



**NEWBERRY COUNTY COUNCIL
COUNTY COUNCIL AGENDA
Newberry Courthouse Annex
1309 College Street, Newberry, SC 29108
June 18, 2025
6:00 P.M.**

Call to order: Robert Shealy, Chairman.
Invocation and Pledge of Allegiance: Todd Johnson, Councilman.

1. Adoption of Consent Agenda:
 - a. Newberry County Council Work Session – June 4, 2025.
 - b. Newberry County Council Meeting – June 4, 2025.
2. Additions, Deletions & Adoption of the Agenda.
3. Special Recognition:
 - a. Virginia Atkins Retirement Building/Zoning
4. A Proclamation declaring June 19, 2025, Juneteenth in Newberry County in recognition of the abolition of slavery in the United States of America.
5. Resolution 06-2025. A resolution declaring the intention of Newberry County, South Carolina to reimburse itself for certain expenditures with the proceeds of a General Obligation Bond to be incurred by Newberry County, South Carolina.
6. Resolution 07-2025. A resolution declaring the intention of Newberry County, South Carolina to reimburse itself for certain expenditures with the proceeds of a Lease-Purchase to be incurred by Newberry County, South Carolina.

7. Ordinance 06-01-2025. 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 Classifications and Districts as to rezone one (1) real estate parcel totaling three and twenty-five thousand (3,025) acres designated as TMS No. 651-43 from GC-General Commercial to R2-Rural.
 - a. First Reading.
8. County Council may take action on matters discussed during the 5:00 pm executive session.
9. Appointments.
 - i. Newberry County Board of Rescue Squads – District 3.
 - ii. Newberry County Disabilities and Special Needs – District 2.
10. Public Comments (Three Minutes).
11. Comments/Requests from County Administrator.
12. Comments/Requests from Council.
13. Future meetings:
 - a. Newberry County Economic Development Committee – June 23 at 5 p.m.
 - b. Newberry County Council Work Session – July 2 at 5 p.m.
 - c. Newberry County Council – July 2 at 6 p.m.
 - d. Independence Day – July 4th – Offices Closed.
 - e. Newberry County Council Work Session – July 16 at 5 p.m.
 - f. Newberry County Council – July 16 at 6 p.m.
 - g. Newberry County Public Safety and Courts Committee – July 21 at 5 p.m.
14. Adjournment.

**NEWBERRY COUNTY COUNCIL WORK SESSION
MINUTES
June 4, 2025**

Newberry County Council met on Wednesday, June 4, 2025, at 5:01 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: Robert Shealy, Chairman
Karl Sease, Vice-Chairman
Leon Fulmer, Council Member
Todd Johnson, Council Member
Johnny Mack Scurry, Council Member
Stuart Smith, Council Member
Jeff Shacker, County Administrator
Joanie Winters, County Attorney
Eric Nieto, I.T. Director
Andrew Wigger, Clerk to Council/PIO

ABSENT: Travis Reeder, Council Member

Mr. Shealy called the meeting to order at 5:01 p.m.

1. Executive Session:

a. Personnel Matter(s):

- i. Discussion of matters related to the employment and compensation of employees within the Assessor's Office and Parks and Recreation Department pursuant to SC Code of Laws Section 30-4-70(a)(1).

b. Contractual Matter(s):

i. Discussion of matters related to the provision of health care services in Newberry County pursuant to SC Code of Laws Section 30-4-70(a)(2).

- Mr. Sease made a motion to go into Executive Session; Mr. Smith provided the second and the motion carried 6-0.
- Newberry County Council went into Executive Session at 5:01 p.m.
- Mr. Johnson made a motion to come out of Executive Session; Mr. Smith provided the second and the motion carried 6-0.
- Newberry County Council came out of Executive Session at 6:04 p.m. and no action was taken.

2. Adjournment.

- Mr. Johnson made a motion to adjourn the meeting; Mr. Sease provided the second and the motion carried 6-0.
- The Newberry County Council Work Session adjourned at 6:05 p.m.

NEWBERRY COUNTY COUNCIL

Robert “Nick” Shealy, Vice-Chairman

Andrew Wigger, Clerk to Council

Minutes Approved: _____

**NEWBERRY COUNTY COUNCIL
MINUTES
June 4, 2025**

Newberry County Council met on Wednesday, June 4, 2025, at 6:05 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: Robert Shealy, Chairman
Karl Sease, Vice-Chairman
Leon Fulmer Jr., Council Member
Todd Johnson, Council Member
Johnny Mack Scurry, Council Member
Stuart Smith, Council Member
Jeff Shacker, County Administrator
Joanie Winters, County Attorney
Karen Brehmer, Deputy County Administrator
Debbie Cromer, Finance Director
Rick Farmer, Economic Development Director
Captain Daniel Floyd, Newberry County Detention Center
Tommy Long, Emergency Management Director
Eric Nieto, I.T. Director
Andrew Wigger, Clerk to Council/PIO

ABSENT: Travis Reeder, Council Member

Mr. Shealy called the meeting to order at 6:05 p.m.

Mr. Fulmer led the invocation and Pledge of Allegiance.

1. Adoption of Consent Agenda:

- a. Newberry County Council Work Session – May 21, 2025.
- b. Newberry County Council Meeting – May 21, 2025.
- Mr. Scurry made a motion to adopt the minutes as presented; Mr. Fulmer provided the second and the motion carried 6-0.

2. Additions, Deletions & Adoption of the Agenda.

- Mr. Sease made a motion to adopt the agenda as presented; Mr. Smith provided the second and the motion carried 6-0.

3. Special Recognition:

a. Newberry County Fire and Rescue:

- Consolidated #5 Fire Department.
- Little Mountain Fire Department.
- Little Mountain Rescue Squad.
- Mr. Long recognized the stations listed above for their achievements and other accolades, as well as highlighting the work they do throughout the year.
- Mr. Shealy said they were glad to have all of them at the meeting, and they appreciated them. He said he doesn't think many people realize what it takes to be a volunteer firefighter/first responder, the amount of time to earn their qualifications, time away from their families to support their community. He said he commends all of them and thanked them for what they do.
- Mr. Smith thanked Mr. Long for putting this together and that they have been discussing doing this for a few months. He said it was long overdue to get volunteers together and thank them and let residents know what resources the county has. He said the county could not have their services without the volunteers and they appreciate them, and they are behind them.

- Mr. Johnson said he has had the honor and privilege to work with many of the volunteers. He said he travels the state and most people in public safety are blown away when he tells them they still run on a volunteer basis, but he said it is because of amazing people like the volunteers in attendance. He said he thanks God for them; he thanks God for what they do for the county, and he knows they can't do everything, but he wanted them to know that they are loved, prayed for, and supported and they will do everything in their power to show that they are with them 100%. He thanked God for each for them.
 - Mr. Sease thanked the volunteers for the time they spent on calls, training, meetings, just to get that small tax break. He said Newberry County and its residents thank them for all they do.
4. Ordinance No. 05-01-2025. An Ordinance authorizing the execution and delivery of a fee agreement by and between Newberry County, South Carolina and Newberry PV1, LLC providing for a payment of a fee in lieu of taxes, providing special source revenue credits, and addressing other matters related thereto.
- a. Third Reading.
- Mr. Smith made a motion to accept third reading; Mr. Sease provided the second and the motion carried 6-0.
5. Ordinance No. 05-02-2025. An Ordinance to provide appropriations for the Fiscal Year beginning July 1, 2025, and ending June 30, 2026, for the Newberry County budget for County Ordinary purposes and for other County purposes for which the County may levy a tax and receive revenues; to provide for the levy of taxes on all taxable personal and real property in Newberry County for all county purposes, including sufficient tax to pay the principal and interest on outstanding indebtedness of Newberry County payable during said fiscal year; to provide for matters relating to Newberry County; and to provide for the expenditure of said taxes and other revenues received by the county during said fiscal year,

and to provide for borrowing in anticipation of tax collections by the issuance of one or more tax anticipation notes, if necessary.

a. Third Reading.

- Mr. Shacker said the budget is unchanged from the previous readings. This is a \$94.7 million budget, \$50.7 million is associated with the capital projects fund, the bulk of which are the CPST projects. Mr. Shacker also mentioned that the General Fund budget is proposed at \$39.8 million a 1.5% decrease compared to the current fiscal year and there are no tax, fee, or service charge increases proposed. There is also a cost of living adjustment that equals the increase in the consumer price index for the 12 months in calendar year 2024.
- Mr. Shealy said the budget is a living, breathing number that can be worked with during the year, as needed. He said he thinks it is a good budget going in.
- Mr. Johnson asked if there is a proviso for the elected officials that states they will get the cost of living adjustment, as well. Mr. Shacker said that is in there.
- Mr. Johnson made a motion to accept third reading; Mr. Scurry provided the second.
- Mr. Johnson commended the job for the incredible job of holding the line and not increasing taxes, in an economy like this, and to provide these services, is just phenomenal. He said hats off to his fellow council members and staff. He said he knows it took a lot, but he thinks it is the right thing to do for residents as they are feeling the pinch of this economy, and he is thankful they were able to do this.
- Mr. Fulmer said their fiscal year runs July 1 through June 30, and there is a requirement to have a budget in place by July 1 so that the county is fiscally responsible for their expenses going forward. He said there is a need have these approvals and readings take place on a certain time frame in order to get those in place by July 1. However, he said this is a working

document and if there are any problems with the budget, he said Administrator Shacker is graciously committed to try and address those concerns and if need be, they can come back and amend the budget at a later date. He said it is a living document and it is not end all be all after third reading. He also thanked staff for their efforts to put the budget together.

- Mr. Smith thanked staff for working hard on the budget.
- The motion carried 6-0.

6. County Council may take action on matters discussed during the 5:00 pm executive session.

- There was no action taken.

7. Appointments.

- There were no appointments.

8. Public Comments (three minutes).

- Ms. Robbiette Hazel said one thing that was important to her, she said she would like before the budget for council to consider, next year, an opportunity for residents to ask questions and get answers, like a forum. Mr. Shealy said the work sessions are designed to be as such, if he is correct. Mr. Johnson said plus the public hearing is an opportunity to do so, as well. Ms. Hazel also said she has a concern of a department and was going to give out, in an envelope, a copy of a particular employee's W2, and what she is making. She said she wants them to look at that, and at the next meeting, look at this particular employee. She said she thinks something is not right there, and there is not an understanding of how her salary and her pay work. She said from what she remembers, you cannot have, and she may be wrong, a part time, salaried employee. She also said that particular department had grant money, and she understands the grant money came in and that money has been paid out in the

budget money and she listed that out. She said she doesn't understand what they are doing with the funds that are budgeted, that's now being moved over to take care of the grant money.

- Mr. Jerry Reno, of Goggans Road, said he hopes they are going to get their road paved, and it has been an ongoing issue for over 20 years. Mr. Reno said that Mr. Shacker said that possibly next year, they will come into some money to pave their road in the fiscal 2025 budget. He said they had one road out of their subdivision paved and all of them were supposed to be taken in and paved, but something happened in interim, and 20 years has gone by, and they still haven't gotten it paved. He said they have a lot of information, and they have gotten that information out to Senator Cromer, and he doesn't know what else they can do. He said he knows the 2007 is an issue, but he went to the S.C. Attorney General's Office, they are exempt from that ordinance because they bought their property prior to that ordinance. He said he does not know what they can do to get it paved, but they are willing to do what they can to get it paved. Mr. Shealy asked if this was the same road that they asked the CTC to look into. Mr. Shacker said they are formulating a plan, and he will talk with Mr. Reno after the meeting.

9. Comments/Requests from County Administrator.

- Mr. Shacker provided a CPST update, he said at the July 2, 2025, meeting will be recommendation for bids on the Little Mountain Reunion Park improvements. The second project will be half of the museum scope of work, specifically for HVAC, the other half of that project is the roof, and it has been assessed, and an architect is working to design a solution.
- Mr. Shacker said some things changed at the federal level related to federal funding, and that caused a few funding items for the county to be paused. He said some of those have resumed, including the Safe Streets for All funding.

10. Comments/Requests from Council.

- Mr. Fulmer welcomed the stations and said this was a long overdue recognition of their volunteer service. He added that there is a huge benefit financially and personnel-wise the county gets for volunteer service.
- Mr. Johnson said thank God for all of you and God speed to each of you.
- Mr. Smith thanked Mr. Long for putting the recognition together. He said he had the honor of a 35-year career of being able to work with each and every station in the county and he knows what it takes to make it happen.
- Mr. Scurry thanked all the volunteers for being out tonight. He told Mr. Reno they are on his side, and they are moving in the right direction.
- Mr. Sease thanked the volunteers for the great work they do for the county and the service they do for the residents of the county, and it is long overdue. He also appreciated the residents who made public comments. He also thanked staff for doing a great job on the budget and made it easy on council this year. He also thanked his fellow council members for working together.
- Mr. Shealy said God bless the county's volunteers and they are the backbone of the county, and they could not do it without them. He also thanked those who gave public comment and reminded them that the budget is a working, living, breathing document and it can be altered, and streets can be paved. He said they will do what they can.

11. Future meetings:

- a. Newberry County Economic Development Committee – June 9 at 5 p.m. Moved to June 23, 2025, at 5 p.m.
- b. Newberry County Council Work Session – June 18 at 5 p.m.
- c. Newberry County Council – June 18 at 6 p.m.
- d. Newberry County Finance Committee – June 23 at 5 p.m.
CANCELLED.

12. Adjournment.

- Mr. Smith made a motion to adjourn the meeting; Mr. Scurry provided the second and the motion carried 6-0.
- Newberry County Council adjourned at 6:41 p.m.

NEWBERRY COUNTY COUNCIL

Robert “Nick” Shealy, Chairman

Andrew Wigger, Clerk to Council

Minutes Approved: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF NEWBERRY)

**PROCLAMATION
JUNETEENTH**

WHEREAS, President Abraham Lincoln signed the Emancipation Proclamation on January 1, 1863, declaring the slaves in Confederate territory free, paving the way for the passing of the 13th Amendment, which formally abolished slavery in the United States of America; and

WHEREAS, word about the signing of the Emancipation Proclamation was delayed some two and one half years, to June 19, 1865, in reaching authorities and African-Americans in the South and Southwestern United States; and

WHEREAS, Emancipation Day observations are held on different days in different states in the South and Southwest, and in other parts of the nation; and

WHEREAS, June 19th has a special meaning to African-Americans, and is called "JUNETEENTH", combining the words June and Nineteenth, and has been celebrated by the African-American community for over 150 years; and

WHEREAS, the annual Juneteenth celebration in the County of Newberry will take place on June 15, 2024.

NOW, THEREFORE, Newberry County Council hereby declares June 19, 2025, as JUNETEENTH in the County of Newberry, South Carolina, and urges all citizens to become more aware of the significance of this celebration in African-American History and in the heritage of our nation and county.

PROCLAIMED AND APPROVED this 18th day of June 2025.

NEWBERRY COUNTY COUNCIL

SEAL

BY: _____
Robert Shealy, Chairman

ATTEST:

Andrew Wigger, Clerk to Council

A RESOLUTION

DECLARING THE INTENTION OF NEWBERRY COUNTY, SOUTH CAROLINA TO REIMBURSE ITSELF FOR CERTAIN EXPENDITURES WITH THE PROCEEDS OF A GENERAL OBLIGATION BOND TO BE INCURRED BY NEWBERRY COUNTY, SOUTH CAROLINA

WHEREAS, Newberry County, South Carolina (the “County”) intends to purchase certain public works equipment, including one tri-axle dump truck, one 20-25 ton equipment trailer, and one utility truck with a dump body (herein, the “Equipment”); and

WHEREAS, the total cost the Equipment is expected to be approximately \$400,000; and

WHEREAS, the County presently intends to issue a \$405,000 general obligation bond of the County (the “Obligation”) to defray the cost of the Equipment; and

WHEREAS, the County reasonably expects that a portion of the expenditures incurred for the Equipment will be paid prior to the issuance of the Obligation; and

WHEREAS, the County intends and reasonably expects to reimburse itself for all such expenditures paid by it with respect to the Equipment prior to the issuance of the Obligation from the proceeds of the Obligation and such intention is consistent with the budgetary and financial circumstances of the County, such expenditures to be made from the General Fund of the County; and

WHEREAS, all of the costs to be paid or reimbursed from the proceeds of the Obligation will be for costs incurred in connection with the issuance of the Obligation or will, at the time of payment thereof, be properly chargeable to the capital account of the Equipment (or would be so chargeable with a proper election) under general federal income tax principles.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF NEWBERRY COUNTY, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED:

Section 1. It is hereby declared that the facts set forth in the preambles to this Resolution are in all respects true and correct.

Section 2. It is hereby declared that the County intends and reasonably expects to reimburse itself with the proceeds of the Obligation for expenditures for the acquisition of the Equipment paid prior to the issuance of the Obligation.

Section 3. This Resolution shall constitute a declaration of official intent under United States Department of the Treasury Regulation Section 1.150-2.

Section 4. The Equipment consists of one fire engine, two ambulances, two heart monitors and two CPR devices.

Section 5. The maximum principal amount the Obligation expected to be issued to defray, among other things, the cost of the Equipment is \$400,000. The maximum principal amount of proceeds of the

Obligation to be reimbursed to the County for Equipment costs incurred prior to the issuance of the Obligation is \$405,000.

Section 6. This declaration shall be made publicly available immediately at the office of the County Council of Newberry County and shall remain publicly available at such offices until the Obligation is issued.

DONE IN MEETING DULY ASSEMBLED THIS ____ DAY OF _____, 2025.

NEWBERRY COUNTY, SOUTH CAROLINA

Chairman, Newberry County Council

[SEAL]

Attest:

Clerk to Council, Newberry County

STATE OF SOUTH CAROLINA

COUNTY OF NEWBERRY

I, the undersigned, Clerk to the County Council of Newberry County, South Carolina **DO HEREBY CERTIFY:**

That the foregoing constitutes a true, correct and verbatim copy of a resolution duly adopted by the County Council of Newberry County (the "Council") at a meeting of the Council held on _____, 2025, the original of which resolution is duly entered in the permanent records of minutes of meetings of the Council, in my custody as such Clerk.

That said meeting was duly called, and all members of Council were notified of the same, and all/a majority of the members were present at said meeting and remained throughout the proceedings incident to the reading of said resolution.

Such meeting was held in full compliance with the South Carolina Freedom of Information Act, Chapter 4, Title 30 of the Code of Laws of South Carolina 1976, as amended. Written notice of the same, including an agenda showing the date, time and place of the meeting and including as an item consideration of the resolution, was prominently posted in the administrative office of Newberry County, posted on the County's public website, and provided to local news media, in each case at least twenty-four hours prior to the commencement thereof.

IN WITNESS WHEREOF, I have hereunto set my Hand this ____ day of _____, 2025.

Clerk to the County Council of
Newberry County, South Carolina

A RESOLUTION

DECLARING THE INTENTION OF NEWBERRY COUNTY, SOUTH CAROLINA TO REIMBURSE ITSELF FOR CERTAIN EXPENDITURES WITH THE PROCEEDS OF A LEASE- PURCHASE TO BE INCURRED BY NEWBERRY COUNTY, SOUTH CAROLINA

WHEREAS, Newberry County, South Carolina (the “County”) intends to purchase certain emergency services equipment, including one fire engine, two ambulances, two heart monitors and two CPR devices (herein, the “Equipment”); and

WHEREAS, the total cost the Equipment is expected to be approximately \$2,100,000; and

WHEREAS, the County presently intends to issue a \$2,100,000 lease-purchase obligation of the County (the “Obligation”) to defray the cost of the Equipment; and

WHEREAS, the County reasonably expects that a portion of the expenditures incurred for the Equipment will be paid prior to the issuance of the Obligation; and

WHEREAS, the County intends and reasonably expects to reimburse itself for all such expenditures paid by it with respect to the Equipment prior to the issuance of the Obligation from the proceeds of the Obligation and such intention is consistent with the budgetary and financial circumstances of the County, such expenditures to be made from the General Fund of the County; and

WHEREAS, all of the costs to be paid or reimbursed from the proceeds of the Obligation will be for costs incurred in connection with the issuance of the Obligation or will, at the time of payment thereof, be properly chargeable to the capital account of the Equipment (or would be so chargeable with a proper election) under general federal income tax principles.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF NEWBERRY COUNTY, SOUTH CAROLINA, IN MEETING DULY ASSEMBLED:

Section 1. It is hereby declared that the facts set forth in the preambles to this Resolution are in all respects true and correct.

Section 2. It is hereby declared that the County intends and reasonably expects to reimburse itself with the proceeds of the Obligation for expenditures for the acquisition of the Equipment paid prior to the issuance of the Obligation.

Section 3. This Resolution shall constitute a declaration of official intent under United States Department of the Treasury Regulation Section 1.150-2.

Section 4. The Equipment consists of one fire engine, two ambulances, two heart monitors and two CPR devices.

Section 5. The maximum principal amount the Obligation expected to be issued to defray, among other things, the cost of the Equipment is \$2,100,000. The maximum principal amount of proceeds of the

Obligation to be reimbursed to the County for Equipment costs incurred prior to the issuance of the Obligation is \$2,100,000.

Section 6. This declaration shall be made publicly available immediately at the office of the County Council of Newberry County and shall remain publicly available at such offices until the Obligation is issued.

DONE IN MEETING DULY ASSEMBLED THIS ____ DAY OF _____, 2025.

NEWBERRY COUNTY, SOUTH CAROLINA

Chairman, Newberry County Council

[SEAL]

Attest:

Clerk to Council, Newberry County

STATE OF SOUTH CAROLINA

COUNTY OF NEWBERRY

I, the undersigned, Clerk to the County Council of Newberry County, South Carolina **DO HEREBY CERTIFY:**

That the foregoing constitutes a true, correct and verbatim copy of a resolution duly adopted by the County Council of Newberry County (the "Council") at a meeting of the Council held on _____, 2025, the original of which resolution is duly entered in the permanent records of minutes of meetings of the Council, in my custody as such Clerk.

That said meeting was duly called, and all members of Council were notified of the same, and all/a majority of the members were present at said meeting and remained throughout the proceedings incident to the reading of said resolution.

Such meeting was held in full compliance with the South Carolina Freedom of Information Act, Chapter 4, Title 30 of the Code of Laws of South Carolina 1976, as amended. Written notice of the same, including an agenda showing the date, time and place of the meeting and including as an item consideration of the resolution, was prominently posted in the administrative office of Newberry County, posted on the County's public website, and provided to local news media, in each case at least twenty-four hours prior to the commencement thereof.

IN WITNESS WHEREOF, I have hereunto set my Hand this ____ day of _____, 2025.

Clerk to the County Council of
Newberry County, South Carolina

STATE OF SOUTH CAROLINA)
)
NEWBERRY COUNTY)

ORDINANCE NO. 06-01-2025

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. 6-11-16 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 THREE AND TWENTY-FIVE THOUSANDTHS (3.025) ACRES DESIGNATED AS TMS NO. 651-43 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 three and twenty-five thousandths (3.025) acres located at 79 Rader Road, Prosperity, to R2-Rural from GC-General Commercial. Tax Map No. 651-43 is currently vacant land. The Comprehensive Plan shows the future land use for this area to be within the lake 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 MA01-05-20-25, 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 79 Rader Road, Prosperity.

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. 651-43 totaling three and twenty-five thousandths (3.025) acres located at 79 Rader Road, Prosperity 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. 651-43

totaling three and twenty-five thousandths (3.025) 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
_____, 2025 in meeting duly assembled at Newberry, South Carolina.

(SEAL)

NEWBERRY COUNTY COUNCIL

By: _____
Nicholas Shealy, 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 Building & Zoning
Department: Building & Zoning	Division: Zoning
Date Prepared: June 5, 2025	Meeting Date: June 18, 2025
Legal Review:	Date:
Budget Review: N/A	Date: N/A
Approved for Consideration: Joint Planning Commission	Date: May 20, 2025
Request Consideration by Committee / County Council: Planning Commission	
Subject: Rezoning Request MA01-05-20-25	

STAFF'S RECOMMENDED ACTION:

Rezoning request MA01-05-20-25 by applicant Lorena Middleton. This request is to rezone one (1) property totaling three and twenty-five thousandths (3.025) acres located at 79 Rader Road, Prosperity, from GC-General Commercial to R2-Rural.

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:

Rezoning request MA01-05-20-25 by applicant Lorena Middleton. This request is to rezone one (1) property totaling three and twenty-five thousandths (3.025) acres located at 79 Rader Road, Prosperity, from GC-

General Commercial to R2-Rural. The Comprehensive Plan shows this property to be within the Lake Development District. Rezoning to R2-Rural fits within the characteristics of the Lake Development District. Staff and Planning Commission both recommend the rezoning request to R2-Rural.

ADDITIONAL COMMENTS FOR CONSIDERATION:

None

ATTACHMENTS:

Ordinance No. 06-01-2025

Staff Report