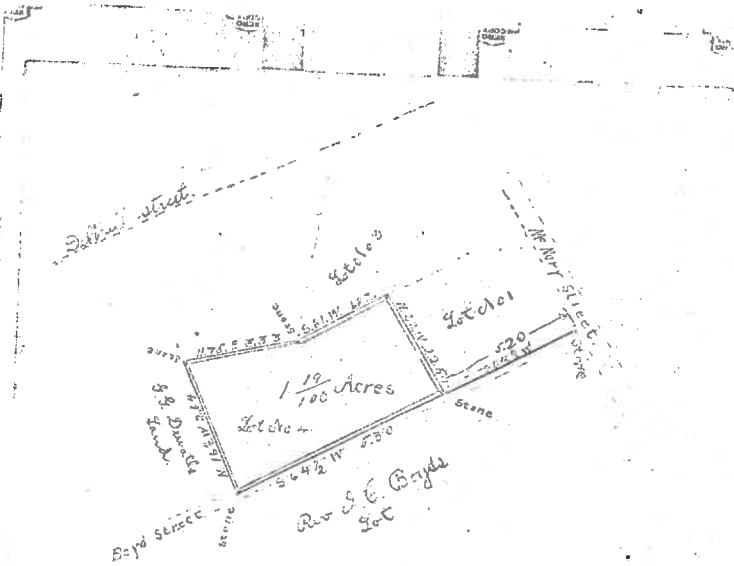
If the applicant is an agent of the property owner, the applicant must include a statement signed by the property owner that authorizes the applicant to apply for this specific purpose and location on his behalf. Such statement must be attached to this Application.

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: Andrea Cantrell DATE: 7-25-22

David E & Linda H. Bedenbaugh



This lot owned from part map
 by J. B. Clark, on March 10th 1888, from
 the lot of Maffett of J. W. Brown & Co.
 No 747

Geo E. Goff and
 ccc.

RECORDED
 MAR 21 4 50 PM '17
 1917



NEWBERRY COUNTY

R-7

R-10

464-1-1-4

464-1-1-3

464-1-1-5

464-1-1-6

464-1-1-7
AC

464-1-1-12

464-1-1-2
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464-1-2-6
AC

GC
464-1-1-8
48 AC

106

108

114

109

115 B

W-269-St-100110

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Feet

Text



Newberry County

Planning Commission Staff Report

Request: Rezoning request MA01-07-16-22 by Andrea Cantrell on behalf of Bedenbaugh Investment Properties, LLC. This request is to rezone one (1) property totaling one and nineteen hundredths (1.19) acres located at 114 Church Street, Prosperity from GC-General Commercial to NC-Neighborhood Commercial.

Application Number: MA01-08-16-22

Applicant: Andrea Cantrell

Property Owner(s): Bedenbaugh Investment Properties, LLC

Location Address: 114 Church Street, Prosperity

Tax Map Number(s): 464-1-1-2

Lot Size: 1.19

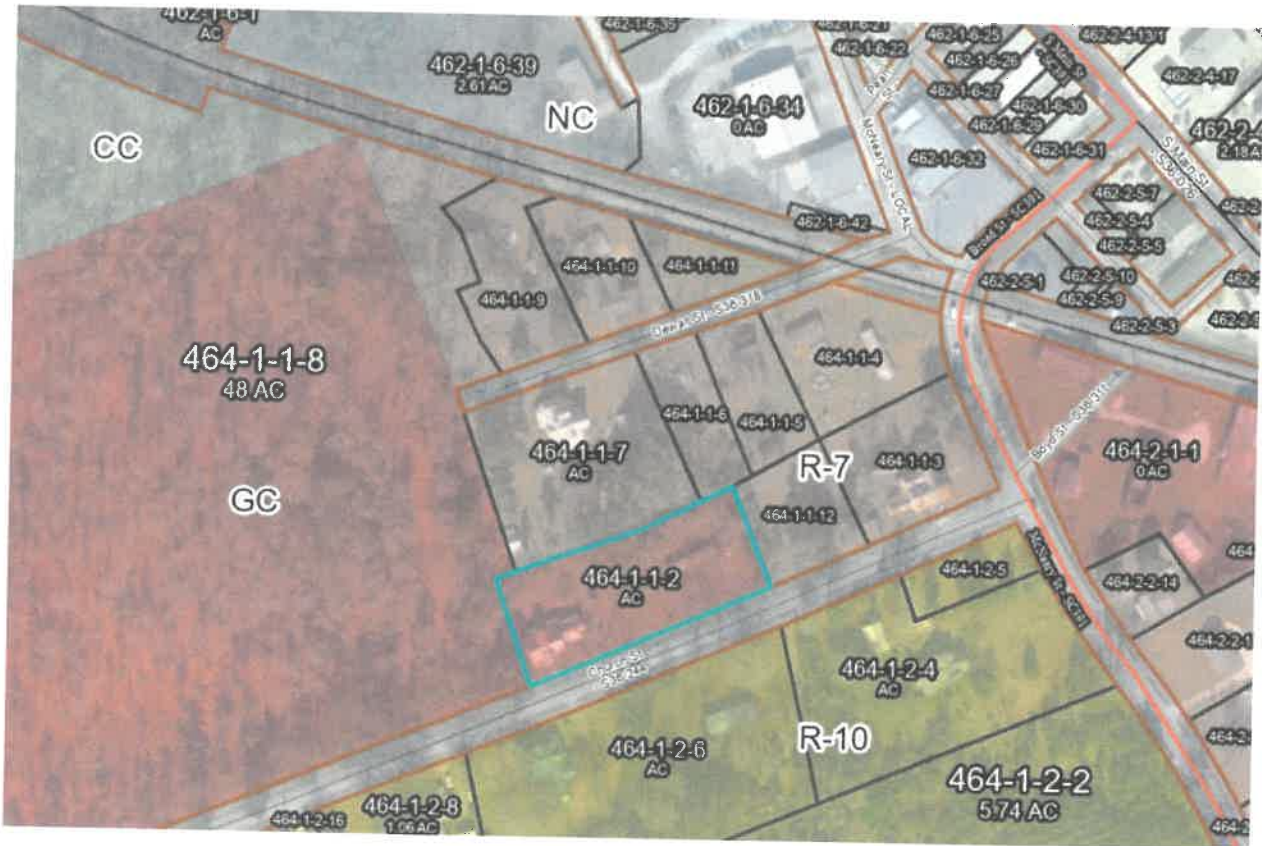
Current Land Use: Residential & Commercial

Proposed Land Use: Residential & Commercial

Current Zoning District: GC – General Commercial

Proposed Zoning District: NC-Neighborhood Commercial

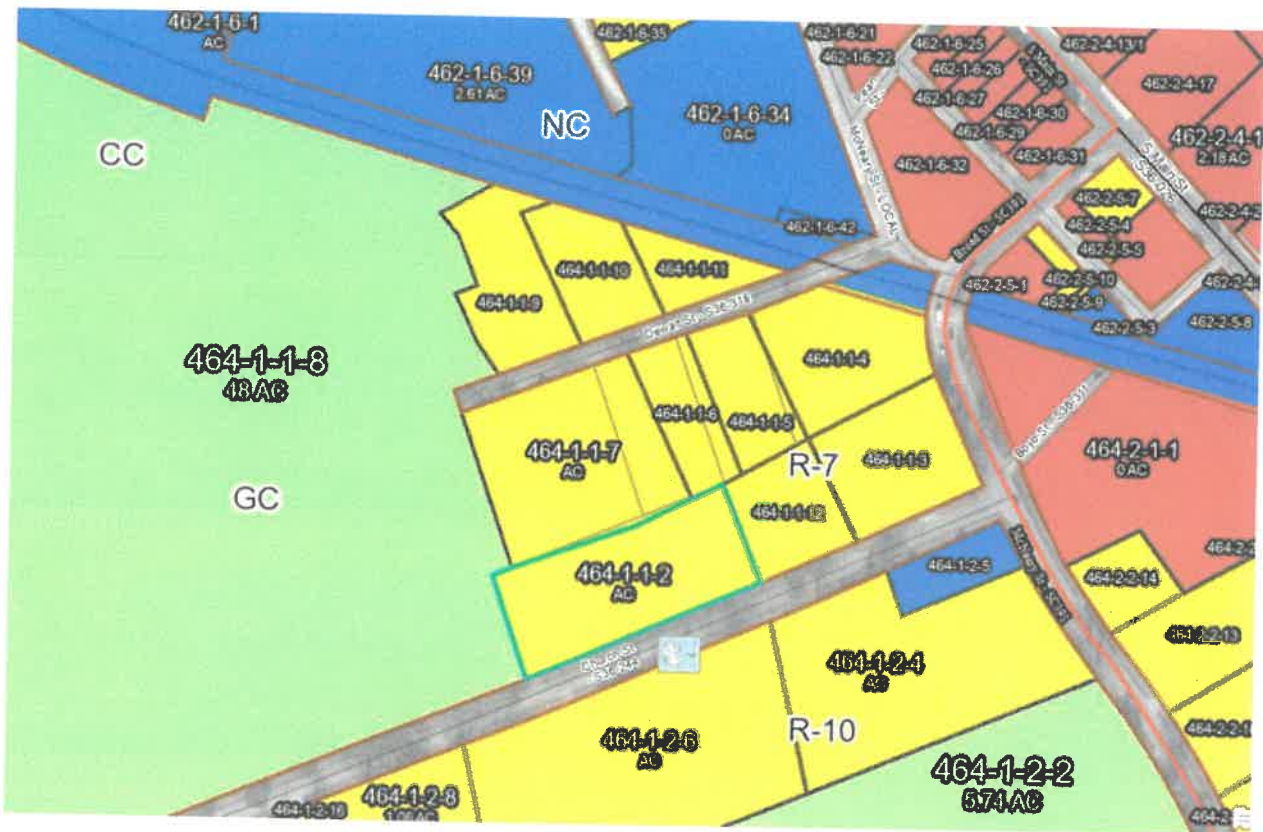
Comprehensive Plan Designation: Residential

Zoning Map:**Current Zoning District**

GC - General Commercial District: This district is intended to accommodate business uses along outlying traffic arteries primarily engaged in sale of durable goods, equipment, services, and recreational facilities. All uses permitted in a CC Core Commercial District are permitted.

Proposed Zoning District

NC - Neighborhood Commercial District: This district is intended for commercial, and service uses oriented primarily to serving needs of persons who live or work in nearby area. R-7 residential uses are permitted. Commercial uses permitted are intended to be relatively small in size and service area.

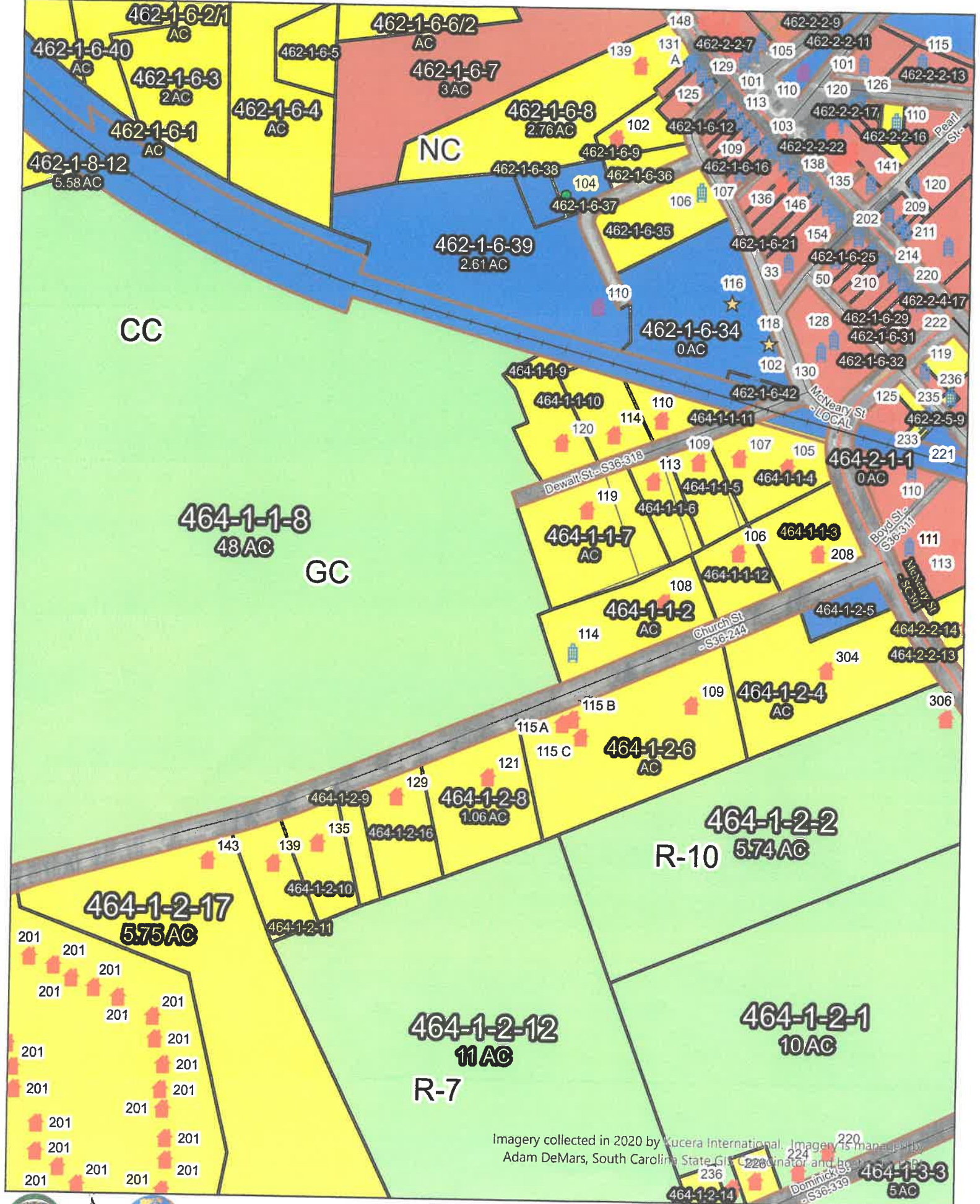
Future Land Use Map:**Future Land Use Definition**

Residential: Land area used for residential structures including single-family, duplex, triplex, and multi-family housing; zero lot-line and patio home developments; townhouses and condominiums; home occupations; manufactured homes on single lots; manufactured home subdivisions; and manufactured home parks.

Analysis:

This is a request by Andrea Cantrell on behalf of Bedenbaugh Investment Properties, LLC to rezone one (1) property totaling one and nineteen hundredths (1.19) acres located at 114 Church Street, Prosperity from GC-General Commercial to NC-Neighborhood Commercial.

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 Town of Prosperity for review and approval.



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Recommendations:

Staff: Recommends approval of the request from GC-General Commercial to NC-Neighborhood Commercial as it is supported by the Comprehensive Plan.

Planning Commission:

Town of Prosperity: