



**NEWBERRY COUNTY COUNCIL
COUNTY COUNCIL AGENDA
April 3, 2024
6:00 P.M.**

Call to order: Todd Johnson, Chairman
Invocation and Pledge of Allegiance: Todd Johnson, Chairman

1. Adoption of Consent Agenda:
 - a. Newberry County Council Work Session Minutes – March 20, 2024.
 - b. Newberry County Council Meeting Minutes – March 20, 2024.
 - c. Newberry County Budget Work Session – March 26, 2024

2. Additions, Deletions & Adoption of the Agenda.

3. Presentation:
 - a. Presentation of FY 2022-2023 Audit – David Usefara, Mauldin and Jenkins

4. Proclamation declaring April 28-May 5, 2024, as Soil and Water Stewardship Week in Newberry County.

5. Resolution 01-24. Designation of the month of April 2024 as Fair Housing Month within the County of Newberry.

6. Ordinance No. 04-01-2024. An Ordinance acting on a request to amend the official Zoning Map established pursuant to Zoning Ordinance No. 12-24-01 as revised and amended by Zoning Ordinance No. 06-11-16 and codified in Chapter 153 of the Newberry County Code of Ordinances, establishes zoning classification and districts so as to rezone one (1) real estate parcel totaling seventy-six hundredths (.76) acre designated as TMS No. 741-45 from RS-Single Family Residential to R2-Rural.
 - a. First Reading.

7. Ordinance No. 04-02-2024. An Ordinance acting on a request to amend the official Zoning Map established pursuant to Zoning Ordinance No. 12-24-01 as revised and amended by Zoning Ordinance No. 06-11-16 and codified in Chapter 153 of the Newberry County Code of Ordinances, establishes zoning classification and districts so as to rezone one (1) real estate parcel totaling two and forty-four hundredths (2.44) acres designated as TMS No. 457-9 from GC-General Commercial to R2-Rural.
 - a. First Reading
8. County Council may take action(s) following executive session on matters discussed during executive session.
9. Appointments.
 - a. Newberry County Water and Sewer Authority Board – Mr. Lewis Lee, District 1.
10. Public Comments.
11. Comments/Requests from County Administrator.
12. Comments/Requests from Council.
13. Future meetings:
 - a. Newberry County Public Safety Committee – ~~April 8~~ May 20 at 6 p.m.
 - b. Newberry County Council Work Session – April 17 at 5 p.m.
 - c. Newberry County Council – April 17 at 6 p.m.
 - d. Newberry County Council Work Session – May 1 at 5 p.m.
 - e. Newberry County Council – May 1 at 5 p.m.
 - f. Newberry County Economic Development Committee – May 6 at 6 p.m.
14. Adjournment.

**NEWBERRY COUNTY COUNCIL WORK SESSION
MINUTES
March 20, 2024**

Newberry County Council met on Wednesday, March 20, 2024, at 5:00 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a Work Session.

Notice of the meeting was duly advertised, as required by law.

PRESENT: Todd Johnson, Chairman
Robert N. Shealy, Vice Chairman
Leon Fulmer, Council Member
Les Hipp, Council Member
Travis Reeder, Council Member
Johnny Mack Scurry, Council Member
Karl Sease, Council Member
Jeff Shacker, County Administrator
Joanie Winters, County Attorney
Rick Farmer, Economic Development Director
Eric Nieto, I.T. Director
Andrew Wigger, Clerk to Council/PIO

MEDIA: Orion Griffin, The Newberry Observer

Mr. Johnson called the meeting to order at 5:00 p.m.

1. Executive Session:

a. Contractual Matter(s):

- i. Discussion of matters related to real estate owned by Newberry County pursuant to SC Code of Laws Section 30-4-70(a)(2).

b. Personnel Matter(s):

i. Discussion of matters related to the employment and compensation of employees within County Administration pursuant to SC Code of Laws Section 30-4-70(a)(1)

- Mr. Shealy made a motion to go into Executive Session; Mr. Sease provided the second and the motion was approved 7-0. Newberry County Council went into Executive Session at 5:01 p.m.
- Mr. Shealy made a motion to come out of Executive Session; Mr. Fulmer provided the second and the motion was approved 7-0. Newberry County Council came out of Executive Session at 5:54 p.m.
- Mr. Johnson said Newberry County Council met in Executive Session for the aforementioned reasons and no action was taken.

2. Adjournment.

- Mr. Shealy made a motion to adjourn; Mr. Scurry provided the second and the motion was approved 7-0 at 5:55 p.m.

NEWBERRY COUNTY COUNCIL

Todd Johnson, Chairman

Andrew Wigger, Clerk to Council

Minutes Approved: _____

**NEWBERRY COUNTY COUNCIL
MINUTES
March 20, 2024**

Newberry County Council met on Wednesday, March 20, 2024, at 6:00 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a regular scheduled meeting.

Notice of the meeting was duly advertised, as required by law.

PRESENT: Todd Johnson, Chairman
Robert N. Shealy, Vice-Chairman
Leon Fulmer Jr., Council Member
Les Hipp, Council Member
Travis Reeder, Council Member
Johnny Mack Scurry, Council Member
Karl Sease, Council Member
Jeff Shacker, County Administrator
Joanie Winters, County Attorney
Beverly Brehmer, Deputy Clerk of Court
Karen Brehmer, Deputy County Administrator
Debbie Cromer, Finance Director
Beth Folk, Clerk of Court
Captain Daniel Floyd, NCSO
Sheriff Lee Foster
Laura Kneece, Coroner
Desiree Monts, Deputy Coroner
Eric Nieto, I.T. Director
Andrew Wigger, Clerk to Council/PIO

MEDIA: Orion Griffin, The Newberry Observer

Mr. Johnson called the meeting to order at 6:00 p.m.

Mr. Fulmer led the invocation and Pledge of Allegiance.

1. Adoption of Consent Agenda:

- a. Newberry County Council Work Session Minutes – March 6, 2024.
- b. Newberry County Council Meeting Minutes – March 6, 2024.

- Mr. Shealy made a motion to adopt the minutes as presented; Mr. Fulmer provided the second and the motion was approved 7-0.

2. Additions, Deletions & Adoption of the Agenda.

- Mr. Fulmer made a motion to adopt the agenda as presented; Mr. Reeder provided the second and the motion was approved 7-0.

3. Recognitions:

a. Employee Service:

- Daniel Floyd 25 years Sheriff
- Robert Dennis Retirement Sheriff
- Mr. Shacker recognized Mr. Floyd and Mr. Dennis for their service to Newberry County, highlighting their accomplishments and pivotal moments while working for Newberry County.

4. Ordinance No. 02-02-2024. An Ordinance authorizing the acceptance of Northshore Road located within Edgewater Shores Subdivision into the Newberry County Public Road System – Michael Pisano, Public Works Director

a. Third Reading

- Mr. Shealy made a motion to approve third reading; Mr. Reeder provided the second and the motion was approved 7-0.

5. A Proclamation honoring the service of Mrs. Betty Ruff Reeder.

- Mr. Johnson read the following Proclamation as follows: “Whereas, Mrs. Betty Ruff Reeder was born in Newberry, S.C. in 1944 and attended public schools in Newberry County, graduating from

Gallman High School in 1963; and whereas, Mrs. Reeder furthered her education by attending Benedict College and Lander University, later going to work for the Newberry County School District and retiring as an instructional assistant at Gallman Elementary School. She was also employed with Damon International and worked with their union as an officer. Whereas, Mrs. Reeder is an active member of the community as she is a member of the True Shadow Bridge Club and a member of the Eastern Stars where she served as secretary for New Jerusalem Lodge #58. Whereas, Mrs. Reeder joined Miller Chapel Church where she served on the steward board, a member of the senior choir, the gospel choir and was responsible for the youth choir. Whereas, Mrs. Reeder married Henry Reeder on March 29, 1964, and has four children, Henry Jr., Travis, Lavette, and Yonnie and seven grandchildren and five great-grandchildren. Whereas, Mrs. Reeder recently retired from the Newberry County Library Board after 30 years of dedicated service. Now, therefore, Newberry County Council proudly recognizes the efforts and positive contributions of Mrs. Betty Ruff Reeder to Newberry County.”

- Mr. Reeder made a motion to approve the Proclamation; Mr. Shealy provided the second and the motion was approved 7-0.
- Mr. Johnson said they proudly recognize someone who gave in an unpaid position for so very long and what a blessing to the Newberry County community.

6. County Council may take action(s) following executive session on matters discussed during executive session.

- There was no action taken.

7. Appointments.

- a. Newberry County Water and Sewer Authority Board – Mr. Terry Rawls, District 3.

- Mr. Sease made a motion to re-appoint Mr. Rawls to the Newberry County Water and Sewer Authority Board for District 3; Mr. Hipp provided the second and the motion was approved 7-0.

b. Newberry County Water and Sewer Authority Board – Mr. Jerry Koon, District 4.

- Mr. Shealy made a motion to re-appoint Mr. Koon to the Newberry County Water and Sewer Authority Board for District 4; Mr. Sease provided the second and the motion was approved 7-0.

8. Public Comments.

- There were no public comments.

9. Comments/Requests from County Administrator.

- Mr. Shacker said staff has worked hard to finalize the budget workbooks and they would be provided to council after the meeting.
- Mr. Shacker mentioned that the state notified Newberry County that their application for an Energy Efficient Block Grant has been approved, \$75,000, the county would match and would replace aging HVAC units, targeting R-22 Refrigerant.

10. Comments/Requests from Council.

- Mr. Johnson recognized the elected officials who were present during the meeting: Sheriff Foster, Coroner Kneece, Clerk of Court Folk.
- Mr. Fulmer thanked his constituents for allowing him to serve on this council and his fellow council members for tolerating him. Mr. Johnson said easy task.
- Mr. Hipp said it was good for everyone to be here and glad they came out to see a brief meeting.
- Mr. Scurry thanked everyone for having a good council and everyone is working together, and the county administrator is keeping them going forward.

- Mr. Reeder thanked administration on their hard work and late hours spent on the budget. He congratulated Mr. Floyd and Mr. Dennis on their accomplishments. He said he appreciated the Proclamation for his mother, and they celebrated her 80th birthday and she did not have a clue, as it was a surprise.
- Mr. Sease thanked Mr. Floyd and Mr. Dennis for their years of service to the county and thanked staff for their diligence putting together a package for them and preparing for the work sessions and everyone coming out to support the county and keep them working together.
- Mr. Shealy thanked county staff for all the work on the budget and thanked Mr. Floyd for his 25 years of service saying he does an excellent job. To Mr. Dennis, he said words cannot express how he feels about him, and he appreciates him and to enjoy his retirement.
- Mr. Johnson said Mr. Floyd has one of those thankless jobs and they appreciate what he does. He thanked Mr. Dennis for all he had done for the county as well and said he appreciated his family and him being there for his family, as well.

11. Future meetings:

- a. Newberry County Council Budget Work Session – March 26 at 5 p.m.
 - This meeting has been moved to Monday, March 25 at 5 p.m.
- b. Newberry County Council Budget Work Session – March 27 at 5 p.m.
 - This meeting has been moved to Monday, April 1 at 5 p.m.
- c. Good Friday – Offices Closed – March 29.
- d. Newberry County Council Work Session – April 3 at 5 p.m.
- e. Newberry County Council – April 3 at 6 p.m.
- f. Newberry County Public Safety Committee – April 8 at 6 p.m.
- g. Newberry County Council Work Session – April 17 at 5 p.m.
- h. Newberry County Council – April 17 at 6 p.m.

12. Adjournment.

- Mr. Shealy made a motion to adjourn: Mr. Fulmer provided the second and the motion was approved 7-0. The meeting adjourned at 6:19 p.m.

NEWBERRY COUNTY COUNCIL

Todd Johnson, Chairman

Andrew Wigger, Clerk to Council

Minutes Approved: _____

**NEWBERRY COUNTY COUNCIL BUDGET WORK SESSION
MINUTES
March 25, 2024**

Newberry County Council met on Wednesday, March 25, 2024, at 5:00 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a Budget Work Session.

Notice of the meeting was duly advertised, as required by law.

PRESENT: Todd Johnson, Chairman
Robert N. Shealy, Vice Chairman
Leon Fulmer, Council Member
Les Hipp, Council Member
Travis Reeder, Council Member
Johnny Mack Scurry, Council Member
Karl Sease, Council Member
Jeff Shacker, County Administrator
Karen Brehmer, Deputy County Administrator
Captain Ben Chapman, NCSO
Debbie Cromer, Finance Director
Sheriff Lee Foster, NCSO
Cindy Lindler, Deputy Coroner
Donna Lominack, Auditor
Eric Nieto, I.T. Director
Andrew Wigger, Clerk to Council/PIO

MEDIA: Orion Griffin, The Newberry Observer

Mr. Johnson called the meeting to order at 5:00 p.m.

1. Presentation and discussion of proposed FY 2024-25 Budget.

- Mr. Shacker thanked everyone involved in creating the budget. He said the department heads knew going into the budget it was going

to be a challenging fiscal year and were asked to keep that in mind with their expenditure requests and they did that. He added that within administration, and working with the department heads, they identified the top priorities to ensure those were included in the budget.

- The proposed FY 2024-25 budget totals \$82.4 million. That total budget is spread out through the General Fund, 13 Special Revenue Funds, Debt Service Fund, and a Capital Projects Fund.
- The Capital Fund has three categories of expenditures within the fund, including CPST 2022, CPST 2016, and Capital Projects.
- The General Fund Budget is recommended at \$40.3 million, a 22.6% increase or \$7.4 million.
- The Special Revenue Funds are proposed at \$3.1 million, a \$630,000 or 24.9% increase.
- The Debt Service Fund is proposed at \$375,000, a \$690,000 decrease, a result of changes administration is recommending to council on how they handle debt service. This recommendation is to move the lease purchase agreements (two) over to the General Fund and move an installment purchase revenue bond (used for the Public Works complex) (all short-term debt) to the General Fund and reduce the Debt Levy, raise the Operating Levy (no impact on the taxpayers). This would avoid about \$35-40 thousand in professional fees.
- The Capital Projects Fund is proposed at \$41.8 million, a \$2.7 million increase, the bulk of which is the 2022 CPST.
- Mr. Shacker said when you move money between the funds, you have to back the transfers out or you double count the funds. Some of those transfers include an almost \$1.2 million transfer from the General Fund to Community Services Fund (Piedmont Tech., the library, and Newberry County Disabilities and Special Needs); a \$2 million transfer from the General Fund to the Capital Fund, a recommendation of Capital Projects but not program it at this time; a \$21,769 transfer to the Airport Fund, an \$11,769 increase, which would mainly go to match grants.

- Transfers coming into the General Fund include the State Accommodations Tax Fund, \$229,600. Those transfers all totaled equal \$3.235 million.
- In the General Fund Budget, Mr. Shacker said they are recommending \$40.3 million in expenditures and the revenue does not equal that so there is a proposed use of Fund Balance of about \$1.25 million.
- Mr. Shacker reviewed the revenues coming into the county, property taxes, licenses and permits, intergovernmental, charges for services, fines, interest – General Fund, and miscellaneous. In total, revenue is proposed at a little over \$39 million.
- Mr. Shacker reviewed the major changes within the General Fund. Under revenue, American Rescue Plan Act Funds went from a minor use (current fiscal year) to fully expending the funds, this amounts in \$4.692 million within the proposed budget, the remaining amount the county needs to expend. The law requires the money to be spent by December 31, 2024, or obligate it to be spent (then expended by the end of 2026).
- Under revenue, current real estate taxes (\$18,428,099) are up 14%, Mr. Shacker said the anticipated value of a mill has increased.
- Under revenue, interest (General Fund) is proposed at \$700,000, an increase of 75%. Mr. Shacker said this is a function of what the rates are doing at the South Carolina Local Investment Pool. Mr. Shacker said Newberry County has made a concerted effort to keep as high a balance as possible.
 - Mr. Hipp said everyone is to be commended for that, and that is not something Newberry County has done well in the past and they have recently worked with the Treasurer’s Office to make money on our money and in the past, we didn’t. He said thank you and that is big.
- Under revenue, VC Summer/Emergency Management Grant (\$338,924), this is revenue received from Dominion for the purposes of emergency preparedness. In the past, Newberry County received grants accounted for in the Special Revenue Fund that are recommended for the General Fund. This revenue is shown now in the

General Fund, specifically in the Public Safety budget. A grant is also being pursued for a training prop at the training grounds.

- Under revenue, there was a change related to the Newberry County School District funded SRO position. Mr. Shacker said that is a function of a vehicle being funded last year that isn't being recommended this year. The funding of which comes from the state.
- Under revenue, there is an anticipated change in the Local Government Fund (\$1,734,389) with an increase of \$50,517.
- Under revenue, the conveyance fees are down with the Clerk to Court's Office at about 33%.
- Under revenue, tipping fees are also down by about 6%. Mr. Shacker said the revenue for the Transfer Station does not fully cover the expenditures associated with it, so the more waste that goes through, the bigger the gap. He said they took the annualized totals and multiplied that by 120%, in terms of the volume, and are recommending a 10% increase in the tipping fees.
 - Mr. Hipp asked if Mr. Shacker thinks some of the reduction going into the Transfer Station is due to the fact the City of Newberry made changes due to our changes and charges for processing waste and if he's talked to the city. Mr. Shacker said it looks like the volume from industries is down and they would not anticipate that is leaving the county, but a reflection of producing less waste. He further said the private haulers picking up routes are still going through the Transfer Station, under a different customer number.
 - Mr. Hipp said with the increase in the tipping fees and eliminating of the mulching, that will have an impact on the City of Newberry's budget and that it is only fair to keep them apprised of what the county is doing. Mr. Shacker said he wanted to gauge council's reaction over the changes before having those conversations with the City of Newberry. Mr. Hipp said he is thrilled over not doing the mulching, saying the county lost so much money doing that. Mr. Shealy added they are also running out of space and Mr. Shacker agreed and said

that would force the county into this decision in the future, with the expense being up to \$120,000.

- Mr. Hipp asked if they are only talking commercial operations and limiting yard debris or would individual homeowners no longer be able to bring debris. Mr. Shacker said they are proposing a full shutdown of the site.
- Mr. Hipp said it can be a problem, if you have a homeowner with a few limbs they need to dispose of and they are not in the city, it may be a challenge. He said he is not suggesting keeping the operation, but there may be impacts on residents they will have concerns from.
- Mr. Johnson said he would be in favor of keeping something for homeowners to utilize and maybe investigate some alternatives.
- Mr. Hipp suggested, since there is a minimum at CND, that they work out a contract where the county prepays or transport materials to them at a lower rate and doesn't cost as much to process and the county doesn't use their space.
- Under revenue, Tribal Funds are down completely, Mr. Shacker said Tribal Funds are a component of ARPA and the county received these funds previously thanks to the Sumter National Forest and the county is expending the Tribal Funds in the current budget and there will be no more for the next budget.
 - Mr. Hipp asked if the county would receive their stumpage fee from the federal government on the 65,000 acres. Ms. Cromer said that is correct and there are no anticipated changes.
- On the expenditure side, Mr. Shacker said there were two major changes at the fund level. The first was a \$430,035 increase in Health Insurance cost, this is an anticipated 11.8% increase in premiums with the state, the increase begins January 1. Workers Compensation Insurance is projected to decrease.
 - Mr. Johnson asked, between last year and this year in health insurance, wouldn't the increase (health insurance) amount equal 3/4 of a million dollars, total. Mr. Cromer replied by

saying that last year they had to go up so much due to playing catchup.

- Under expenditures, the cost of the audit increased to \$86,000, \$15,000 more, which is about a 15% increase.
- Under expenditures, the county changed how legal expenses are structured, causing a decrease of \$64,249, or 35% from that expense.
- Under expenditures, staff is recommending budgeting a 4% of payroll for increases. There is a \$30,000 increase in Payroll Services for the next module of ADP for payroll processing.
- Under Debt Service, there would be a proposed new Debt Service Department within the Administration Division. This would be the short-term borrowing earlier discussed.
- In the Assessor's Office, there are some expense increases, this is connected to reassessment and anticipated costs.
- GIS Contracted Maintenance increased about \$20,000 for integration between GIS Solution.
- There is a 10% increase for the Solicitor; a \$45,000 decrease in the coroner's budget as last year a Stryker lifter was purchased and that is not budgeted this coming year.
- Staff is recommending increasing the overtime budget at the Newberry County Sheriff's Office. On the Capital Replacement in the Sheriff's Office, there is an increase of \$70,000 for vehicle replacement.
- There is a \$25,000 increase in Corrections to prepare for the new building (and the added expenses) that is coming in the future.
- Under Emergency Services, the increase includes the previously mentioned grants and a \$75,000 vehicle for the public safety director.
- In Communications, there is the final year for the upgrade to the communication equipment, which is a \$74,000 increase.
- Under Rescue, there is an increase of \$58,000 in capital replacement and that is mostly Hearst tools.
 - Mr. Hipp said something they talked about was the potential for EV fires and not having adequate fire suppression equipment to handle them. He said there was discussion about the state providing some of that equipment and what has

happened with that. Mr. Shacker said he has not heard any more about that, but they can check.

- Mr. Hipp said when it comes to equipment, not every department needs EV fire suppression equipment, but probably, as a county, they need a depository somewhere if they have an EV fire.
- Mr. Shacker said they are proposing the county purchase the turtle system, the nozzle that can be used to extinguish an EV fire.
- Mr. Hipp suggested maybe the city and the county can go together and split the cost of what it would take to purchase EV fire suppression equipment.
- Mr. Johnson asked if the turtle system was something that would be centrally located and Mr. Shacker said that is the idea.
- Mr. Johnson said something they have been talking about for several years is an inventory of what every fire and rescue department has and if any effort has been made to do that. Mr. Shacker said yes, that is actively being worked on.
- Mr. Sease said last year they had money budgeted for doing an assessment on all the fire services and that has not taken place. Mr. Shacker said that has been carried over to the new budget.
- Under the Board of Rural Fire Control, there is an increase of about \$40,000 under the grant match funds. Mr. Shacker said that is reflective of the matching money for the forestry grants. They also have an increase in the nominal reimbursement for volunteers. There is also an increase in capital replacement, with a new fire engine included.
 - Mr. Sease asked if the Rural Fire Board decided who will get the truck or how will that be decided. Mr. Shacker said that he believes they have a unit in mind to be replaced. Mr. Shacker said three trucks were requested, but they were only able to budget for one.

- Mr. Fulmer said, based on the last Public Safety Committee meeting, there were about seven fire engines that need to be replaced and once you place the order, you're about two years out. He asked if the county is working on a plan to get caught up. Mr. Shealy said they may have to go away from customized and get non-customized trucks, and you could get more trucks quicker and cheaper. Mr. Hipp also mentioned that they had an order this past year where the price increased from what was budgeted.
- Mr. Hipp said they have discussed, over the years, having a rotating Emergency Services stock plan and the county needs to have a plan. Mr. Fulmer said he agrees and that the day you buy a piece of equipment, there should be a plan for replacement for the future. Mr. Shacker said he agrees and that is something they are actively working on.
- The budget also has a proposal to purchase a new ambulance. According to Mr. Shacker, staff feels the remounts have run their course and it is time to buy a new ambulance. This will include a power lift and a Stryker stretcher.
- Under Public Works, there are various increases, including the need to purchase two pieces of equipment, a backhoe at \$150,000 and a mower at \$140,000.
- Under Collections, the county budgeted an 11% increase in tonnage and a 2% increase in the cost per ton billed to the county by Republic.
- With Fleet Services, there was an increase of \$36,878, the county utilizes Vector and that is a guaranteed increase with their contract. Regarding the fleet, a half-ton pickup truck is being requested, as is a parking lot striper.
- Under Unplanned Building Repairs, there is a request to use fund balance and other one-time monies for maintenance for various buildings.
- Under Economic Development, there was a reduction of \$15,000 in marketing, this rolls their website under the umbrella of the Newberry County website. There is an increase in site inventory costs for cleanup at Mid-Carolina Commerce Park II.

- Under Building and Zoning, there is a \$30,000 increase for a vehicle for the code enforcement officer.
- Staff is recommending a reduction of budgeted Contingency and budgeted Capital One Time Purchase.
 - Mr. Hipp said he likes to see contingency money in the budget, so they don't have to revise the budget when something comes up, as long as it is a reasonable expense. He added it is a good way to handle it, reduce contingency, but don't eliminate it.

2. Comments/Requests from Council.

- Mr. Hipp said a number of years ago with the airport, the county failed to complete their justification with numbers of airplanes being hangered out there and they missed a grant date and if that is something they are monitoring. Mr. Shacker said they are on top of that.
- Mr. Johnson said he came away extremely impressed with the information presented in the budget packets and staff did an incredible job putting it together.
- Mr. Johnson said something that caused him concern, they talked about going up on the Newberry County Sheriff's Office overtime, but the reality is they are working the people who stay here much harder. He added the Sheriff's Office and Public Works are the places they are hurting the most, and it is not unprecedented they have done different pay increase amounts, and he thinks they need to try to fill in the gaps. He said all county employees deserve a raise and everyone works hard, but those are the two areas they are hurting the worst, and they can't keep employees and they have to do something. He said he'd like to see some numbers reflecting that.
 - Mr. Reeder added the Election Commission as well, as they keep losing people there too.
- Mr. Johnson said he is concerned about the amount of fund balance they are taking, saying it is too much. He thinks they need to make some adjustments to do that, he doesn't mind using fund balance, but a little over a million is too much. He thinks they need to look at alternative strategies.

- Mr. Reeder asked how many months (of operating expenses) they have saved. Mr. Shacker said about 6.1 months.
- Mr. Hipp said during the last audit, he made comments that they were trending downward with fund balance, and they discussed if that was cashflow or truly decreasing their fund balance. He said they don't need to go below five months and they need to pick a target, and this is what they need to keep in the bank and not go below that number.
- Mr. Shacker presented a sheet that show steps that can be taken to not use fund balance. This could be a combination of delaying or eliminating some expenditures.

3. Adjournment.

- Mr. Shealy made a motion to adjourn; Mr. Fulmer provided the second and the motion was approved 7-0.

NEWBERRY COUNTY COUNCIL

Todd Johnson, Chairman

Andrew Wigger, Clerk to Council

Minutes Approved: _____

STATE OF SOUTH CAROLINA)
COUNTY OF NEWBERRY)

**PROCLAMATION
SOIL AND WATER STEWARDSHIP
WEEK**

WHEREAS, healthy, fertile soil and clean water is the lifeblood of nutrition and sustenance throughout the world, and soil conservation is a benefit to everyone; and

WHEREAS, effective conservation practices ensure soil, water, animals, plants, and air can provide a rich standard of living; and

WHEREAS, our survival and continued production of and access to quality food and water depends upon the robust management of diverse natural resources nationwide; and

WHEREAS, stewardship calls upon every individual to help conserve these precious resources to ensure their prosperity for generations to come;

NOW, THEREFORE, BE IT PROCLAIMED by the County Council of the County of Newberry that the week of April 28 – May 5, 2024, shall be Soil and Water Stewardship Week in Newberry County in recognition of the importance of stewardship to maintain clean and high quality soil and water, which protects and preserves the health and well-being of Newberry County and its residents.

NEWBERRY COUNTY COUNCIL

SEAL

BY: _____
Todd Johnson, Chairman

ATTEST:

Andrew Wigger, Clerk to Council

STATE OF SOUTH CAROLINA)

COUNTY OF NEWBERRY)

RESOLUTION 01-24

**DESIGNATION OF THE MONTH OF APRIL 2024 AS FAIR HOUSING MONTH
WITHIN THE COUNTY OF NEWBERRY**

WHEREAS, the County of Newberry desires that all its citizens be afforded the opportunity to attain a decent, safe, and sound living environment; and

WHEREAS, the County of Newberry rejects discrimination on the basis of race, religion, color, sex, national origin, disability and/or familial status in the sale, rental, or provision of other housing services; and

WHEREAS, the State of South Carolina enacted the South Carolina Fair Housing Law in 1989; and

WHEREAS, April is recognized nationally as Fair Housing Month;

NOW, THEREFORE, BE IT RESOLVED that the County of Newberry does hereby designate the month of April 2024 as Fair Housing Month.

ADOPTED, by Newberry County Council in meeting duly assembled this 3rd day of April 2024, at which a quorum was present and voting.

NEWBERRY COUNTY COUNCIL

(SEAL)

Todd Johnson, Chairman

ATTEST:

Andrew Wigger, Clerk to Council
Newberry, South Carolina



**Newberry County
Administration**
1309 College Street
Newberry, SC 29108
803-321-2100

Agenda Briefing

Prepared By: Katie Werts	Title: Director of Planning & Development
Department: Planning & Zoning	Division: Zoning
Date Prepared: March 20, 2024	Meeting Date: April 3, 2024
Legal Review:	Date:
Budget Review: N/A	Date: N/A
Approved for Consideration: Joint Planning Commission	Date: March 19, 2024
Request Consideration by Committee / County Council: County Council	
Subject: MA01-03-19-24 Rezoning Ordinance: # 04-01-2024	

STAFF'S RECOMMENDED ACTION:

This ordinance is for the request to rezone one (1) real estate property totaling seventy-six hundredths (.76) acres at 3 US Highway 76, Chapin, from RS-Single Family Residential to R2-Rural. Currently, there is a dilapidated structure on the property. The property owner would like to demolish the current structure and replace it with a manufactured home. The future land use map of the comprehensive plan has identified this property to be within the transitional overlay. The rezoning to R2-Rural does fit within the definition of the transitional overlay. The Planning staff does recommend this rezoning. The Joint Planning Commission voted to approve the rezoning also.

FIDUCIARY:

Are Funds allocated in the department's current fiscal year budget?		Yes		No
If no, is a budget amendment necessary?		Yes		No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

N/A

COUNTY ATTORNEY'S OFFICE FEEDBACK/POSSIBLE AREA (S) OF LEGAL EXPOSURE:

SUMMARY DISCUSSION:

This ordinance is for the request to rezone one (1) property totaling seventy-six hundredths (.76) acres located at 3 US Highway 76, from RS-Single Family Residential to R2-Rural.

ADDITIONAL COMMENTS FOR CONSIDERATION:

None

ATTACHMENTS:

Planning Commission Staff Report

Ordinance No. 04-01-2024



Newberry County

Planning Commission Staff Report

Request: Rezoning request MA01-03-19-24 by property owner Glenn Bynum. This request is to rezone one (1) property totaling seventy-six hundredths (.76) acres located at 3 US Highway 76, Chapin, from RS-Single Family Residential to R2-Rural.

Application Number: MA01-03-19-24

Applicant/Property Owner: Glenn Bynum

Location Address: 3 US Highway 76, Chapin

Tax Map Number(s): 741-45

Lot Size: .76 acres

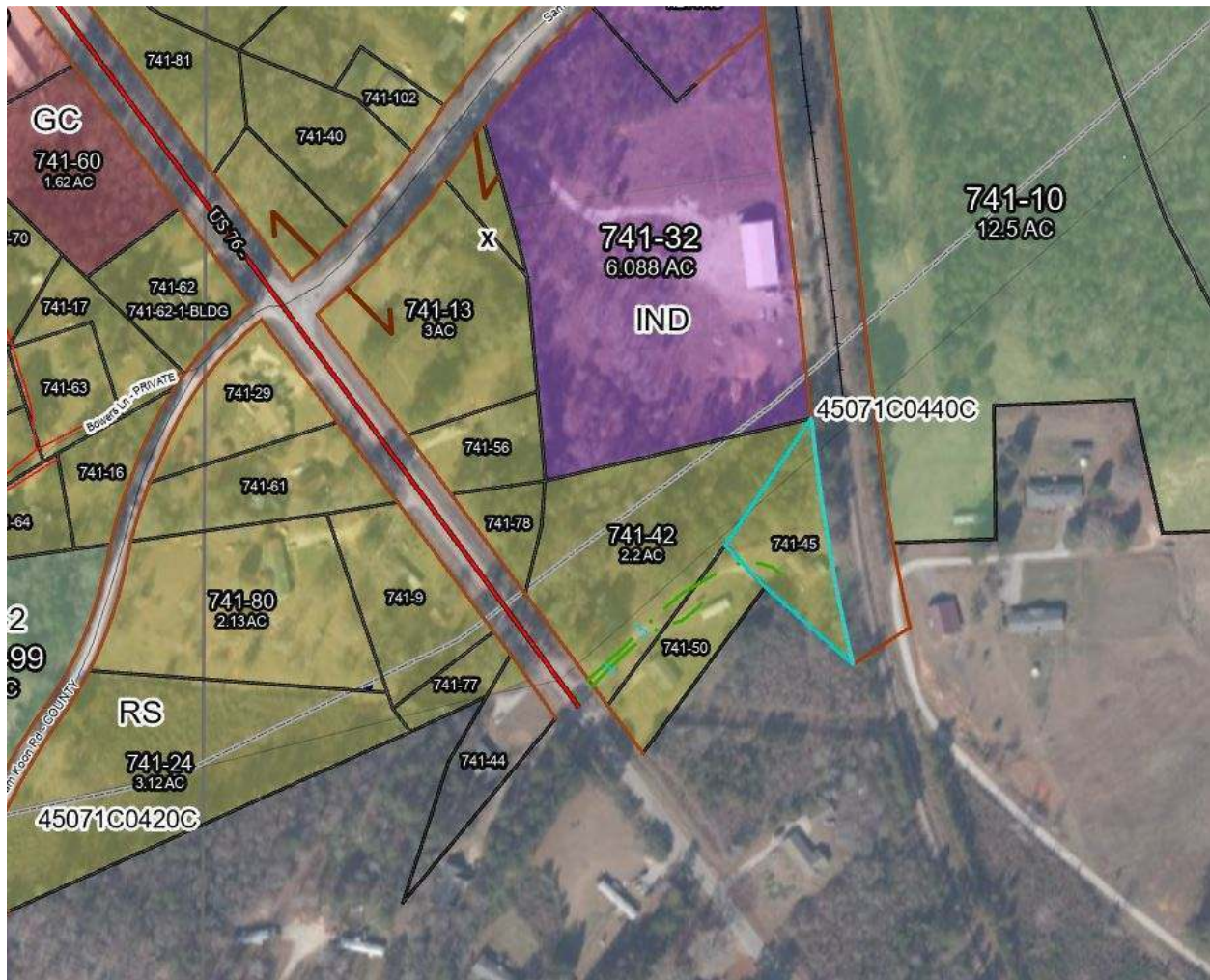
Current Land Use: Residential

Proposed Land Use: Residential

Current Zoning District: RS-Single Family Residential

Proposed Zoning District: R2-Rural

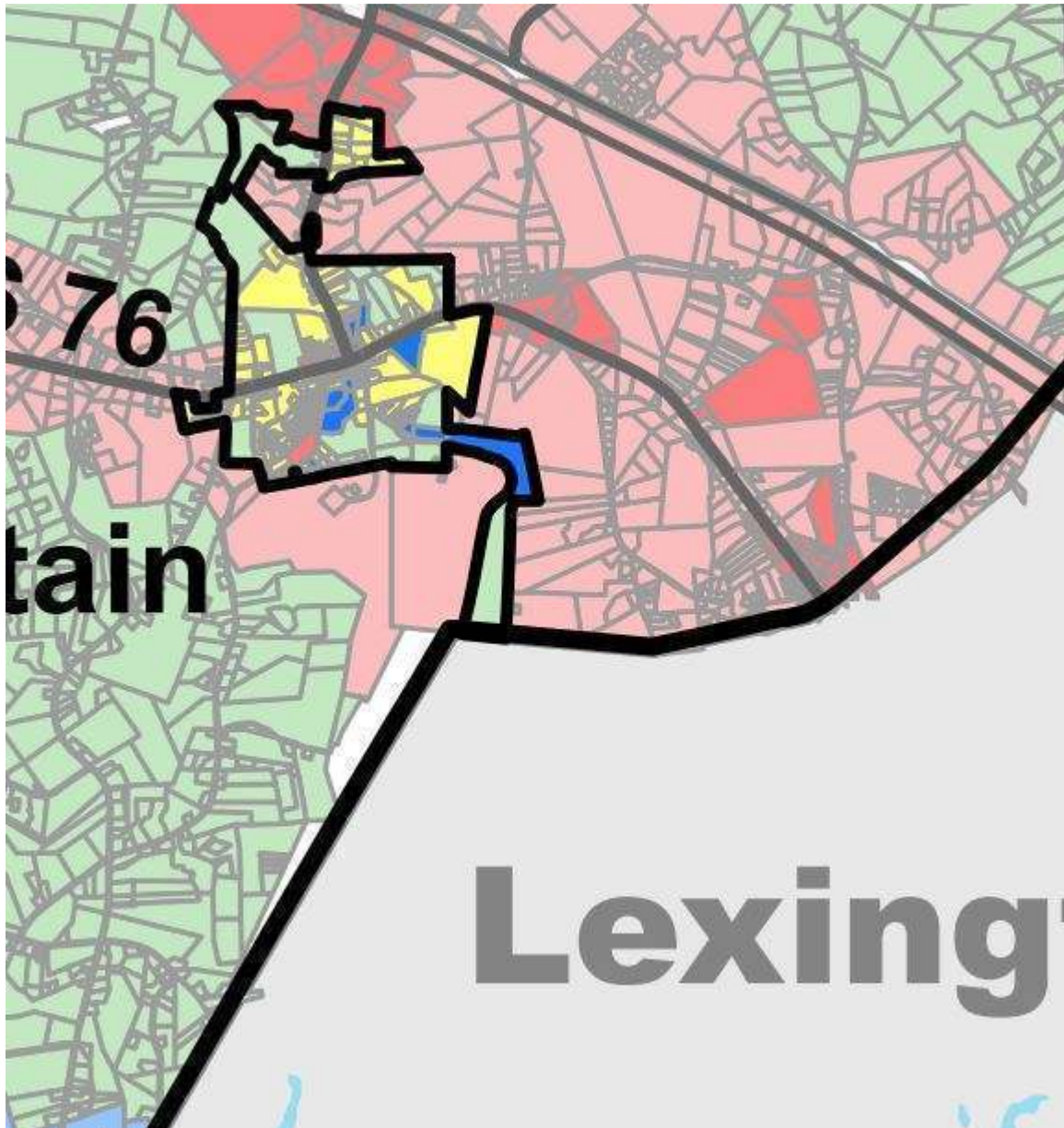
Comprehensive Plan Designation: Transitional

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**

Transitional (TR) – Land undergoing, or with the potential to undergo, a transition from one major land use to another, primarily from rural or residential to commercial or office uses. Such land is in proximity to developed areas, municipalities, or Development (DEV) areas and/or to major transportation corridors and existing water and sewer. Existing residential developments and individual residences located within Transitional areas will provide options for residents to shorten the distance between work and home. Access to regional transportation routes and to existing water and sewer facilities could make these areas attractive for a range of uses, as appropriate and compatible with adjacent uses, including light commercial, office, public and institutional uses, and higher density residential development.

Analysis:

This is a request by property owner Glenn Bynum to rezone one (1) parcel of land totaling seventy-six hundredths (.76) acres located at 3 US Highway 76, Chapin from RS-Single Family Residential to R2-Rural. The proposed use of this property is residential. The property currently has an unhabitable dwelling on the property. The owner is looking to demo the existing dwelling and replace it with a new manufactured home.

The Comprehensive Plan identifies this property and the surrounding area as Transitional.

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: Staff recommends the rezoning to R2-Rural.

Planning Commission: Planning Commission recommends the rezoning to R2-Rural.

STATE OF SOUTH CAROLINA)
)
NEWBERRY COUNTY)

ORDINANCE NO. 04-01-2024

AN ORDINANCE ACTING ON A REQUEST TO AMEND THE OFFICIAL ZONING MAP ESTABLISHED PURSUANT TO ZONING ORDINANCE NO. 12-24-01 AS REVISED AND AMENDED BY ZONING ORDINANCE NO. 06-11-16 AND CODIFIED IN CHAPTER 153 OF THE NEWBERRY COUNTY CODE OF ORDINANCES, ESTABLISHES ZONING CLASSIFICATION AND DISTRICTS SO AS TO REZONE ONE (1) REAL ESTATE PARCEL TOTALING SEVENTY-SIX HUNDREDTHS (.76) ACRE DESIGNATED AS TMS NO. 741-45 FROM RS-SINGLE FAMILY RESIDENTIAL TO R2-RURAL.

WHEREAS, Zoning Ordinance, codified in Chapter 153 of the Newberry County Code of Ordinances, establishes zoning classifications and districts, as well as an Official Zoning Map; and

WHEREAS, said Zoning Ordinance provides procedures for the amendment of both the text of the Ordinance and the district boundaries shown on the Official Zoning Map; and

WHEREAS, pursuant to the procedures established by the Zoning Ordinance, application was made for a map amendment to rezone one (1) real estate parcel totaling seventy-six hundredths (.76) acre located at 3 US Highway 76, Chapin, to R2-Rural from RS-Single Family Residential. Tax Map No. 741-45 currently has a dilapidated non-livable home on the property. The Comprehensive Plan shows the future land use for this area to be within the transitional projected area. The Planning Staff does recommend that this real estate parcel be rezoned to R2-Rural.

WHEREAS, the Newberry County Joint Planning Commission, in case number MA01-03-19-24, had this matter on its agenda and considered this request and received comments as to both the existing and intended uses of the property. The Joint Planning Commission determined that it does concur with the recommendation of the Planning Staff. The Planning Commission has now forwarded its report on the rezoning request to

Newberry County Council, as required by law, for consideration of its actions by Newberry County Council.

WHEREAS, Newberry County Council is familiar with the site and the existing uses of the properties located at 3 US Highway 76, Chapin.

NOW, THEREFORE, Newberry County Council makes the following findings of fact and law as to the merits of the rezoning request concerning Tax Map No. 741-45 totaling seventy-six hundredths (.76) acre located at 3 US Highway 76, Chapin, as more particularly shown on the plat accompanying the submitted “Official Zoning Map Amendment Application” included in the submitted Planning Commission report attached hereto, R2-Rural from RS-Single Family Residential.

A. That the proposed map amendment does promote the implementation of the Comprehensive Plan in the area.

B. This amendment is needed because the proposed development cannot be accomplished by the owner under the existing zoning district regulations.

C. That traffic patterns in the neighborhood will not be adversely affected by the change in zoning.

NOW, THEREFORE, BE IT ORDAINED that:

Newberry County Council hereby determines, based on the findings set forth above, that the attached rezoning request for a map amendment for Tax Map No. 741-45, totaling seventy-six hundredths (.76) acre real estate parcel as acted on by the Planning Commission, be:

_____ disapproved;

_____ approved; or

_____ approved with the following modifications: _____

AND IT IS SO ORDAINED by Newberry County Council this _____ day of _____, 2024 in meeting duly assembled at Newberry, South Carolina.

NEWBERRY COUNTY COUNCIL

(SEAL)

By: _____
Todd Johnson, Chairman

Attest:

Andrew Wigger, Clerk to Council

1st reading: _____
2nd reading: _____
Public Hearing: _____
3rd reading: _____

Reviewed and approved as to form:

Attorney

County Administrator



**Newberry County
Administration**
1309 College Street
Newberry, SC 29108
803-321-2100

Agenda Briefing

Prepared By: Katie Werts	Title: Director of Planning & Development
Department: Planning & Zoning	Division: Zoning
Date Prepared: March 20, 2024	Meeting Date: April 3, 2024
Legal Review:	Date:
Budget Review: N/A	Date: N/A
Approved for Consideration: Joint Planning Commission	Date: March 19, 2024
Request Consideration by Committee / County Council: County Council	
Subject: MA03-03-19-24 Rezoning Ordinance: # 04-02-2024	

STAFF'S RECOMMENDED ACTION:

This ordinance is for the request to rezone one (1) real estate property totaling two and forty-four hundredths (2.44) acres at 24 Saddle Hill Road, Newberry from GC-General Commercial to R2-Rural for a boarding house. The future land use map of the comprehensive plan has identified this property to be within the development overlay. The rezoning to R2-Rural does fit within the definition of the development overlay. The Planning staff does recommend this rezoning. The Joint Planning Commission voted to approve the rezoning also.

FIDUCIARY:

Are Funds allocated in the department's current fiscal year budget?		Yes		No
If no, is a budget amendment necessary?		Yes		No

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

N/A

COUNTY ATTORNEY'S OFFICE FEEDBACK/POSSIBLE AREA (S) OF LEGAL EXPOSURE:

SUMMARY DISCUSSION:

This ordinance is for the request to rezone one (1) property totaling two and forty-four hundredths (2.44) acres located at 24 Saddle Hill Road, Newberry, from GC-General Commercial to R2-Rural.

ADDITIONAL COMMENTS FOR CONSIDERATION:

None

ATTACHMENTS:

Planning Commission Staff Report

Ordinance No. 04-02-2024



Newberry County

Planning Commission Staff Report

Request: Rezoning request MA04-03-19-24 by property owner Sadie's Hope. This request is to rezone one (1) property totaling 2.44 (2.44) acres located at 24 Saddle Hill Road from GC-General Commercial to R2-Rural.

Application Number: MA04-03-19-24

Applicant/Property Owner: Sadie's Hope Inc. (Renee Bolas)

Location Address: 24 Saddle Hill Road, Newberry

Tax Map Number(s): 457-9

Lot Size: 2.44 acres

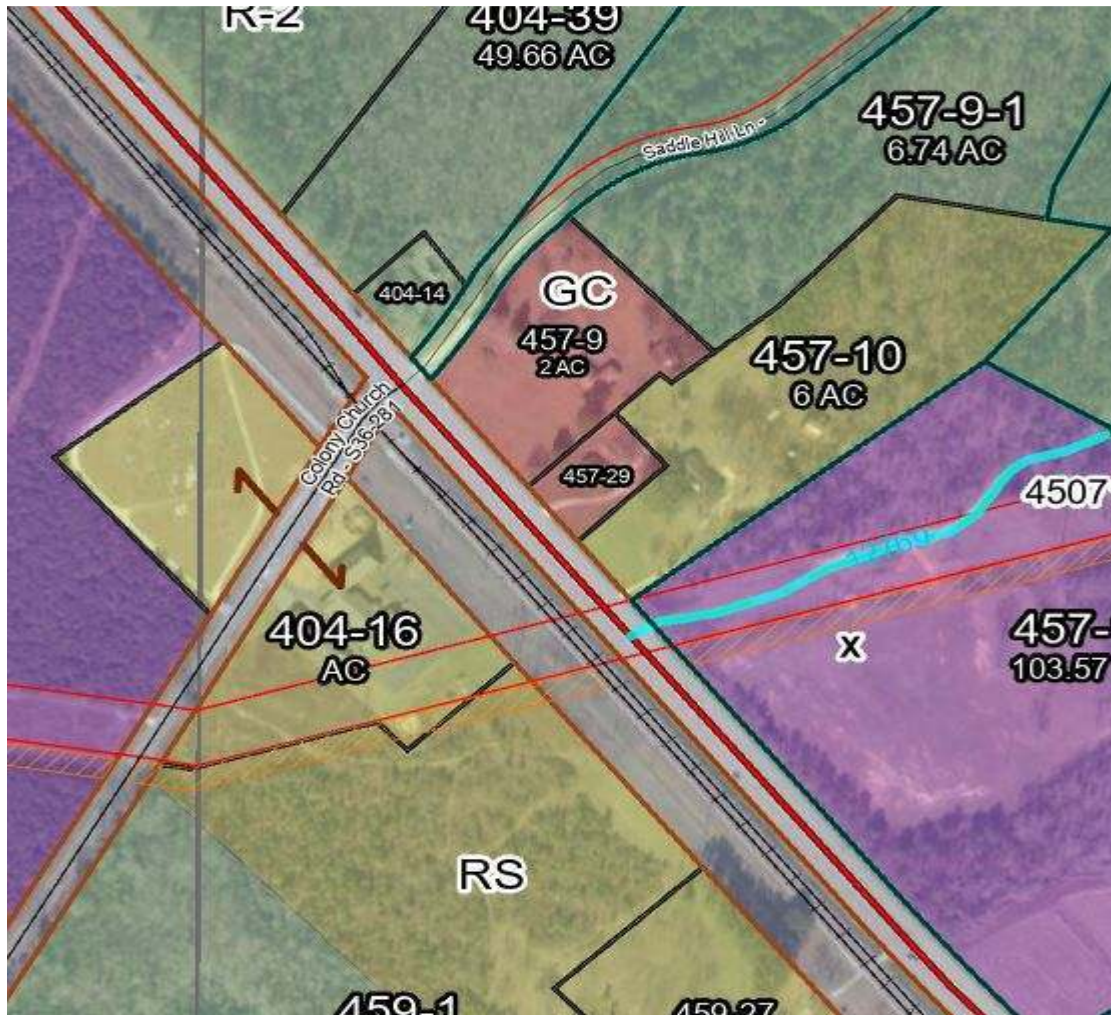
Current Land Use: Residential

Proposed Land Use: Residential

Current Zoning District: GC-General Commercial

Proposed Zoning District: R2-Rural

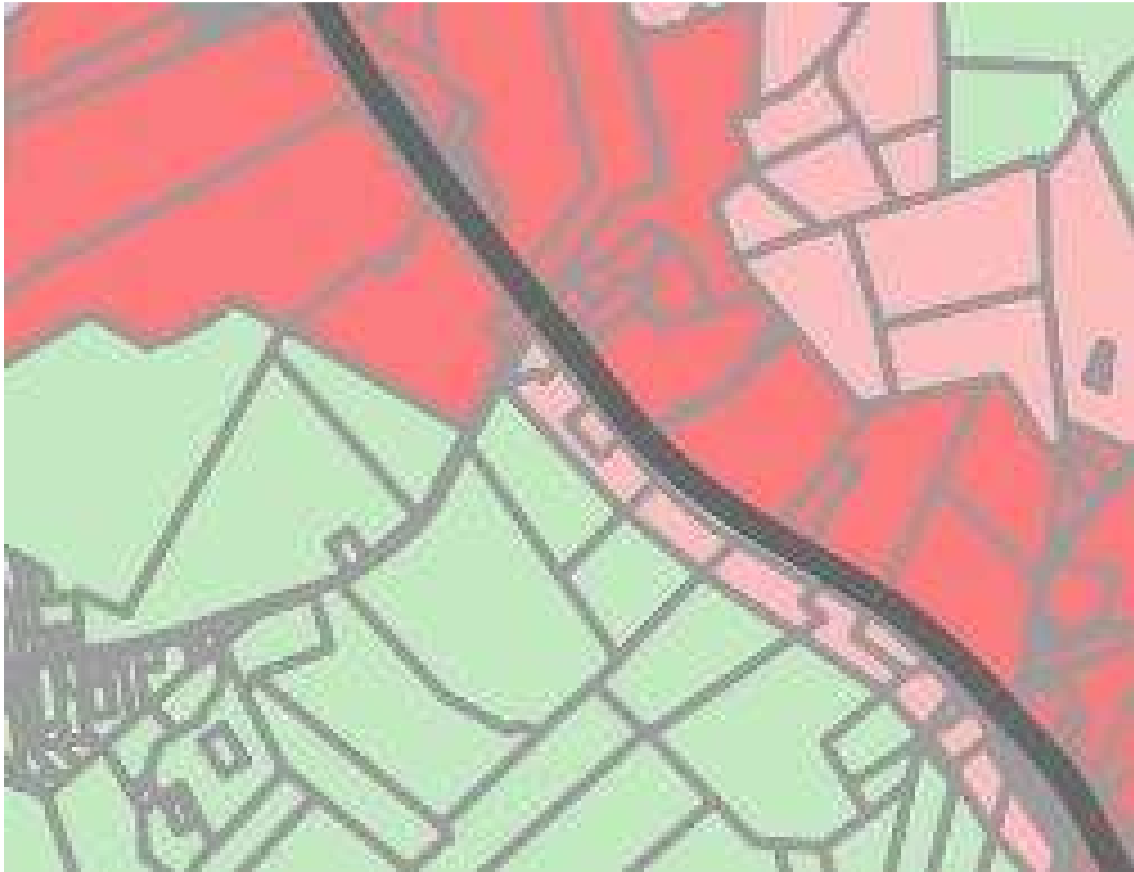
Comprehensive Plan Designation: Development

Zoning Map:**Current Zoning District**

GC – General Commercial: The GC district is intended to accommodate a variety of general commercial and non-residential uses characterized primarily by retail, including shopping centers; wholesale; offices; educational institutions; healthcare, including hospitals; arts and entertainment; and service establishments in commercially-oriented areas.

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**

Development (DEV) - Land areas that include more intensive uses such as commercial, industrial, public, and institutional, service, and higher density residential, as well as related infrastructure. Areas identified as Development generally link the more developed areas of the County to each other and beyond to neighboring counties and the greater Columbia metropolitan region. These areas either already are, or have the potential to become, economic development centers, primarily because of proximity to major transportation corridors and existing water and sewer. Existing residential developments and individual residences located within DEV areas provide options for residents to shorten the distance between work and home. Access to regional transportation routes and to existing water and sewer facilities will continue to make these Development areas attractive for a wide range of uses including commercial and industrial development, public and institutional uses, and higher density residential development.

Analysis:

This is a request by property owner Sadie's Hope to rezone one (1) parcel of land totaling two (2.44) acres located at 24 Saddle Hill Road, Newberry from GC-General Commercial to R2-Rural. The proposed use of this property is for a boarding home.

The Comprehensive Plan identifies this property and the surrounding area as Development.

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: Staff recommends the rezoning to R2-Rural.

Planning Commission: Planning Commission recommends the rezoning to R2-Rural.

STATE OF SOUTH CAROLINA)
)
NEWBERRY COUNTY) **ORDINANCE NO. 04-02-2024**

AN ORDINANCE ACTING ON A REQUEST TO AMEND THE OFFICIAL ZONING MAP ESTABLISHED PURSUANT TO ZONING ORDINANCE NO. 12-24-01 AS REVISED AND AMENDED BY ZONING ORDINANCE NO. 06-11-16 AND CODIFIED IN CHAPTER 153 OF THE NEWBERRY COUNTY CODE OF ORDINANCES, ESTABLISHES ZONING CLASSIFICATION AND DISTRICTS SO AS TO REZONE ONE (1) REAL ESTATE PARCEL TOTALING TWO AND FORTY-FOUR HUNDREDTHS (2.44) ACRES DESIGNATED AS TMS NO. 457-9 FROM GC-GENERAL COMMERCIAL TO R2-RURAL.

WHEREAS, Zoning Ordinance, codified in Chapter 153 of the Newberry County Code of Ordinances, establishes zoning classifications and districts, as well as an Official Zoning Map; and

WHEREAS, said Zoning Ordinance provides procedures for the amendment of both the text of the Ordinance and the district boundaries shown on the Official Zoning Map; and

WHEREAS, pursuant to the procedures established by the Zoning Ordinance, application was made for a map amendment to rezone one (1) real estate parcel totaling two and forty-four hundredths (2.44) acres located at 24 Saddle Hill Road, Newberry, to R2-Rural from GC-General Commercial. Tax Map No. 457-9 is currently being used as a residence. The Comprehensive Plan shows the future land use for this area to be within the development projected area. The Planning Staff does recommend that this real estate parcel be rezoned to R2-Rural.

WHEREAS, the Newberry County Joint Planning Commission, in case number MA04-03-19-24, had this matter on its agenda and considered this request and received comments as to both the existing and intended uses of the property. The Joint Planning Commission determined that it does concur with the recommendation of the Planning Staff. The Planning Commission has now forwarded its report on the rezoning request to

Newberry County Council, as required by law, for consideration of its actions by Newberry County Council.

WHEREAS, Newberry County Council is familiar with the site and the existing uses of the properties located at 24 Saddle Hill Road, Newberry.

NOW, THEREFORE, Newberry County Council makes the following findings of fact and law as to the merits of the rezoning request concerning Tax Map No. 457-9 totaling two and forty-four hundredths (2.44) acres located at 24 Saddle Hill Road, Newberry as more particularly shown on the plat accompanying the submitted “Official Zoning Map Amendment Application” included in the submitted Planning Commission report attached hereto, R2-Rural from GC-General Commercial.

A. That the proposed map amendment does promote the implementation of the Comprehensive Plan in the area.

B. This amendment is needed because the proposed development cannot be accomplished by the owner under the existing zoning district regulations.

C. That traffic patterns in the neighborhood will not be adversely affected by the change in zoning.

NOW, THEREFORE, BE IT ORDAINED that:

Newberry County Council hereby determines, based on the findings set forth above, that the attached rezoning request for a map amendment for Tax Map No. 457-9, totaling two and forty-four hundredths (2.44) acres real estate parcel as acted on by the Planning Commission, be:

_____ disapproved;

_____ approved; or

_____ approved with the following modifications: _____

AND IT IS SO ORDAINED by Newberry County Council this _____ day of _____, 2024 in meeting duly assembled at Newberry, South Carolina.

NEWBERRY COUNTY COUNCIL

(SEAL)

By: _____
Todd Johnson, Chairman

Attest:

Andrew Wigger, Clerk to Council

1st reading: _____
2nd reading: _____
Public Hearing: _____
3rd reading: _____

Reviewed and approved as to form:

Attorney

County Administrator