



**NEWBERRY COUNTY COUNCIL
COUNTY COUNCIL AGENDA
Newberry Courthouse Annex
1309 College Street, Newberry, SC 29108
January 7, 2026
6:00 P.M.**

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

(Meeting turned over to Joanie Winters, County Attorney, to preside over the election of officers for calendar year 2026)

1. Election of Chair for 2026.
2. Election of Vice-Chair for 2026.
3. Adoption of Consent Agenda:
 - a. Newberry County Council Work Session Minutes – December 17, 2025.
 - b. Newberry County Council Meeting Minutes – December 17, 2025.
4. Additions, Deletions & Adoption of the Agenda.
5. Special Recognition:
 - a. Friendly Station 1 and Newberry Rescue Station 14.

6. Ordinance No. 11-05-2025. An Ordinance authorizing the execution and delivery of a fee agreement by and between Newberry County, South Carolina and Duke Energy Carolinas, LLC, providing for a payment of a fee in lieu of taxes, providing special source revenue credits, and addressing other matters related thereto.
 - a. Public Hearing.
 - b. Third Reading.
7. Ordinance 12-01-2025. 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 eighty hundredths (.80) acres designated as TMS No. 640-88 from RS-Single Family to R2-Rural.
 - a. Public Hearing.
 - b. Second Reading.
8. Consideration and award of a contract for engineering and consulting services for the Newberry County – Safe Streets and Roads For All (SS4A) Planning and Demonstration Project (RFQ Number 2025-14).
9. Consideration of a motion to adopt the proposed 2026 County Council Committee Meeting Schedule.
10. Consideration of a motion to adopt the proposed Newberry County FY 2026-2027 Budget Calendar.
11. County Council may take action on matters discussed during executive session of the 5:00 p.m. meeting.
12. Appointments.
 - Employee Grievance Committee.
 - Building, Fire and Nuisance Codes Board of Appeals – District 4.

13. Public Comments (Three Minutes).

14. Comments/Requests from County Administrator.

15. Comments/Requests from Council.

16. Future meetings:

- a. Martin Luther King, Jr. Holiday – Offices Closed – January 19.
- b. Newberry County Council Work Session – January 21 at 5 p.m.
- c. Newberry County Council – January 21 at 6 p.m.

17. Adjournment.

**NEWBERRY COUNTY COUNCIL WORK SESSION
MINUTES
December 17, 2025**

Newberry County Council met on Wednesday, December 17, 2025, 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: Robert Shealy, Chairman
Karl Sease, Vice-Chairman
Todd Johnson, Council Member
Travis Reeder, Council Member
Johnny Mack Scurry, Council Member
Stuart Smith, Council Member
Jeff Shacker, County Administrator
Joanie Winters, County Attorney
Rick Farmer, Economic Development Director
Eric Nieto, IT Director
Andrew Wigger, Clerk to Council/PIO

ABSENT: Leon Fulmer, Council Member

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

1. Executive Session:

a. Economic Development Matter(s):

- i. Discussion of matters related to *Project Nova* pursuant to SC Code of Laws Section 30-4-70(a)(5)

b. Personnel Matter(s):

- i. Discussion of matters related to the employment, appointment, and compensation of employees within County Administration pursuant to SC Code of Laws Section 30-4-70(a)(1).
- Mr. Sease made a motion to go into Executive Session; Mr. Reeder provided the second and the motion carried 6-0.
- Newberry County Council went into Executive Session at 5:01 pm.
- Mr. Reeder 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 5:56 p.m.

2. Adjournment.

- Mr. Sease made a motion to adjourn; Mr. Reeder provided the second and the motion carried 6-0.
- Newberry County Council adjourned at 5:57 p.m.

NEWBERRY COUNTY COUNCIL

Robert Shealy, Chairman

Andrew Wigger, Clerk to Council

Minutes Approved: _____

**NEWBERRY COUNTY COUNCIL
MINUTES
December 17, 2025**

Newberry County Council met on Wednesday, December 17, 2025, 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: Robert Shealy, Chairman
Karl Sease, Vice-Chairman
Todd Johnson, Council Member
Travis Reeder, Council Member
Johnny Mack Scurry, Council Member
Stuart Smith, Council Member
Jeff Shacker, County Administrator
Joanie Winters, County Attorney
Karen Brehmer, Deputy County Administrator
Captain Ben Chapman, NCSO
Rick Farmer, Economic Development Director
Eric Nieto, IT Director
Andrew Wigger, Clerk to Council/PIO

ABSENT: Leon Fulmer Jr., Council Member

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

Mr. Sease led the invocation and Pledge of Allegiance

1. Adoption of Consent Agenda:

- a. Newberry County Council Special Called Meeting – November 10, 2025.
- b. Newberry County Council Work Session Minutes – November 19, 2025.
- c. Newberry County Council Meeting Minutes – November 19, 2025.
- d. Newberry County Economic Development Committee – December 1, 2025
- e. Newberry County Council Special Called Meeting – December 10, 2025.

- Mr. Reeder made a motion to accept the minutes as presented; Mr. Smith provided the second and the motion carried 6-0.

2. Additions, Deletions & Adoption of the Agenda.

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

3. Special Recognition:

a. Employee Recognitions:

- | | | |
|--------------------------|------------|---------------|
| • Crystal Houseal | 10 years | Corrections. |
| • Ron Halfacre | 20 years | Magistrate. |
| • Joseph “Les” Bickley | Retirement | Public Works. |
| • William “Pete” Johnson | Retirement | NCSO. |

- Mr. Shacker recognized the employees listed above for their service to Newberry County, highlighting their accomplishments and pivotal moments while working for Newberry County.

4. Ordinance 11-01-2025. An Ordinance to amend the text of the Official Zoning Ordinance of Newberry County, South Carolina, as codified in Chapter 153 of the Code of Ordinances of Newberry County, South Carolina, to establish new landscape, buffer and open space requirements.

a. Third Reading.

- Mr. Shacker said there were no changes to the ordinance since the previous reading, and this is providing consistency with other ordinances.
- Mr. Reeder made the motion to accept third reading; Mr. Smith provided the second and the motion carried 6-0.

5. Ordinance 11-02-2025. An Ordinance adopting the requirements of the South Carolina Local Government Development Agreement Act; creating uniform requirements for the execution and delivery of development agreements by Newberry County Council; And Other Related Matters.

a. Third Reading.

- Mr. Sease made a motion to accept third reading; Mr. Scurry provided the second and the motion carried 6-0.

6. Ordinance 11-03-2025. An Ordinance authorizing the County of Newberry, by Newberry County Council, to enter into an Option and Purchase Agreement to evaluate the sale of real property to be determined through negotiations of all purchase terms and conditions, for economic development purposes with Project Altair.

a. Third Reading.

- Mr. Shacker said this is allowing the county to enter an agreement with the prospect, and this ordinance will allow the prospect to do an electrical load study to see if there is enough electrical capacity to serve the project.
- Mr. Johnson made a motion to accept third reading; Mr. Scurry provided the second and the motion carried 6-0.

7. Ordinance 11-04-2025. An Ordinance to enter into an agreement between Newberry Electric Cooperative, Inc. and Newberry County to exchange property known as Tax Map Number 576-11 for a portion of the property known as Tax Map Number 576-12 as described full herein.

a. Third Reading

- Mr. Shealy turned the meeting over to Mr. Sease as Mr. Shealy recused himself due to his connection with the Newberry Electric Cooperative.
- Mr. Shacker said there were no changes to the ordinance since the last reading.
- Mr. Reeder made a motion to accept third reading; Mr. Johnson provided the second and the motion carried 5-0.
- Mr. Sease turned the meeting over to Mr. Shealy.

8. Resolution No. 08-25. An Inducement Resolution committing to negotiate a fee in lieu of tax agreement between Newberry County And Duke Energy Carolinas, LLC; identifying the Project; and other related matters.

- Mr. Johnson made a motion to accept the Resolution; Mr. Sease provided the second and the motion carried 6-0.

9. Ordinance No. 11-05-2025. An Ordinance authorizing the execution and delivery of a fee agreement by and between Newberry County, South Carolina and Duke Energy Carolinas, LLC, providing for a payment of a fee in lieu of taxes, providing special source revenue credits, and addressing other matters related thereto.

a. Second Reading.

- Mr. Johnson made a motion to accept first reading; Mr. Scurry provided the second and the motion carried 6-0.

10. Resolution No. 09-25. An Inducement Resolution committing to negotiate a fee in lieu of tax agreement between Newberry County and Project Nova; identifying the Project; and other related matters.

- Mr. Johnson made a motion to accept the Resolution; Mr. Sease provided the second and the motion carried 6-0.

11. Ordinance 12-01-2025. 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 eighty hundredths (.80) acres designated as TMS No. 640-88 from RS-Single Family to R2-Rural.

a. First Reading.

- This request is to rezone .80 acres located on Mt. Tabor Road, Little Mountain, from RS-Single Family Residential to R2-Rural. The proposed use of the property is residential with a manufactured home. The Joint Planning commission recommended the rezoning request.

- Mr. Sease made a motion to accept first reading; Mr. Reeder provided the second and the motion carried 6-0.

12. Consideration of a motion to adopt the proposed 2026 County Council Meeting Schedule.

- Apart from the first Wednesday in April and the first Wednesday in December, Newberry County Council will meet on the first and third Wednesday of every month in 2026.
- Mr. Reeder made a motion to approve the 2026 County Council Meeting Schedule; Mr. Smith provided the second and the motion carried 6-0.

13. County Council may take action on matters discussed during executive session of the 5:00 p.m. meeting.

- Mr. Smith made a motion to approve the following members of a Grievance Committee: Brian Smith (NCSO, 3-year term), Judy Sanders (Central Court, 2-year term), Kenny Shealy (Assessor's Office, 1-year term), Stacey Zobel (Clerk to Court, 3-year term, alternate), Mac Bartley (Facilities, 2-year term, alternate); Mr. Scurry provided the second and the motion carried 6-0.
- Mr. Johnson made a motion to authorize the county attorney to contact the preferred candidate for the Newberry County Administrator position; Mr. Sease provided the second and the motion carried 6-0.

14. Appointments.

- Building, Fire and Nuisance Codes Board of Appeals – District 4.
 - Mr. Shealy made a motion to nominate Mr. Austin Willingham; Mr. Johnson provided the second and the motion carried 6-0.
- Board of Rural Fire Control – Consolidated 5.
 - Mr. Sease made a motion to nominate Mr. Jay Harley; Mr. Johnson provided the second and the motion carried 6-0.
- Newberry County Disabilities and Special Needs Board – District 7.
 - Mr. Reeder made a motion to nominate Ms. Engle Thompson; Mr. Johnson provided the second and the motion carried 6-0.

15. Public Comments (Three Minutes).

- Ms. Liesha Huffstetler thanked Newberry County Council for what they did so that developments can be properly developed, and this was the best Christmas gift they could give Newberry County. She encouraged council to look into how many developers have already purchased land in the area. She said the council are the guardians of their areas and if they do not like what is being submitted, say no. She said once the woodlands are gone, they cannot get them back.

16. Comments/Requests from County Administrator.

- Mr. Shacker said they did a lot of heavy lifting during the moratorium period, with council getting a lot done during that period. He said the budget season is beginning and instructions will be going out to department heads at the beginning of 2026.

17. Comments/Requests from Council.

- Mr. Reeder said it was good to see everyone out and wished everyone a Merry Christmas and Happy New Year.
- Mr. Shealy said there is a lot of sickness going on and he is praying for everyone dealing with illness and hospitalization. He said it has been a great year, and staff have done a good job and thanked them for their hard work.

18. Future meetings:

- a. Christmas Holiday – December 24-26 – Offices Closed.
- b. New Years Day Holiday – January 1, 2026 – Offices Closed.

19. Adjournment.

- Mr. Reeder made a motion to adjourn; Mr. Scurry provided the second and the motion carried 6-0.
- Newberry County Council adjourned at 6:35 p.m.

NEWBERRY COUNTY COUNCIL

Robert Shealy, Chairman

Andrew Wigger, Clerk to Council

Minutes Approved: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF NEWBERRY)

ORDINANCE NO. 11-05-2025

ORDINANCE AUTHORIZING THE EXECUTION AND DELIVERY OF A FEE AGREEMENT BY AND BETWEEN NEWBERRY COUNTY, SOUTH CAROLINA AND DUKE ENERGY CAROLINAS, LLC, PROVIDING FOR A PAYMENT OF A FEE IN LIEU OF TAXES, PROVIDING SPECIAL SOURCE REVENUE CREDITS, AND ADDRESSING OTHER MATTERS RELATED THERETO.

WHEREAS, Newberry County, South Carolina (the “County”) acting by and through its County Council (the “County Council”) is authorized and empowered pursuant to the provisions of Title 12, Chapter 44 of the Code of Laws of South Carolina, 1976, as amended (the “Act”), to enter into fee agreements with any industry, with said agreements identifying certain properties of such industries as economic development property, through which powers the industrial development of the State of South Carolina (the “State”) and the County will be promoted and trade developed by inducing manufacturing and commercial enterprises to locate, remain, and expand in the State and the County and thus utilize and employ the manpower, products, and natural resources and benefit the general public welfare of the State and County by providing services, employment, or other public benefits not otherwise adequately provided locally; and

WHEREAS, Duke Energy Carolinas, LLC (the “Company”) has committed to invest in the establishment of a solar energy production facility through the acquisition of land, a building, and improvements thereon (the “Land and Building”); the construction of improvements thereon and/or therein; and/or the acquisition of personal property, including, but not limited to, machinery, equipment, and furniture to be installed on and/or in the Land and Building, which would constitute a project within the meaning of the Act and which are eligible for inclusion as economic development property, the cost of which is estimated to be approximately \$70,000,000 over five years (the “Project”), all as more fully set forth in the Fee Agreement attached hereto, and provided that approvals of various incentives contemplated for the Project are formalized by the State and/or County; and

WHEREAS, the County and the Company previously entered into a Fee Agreement dated April 19, 2023 (the “Prior FILOT Agreement”); and

WHEREAS, the Company’s construction of the Project did not proceed as quickly as originally anticipated and, in order to preserve the benefits the Company would have received under the Prior FILOT Agreement, the Company has requested that the County enter into a new Fee Agreement, thereby providing for a fee in lieu of tax and infrastructure and/or special source revenue credits with respect to the Project, which agreement is intended to supersede and replace the Prior FILOT Agreement but contain materially the same terms; and

WHEREAS, pursuant to an Inducement Resolution dated as of November 5, 2025, the County authorized the negotiation of a new agreement providing for fee in lieu of tax payments with materially the same terms as the Prior FILOT Agreement; and

WHEREAS, the Company has caused to be prepared and presented to this meeting the form of the Fee Agreement by and between the County and the Company (the "Fee Agreement"), which provides for fee in lieu of tax payments utilizing a 6% assessment ratio for a period of 30 years for the Project or each component thereof placed in service during the initial investment period and any investment period extension to which the County and the Company agree and the issuance special source revenue credits as further described therein; and

WHEREAS, it appears that the Fee Agreement, which is now before this meeting, is in appropriate form and is an appropriate instrument to be executed and delivered by the County for the purposes intended.

NOW, THEREFORE, BE IT ORDAINED by the County Council in a meeting duly assembled as follows:

Section 1. In order to promote industry, develop trade, and utilize and employ the manpower, products, and natural resources of the State of South Carolina by assisting the Company to expand or locate an industrial facility in the State of South Carolina, the Fee Agreement is hereby authorized, ratified, and approved.

Section 2. Based solely on information supplied by the Company, it is hereby found, determined, and declared by the County Council, as follows:

- (a) The Project will constitute a "project" as said term is referred to and defined in the Act, and the County's actions herein will subserve the purposes and in all respects conform to the provisions and requirements of the Act.
- (b) The Project and the payments in lieu of taxes set forth herein are beneficial to the County, and the County has evaluated the Project based upon all criteria prescribed by law, including the anticipated dollar amount and nature of the investment to be made and the anticipated costs and benefits to the County.
- (c) The Project is anticipated to benefit the general public welfare of the County by providing services, employment, recreation, or other public benefits not otherwise adequately provided locally.
- (d) The Project gives rise to no pecuniary liability of the County or any incorporated municipality or a charge against the general credit or taxing power of either.
- (e) The purposes to be accomplished by the Project, i.e., economic development, creation of jobs, and addition to the tax base of the County, are proper governmental and public purposes.
- (f) The inducement of the location or expansion of the Project within the County and State is of paramount importance.
- (g) The benefits of the Project to the public will be greater than the costs.

Section 3. The form, terms, and provisions of the Fee Agreement presented to this meeting are hereby approved, and all of the terms, provisions, and conditions thereof are incorporated herein by reference as if the Fee Agreement were set out in this Ordinance in its entirety. The Chairman of the County Council and/or the County Administrator are authorized, empowered, and directed to execute, acknowledge, and deliver the Fee Agreement in the name of and on behalf of the County, and thereupon to cause the Fee Agreement to be delivered to the Company. The Fee Agreement is to be in substantially the form now before this meeting and hereby approved, with such changes therein as shall not be materially adverse to the County and as shall be approved by the officials of the County executing the same, upon the advice of Counsel to the County, such official's execution thereof to constitute conclusive evidence of such official's approval of any and all changes or revisions therein from the form of the Fee Agreement now before this meeting.

Section 4. The Chairman of the County Council and/or the County Administrator, for and on behalf of the County, are hereby authorized and directed to do any and all things necessary to effect the execution and delivery of the Fee Agreement and the performance of all obligations of the County under and pursuant to the Fee Agreement.

Section 5. The provisions of this Ordinance are hereby declared to be separable, and if any section, phrase, or provision shall for any reason be declared by a court of competent jurisdiction to be invalid or unenforceable, such declaration shall not affect the validity of the remainder of the sections, phrases, and provisions hereunder.

Section 6. All orders, resolutions, ordinances, and parts thereof in conflict herewith are, to the extent of such conflict, hereby repealed, and this Ordinance shall take effect and be in full force from and after its passage and approval.

(SIGNATURE PAGE TO FOLLOW)

Passed and approved this [] day of [], 2026.

**NEWBERRY COUNTY,
SOUTH CAROLINA**

Signature: _____

Name: _____

Title: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF NEWBERRY)

I, the undersigned, Clerk to County Council of Newberry County, South Carolina (“County Council”), DO HEREBY CERTIFY:

That the foregoing constitutes a true, correct, and verbatim copy of an Ordinance adopted by the County Council. The Ordinance was read and received a favorable vote at three public meetings of the County Council on [], 2025, [], 2025, and [], 2026. At least one day passed between first and second reading, and at least seven days passed between second and third readings. A public hearing was held on [], 2026, and notice of the public hearing was published in the *Newberry Observer* on []. At each meeting, a quorum of County Council was present and remained present throughout the meeting.

Attached hereto are excerpts of the minutes of the meetings of the County Council. The County Council complied with the Freedom of Information Act, Chapter 4, Title 30 of the S.C. Code of Laws, 1976, in connection with said meetings of County Council.

The Ordinance is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my Hand and the Seal of Newberry County Council, South Carolina, as of this []day of [], 2026.

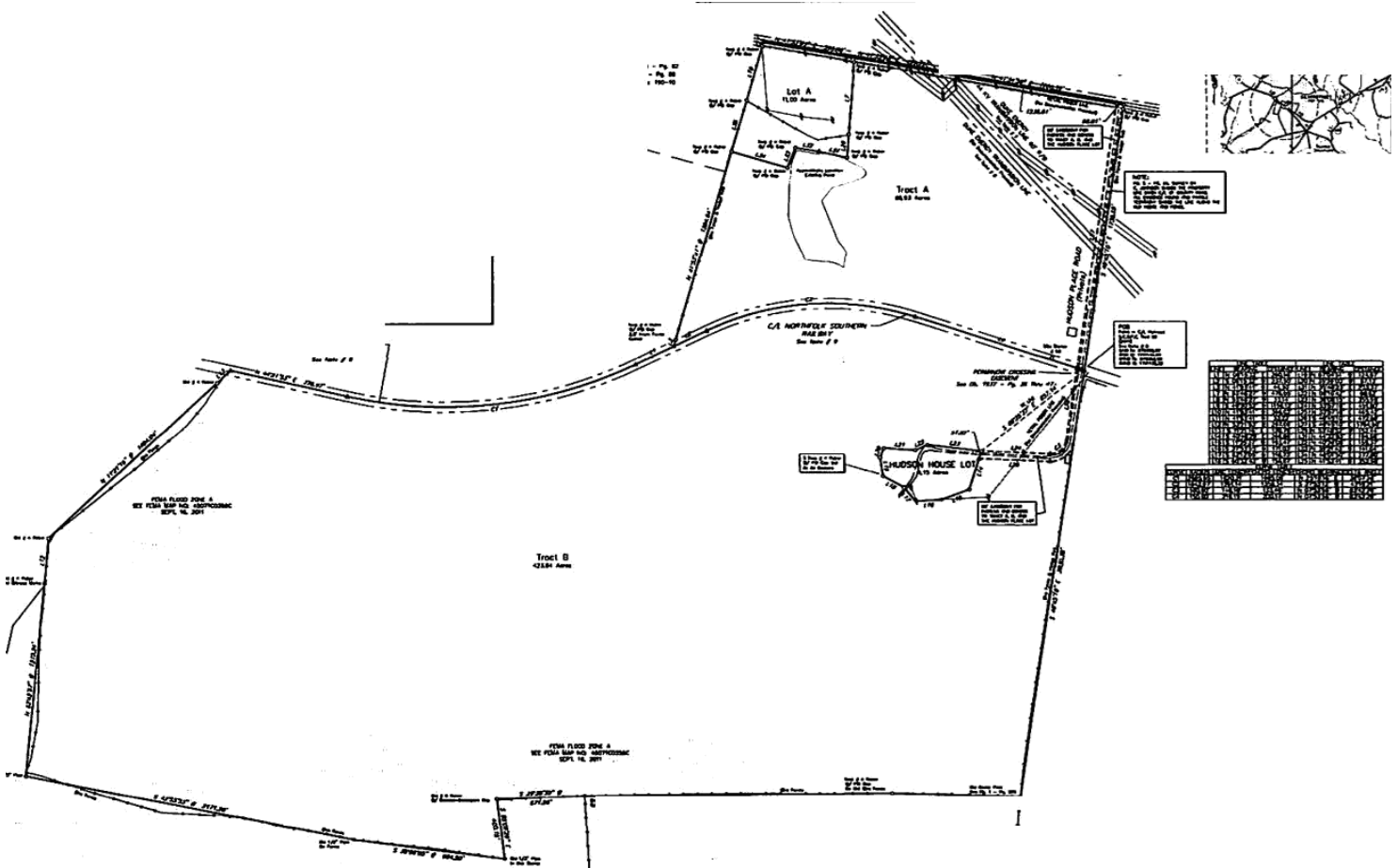
Signature: _____

Name: _____

Title: Clerk to County Council

EXHIBIT A
DESCRIPTION OF PROPERTY

All that certain piece, parcel or tract of land lying, situate and being in the State of South Carolina, County of Newberry, listed and shown by the Newberry County Assessor's Office as Parcel No. 239-1, excluding the areas identified as Lot A (approximately 11 acres) and the Hudson House Lot (approximately 4.15 acres) on the attached survey by Piedmont Surveying, Inc., dated April 25, 2018.





**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: December 1, 2025	Meeting Date: November 18, 2025
Legal Review:	Date:
Budget Review: N/A	Date: N/A
Approved for Consideration: Joint Planning Commission	Date: September 10, 2025
Request Consideration by Committee / County Council: Planning Commission	
Subject: Rezoning Request MA01-11-18-25	

STAFF'S RECOMMENDED ACTION:

Rezoning request MA01-11-18-25 by property owner Tevan Timmons. This request is to rezone one (1) property totaling eighty hundredths (0.80) acres located at 178 Mt. Tabor Road, Little Mountain, Newberry, from RS-Single Family Residential to R2-Rural for the placement of a manufactured home.

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 MA01-11-18-25 by property owner Tevan Timmons. This request is to rezone one (1) property totaling eighty hundredths (0.80) acres located at 178 Mt. Tabor Road, Little Mountain, Newberry, from RS-Single Family Residential to R2-Rural for the placement of a manufactured home.

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

ADDITIONAL COMMENTS FOR CONSIDERATION:

None

ATTACHMENTS:

Ordinance No. 12-01-2025

Staff Report

STATE OF SOUTH CAROLINA)
)
NEWBERRY COUNTY)

ORDINANCE NO. 12-01-2025

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 EIGHTY HUNDREDTHS (.80) ACRES DESIGNATED AS TMS NO. 640-88 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 eighty hundredths (.80) acres located at 178 Mt. Tabor Road, Little Mountain, to R2-Rural from RS-Single Family Residential. Tax Map No. 640-88 is currently vacant land. 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 MA01-11-18-25, 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 178 Mt. Tabor Road, Little Mountain.

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. 640-88 totaling eighty hundredths (.80) acres located at 178 Mt. Tabor Road, Little Mountain 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. 640-88

totaling eighty hundredths (.80) 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 _____, 2026 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: Crystal Waldrop	Title: Purchasing Director
Department: Administration	Division: Procurement
Date Prepared: December 30, 2025	Meeting Date: January 7, 2025
Legal Review: n/a	Date:
Budget Review:	Date:
Approved for Consideration:	Date:
Request Consideration by Committee / County Council	
Subject: Request for Qualifications: 2025-14 RFQ Engineering Services for Safe Streets for All (SS4A)	

STAFF'S RECOMMENDED ACTION: The evaluation committee recommends the highest ranked firm, Kimley Horn for these services

FIDUCIARY: The funding source will be provided by a grant, with a County match of 25% (\$60,000)

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

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

ADDITIONAL COMMENTS FOR CONSIDERATION: There were a total of four responses to the solicitation. The committee chose to conduct in-person interviews with the two top-ranked firms: Kimley Horn and AECOM Tech. Services.

ATTACHMENTS: Committee Evaluation Sheets and individual committee evaluations from Scott Sawyer, Mac Bartley, Jessie Long, and Josh Rowe.

Josh Rowe was eliminated from the in-person interview evaluation. The final score, reflecting the highest ranked firm, was determined by an average of the pre-evaluation and post evaluation after the interviews were conducted.

Interview Evaluation Sheet

	Eval 1	Eval 2	Eval 3	Eval 4	Total
Vendor	35 (Rate 1-35)	35 (Rate 1-35)	20 (Rate 1-20)	10 (Rate 1-10)	100
AECOM Technical Services, Inc.	82	85	99	99	91.25
Kimley Horn	85	100	100	98	96
	Long	Rowe-score	Barfler	Sawyer	

2025-14 Safe Streets For All Engineering Services

Interview Evaluation Sheet

	Eval 1	Eval 2	Eval 3	Eval 4	Total
Vendor	35 (Rate 1-35)	35 (Rate 1-35)	20 (Rate 1-20)	10 (Rate 1-10)	100
AECOM Technical Services, Inc.	82	85	99	99	91.25
Kimley Horn	85	100	100	98	96
	Jessie Long	Josh Rowe	Mac Bartley	Scott Sawyer	

* After interview evaluations

Evaluation Sheet

Name of Committee Evaluator	Jessie Long	Essentially, I would not change my score based on the interviews and would rate Kimley Horn much higher if there were a criteria included here specific to the interview.
-----------------------------	-------------	---

If you need further explanation of the scope or would like to view the proposal, it is on the County website under the purchasing link

2025-14 Safe Streets For All Engineering Services

Evaluation Sheet

	Qualifications and Experience of the Firm and Key Personnel	Understanding of the Project and Federal Grant Requirements	Proposed Approach, Methodology, and Timeline	References and Past Performance	Total
Vendor	35 (Rate 1-35)	35 (Rate 1-35)	20 (Rate 1-20)	10 (Rate 1-10)	100
AECOM Technical Services, Inc.	35	35	19	10	99
Kimley Horn	35	35	20	10	100
Name of Committee Evaluator					
<i>Johnson Buttz</i>					
If you need further explanation of the scope or would like to view the proposal, it is on the County website under the purchasing link					

2025-14 Safe Streets For All Engineering Services

Evaluation Sheet

	Qualifications and Experience of the Firm and Key Personnel	Understanding of the Project and Federal Grant Requirements	Proposed Approach, Methodology, and Timeline	References and Past Performance	Total
Vendor	35 (Rate 1-35)	35 (Rate 1-35)	20 (Rate 1-20)	10 (Rate 1-10)	100
AECOM Technical Services, Inc.	35	35	19	10	99
Kimley Horn	35	35	18	10	98
Name of Committee Evaluator					
<i>Scott S. Sawyer</i>					
If you need further explanation of the scope or would like to view the proposal, it is on the County website under the purchasing link					

Scott Sawyer
(After Interview)

2025-14 Safe Streets For All Engineering Services					
Evaluation Sheet					
	Eval 1	Eval 2	Eval 3	Eval 4	Total
Vendor	35 (Rate 1-35)	35 (Rate 1-35)	20 (Rate 1-20)	10 (Rate 1-10)	100
AECOM Technical Services, Inc.	82	85	94	97	89.5
Foresite Group	62	90	95	95.5	86
Timmons Group	56	85	88	88.5	79
Kimley Horn	85	100	90	94	92
	Jessie Long	Josh Rowe	Mac Bartley	Scott Sawyer	

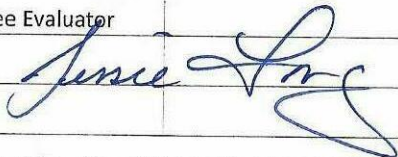
2025-14 Safe Streets For All Engineering Services

Evaluation Sheet

	Qualifications and Experience of the Firm and Key Personnel	Understanding of the Project and Federal Grant Requirements	Proposed Approach, Methodology, and Timeline	References and Past Preformance	Total
Vendor	35 (Rate 1-35)	35 (Rate 1-35)	20 (Rate 1-20)	10 (Rate 1-10)	100
AECOM Technical Services, Inc.	28	28	18	8	82
Foresite Group	20	25	12	5	62
Timmons Group	24	20	5	7	56
Kimley Horn	30	32	16	7	85

Name of Committee Evaluator

Jessie Long



If you need further explanation of the scope or would like to view the proposal, it is on the County website under the purchasing link

2025-14 Safe Streets For All Engineering Services

Evaluation Sheet

	Qualifications and Experience of the Firm and Key Personnel	Understanding of the Project and Federal Grant Requirements	Proposed Approach, Methodology, and Timeline	References and Past Performance	Total
Vendor	35 (Rate 1-35)	35 (Rate 1-35)	20 (Rate 1-20)	10 (Rate 1-10)	100
AECOM Technical Services, Inc.	25	30	20	10	85
Foresite Group	30	30	20	10	90
Timmons Group	35	25	15	10	85
Kimley Horn	35	35	20	10	100

Name of Committee Evaluator

Josh Rowe



If you need further explanation of the scope or would like to view the proposal, it is on the County website under the purchasing link

2025-14 Safe Streets For All Engineering Services

Evaluation Sheet

	Qualifications and Experience of the Firm and Key Personnel	Understanding of the Project and Federal Grant Requirements	Proposed Approach, Methodology, and Timeline	References and Past Performance	Total
Vendor	35 (Rate 1-35)	35 (Rate 1-35)	20 (Rate 1-20)	10 (Rate 1-10)	100
AECOM Technical Services, Inc.	34	33	18	9	94
Foresite Group	34	33	19	9	95
Timmons Group	33	30	17	8	88
Kimley Horn	33	32	17	8	90
Name of Committee Evaluator <i>Nora M. Barry</i>					
If you need further explanation of the scope or would like to view the proposal, it is on the County website under the purchasing link					

2025-14 Safe Streets For All Engineering Services

Evaluation Sheet

	Qualifications and Experience of the Firm and Key Personnel	Understanding of the Project and Federal Grant Requirements	Proposed Approach, Methodology, and Timeline	References and Past Performance	Total
Vendor	35 (Rate 1-35)	35 (Rate 1-35)	20 (Rate 1-20)	10 (Rate 1-10)	100
AECOM Technical Services, Inc.	35	34	19	9	97
Foresite Group	33.5	34	19	9	95.5
Timmons Group	32.5	32	17	7	88.5
Kimley Horn	33	33	19	9	94

Name of Committee Evaluator

Scott Sawyer

Scott F. Sawyer

If you need further explanation of the scope or would like to view the proposal, it is on the County website under the purchasing link

2026
NEWBERRY COUNTY COUNCIL
COMMITTEE MEETINGS
Courthouse Annex – Council Chambers
1309 College Street
Newberry, SC 29108

First Quarter

February 9	Public Safety
March 23	Economic Development

Second Quarter

April 6	Public Safety
June 20	Economic Development

Third Quarter

July 20	Public Safety
August 24	Economic Development

Fourth Quarter

October 12	Public Safety
December 7	Economic Development

All Committee meetings will be held at 5 p.m. in County Council Chambers.

FY 2026 - 2027 BUDGET CALENDAR

<u>TASK</u>	<u>DATE</u>
DISTRIBUTE BUDGET MEMORANDUM AND FORMS TO DEPARTMENTS	January 5, 2026
PREPARE REVENUE PROJECTIONS - FINANCE, AUDITOR & TREASURER	January 5 - March 6, 2026
DEPARTMENTAL BUDGET REQUESTS DUE TO ADMINISTRATION	February 4, 2026
REVIEW DEPARTMENT BUDGET REQUESTS - ADMINISTRATION	February 5 - February 27, 2026
BUDGET MEETINGS - DEPT HEADS / ELECTED OFFICIALS AND ADMINISTRATION	February 11 - February 27, 2026
CONSOLIDATE PROJECTED REVENUES AND PROPOSED EXPENDITURES	March 2 - March 13, 2026
DISTRIBUTE DRAFT BUDGET IN 3-RING BINDERS TO COUNCIL FOR REVIEW	March 18, 2026
<i>COUNCIL REVIEW OF DRAFT BUDGET (5PM BUDGET WORK SESSIONS)</i>	<i>March 24 and 25, 2026</i>
<i>COUNCIL REVIEW OF DRAFT BUDGET (AT SPECIAL MEETING, IF NECESSARY)</i>	April 8, 2026
<i>FIRST READING OF BUDGET (COUNCIL REVIEW OF BUDGET AT 5PM WORK SESSION PRIOR TO REGULAR COUNCIL MEETING)</i>	April 15, 2026
FIRST READING VERSION OF DRAFT BUDGET POSTED TO COUNTY WEBSITE	April 16, 2026
PUBLIC HEARING NOTICE PUBLISHED IN NEWSPAPER (REQUIRES 15-DAY NOTICE PRIOR TO PUBLIC HEARING)	April 22, 2026
<i>COUNCIL REVIEW OF DRAFT BUDGET (5PM WORK SESSION PRIOR TO REGULAR COUNCIL MEETING)</i>	<i>May 6, 2026</i>
<i>COUNCIL REVIEW OF DRAFT BUDGET (AT SPECIAL MEETING, IF NECESSARY)</i>	<i>May 13, 2026</i>
<i>PUBLIC HEARING & SECOND READING OF BUDGET (AT COUNCIL MEETING)</i>	<i>May 20, 2026</i>
<i>COUNCIL REVIEW OF DRAFT BUDGET (AT SPECIAL MEETING, IF NECESSARY)</i>	<i>May 27, 2026</i>
FINAL DRAFT OF BUDGET DISTRIBUTED TO COUNTY COUNCIL	May 29, 2026
<i>THIRD READING AND ADOPTION OF BUDGET ORDINANCE</i>	<i>June 3, 2026</i>
APPROVED BUDGET SENT TO PRINTER	June 30, 2026
<i>* COUNTY COUNCIL MEETINGS AND REVIEW SESSIONS IN BOLD ITALIC PRINT</i>	