



**NEWBERRY COUNTY COUNCIL  
COUNTY COUNCIL AGENDA  
Newberry Courthouse Annex  
1309 College Street, Newberry, SC 29108  
April 15, 2026  
6:00 P.M.**

1. Call to order: Karl Sease, Vice-Chairman.
2. Invocation and Pledge of Allegiance: Stuart Smith, Council Member.
3. Adoption of Minutes:
  - a. Newberry County Council Work Session Minutes – March 18, 2026.
  - b. Newberry County Council Minutes – March 18, 2026.
  - c. Newberry County Council Budget Work Session Minutes – March 24, 2026.
  - d. Newberry County Council Budget Work Session Minutes – March 25, 2026.
  - e. Newberry County Economic Development Committee Minutes – March 30, 2026.
  - f. Newberry County Public Safety and Courts Committee Minutes – April 6, 2026.
4. Approval of Agenda.
5. Special Recognition: Pomaria Fire Station 4 and Pomaria Rescue Station 13.
6. Administrator’s Report:
  - a. Employee Recognition: Beverly Brehmer (35 years, Clerk of Court), Chris Alexander (Retirement, Public Works), Daniel Floyd (Retirement, Detention Center), Jeffrey Shacker (Retirement, Administration).
  - b. Project Updates.
7. Chairman’s Comments.
8. Public Hearings:
  - a. Ordinance 01-01-2026, a text amendment to the Zoning Ordinance, Sections 153.033, 153.168, 153.170, and 153.231; allowing fences and walls within the setback area.
  - b. Ordinance 03-01-2026, allowing Newberry County to enter into an option and purchase agreement with Project Altair for Economic Development Purposes.
  - c. Ordinance 03-02-2026. A text amendment of section 153.073 to the Zoning Ordinance (Chapter 153) which will allow for Outdoor Retail Sales.

- d. Ordinance 03-03-2026. A text amendment section 151.04 to the Zoning Ordinance (Chapter 153) establishing a penalty to building permit fees.
  - e. Ordinance 03-04-2026. Rezoning property located at Folk Road and Calvary Church Road, Newberry, consisting of 8.34 acres, from LC-Limited Commercial to R2-Rural. (TMS 335-24).
  - f. Ordinance 03-05-2026. Rezoning property located at the corner of Lindler Field Road and US Hwy 76, Little Mountain, consisting of 3.04 acres, from RS-Single Family Residential to R2-Rural. (TMS 640-83).
9. Public Comments Regarding Items on the Agenda (three minutes).
10. Old Business:
- a. Third Reading – Ordinance 01-01-2026, a text amendment to the Zoning Ordinance, Sections 153.033, 153.168, 153.170, and 153.231; allowing fences and walls within the setback area.
  - b. Second Reading – Ordinance 03-02-2026. A text amendment of section 153.073 to the Zoning Ordinance (Chapter 153) which will allow for Outdoor Retail Sales.
  - c. Second Reading – Ordinance 03-03-2026. A text amendment section 151.04 to the Zoning Ordinance (Chapter 153) establishing a penalty to building permit fees.
  - d. Second Reading – Ordinance 03-04-2026. Rezoning property located at Folk Road and Calvary Church Road, Newberry, consisting of 8.34 acres, from LC-Limited Commercial to R2-Rural. (TMS 335-24).
  - e. Second Reading – Ordinance 03-05-2026. Rezoning property located at the corner of Lindler Field Road and US Hwy 76, Little Mountain, consisting of 3.04 acres, from RS-Single Family Residential to R2-Rural. (TMS 640-83).
11. New Business:
- a. Proclamation recognizing Soil and Water Stewardship Week in Newberry County.
  - b. First Reading – Ordinance 04-01-2026, Providing Appropriations for the Fiscal Year 26/27 Budget
  - c. Resolution 02-2026 – Approval to Purchase 800 MHz Radios and Equipment with Remaining Funds from 2025/2026 Lease Purchase.
12. Possible Actions by Council following the 5 p.m. Executive Session.
13. Appointments:
- a. Building, Fire, Nuisance Board – District 2.
  - b. Board of Zoning Appeals – District 6.
14. Adjournment.

Future Meetings:

- a. Newberry County Council Work Session – May 6 at 5 p.m.
- b. Newberry County Council – May 6 at 6 p.m.
- c. Newberry County Council Work Session – May 20 at 5 p.m.
- d. Newberry County Council – May 20 at 6 p.m.

**NEWBERRY COUNTY COUNCIL WORK SESSION  
MINUTES  
March 18, 2026**

Newberry County Council met on Wednesday, March 18, 2026, 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  
Leon Fulmer, Council Member  
Todd Johnson, Council Member  
Travis Reeder, Council Member  
Johnny Mack Scurry, Council Member  
Stuart Smith, Council Member  
Ted Luckadoo, County Administrator  
Joanie Winters, County Attorney  
Karen Brehmer, Deputy County Administrator  
Debbie Cromer, Finance Director  
Rick Farmer, Economic Development Director  
Eric Nieto, IT Director  
Katie Werts, Director of Planning and Development  
Andrew Wigger, Clerk to Council/PIO

1. Call to order: Robert Shealy, Chairman.
  - Mr. Shealy called the meeting to order at 5:00 p.m.
2. Special Appearance:
  - a. David Usefara, Maulding & Jenkins, LLC: Presentation of the 2024-25 Audit.

- Mr. Usefara presented the audit virtually.
- Mr. Usefara said they have issued an unmodified, clean opinion for the county except for one component. The one component was the Newberry County Library, which did not have their audit ready in time.
- One of the few issues that was identified was that of the general ledger; however, Mr. Usefara said with the new software being implemented, ideally that should come off in the next year or so. Another issue was that of the segregation of duties, due to a lack of people on staff.
- Mr. Usefara said they had the full cooperation of county staff, and Ms. Cromer was a pleasure to work with. He added that there were no disagreements with staff, and everything requested was provided with no issues.

### 3. New Business:

#### a. Katie Werts, Building and Zoning Director: Discussion of two Text Amendments to the Zoning Ordinance Addressing Outdoor Retail Sales and Building Fees.

- Ms. Werts said that, regarding outdoor retail sales, this ordinance would allow businesses that sell transient services, like countertops, to have them five feet from the property line. At present, they can only place them 50 feet from the road.
- Regarding Building Fees, Ms. Werts said Newberry County does not have anything in writing where they can penalize someone for starting construction prior to getting their permits, an issue they've been seeing a lot lately. She said Newberry County is one of the few counties without a penalty. This ordinance would make the building fee double if they are caught doing so without a permit.
  - Mr. Shealy said this sounds very reasonable.

### 4. Executive Session:

- i. Discussion of matters related to *Project Red* pursuant to S.C. Code of Laws Section 30-4-70(a)(5). Rick Farmer, Economic Development Director.
- ii. Receipt of Legal Advice and Discussion related to Mediation for Economic Development Projects in M CCP. Rick Farmer, Economic Development Director.
- iii. Discussion of matter related to *Project Altair* pursuant to S.C. Code of Laws Section 30-4-70(a)(5). Rick Farmer, Economic Development Director.
  - Mr. Sease made a motion to go into Executive Session; Mr. Smith provided the second and the motion carried 7-0.
  - Newberry County Council went into Executive Session at 5:20 p.m.
  - Mr. Smith made a motion to come out of Executive Session; Mr. Fulmer provided the second and the motion carried 7-0.
  - Newberry County Council came out of Executive Session at 6:07 p.m.

5. Adjournment.

- Mr. Sease made a motion to adjourn; Mr. Reeder provided the second and the motion carried 7-0.
- The Newberry County Council Work Session adjourned at 6:07 p.m.

**NEWBERRY COUNTY COUNCIL**

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**Robert Shealy, Chairman**

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**Andrew Wigger, Clerk to Council**

**Minutes Approved:** \_\_\_\_\_

**NEWBERRY COUNTY COUNCIL  
MINUTES  
March 18, 2026**

Newberry County Council met on Wednesday, March 18, 2026, at 6:07 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  
Travis Reeder, Council Member  
Johnny Mack Scurry, Council Member  
Stuart Smith, Council Member  
Ted Luckadoo, County Administrator  
Joanie Winters, County Attorney  
Karen Brehmer, Deputy County Administrator  
Captain Ben Chapman, NCSO  
Debbie Cromer, Finance Director  
Jessie Long, Economic Development Coordinator  
Eric Nieto, IT Director  
Josh Rowe, Public Works Director  
Crystal Waldrop, Purchasing Director  
Katie Werts, Director of Planning and Development  
Andrew Wigger, Clerk to Council/PIO

1. Call to order: Robert Shealy, Chairman.

- Mr. Shealy called the meeting to order at 6:07 p.m.

2. Invocation and Pledge of Allegiance: Karl Sease, Vice Chairman.

- Mr. Sease led the invocation and Pledge of Allegiance. With a flag from the 117<sup>th</sup> Engineer Brigade (stationed in Newberry County) being

presented by Sergeant Major Peter Heggie and Master Sergeant Ashely Smith.

3. Adoption of Minutes:

- a. Newberry County Council Work Session Minutes – March 4, 2026.
- b. Newberry County Council Meeting Minutes – March 4, 2026.

- Mr. Sease made a motion to accept the minutes as presented; Mr. Reeder provided the second and the motion carried 7-0.

4. Approval of Agenda.

- Mr. Smith made a motion to accept the agenda as presented; Mr. Sease provided the second and the motion carried 7-0.

5. Special Appearance: Danielle Himsey, Newberry Soil and Water Conservation District.

- Not present.

6. Administrator's Report:

- a. Employee Recognition: Sheena Owens (5 years, NCSO), Deanna Wilbanks (15 years, NCSO), Janeen Toby (20 years Clerk of Court).

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

- b. Project Updates.

- Mr. Luckadoo reminded council of the upcoming Budget Work Sessions, the deadline for the economic interest was March 31, and that the Economic Development meeting being pushed back.

7. Chairman's Comments.

- Mr. Shealy said he appreciates all employees for their service, and they are a backbone for Newberry County. He also thanked the soldiers in attendance for their service and all they do to keep residents safe.

8. Public Comments Regarding Items on the Agenda (three minutes).

- Mr. Rudy DeWalt spoke on zoning that some of his inherited family property he has been over the last 15-20 years. He has found out the zoning and permits have changed, and they had a trailer on the property, and water and sewage, and since then the zoning has changed, and they are trying to seek hardship to find the details to get a mobile home back on the property.
- Mr. Forrest Byrd said Mr. DeWalt is one of his neighbors, he said they had a mobile home on the property, and they just wanted to put one back. He said it is just a big mess, and he gets family land is complicated.

9. Old Business:

- a. Second Reading – Ordinance 01-01-2026, a text amendment to the Zoning Ordinance, Sections 153.033, 153.168, 153.170, and 153.231; allowing fences and walls within the setback area.
  - With there being no changes, Mr. Reeder made a motion to accept second reading; Mr. Scurry provided the second and the motion carried 7-0.
- b. Second Reading – Ordinance 03-01-2026, allowing Newberry County to enter into an option and purchase agreement with Project Altair for Economic Development Purposes.
  - With there being no changes, Mr. Sease made a motion to accept second reading; Mr. Scurry provided the second and the motion carried 7-0.

10. New Business:

- a. Resolution 01-2026 - Designating the Month of April 2026 as Fair Housing Month.
  - Mr. Smith made a motion to accept the Resolution; Mr. Sease provided the second and the motion carried 7-0.

- b. Approval of the 2024-25 Audit by Mauldin & Jenkins, LLC.
- Mr. Reeder made a motion to approve the audit; Mr. Scurry provided the second and the motion carried 7-0.
- c. Approval of a bid for Plum Nelly Road Repaving, funded by FEMA (2026-04).
- Ms. Waldrop said this repaving is due to Hurricane Helene in 2024 as there was a significant amount of trees that were down, about 60 plus. The damages to the road were incurred due to the vehicles clearing the trees off the road. This means reimbursement from FEMA public assistance program was approved.
  - FEMA is funding 75% of the project, and the state of South Carolina is funding the remaining 25%.
  - The county received four responses for the project as follows: Integrated Site Solutions (\$216,483), R&T Grading (\$84,230.80), Satterfield Construction (124,859), and Steed Paving \$(84,628.90). The lowest most responsive bidder, R&T Grading, is the recommendation from staff.
  - Mr. Fulmer asked what was going to be put back (the road); Mr. Rowe said they are going to go back to hot mix asphalt, meaning road quality will improve.
  - Mr. Sease asked what the length of the repair will be; Mr. Rowe said it will be the whole road, and that it is about a half mile.
  - Mr. Fulmer made a motion to accept the low bid from R&T Grading; Mr. Reeder provided the second and the motion carried 7-0.
- d. First Reading – Ordinance 03-02-2026. A text amendment of section 153.073 to the Zoning Ordinance (Chapter 153) which will allow for Outdoor Retail Sales.
- Ms. Werts said this is a text amendment to businesses selling transit items, like counter tops, right now all items have to be within the setback, 50 feet from the road right away. This text amendment would allow those items to be five feet from the property line.
  - Mr. Fulmer made a motion to accept first reading; Mr. Smith provided the second and the motion carried 7-0.

- e. First Reading – Ordinance 03-03-2026. A text amendment section 151.04 to the Zoning Ordinance (Chapter 153) establishing a penalty to building permit fees.
- Ms. Werts said this is a text amendment to put in writing that Newberry County Building and Zoning staff will have the ability to double a permit fee for anyone that is caught building before obtaining the correct permits within the county.
  - Mr. Sease made a motion to accept first reading; Mr. Scurry provided the second and the motion carried 7-0.
- f. First Reading – Ordinance 03-04-2026. Rezoning property located at Folk Road and Calvary Church Road, Newberry, consisting of 8.34 acres, from LC-Limited Commercial to R2-Rural. (TMS 335-24).
- Ms. Werts said this request was made by the property owner as he is at the point to possibly having a residential dwelling and he'd like to rezone the property. This change does fit within the Comprehensive Plan. The Joint Planning Commission voted unanimously to send it to council for approval.
  - Mr. Sease made a motion to accept first reading; Mr. Reeder provided the second and the motion carried 7-0.
- g. First Reading – Ordinance 03-05-2026. Rezoning property located at the corner of Lindler Field Road and US Hwy 76, Little Mountain, consisting of 3.04 acres, from RS-Single Family Residential to R2-Rural. (TMS 640-83).
- Ms. Werts said this request was made by the property owner. The request is so he could potentially put a manufactured home on the property. This request does fit within the Comprehensive Plan. The Joint Planning Commission voted unanimously to send it to council for approval.
  - Mr. Sease made a motion to accept first reading; Mr. Fulmer provided the second and the motion carried 7-0.

#### 11. Possible Actions by Council following the 5 p.m. Executive Session.

- There was no action taken.

12. Appointments:

a. Building, Fire, Nuisance Board – District 5.

- Mr. Smith made a motion to appoint Mr. Kevin Whitesides; Mr. Johnson provided the second and the motion carried 7-0.

13. Adjournment.

- Mr. Scurry made a motion to adjourn; Mr. Smith provided the second and the motion carried 7-0.
- Newberry County Council adjourned at 6:42 p.m.

**NEWBERRY COUNTY COUNCIL**

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**Robert Shealy, Chairman**

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**Andrew Wigger, Clerk to Council**

**Minutes Approved:** \_\_\_\_\_

**NEWBERRY COUNTY COUNCIL BUDGET WORK SESSION  
MINUTES  
March 24, 2026**

Newberry County Council met on Tuesday, March 24, 2026, at 5:00 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a regular scheduled Budget Work Session.

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  
Travis Reeder, Council Member  
Johnny Mack Scurry, Council Member  
Stuart Smith, Council Member  
Ted Luckadoo, County Administrator  
Karen Brehmer, Deputy County Administrator  
Captain Ben Chapman, NCSO  
Debbie Cromer, Finance Director  
Rick Farmer, Economic Development Director  
Sheriff Lee Foster, NCSO  
Coroner Laura Kneece, NCCO  
Jessie Long, Economic Development Coordinator  
Melissa Mote, Assessor  
Eric Nieto, IT Director  
Josh Rowe, Public Works Director  
Katie Werts, Director of Planning and Development  
Wendy Wise, Delinquent Tax Collector  
Andrew Wigger, Clerk to Council/PIO

**MEDIA:** Kelly Duncan, The Newberry Observer

1. Call to order: Robert Shealy, Chairman.

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

## 2. Invocation and Pledge: Johnny Mack Scurry, Councilman.

- Mr. Scurry led the Invocation and Pledge of Allegiance.

## 3. Presentation and Discussion of 2026-27 Newberry County Budget.

- Mr. Luckadoo said this year's projected budget is \$42,003,042, an increase of \$2,162,840 or 5.4% increase compared to the current fiscal year. There is not a proposed General Fund millage increase, or fee increases within this budget. However, staff is requesting that council increase tipping fees at the transfer station, \$3 per ton and the fuel surcharge of \$1 per ton to offset the increased cost of operating the facility and disposing of solid waste. This increase is projected to generate an additional 5% in revenue and would raise the rates to \$73 per ton for the first thousand tons in the fiscal year, and \$75 per ton after the first thousand tons in the fiscal year and \$12 per ton in the fuel surcharges.
- Mr. Luckadoo reviewed other revenues including an increase of about \$1.4 million in property taxes (without a millage increase). This is due to a combined increase in real estate and vehicle taxes.
- Mr. Luckadoo mentioned watercraft taxes which is projected to go down due to legislation change.
- Mr. Reeder asked if they were going to redo all the cars with new computers, for the SROs, via a grant the county is pursuing. Mr. Luckadoo said this would be new vehicles for SROs with computers and tasers.
- Mr. Luckadoo said they are recommending a \$2.4 GO Bond, staff is recommending they enter into a lease purchase agreement for this upcoming fiscal year which will generate that \$2.4 million. This will be for the purchase of two ambulances, a fire engine, a triaxle dump truck, a heavy-duty trailer, and an asphalt hot box.
- In this proposed budget, they have a use of \$744,193 of planned use of fund balance. This amount is higher than it is in the current year, it is lower than what the county has typically budgeted in the past. Budgeting the use of fund balance is a tool for balancing the budget, not an actual plan to use the fund balance itself because county departments consistently spend only 95% of their budget on an annual basis, actual revenue exceeds expenditure estimates in the budget.
- Mr. Johnson made a comment that he hates the term "tipping fees" and wished there was something else they could call it something else as it sounds like you are tipping someone.

- Mr. Johnson also clarified that Newberry County does not set the vehicle tax rate, and that is set by the state, and the county follows the formula. Meaning the vehicle tax rate will be the same regardless.
- Mr. Johnson also mentioned that when people look at fines, they think the county is getting a million dollars in fines, but the reality is it costs way more than that to generate that fine revenue. He said when they account for three full-time magistrates, courthouse staff, the deputy that writes the tickets, the reality is you are not getting money, you are losing money on doing that. He said this is not a money maker, and the state takes 60% off of the ticket.
- Mr. Luckadoo went over the General Fund budgets, highlighting the significant changes that exist within the budget.
- Mr. Luckadoo said they would hold off on reviewing the Public Safety budget during the next meeting to verify the numbers.
- Mr. Johnson asked if there was an increase for the employees who work at the Recycling Centers. Mr. Luckadoo said there wasn't a request put in from the Council on Aging for an increase in salaries. Mr. Johnson asked staff to consider that.
- Mr. Shealy asked if Building and Zoning have used SafeBuilt for residential inspections in the past (as they are a backup in the budget), to which Ms. Werts answered in the affirmative.
- Mr. Shealy departed the meeting at 6:32 p.m.
- Newberry County Council went into a recess at 6:40 p.m. They returned at 7:07 p.m.
- Mr. Fulmer asked regarding the 3% increase for employees, but under each department it has employee salaries the same and if staff is not accounting for the increase. Mr. Luckadoo said the 3% is within the non-departmental line item, and if approved it will be adjusted to show those increases. This will not change the overall budget.
  - Mr. Sease asked if it is not approved, will that come off the budget; Mr. Luckadoo said that that money would be reallocated to other needs, but he strongly recommends they give that 3% increase.
- Mr. Johnson asked if they have looked into cloud backup versus local backup; Mr. Nieto said they have been on cloud backup and have both.
- Mr. Johnson asked about the raises, the 2.2% CPI and .8% for competitiveness, he said he is concerned they are not keeping up county wide salaries, especially with private sector salaries getting higher and higher. He said he wants to make sure they are not balancing the budget on the backs of employees.

- Mr. Luckadoo reviewed the Special Revenue Fund. Which is a lot of where the county accounts for grants, among other funds.

4. Comments and/or Requests from Councilmembers.

- Mr. Fulmer said he appreciated all the work staff put into the budget and he looks forward to the next meeting.
- Mr. Reeder also expressed his appreciation for their hard work and added that it has been that way every year since he has been on council.
- Mr. Luckadoo said this could not be done without the department heads putting their time and attention into their budgets.

5. Adjournment.

- Mr. Johnson made a motion to adjourn; Mr. Reeder provided the second and the motion carried 6-0.
- The Newberry County Council Budget Work Session adjourned at 7:36 p.m.

**NEWBERRY COUNTY COUNCIL**

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**Robert Shealy, Chairman**

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**Andrew Wigger, Clerk to Council**

**Minutes Approved:** \_\_\_\_\_

**NEWBERRY COUNTY COUNCIL BUDGET WORK SESSION  
MINUTES  
March 25, 2026**

Newberry County Council met on Wednesday, March 25, 2026, at 5:04 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a regular scheduled Budget Work Session.

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  
Travis Reeder, Council Member  
Johnny Mack Scurry, Council Member  
Stuart Smith, Council Member  
Ted Luckadoo, County Administrator  
Karen Brehmer, Deputy County Administrator  
Captain Ben Chapman, NCSO  
Debbie Cromer, Finance Director  
Rick Farmer, Economic Development Director  
Sheriff Lee Foster, NCSO  
Eric Nieto, IT Director  
Scott Sawyer, Special Projects Coordinator  
Andrew Wigger, Clerk to Council/PIO

**MEDIA:** Kelly Duncan, The Newberry Observer

1. Call to order: Robert Shealy, Chairman.

- Mr. Shealy called the meeting to order at 5:04 p.m.

2. Invocation and Pledge: Robert Shealy, Chairman.

- Mr. Shealy led the Invocation and Pledge of Allegiance.

### 3. Continuation of the Presentation and Discussion of 2026-27 Newberry County Budget.

- Following up on a statement from Mr. Johnson during the previous meeting, Mr. Luckadoo explained that “tipping fees” comes from the fact the truck had to tip its bed.
- Mr. Luckadoo reviewed the Public Safety budget, adding that they reviewed the numbers and everything was correct.
- Mr. Johnson asked about the price for physicals, \$125,000; Mr. Luckadoo said he does not think there was a lot of participation in the past, but it is working its way toward full participation and the cost has increased.
- Mr. Reeder asked that at one time, didn’t they talk about bringing in their own in-house fleet services. Mr. Luckadoo said that is something they will evaluate following this budget and moving into the next budget.
  - Mr. Shealy asked if we are under contract with Vector; Mr. Luckadoo said they are, but it is year-to-year.
  - Mr. Johnson the amount in there for Vector does not include the non-contracted where if the vehicle has so many miles, so old, they are getting billed for that, as well. Mr. Luckadoo added that when it is going out, Vector is putting a markup on that price and putting it back on us.
- Mr. Sease asked when we do the independent audit looking at fire services, will they look at EMS also. Mr. Luckadoo said he does not think it is proposed to look at EMS, it is proposed at a 10-year master plan for fire service, he said he can ask if they look at EMS and if that is a service they provide.
- Regarding Newberry County Airport, Mr. Luckadoo said their consultants reached out and provided an option that may save money for the county on the backend but would mean a higher contribution toward the airport the year that is outside of what was presented. They offered an option to go ahead not only with the engineering and design, already budgeted, but also the construction, the thought behind it is while there already is a contractor doing work, doing it all at one time, lowering the amount. The recommendation was to use contingency for the parking lot.
  - Mr. Johnson said if they take from contingency, that leaves only \$150,000 for next year. He said he is not against it, but he wants them to understand.
  - Mr. Johnson asked if they could do it as an alternate bid and then come back and return to it.

- Mr. Luckadoo presented the Capital Projects Fund for the proposed 2026-27 budget.
- Mr. Luckadoo presented the Debt Service Fund for the proposed 2026-27 budget.
- Mr. Sease asked regarding the bill going to the Governor's desk, would that decrease revenue from watercraft taxes. Mr. Luckadoo said they saw more of a decrease on the General Fund side.
- Mr. Luckadoo said on the worst-case scenario, it is possible a 3.5 mill increase to the debt service levy will be necessary to generate the requested revenue in the Debt Service Fund. However, it is possible the county auditor has put funds aside to reduce that increase.
- Mr. Johnson said we talked about the Debt Service being 3.5 mills, but what about the rest of the budget. Mr. Luckadoo said there was no increase on the other funds, just the 3.5 millage increase for the Debt Service fund, but that could decrease based on if the auditor has funds on hand.
- Mr. Fulmer said in the past, they tried to recoup some of the cost of EMS and fire calls by charging the insurance companies, specifically for interstate calls; Mr. Luckadoo said he is not aware of that discussion, but he can look into that. Mr. Johnson said Public Safety looked into that, he said there is an option on that but some misinformation that the county would start charging on volunteer rescue and there was a packed house over something that was not correct.
- Mr. Fulmer said the county needs to start a plan now for the capital replacement of equipment, whenever the county needs to replace equipment, they have to cherry-pick money in order to make it happen, is crazy. He said the county needs to work into their budget a plan for replacement for that piece of equipment, and if they don't start, they will never get to that point.
  - Mr. Luckadoo said fiscal year 2028-29 there will be major improvements with revenue that will help the county tremendously. He added he knows a Capital Improvement Plan has begun, and he will continue to make sure that it gets completed.
- Newberry County Council took a recess at 6:14 p.m. and returned at 6:23 p.m.
- Mr. Luckadoo said if there is a 3.5 mill increase, for a \$100,000 assessed home it would be a \$14 increase, \$200,000 it would be a \$28 increase, for \$300,000 it would be \$40 increase, and so on. This would be on 4% primary residence.

#### 4. Comments and/or Requests from Councilmembers.

- There were no other comments other than wishing Mr. Scurry a happy birthday.

5. Adjournment.

- Mr. Smith made a motion to adjourn; Mr. Scurry provided the second and the motion carried 7-0.
- The Newberry County Council Budget Work Session adjourned at 6:26 p.m.

**NEWBERRY COUNTY COUNCIL**

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**Robert Shealy, Chairman**

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**Andrew Wigger, Clerk to Council**

**Minutes Approved:** \_\_\_\_\_

**NEWBERRY COUNTY COUNCIL ECONOMIC DEVELOPMENT COMMITTEE  
MINUTES  
March 30, 2026**

Newberry County Council Economic Development Committee met on Monday, March 30, 2026, at 3:00 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: Karl Sease, Committee Chair  
Travis Reeder, Committee Member  
Robert N. Shealy, Committee Member  
Ted Luckadoo, County Administrator  
Rick Farmer, Economic Development Director  
Jessie Long, Economic Development Coordinator  
Eric Nieto, I.T. Director  
Andrew Wigger, Clerk to Council/PIO

Mr. Sease called the meeting to order at 3:00 p.m.

Mr. Reeder led the Invocation and Pledge of Allegiance.

1. Election of the 2026 Chair.

- Mr. Shealy made a motion to open nominations; Mr. Reeder provided the second and the motion carried 7-0.
- Mr. Shealy made a motion to nominate Mr. Sease as the 2026 Chair; Mr. Reeder provided the second.
- Mr. Reeder made a motion that nominations come to a close; Mr. Shealy provided the second and the motion carried 3-0.
- Mr. Sease was elected as the 2026 Chair 3-0.

2. Additions, Deletions, & Adoption of the Agenda.

- Mr. Reeder made a motion to accept the agenda as presented; Mr. Shealy provided the second and the motion carried 3-0.

### 3. Public Comments.

- There were no public comments.

### 4. Staff Report

#### a. Updates – Product/Prospect Development:

##### I. Project/Property Stats.

- Mr. Farmer said they were unable to submit about 65% of the opportunities that they have due to not meeting the criteria of the project.
- About 59% were not submitted because the county does not have the building that the prospect is looking for. As of right now, there is one empty industrial building in the county, and it is about 43,000 square feet.
- Another 17% were not submitted due to not having the size site the projects are looking for. The largest site the county has is about 200 acres.
- Mr. Shealy asked if workforce, and lack thereof, cause the county to miss out on opportunities as well; Mr. Farmer said it is hard to tell because if you are cut for workforce the project will not tell you, you just will not get a visit. However, he said in his experience workforce is one of the most common reasons a rural community gets cut.
- Mr. Reeder asked about the rail site they had on the interstate; Mr. Farmer said that it was the I-26 mega site that was on dual rail, he said they are still marketing one site from that amalgamation of sites, but they have had difficulties due to known contamination.
- Mr. Farmer added that there are times when they do submit to projects that they don't meet all the requirements, just in case.
- About half of the submissions they make are for Mid-Carolina Commerce Park, followed by Mid-Carolina Commerce Park II, Newberry South, and 200 Park Avenue.

##### II. Korean American Day.

- Korean American Day was held on March 7. Mr. Farmer thanked Ms. Long for stepping up and handling this task and if it went smoothly, it was thanks to her.
- Mr. Shealy said it was a good event, and it always is, and the show that was put on was outstanding.

### III. M CCP Covenants – Property Used in Common.

- As part of the covenants of M CCP, the county is allowed to ask tenants to pay a share of the landscaping out there. They will start that process in a few months.

#### b. Strategic Planning:

##### I. Infrastructure Expansion Underway

- Mawson’s Way and Mid-Carolina Commerce Park are almost complete.

##### II. Site Enhancement Grant Award

- Newberry County received a \$3 million grant from S.C. Department of Commerce; this will be about 75% of what the county needs to finish the road to all the way back to the creek in the backside of the Mid-Carolina Commerce Park and do a building pad.
- Mr. Shealy asked if they knew where they were going to put the pad; Mr. Farmer and Ms. Long said on lot six.

5. Executive Session §30-4-70 (a)(2) and (a)(5): Discussion of matters incident to proposed contractual arrangements, legal matters and related to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other business in the area served by the public body, including Projects Beagle, Hidden Springs, Cobra, Overdrive, Vitality, Spice, CAP2030, Atlas, Altair, Nova, other relevant projects, and economic incentives.

- Mr. Shealy made a motion to go into Executive Session; Mr. Reeder provided the second and the motion carried 3-0.

- Newberry County Economic Development Committee went into Executive Session at 3:17 p.m.
- Mr. Shealy made a motion to come out of Executive Session; Mr. Reeder provided the second and the motion carried 3-0.
- Newberry County Economic Development Committee came out of Executive Session at 3:45 p.m. and no action was taken.

6. Comments by and discussion items from the Committee Members.

- Mr. Shealy said he appreciates all they do, and it is difficult right now with constraints, but they do a great job.
- Mr. Reeder said thank you for all you do for the county.

7. Adjourn.

- Mr. Reeder made a motion to adjourn; Mr. Reeder provided the second and the motion carried 3-0.
- Newberry County Economic Development Committee adjourned at 3:47 p.m.

**NEWBERRY COUNTY COUNCIL**

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**Karl Sease, Chairman**

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**Andrew Wigger, Clerk to Council**

**Minutes Approved:** \_\_\_\_\_

**NEWBERRY COUNTY COUNCIL PUBLIC SAFETY AND COURTS COMMITTEE  
MINUTES  
April 6, 2026**

The Newberry County Council Public Safety and Courts Committee met on Monday, April 6, 2026, at 5:00 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a special called meeting.

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

PRESENT: Stuart Smith, Committee Chair  
Leon Fulmer, Committee Member  
Karl Sease, Committee Member  
Ted Luckadoo, County Administrator  
Eric Nieto, I.T. Director  
Tommy Long, Emergency Services Director  
Andrew Wigger, Clerk to Council/PIO

1. Call to order – Mr. Stuart Smith

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

2. Invocation and Pledge of Allegiance – Mr. Karl Sease

- Mr. Sease led the Invocation and Pledge of Allegiance.

3. Election of the 2026 Chairman.

- Mr. Sease made a motion to open nominations; Mr. Fulmer provided the second and the motion carried 3-0.
- Mr. Sease nominated Mr. Smith to be the 2026 Chair; Mr. Fulmer provided the second and the motion carried 3-0.
- Mr. Sease made a motion to close nominations and accept Mr. Smith as the 2026 Chair; Mr. Fulmer provided the second and the motion carried 3-0.

4. Additions, Deletions and Adoption of the Agenda.

- Mr. Sease made a motion to accept the agenda as presented; Mr. Fulmer provided the second and the motion carried 3-0.

5. Update on Generators for the Newberry County Fire Stations – Tommy Long, Emergency Services Director.

- Mr. Long said they have four generators going in: Newberry Rescue, St. Philips Fire, Pomaria Fire, Little Mountain Fire. All of the transfer switches have been installed, and they are now working on the wiring, except at Newberry Rescue where the wiring has been completed.
- At present, the county is still waiting on the generators to arrive and two are expected in any day now. Once they are in, West Electric will get them wired in. Mr. Long is looking into the status of the other two generators.
- Mr. Long also mentioned that they had some extra funding from the recent lease purchase and they will put that money toward 800 MHz walkies. They will purchase about 9 or 10. Mr. Luckadoo added that there was about \$60,000 remaining following the purchase of a fire truck and two ambulances, in order to expend those funds, since they were not a part of the original agreement, they will bring a Resolution before Newberry County Council to stipulate the purchase of the 800 MHz walkies.

6. Discussion of Rolling Stock Replacement for the Rescue Squads and Extrication Tool Upgrades – Chris Johnson, Board of Rescue Squads Chair.

- Mr. Johnson said that Lake Murray's ambulance is about 24 years old and has had problems. He said he has a meeting with the Board of Rural Fire Control chair to work on a rolling stock replacement plan, that will include both fire and rescue. He said they will include EMS.
- He said there are two ambulances in the budget right now and he would request one of those go to rescue and the other to EMS. He said EMS got a brand-new truck last year, they can get a brand-new truck this year, routinely they are running three trucks around the clock.
- He said with the rescue squads, they don't have spare ambulances.

- Regarding extrication tool upgrades, he said six out of the seven rescue squads run low pressure Hurst extrication tools. They recently found out that those tools are past end of life. He said their board met with Hurst to see their tools and will be doing the same with other vendors.
- He said his squad will be the first to be replaced once the funding is available and then continue on until everyone is replaced. They will decide who gets the tools first based on calls, amount of wrecks they run, entrapments, etc.
- For his squad, they are looking at \$80,000 because they have already replaced their backup truck with battery powered tools. The other squads have more than one truck needing to be replaced so the prices will probably be higher.
- Mr. Fulmer said they were talking about replacing tools across each one of the squads, he asked if they would stick with one particular type for each squad; Mr. Johnson said yes, that is the goal.
- Mr. Fulmer asked how many calls the Lake Murray ambulance handles; Mr. Johnson said he does not, but that is one of his homework items and he is going to do that across the county. He said that it is one of the more active squads. Mr. Fulmer said he knows Lexington leans on that squad, as well.
- Mr. Smith asked about remounting the ambulances; Mr. Johnson said he has an idea of a plan, and that is part of it.
- Mr. Smith asked how many years the ambulances have been getting at the hospital; Mr. Long said it is around three to five years.
- Mr. Luckadoo said he and Mr. Johnson had a good talk and they know it took many years to get to where they are now, and they won't get out of it overnight.
- Mr. Luckadoo said that they will not always get hand-me-down ambulances, and that is something they will look into.

#### 7. Public Comments.

- There were no public comments.

#### 8. Comments from Committee Members.

- Mr. Sease said he thinks it is a good idea that they standardized and all stations have the same equipment.

- Mr. Smith thanked Mr. Long’s work on the generators, and he knows the department works on it, as well.

9. Adjournment.

- Mr. Sease made a motion to adjourn; Mr. Fulmer provided the second and the motion carried 3-0.
- The Newberry County Public Safety and Courts Committee adjourned at 5:30 p.m.

**NEWBERRY COUNTY COUNCIL PUBLIC SAFETY  
AND COURTS COMMITTEE**

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**Stuart Smith, Committee Chairman**

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**Andrew Wigger, Clerk to Council**

**Minutes Approved:** \_\_\_\_\_



**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: 3/12/2023	Meeting Date: 3/18/2026
Legal Review:	Date:
Budget Review: N/A	Date: N/A
Approved for Consideration: Joint Planning Commission	Date: 3/17/2026
Request Consideration by Committee / County Council: County Council	Ordinance No. 01-01-2026 – Fences & Walls

**STAFF’S RECOMMENDED ACTION:**

Staff recommends approval of the proposed zoning text amendment modifying Sections §153.033 (Fences and Walls), §153.168 (Setback from the Lake Shore), §153.170 (Structures and Projections into Required Yards and Rights-of-Way), and §153.230 (General Terms) of the Newberry County Zoning Ordinance.

The amendment clarifies that fences and walls are permitted within required setback areas and are exempt from the lake shoreline setback requirements while maintaining existing safety, design, and maintenance standards.

**FIDUCIARY:**

Are Funds allocated in the department's current fiscal year budget?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
If no, is a budget amendment necessary?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No

**ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:**

The proposed amendment does not create any fiscal impact to the County. Administration of these provisions will occur through existing zoning review and permitting procedures.

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

#### SUMMARY DISCUSSION:

The proposed zoning text amendment clarifies the regulations governing fences and walls within Newberry County. The amendment provides additional language confirming that fences and walls may be located within required setbacks, including required yard areas, as long as they do not interfere with sight distance requirements for traffic safety.

The amendment also clarifies that fences and walls are exempt from the shoreline setback requirements associated with Lake Murray and Lake Greenwood. This change provides consistency with common residential and property boundary practices while maintaining the required setbacks for principal and accessory structures.

Additional language reinforces that fences must be maintained by property owners, constructed with the finished side facing outward, and built with materials commonly used for fence construction. The amendment also maintains existing standards related to safety, compatibility within developments, and screening requirements where applicable.

These changes are intended to provide clearer guidance for property owners, contractors, and zoning staff while ensuring that fencing regulations remain consistent across the zoning ordinance.

#### ADDITIONAL COMMENTS FOR CONSIDERATION:

None

#### ATTACHMENTS:

Ordinance No. 03-02-2026 – Outdoor Retail Sales



- (4) Fences and walls shall be constructed such that the "finished" part of the fence or wall is located to the exterior of the property.
- (5) Nothing in this subsection shall preclude the installation of temporary fences around construction works, erected or maintained pursuant to the Building Code, soil erosion and sedimentation requirements, or tree conservation requirements.
- (6) Fences and walls shall be allowed within the setback area as identified in §153.170 (C).

**SECTION 2.** The Newberry County Code of Ordinances, Title XV Land Usage, Chapter 153, Zoning Code, Section 153.168, Setback From The Lake Shore is amended as follows:

**§ 153.168 SETBACK FROM THE LAKE SHORE.**

All principal and accessory structures shall be set back no less than 50 feet from the 360 contour line 1929 National Geodetic Vertical Datum (NGVD) on Lake Murray and the 440 contour line on Lake Greenwood, with the exception of fences and walls. However, where adjacent lake properties on both sides of a property are developed, the setback shall not be less than the average of the setback from the 360 contour on Lake Murray or the 440 contour on Lake Greenwood of the principal structures on the adjacent lake properties. Mapping and survey data as provided by the Newberry County Geographic Information System (GIS) will be used by the Zoning Administrator to determine the original location of the 360 or 440 contour lines. Local, state, or federal setback requirements from the lake shore may also apply.

**SECTION 3.** The Newberry County Code of Ordinances, Title XV Land Usage, Chapter 153, Zoning Code, Section 153.170, Structures And Projections Into Required Yards And Rights-Of-Way is amended as follows:

**§ 153.170 STRUCTURES AND PROJECTIONS INTO REQUIRED YARDS AND RIGHTS-OF-WAY.**

- (A) No principal building or structure shall be located within any required setback or yard.
- (B) No principal building or structure shall be located within any required buffer.
- (C) Permitted fences and walls, retaining walls, security gates, paths, walkways, handicap ramps, mailboxes, utility poles, signs, lighting fixtures, patios at grade, and similar features may be located in a required setback or yard, including the lake shore setback, so long as the sight triangle on corner lots and at driveway intersections is protected.
- (D) Ornaments, eaves, cornices, gutters, window sills, awnings, canopies, and other minor architectural features projecting less than 18 inches from the main portion of a building shall be allowed to project into any required yard or setback.
- (E) Steps and open porches without roofs shall be permitted in any required yard or setback.

- (F) Permitted signs may be placed in required yards and setbacks per the requirements set forth in §§ [153.213](#) *et seq.* - Signs. However, permitted signs may not extend into or over any existing public right-of-way.
- (G) In GC and IND Districts, guard/entry structures, vehicle scales, and roofs over such structures and devices are permitted within required front yards, provided that they do not constitute a substantial impediment to visibility across the yards which would contribute to the creation of traffic hazards, and further provided that servicing operations in connection therewith can be conducted so as not to interfere with public use of adjacent sidewalks or public streets.
- (H) Above-ground sewer backflow prevention devices are expressly prohibited in the established front yards of buildings.

**SECTION 4.** The Newberry County Code of Ordinances, Title XV Land Usage, Chapter 153, Zoning Code, Section 153.231, Definitions is amended as follows:

**§ 153.231 DEFINITIONS.**

***STRUCTURE.*** Anything constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground, including for purposes of this chapter buildings, mobile manufactured homes, travel trailers, signs, swimming pools, fences, and antennae, but excluding from definition as structures minor landscaping features such as ornamental pools, planting boxes, bird baths, paved surfaces, walkways, driveways, fences and walls, recreational equipment, flagpoles, and mailboxes.

**SECTION 5.** **Conflicting Ordinances.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**NOW, THEREFORE BE IT ORDAINED** by the County Council of the County of Newberry, in Council duly assembled this 18<sup>th</sup> day of February 2026 that 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, Section 153.033, Fences And Walls, Section 153.168, Setback From The Lake Shore, Section 153.170, Structures And Projections Into Required Yards And Rights-Of-Way, and Section 153.231, Definitions shall be amended as prescribed by this ordinance.

**NEWBERRY COUNTY COUNCIL**

**BY:** \_\_\_\_\_  
**Robert Shealy, Chairman**

**(SEAL)**

**ATTEST:**

\_\_\_\_\_  
**Andrew Wigger, Clerk to Council**

**Approved as to form:**

\_\_\_\_\_  
**Joanie Winters, County Attorney**

\_\_\_\_\_  
**William Theodore Luckadoo,  
County Administrator**

**1<sup>st</sup> Reading:            January 21, 2026**  
**2<sup>nd</sup> Reading:            March 18, 2026**  
**3<sup>rd</sup> Reading:            April 15, 2026**  
**Public Hearing:        April 15, 2026**

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF NEWBERRY )

ORDINANCE NO. 03-01-2026

**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.**

**WHEREAS**, the County of Newberry (the “County”) is a political subdivision of the State of South Carolina; and

**WHEREAS**, Newberry County Council (the “Council”) is the duly elected governing body of the County of Newberry; and

**WHEREAS**, the Council is vested with the authority to sell and dispose of real property owned by the County pursuant to Section 4-9-30 et al of the South Carolina Code of Laws, 1976, as amended; and

**WHEREAS**, Project Altair has expressed interest in property owned by Newberry County for potential economic development; and

**WHEREAS**, Project Altair desires to conduct due diligence to determine the feasibility of the potential economic development project for a County-owned Property; and

**WHEREAS**, the County determined, as a fact and following appropriate investigation, that the Property is no longer needed for county purposes and would be of better and higher use and benefit to the County if owned by an individual or entity other than the County, and that as such the Property has been regularly listed a feasible economic development property; and

**WHEREAS**, Project Altair has proposed, and the County does hereby agree through the proper legislative process of the use of an ordinance under Section 4-9-130 of the South Carolina Code of Laws, 1976, as amended, that the County does authorize that the Newberry County Council enter into an Option and Purchase Agreement with Project Altair.

**NOW, THEREFORE BE IT ORDAINED** by the County Council of the County of Newberry, in Council duly assembled this 15<sup>th</sup> day of April, 2026 that:

The Council does hereby authorize entering into an Option and Purchase Agreement with Project Altair so that Project Altair may begin its due diligence to ascertain and determine whether the County-owned Property is suitable for their economic development purposes. Upon such determination, the County will engage in good faith negotiations for the purchase of the property and will conclude any ensuing purchase through the legislative process required by South Carolina law to approve the sale of the Property.

**NEWBERRY COUNTY COUNCIL**

**BY:** \_\_\_\_\_  
**Robert Shealy, Chairman**

**(SEAL)**

**ATTEST:**

\_\_\_\_\_  
**Andrew Wigger, Clerk to Council**

**Approved as to form:**

\_\_\_\_\_  
**Joanie Winters, County Attorney**

\_\_\_\_\_  
**William Theodore Luckadoo,  
County Administrator**

**1<sup>st</sup> Reading: March 4, 2026**  
**2<sup>nd</sup> Reading: March 18, 2026**  
**Public Hearing: April 15, 2026**  
**3<sup>rd</sup> Reading: May 6, 2026**



**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: 3/12/2023	Meeting Date: 3/18/2026
Legal Review:	Date:
Budget Review: N/A	Date: N/A
Approved for Consideration: Joint Planning Commission	Date: 3/17/2026
Request Consideration by Committee / County Council: County Council	Ordinance No. 03-02-2026 – Outdoor Retail Sales

**STAFF’S RECOMMENDED ACTION:**

Staff recommends approval of Ordinance No. 03-02-2026. The proposed amendment clarifies that outdoor retail sales are conditionally permitted in the General Commercial (GC) zoning district and establishes development standards regulating the placement of outdoor retail merchandise. These standards are intended to ensure that outdoor display areas do not encroach into required buffers or landscaped areas and maintain a minimum setback from property lines.

**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:**

The proposed ordinance amendment does not create any direct fiscal impact on the County. Any administrative review associated with outdoor retail sales will be handled through existing zoning and permitting procedures.

**COUNTY ATTORNEY’S OFFICE FEEDBACK/POSSIBLE AREA (s) OF LEGAL EXPOSURE:**

#### SUMMARY DISCUSSION:

The proposed ordinance amendment updates the Newberry County Zoning Ordinance by modifying the Zoning District Table of Permitted Uses and adding development standards for outdoor retail sales.

The amendment allows outdoor retail sales as an accessory use to a commercial retail business within the General Commercial (GC) zoning district, subject to specific conditions. Outdoor retail sales include the display and sale of commercial items outside of a principal structure, such as automotive sales lots, boat sales, agricultural equipment sales, manufactured home sales, portable building sales, building materials, landscaping or mulch sales.

The ordinance also establishes basic operational standards to ensure compatibility with surrounding properties. Items displayed for outdoor retail sales may not be placed within required buffer or landscaped areas and must be located at least five feet from property lines. These standards provide clarity for businesses while maintaining orderly development and site layout.

The proposed amendment is also intended to provide clearer guidance for businesses and staff regarding the regulation of outdoor retail display areas and to ensure consistent application of zoning standards within the General Commercial zoning district.

#### ADDITIONAL COMMENTS FOR CONSIDERATION:

None

#### ATTACHMENTS:

Ordinance No. 03-02-2026 – Outdoor Retail Sales

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF NEWBERRY )

ORDINANCE NO. 03-02-2026

**AN ORDINANCE AMENDING 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 BY AMENDING SECTION 153.073, ZONING DISTRICT TABLE OF PERMITTED USES AND SECTION 153.129, OUTDOOR RETAIL SALES**

**WHEREAS**, the County of Newberry (the “County”) is a political subdivision of the State of South Carolina; and

**WHEREAS**, Newberry County Council (the “Council”) is a duly elected governing body of the County of Newberry; and

**WHEREAS**, the Council is vested with the authority to amend, delete, or create ordinances that are in the best interest of the County pursuant to Section 4-9-30 et al of the South Carolina Code of Laws, 1976, as amended; and,

**WHEREAS**, it has been determined by the Council that certain sections of the Zoning Ordinance of Newberry County were in need of review and amendment.

The following sections of the County Code of Ordinances have proposed amendments:

**SECTION 1.** The Newberry County Code of Ordinances, Title XV Land Usage, Chapter 153, Zoning Code, Section 153.073, Zoning District Table of Permitted Uses is amended as follows:

**§ 153.073 ZONING DISTRICT TABLE OF PERMITTED USES.**

(D) *Zoning district table of permitted uses.*

<b>ZONING DISTRICT TABLE OF PERMITTED USES</b>			
<b>Description of Use</b>	<b>2017 NAICS</b>	<b>GC</b>	<b>C/SE Reference</b>
<b>ACCESSORY USES TO NON-RESIDENTIAL USES</b>			
Outdoor Retail Sales	NA	C	§ 153.129

**SECTION 2.** The Newberry County Code of Ordinances, Title XV Land Usage, Chapter 153, Zoning Code, Section 153.129, Outdoor Retail Sales is amended as follows:

**§ 153.129 OUTDOOR RETAIL SALES.**

Outdoor retail sales of commercial items as accessory to a commercial retail business shall meet the following requirements where conditionally permitted.

- (A) Such outdoor retail sales include any large-scale sale of items displayed outside of a principal structure. These uses include, but are not limited to, automotive sales lots, boat sale lots, agricultural equipment sale lots, manufactured home sales lots, portable building sales, countertop or building material sales, and landscaping/mulch sales.
- (B) Items displayed for outdoor retail sales shall not be placed within a designated buffer or landscaped area.
- (C) Items displayed for outdoor retail sales shall be setback at least five feet from all property lines.

**SECTION 3. Conflicting Ordinances.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

**NOW, THEREFORE BE IT ORDAINED** by the County Council of the County of Newberry, in Council duly assembled this \_\_\_ day of \_\_\_\_\_, 2026 that 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, Section 153.073, Zoning District Table of Permitted Uses and Section 153.129, Outdoor Retail Sales shall be amended as prescribed by this ordinance.

**NEWBERRY COUNTY COUNCIL**

**BY:** \_\_\_\_\_  
**Robert Shealy, Chairman**

**(SEAL)**

**ATTEST:**

\_\_\_\_\_  
**Andrew Wigger, Clerk to Council**

**Approved as to form:**

\_\_\_\_\_  
**Joanie Winters, County Attorney**

\_\_\_\_\_  
**William Theodore Luckadoo,  
County Administrator**

**1<sup>st</sup> Reading: March 18, 2026**  
**2<sup>nd</sup> Reading: April 15, 2026**  
**Public Hearing: April 15, 2026**  
**3<sup>rd</sup> Reading: May 6, 2026**



**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: Building
Date Prepared: 3/12/2023	Meeting Date: 3/18/2026
Legal Review:	Date:
Budget Review: N/A	Date: N/A
Approved for Consideration: Joint Planning Commission	Date: 3/17/2026
Request Consideration by Committee / County Council: County Council	Ordinance No. 03-03-2026 – Fees

#### STAFF'S RECOMMENDED ACTION:

Staff recommends approval of the proposed ordinance amendment to §151.04 of the Newberry County Code of Ordinances regarding permit fees and penalties. The amendment establishes a penalty for work that is started or continued prior to obtaining the required permit by requiring the total permit fee to be doubled, consisting of the standard permit fee plus an additional penalty equal to one hundred percent (100%) of the usual permit fee.

#### 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:

The amendment does not create a direct budgetary impact. The provision establishes a penalty structure for work performed without the required permit and is intended to encourage compliance with permitting requirements.

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

#### SUMMARY DISCUSSION:

The proposed amendment to §151.04 clarifies the penalty structure for situations where work requiring a permit is started or continued prior to obtaining the required permit from Newberry County. Under the amendment, the permit fee will be doubled when work begins without first obtaining the necessary permit.

The doubled fee consists of the standard permit fee plus an additional penalty equal to one hundred percent (100%) of the usual permit fee. The intent of this provision is to encourage compliance with permitting requirements, promote public safety, and ensure that construction activities are properly reviewed and inspected in accordance with applicable codes and regulations.

Establishing a clear penalty for work performed without permits provides staff with a consistent enforcement tool and helps maintain fairness among property owners and contractors who follow the permitting process.

#### ADDITIONAL COMMENTS FOR CONSIDERATION:

None

#### ATTACHMENTS:

Ordinance No. 03-02-2026 – Outdoor Retail Sales



**NOW, THEREFORE BE IT ORDAINED** by the County Council of the County of Newberry, in Council duly assembled this \_\_\_ day of \_\_\_\_\_, 2026 that the text of the Building Regulations of Newberry County, South Carolina, as codified in Chapter 151 of the Code of Ordinances of Newberry County, South Carolina, Section 151.04, Fees shall be amended as prescribed by this ordinance.

**NEWBERRY COUNTY COUNCIL**

**BY:** \_\_\_\_\_  
**Robert Shealy, Chairman**

**(SEAL)**

**ATTEST:**

\_\_\_\_\_  
**Andrew Wigger, Clerk to Council**

**Approved as to form:**

\_\_\_\_\_  
**Joanie Winters, County Attorney**

\_\_\_\_\_  
**William Theodore Luckadoo,  
County Administrator**

**1<sup>st</sup> Reading: March 18, 2026**  
**2<sup>nd</sup> Reading: April 15, 2026**  
**Public Hearing: April 15, 2026**  
**3<sup>rd</sup> Reading: May 6, 2026**



# Newberry County

## Planning Commission Staff Report

**Request:** Rezoning request MA01-03-17-26 by property owner Fred Harmon. This request is to rezone one (1) property totaling eight and thirty-four hundredths (8.34) acres located at the corner of Folk Road & Calvary Church Road, Newberry, from LC-Limited Commercial to R2-Rural.

**Application Number:** MA01-03-17-26

**Applicant:** Fred Harmon

**Property Owner:** Fred Harmon

**Location Address:** Corner of Folk Rd & Calvary Church Rd.

**Tax Map Number(s):** 335-24

**Lot Size:** 8.34 acres

**Current Land Use:** Vacant

**Proposed Land Use:** Residential

**Current Zoning District:** LC-Limited Commercial

**Proposed Zoning District:** R2-Rural

**Comprehensive Plan Designation:** Rural Development

**Current Zoning Map:****Current Zoning District**

**LC – Limited Commercial:** The LC district is intended to accommodate a range of residential and lower intensity non-residential uses including office, institutional, single-family, and multi-family residential, healthcare, food service, accommodations, and neighborhood commercial and services use. The district is generally characterized by a mixture of residential and business uses along major thoroughfares.

**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 Designation Definition**

**Rural Development (RD)** – Lands in the rural areas of the County that are primarily in use as low density residential, agriculture, or forestry, but may include other complementary and associated uses. Land in Rural Development may also include higher intensity uses on properties that are separated appropriately from residential uses and that have adequate road access. While lands in the RD areas are expected to continue to be primarily low density residential and agricultural in nature, it is anticipated that other complementary and associated uses such as public and institutional, parks and recreation, higher density residential, and light commercial and industrial uses will locate in these areas where appropriate.

**Analysis:**

Rezoning request MA01-03-17-26 by property owner Fred Harmon. This request is to rezone one (1) property totaling eight and thirty-four hundredths (8.34) acres located at the corner of Folk Rd. & Calvary Church Rd., from LC-Limited Commercial to R2-Rural. The proposed use of this property is residential.

The Comprehensive Plan identifies this property and the surrounding area as Rural Development which supports this rezoning.

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.

**Recommendation:**

Staff recommends the rezoning to R2-Rural.



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 the corner of Folk Road & Calvary Church Road.

**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. 335-24 totaling eight and thirty-four hundredths (8.34) acres located at the corner of Folk Road and Calvary Church 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 LC-Limited 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. 335-24 totaling eight and thirty-four hundredths (8.34) 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.

**NEWBERRY COUNTY COUNCIL**

**(SEAL)**

**By:** \_\_\_\_\_  
Robert Shealy, Chairman

**Attest:**

\_\_\_\_\_  
Andrew Wigger, Clerk to Council

1<sup>st</sup> reading: March 18, 2026  
2<sup>nd</sup> reading: April 15, 2026  
Public Hearing: April 15, 2026  
3<sup>rd</sup> reading: May 6, 2026

Reviewed and approved as to form:

\_\_\_\_\_  
Attorney

\_\_\_\_\_  
County Administrator

STATE OF SOUTH CAROLINA )  
 )  
NEWBERRY COUNTY )

ORDINANCE NO. 03-05-2026

**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 THREE AND FOUR HUNDREDTHS (3.04) ACRES DESIGNATED AS TMS NO. 640-83 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 three and four hundredths (3.04) acres located at the corner of Lindler Field Road and US Highway 76, to R2-Rural from RS-Single Family Residential. Tax Map No. 640-83 is currently vacant land. The Comprehensive Plan shows the future land use for this area to be within the **transitional rural 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 MA02-03-17-26, 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 the corner of Lindler Field Road & US Highway 76, 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. 640-83 totaling three and four hundredths (3.04) acres located at the corner of Lindler Field Road and US Highway 76, 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. 640-83 totaling three and four hundredths (3.04) 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.

**NEWBERRY COUNTY COUNCIL**

**(SEAL)**

**By:** \_\_\_\_\_  
Robert Shealy, Chairman

**Attest:**

\_\_\_\_\_  
Andrew Wigger, Clerk to Council

1<sup>st</sup> reading: March 18, 2026  
2<sup>nd</sup> reading: April 15, 2026  
Public Hearing: April 15, 2026  
3<sup>rd</sup> reading: May 6, 2026

Reviewed and approved as to form:

\_\_\_\_\_  
Attorney

\_\_\_\_\_  
County Administrator



# Newberry County

## Planning Commission Staff Report

**Request:** Rezoning request MA02-03-17-26 by property owner Paul James Rumfelt III. This request is to rezone one (1) property totaling three and four hundredths (3.04) acres located at the corner of Lindler Field Road and US Highway 76, Little Mountain, from RS-Single Family Residential to R2-Rural for a possible manufactured home.

**Application Number :** MA02-03-17-26

**Applicant:** Paul James Rumfelt III

**Property Owner:** Paul James Rumfelt III

**Location Address:** Corner of Lindler Field Road & US Highway 76, Little Mountain

**Tax Map Number(s):** 640-83

**Lot Size:** 3.04 acres

**Current Land Use:** Vacant

**Proposed Land Use:** Residential

**Current Zoning District:** RS-Single Family Residential

**Proposed Zoning District:** R2-Rural

**Comprehensive Plan Designation:** Rural Development

**Current 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 Designation Definition**

**Rural Development (RD)** – Lands in the rural areas of the County that are primarily in use as low density residential, agriculture, or forestry, but may include other complementary and associated uses. Land in Rural Development may also include higher intensity uses on properties that are separated appropriately from residential uses and that have adequate road access. While lands in the RD areas are expected to continue to be primarily low density residential and agricultural in nature, it is anticipated that other complementary and associated uses such as public and institutional, parks and recreation, higher density residential, and light commercial and industrial uses will locate in these areas where appropriate.

**Analysis:**

Rezoning request MA02-03-17-26 by property owner Paul James Rumfelt III. This request is to rezone one (1) property totaling three and four hundredths (3.04) acres located at the corner of Lindler Field Road and US Highway 76, Little Mountain, from RS-Single Family Residential to R2-Rural. The proposed use of this property is residential with a possible manufactured home.

The Comprehensive Plan identifies this property and the surrounding area as Rural Development which supports this rezoning.

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.

**Recommendation:**

Staff recommends the rezoning to R2-Rural.

STATE OF SOUTH CAROLINA       )  
COUNTY OF NEWBERRY            )

**PROCLAMATION  
SOIL AND WATER  
STEWARDSHIP WEEK**

**WHEREAS**, healthy, fertile soil and clean water are 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 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**, Newberry County Council of Newberry, South Carolina does hereby proclaim the week of April 26 – May 3, 2026, as Soil and Water Stewardship Week.

**PROCLAIMED AND APPROVED** this 15<sup>th</sup> day of April 2026.

**NEWBERRY COUNTY  
COUNCIL**

**SEAL**

**BY:**

\_\_\_\_\_  
**Robert N. Shealy, Chairman**

**ATTEST:**

\_\_\_\_\_  
**Andrew Wigger, Clerk to Council**

STATE OF SOUTH CAROLINA        )  
COUNTY OF NEWBERRY            )

ORDINANCE NO. 04-01-2026

**AN ORDINANCE TO PROVIDE APPROPRIATIONS FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027, 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.**

**Pursuant to Section 4-9-140 of the South Carolina Code of Laws, 1976, as amended, BE IT ENACTED by the County Council for Newberry County:**

**SECTION I. LEVYING OF A SUFFICIENT TAX**

A tax of sufficient mills to pay for appropriations provided in the Newberry County Budget, Hereinafter made for the fiscal year beginning July 1, 2026, and ending June 30, 2027, after crediting against appropriations all other revenue anticipated to accrue to Newberry County during said fiscal year and not earmarked for specific purposes, is hereby levied upon all the taxable property of Newberry County for County purposes.

**SECTION II. GENERAL FUND REVENUES AND EXPENDITURES**

There is hereby appropriated with provisos, as attached hereto and as stated in the County Operating and Capital Budgets for the fiscal year beginning July 1, 2026 and ending June 30, 2027, the following sums of money in the amounts and for the purposes set forth as follows:

<b><u>REVENUES</u></b>	<b><u>AMOUNT</u></b>
<b><u>PROPERTY TAXES</u></b>	
CURRENT REAL ESTATE TAXES	\$ 19,853,437
VEHICLE TAXES	\$ 3,201,787
WATERCRAFT TAXES	\$ 357,721
HOMESTEAD EXEMPTION	\$ 1,088,006
MANUFACTURERS REIMBURSEMENT	\$ 850,000

DELINQUENT REAL ESTATE TAXES	\$ 525,000
MERCHANTS INVENTORY	\$ 86,537
FEE IN LIEU OF TAXES (FILOT)	\$ 1,441,962
MOTOR CARRIER IN LIEU	<u>\$ 390,000</u>

PROPERTY TAXES: \$ 27,794,450

LICENSES AND PERMITS

FRANCHISE FEES	\$ 19,134
BUILDING INSPECTION – FEES/PERMITS	\$ 600,000
ZONING – FEES/PERMITS	<u>\$ 95,000</u>

LICENSES AND PERMITS: \$ 714,134

INTERGOVERNMENTAL

LOCAL GOVERNMENT FUND	\$ 1,952,265
RURAL STABILIZATION FUND	\$ 387,097
TRANSFER FROM STATE ACCOMMODATIONS TAX FUND	\$ 30,496
VETERANS AFFAIRS	\$ 5,440
SALARY SUPPLEMENT (ELECTED OFFICIALS)	\$ 60,000
MAGISTRATES SALARY SUPPLEMENT	\$ 37,500
NATIONAL FORESTRY FUNDS	\$ 130,000
VC SUMMER / SC EMERGENCY MANAGEMENT GRANT	\$ 183,209
CHILD FATALITY FUNDS	<u>\$ 34,783</u>

INTERGOVERNMENTAL: \$ 2,820,790

CHARGES FOR SERVICES

CLERK OF COURT – TITLE IV-D	\$ 115,000
DELINQUENT TAX COST	\$ 85,000
SCHOOL RESOURCE OFFICERS - NCSD	\$ 547,274
SCHOOL RESOURCE OFFICERS - STATE	\$ 575,773
SHERIFF - FEES	\$ 3,000
SALE OF PIPE	\$ 200
ANIMAL CONTROL - OTHER	\$ 1,671
ANIMAL CONTROL – ADOPTIONS	\$ 14,000
ANIMAL CONTROL – SPAY-NEUTER PROJECT	\$ 23,000
SOLID WASTE – TIPPING FEES	<u>\$ 2,015,170</u>

CHARGES FOR SERVICES: \$ 3,380,088

FINES

CENTRAL COURT – FEES AND FINES	\$ 635,000
PROBATE JUDGE - FEES	\$ 78,524
CLERK OF COURT – CONVEYANCE FEES	\$ 185,563
CLERK OF COURT – FEES AND FINES	<u>\$ 103,733</u>

FINES: \$ 1,002,820

INTEREST

INTEREST	<u>\$ 540,000</u>
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INTEREST: \$ 540,000

MISCELLANEOUS

RETURNED CHECK CHARGES	\$ 100
WESTVIEW – PHONE REIMBURSEMENT	\$ 2,500
DEPT OF JUVENILE JUSTICE – PHONE REIMBURSEMENT	\$ 1,000
OTHER	\$ 75,000
TREASURER'S DECALS	\$ 39,000
UTILITIES / RENT ONE STOP	\$ 12,000
REGISTRATION AND ELECTIONS	\$ 42,000
COUNTY SURPLUS SALE	\$ 5,000
RECYCLING REVENUE	\$ 32,000
SOLID WASTE - TIRES	\$ 45,000
SHERIFF - OTHER	\$ 4,500
SHERIFF - FORESTRY	\$ 6,600
LAW ENFORCEMENT SERVICES - REIMBURSEMENT	\$ 90,000
ASSESSORS - COPIES	\$ 50
ASSESSORS - GIS	\$ 200
CORONER – OTHER	\$ 7,500
MOBILE HOME LICENSES	\$ 1,162
CLERK OF COURT - COPIES	\$ 17,810
PROBATE - COPIES	\$ 3,210
SPECIAL LICENSE PLATES	\$ 16,000
SOIL AND WATER CONSERVATION	\$ 58,649
COMMERCIAL YARD CLEARING DEBRIS	\$ 2,500
FOX BRIAR - SPECIAL TAX DISTRICT	\$ 5,550
GLADE SPRINGS ROAD - SPECIAL TAX DISTRICT	\$ 4,200
JB FULMER COURT - SPECIAL TAX DISTRICT	\$ 2,000
RECREATION	\$ 19,000
DHEC PHONE	<u>\$ 800</u>

MISCELLANEOUS: \$ 493,331

DEBT PROCEEDS / CAPITAL FUNDING

CAPITAL PROJECT ACCOUNT – MCIP \$ 2,080,000  
LEASE-PURCHASE FINANCING \$ 2,433,236

DEBT PROCEEDS / CAPITAL FUNDING: \$ 4,513,236

USE OF FUND BALANCE: \$ 744,193

**TOTAL GENERAL FUND REVENUE: \$ 42,003,042**

EXPENDITURES

AMOUNT

LEGISLATIVE

COUNTY COUNCIL \$ 525,993  
LEGALS \$ 127,046

LEGISLATIVE: \$ 653,039

ADMINISTRATIVE

COUNTY ADMINISTRATOR \$ 1,090,945  
NON-DEPARTMENTAL \$ 2,575,474  
INFORMATION TECHNOLOGY \$ 611,424  
DEBT SERVICE \$ 450,746

ADMINISTRATIVE: \$ 4,728,589

TAX ASSESSMENT AND COLLECTION

TREASURER \$ 624,955  
AUDITOR \$ 500,275  
ASSESSOR \$ 1,025,303  
TAX REVIEW & APPEALS BOARD \$ 7,200  
DELINQUENT TAX \$ 199,173  
GIS \$ 187,944

TAX ASSESSMENT AND COLLECTION: \$ 2,544,850

ELECTION AND REGISTRATION

ELECTION AND REGISTRATION \$ 380,052

ELECTION AND REGISTRATION: \$ 380,052

ADMINISTRATION OF JUSTICE

CIVIL AND CRIMINAL COURT	\$ 78,558
SOLICITOR	\$ 139,745
CLERK OF COURT	\$ 687,307
FAMILY COURT	\$ 243,538
PROBATE COURT	\$ 390,322
PROBATION PARDON AND PAROLE	\$ 1,050
PUBLIC DEFENDER	\$ 116,962
CORONER	\$ 400,432
CENTRAL COURT	\$ <u>719,676</u>

ADMINISTRATION OF JUSTICE: \$ 2,777,590

LAW ENFORCEMENT AND DETENTION

SHERIFF	\$ 6,011,775
SCHOOL RESOURCE OFFICERS - NCSO	\$ 547,274
SCHOOL RESOURCE OFFICERS - STATE	\$ 575,773
CORRECTIONS	\$ 3,161,003
ANIMAL CONTROL	\$ <u>584,500</u>

LAW ENFORCEMENT AND DETENTION: \$ 10,880,325

PUBLIC SAFETY

EMERGENCY SERVICES	\$ 476,534
COMMUNICATIONS	\$ 1,654,155
BOARD OF RESCUE SQUADS	\$ 488,219
HAZ MAT	\$ 23,900
BOARD OF RURAL FIRE CONTROL	\$ 2,498,968
EMS	\$ <u>2,667,432</u>

PUBLIC SAFETY: \$ 7,809,208

PUBLIC WORKS AND MAINTENANCE

PUBLIC WORKS	\$ 2,311,607
FOX BRIAR - SPECIAL TAX DISTRICT	\$ 4,500
GLADE SPRINGS ROAD - SPECIAL TAX DISTRICT	\$ 1,500
J.B. FULMER COURT - SPECIAL TAX DISTRICT	\$ 2,000
COLLECTIONS	\$ 1,413,915
TRANSFER STATION	\$ 2,940,369
FLEET SERVICES	\$ 670,041
FACILITIES MANAGEMENT	\$ 2,138,258
COMMUNITY HALL	\$ 18,550
EMERGENCY SERVICES TRAINING GROUND	\$ 69,300
HELENA COMMUNITY CENTER	\$ <u>6,200</u>

PUBLIC WORKS AND MAINTENANCE: \$ 9,576,240

PLANNING AND DEVELOPMENT

CENTRAL MIDLANDS REGIONAL COG	\$ 24,392
ECONOMIC DEVELOPMENT	\$ 424,518
SMALL BUSINESS DEVELOPMENT CENTER	\$ 5,734
BUILDING AND ZONING	<u>\$ 849,494</u>

PLANNING AND DEVELOPMENT: \$ 1,304,138

AGRICULTURE & HOME ECONOMICS

CLEMSON EXTENSION	\$ 32,682
SOIL AND WATER CONSERVATION DISTRICT	<u>\$ 115,984</u>

AGRICULTURE & HOME ECONOMICS: \$ 148,666

PUBLIC HEALTH

HEALTH DEPARTMENT	\$ 2,925
BECKMAN MENTAL HEALTH	\$ 14,621
WESTVIEW BEHAVIORAL	\$ 1,431
NEWBERRY FREE MEDICAL CLINIC	<u>\$ 5,734</u>

PUBLIC HEALTH: \$ 24,711

SOCIAL SERVICES

DEPARTMENT OF SOCIAL SERVICES	\$ 83,825
VETERANS AFFAIRS	\$ 233,827
COUNCIL ON AGING	\$ 62,547
PATHWAY TO HEALING	\$ 4,431
SISTERCARE, INC.	\$ 2,393
NEWBERRY COUNTY LITERACY	\$ 7,298
THE NEWBERRY MUSEUM	\$ 52,122
NEWBERRY OPERA HOUSE	<u>\$ 26,061</u>

SOCIAL SERVICES: \$ 472,504

MISCELLANEOUS

AIRPORT	\$ 73,280
GOVERNMENTAL ASSOCIATION	\$ 409
SC ASSOCIATION OF COUNTIES	\$ 9,403
NATIONAL ASSOCIATION OF COUNTIES	\$ 818
NEWBERRY COUNTY CHAMBER OF COMMERCE	\$ 205
MEDICALLY INDIGENT	\$ 58,765

RECREATION	\$ 305,750
MAYBINTON BALLPARK	\$ <u>1,000</u>

MISCELLANEOUS: \$ 449,630

CONTINGENCY

CONTINGENCY	\$ <u>253,500</u>
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CONTINGENCY: \$ 253,500

**TOTAL GENERAL FUND EXPENDITURES: \$ 42,003,042**

**SECTION III. SPECIAL REVENUE FUND REVENUES AND EXPENDITURES**

There is hereby appropriated with provisos, as attached hereto and as stated in the County Operating and Capital Budgets for the fiscal year beginning July 1, 2026 and ending June 30, 2027 the following sums of money in the amounts and for the purposes set forth as follows:

**VICTIMS ASSISTANCE FUND**

<u>REVENUES</u>	<u>AMOUNT</u>
VICTIMS ADVOCATE	\$ 70,055
USE OF VICTIMS ASST FUND BALANCE	\$ <u>21,235</u>

REVENUE: \$ 91,290

<u>EXPENDITURES</u>	<u>AMOUNT</u>
PERSONNEL	\$ 46,078
SOCIAL SECURITY	\$ 3,525
RETIREMENT	\$ 9,787
INSURANCE	\$ 13,936
WORKERS COMPENSATION	\$ 1,114
MEMBERSHIPS & DUES	\$ 550
OFFICE EXPENSE	\$ 2,000
TELEPHONE	\$ 500
TRAINING	\$ 1,000
TRAVEL	\$ 2,800
SUBSISTENCE	\$ 4,000
CAPITAL OUTLAY	\$ <u>6,000</u>

EXPENDITURES: \$ 91,290

**SEX OFFENDERS FUND**

<u>REVENUES</u>	<u>AMOUNT</u>
SEX OFFENDER REGISTRY PROGRAM	\$ 8,000
USE OF SEX OFFENDERS FUND BALANCE	<u>\$ 11,000</u>
	REVENUE: \$ 19,000

<u>EXPENDITURES</u>	<u>AMOUNT</u>
SEX OFFENDERS REGISTRY	\$ 10,000
OFFICE EXPENSE	\$ 3,000
CAPITAL REPLACEMENT	<u>\$ 6,000</u>
	EXPENDITURES: \$ 19,000

**JAIL FEES FUND**

<u>REVENUES</u>	<u>AMOUNT</u>
INMATE USER FEES COLLECTED	\$ 78,000
USE OF JAIL FEES FUND BALANCE	<u>\$ 104,100</u>
	REVENUE: \$ 182,100

<u>EXPENDITURES</u>	<u>AMOUNT</u>
CONTRACTED MAINTENANCE	\$ 15,000
MEMBERSHIPS & DUES	\$ 1,200
OFFICE EXPENSE	\$ 10,000
TRAINING	\$ 600
TRAVEL	\$ 4,900
SUBSISTENCE	\$ 400
CLEANING SUPPLIES	\$ 10,000
UNIFORMS	\$ 15,000
CAPITAL OUTLAY	<u>\$ 125,000</u>
	EXPENDITURES: \$ 182,100

**BOARD OF RESCUE SQUADS GRANT FUND**

<u>REVENUES</u>	<u>AMOUNT</u>
EMS GRANT	<u>\$ 8,000</u>
	REVENUE: \$ 8,000

<u>EXPENDITURES</u>	<u>AMOUNT</u>
CAPITAL OUTLAY - GRANTS	\$ <u>8,000</u>
	EXPENDITURES: \$ 8,000

**PUBLIC WORKS GRANT FUND**

<u>REVENUES</u>	<u>AMOUNT</u>
C-FUNDS – NEWBERRY CTC	\$ <u>1,249,722</u>
	REVENUE: \$ 1,249,722

<u>EXPENDITURES</u>	<u>AMOUNT</u>
GRAVEL	\$ 125,000
ROAD PAVING, LAND IMPROVEMENT	\$ <u>1,124,722</u>
	EXPENDITURES: \$ 1,249,722

**COLLECTIONS GRANT FUND**

<u>REVENUES</u>	<u>AMOUNT</u>
DHEC RECYCLING GRANT	\$ <u>77,490</u>
	REVENUE: \$ 77,490

<u>EXPENDITURES</u>	<u>AMOUNT</u>
OTHER EQUIPMENT	\$ <u>77,490</u>
	EXPENDITURES: \$ 77,490

**E911 EMERGENCY TELEPHONE REPORTING FUND**

<u>REVENUES</u>	<u>AMOUNT</u>
ANTICIPATED SERVICE CHARGES	\$ 392,000
USE OF E911 TELEPHONE FUND BALANCE	\$ <u>79,237</u>
	REVENUE: \$ 471,237

<u>EXPENDITURES</u>	<u>AMOUNT</u>
PERSONNEL	\$ 79,504
SOCIAL SECURITY	\$ 6,083
RETIREMENT	\$ 14,756
INSURANCE	\$ 44,224
WORKERS COMPENSATION	\$ 170
CONTRACTED MAINTENANCE	\$ 125,000
MEMBERSHIPS & DUES	\$ 800
OFFICE EXPENSE	\$ 3,000
POSTAGE	\$ 1,000
PRINTING	\$ 500
TELEPHONE	\$ 1,500
911 SUBSCRIBER DATABASE	\$ 150,000
TRAINING	\$ 4,500
TRAVEL	\$ 4,200
SUBSISTENCE	\$ 1,000
OTHER EQUIPMENT	\$ <u>35,000</u>
	EXPENDITURES: \$ 471,237

**NEWBERRY COUNTY AIRPORT FUND**

<u>REVENUES</u>	<u>AMOUNT</u>
AIRPORT HANGAR RENTAL	\$ 27,000
SALE OF AVIATION FUEL	\$ 87,000
FAA ENTITLEMENT GRANT	\$ 2,214,611
SC AERONAUTICS COMMISSION	\$ 58,279
TRF FROM GENERAL FUND	\$ 73,280
USE OF FUND BALANCE	\$ <u>11,471</u>
	REVENUE: \$ 2,471,641

<u>EXPENDITURES</u>	<u>AMOUNT</u>
CONTINGENCY	\$ 10,000
CONTRACTED SERVICES	\$ 4,500
CONTRACTED MAINTENANCE	\$ 15,000
CONSULTING AND TECHNICAL FEES	\$ 3,000
UTILITIES	\$ 8,000
INSURANCE COUNTY BUILDINGS	\$ 6,311
MEMBERSHIPS & DUES	\$ 650
OFFICE EXPENSE	\$ 500
SUPPLIES	\$ 3,000
REPAIRS EQUIPMENT	\$ 15,000
TELEPHONE	\$ 2,500
TRAVEL	\$ 1,760
CHEMICALS	\$ 250

FUEL	\$ 70,000
DESIGN/ENGINEERING	\$ 667,355
CONSTRUCTION	\$ <u>2,301,170</u>

EXPENDITURES: \$ 2,471,641

**LYNCH'S WOODS PARK FUND**

<u>REVENUES</u>	<u>AMOUNT</u>
RENTAL FEES	\$ 18,500
PARD GRANT	\$ 16,000
RTP GRANT	\$ 44,000
INTEREST EARNINGS	\$ 1,800
USE OF LYNCH'S WOODS PARK FUND BALANCE	\$ <u>13,153</u>

REVENUE: \$ 93,453

<u>EXPENDITURES</u>	<u>AMOUNT</u>
PERSONNEL	\$ 12,309
SOCIAL SECURITY	\$ 942
WORKERS COMPENSATION	\$ 352
CONTRACTED MAINTENANCE	\$ 900
UTILITIES	\$ 900
SUPPLIES	\$ 2,500
TRAINING	\$ 50
FUEL	\$ 500
RTP GRANT EXPENDITURES	\$ 55,000
PARD GRANT EXPENDITURES	\$ <u>20,000</u>

EXPENDITURES: \$ 93,453

**STATE ACCOMMODATIONS TAX FUND**

<u>REVENUES</u>	<u>AMOUNT</u>
STATE ACCOMMODATIONS TAX	\$ 123,800
USE OF STATE A-TAX FUND BALANCE	\$ <u>11,121</u>

REVENUE: \$ 134,921

<u>EXPENDITURES</u>	<u>AMOUNT</u>
TRANSFER TO GENERAL FUND (\$25,000)	\$ 25,000
TRANSFER TO GENERAL FUND (5% OF OVERAGE)	\$ 5,496
ADVERTISING PROMOTIONS (30% OF OVERAGE)	\$ 32,976
TOURISM RELATED (65% OF OVERAGE)	\$ <u>71,449</u>

EXPENDITURES: \$ 134,921

NOTE: EXPENDITURES PURSUANT TO BUDGET PROVISOS AND SECTION 6-4-20 OF THE CODE OF LAWS OF SC. AS AMENDED, 1976

**COMMUNITY SERVICES FUND**

<u>REVENUES</u>	<u>AMOUNT</u>
TRANSFER FROM GENERAL FUND	\$ <u>1,288,088</u>

REVENUE: \$ 1,288,088

<u>EXPENDITURES</u>	<u>AMOUNT</u>
NEWBERRY COUNTY LIBRARY	\$ 644,033
NEWBERRY COUNTY DISABILITIES AND SPECIAL NEEDS	\$ 47,902
PIEDMONT TECHNICAL COLLEGE	\$ <u>596,153</u>

EXPENDITURES: \$ 1,288,088

**SECTION IV: DEBT SERVICE FUND**

There is hereby appropriated for the fiscal year beginning July 1, 2026, and ending June 30, 2027, the following sums of money in the amounts and for the purposes set forth as follows:

<u>REVENUES</u>	<u>AMOUNT</u>
CURRENT REAL ESTATE TAXES	\$ 756,467
VEHICLE TAXES	\$ 121,995
WATERCRAFT TAXES	\$ 13,627
HOMESTEAD EXEMPTION	\$ 41,454
MANUFACTURERS REIMBURSEMENT	\$ 32,384
DELINQUENT REAL ESTATE TAXES	\$ 20,002
FEE IN LIEU OF TAXES (FILOT)	\$ 23,686
MOTOR CARRIER IN LIEU	\$ 13,333
USE OF FUND BALANCE	\$ <u>5,865</u>

DEBT SERVICE FUND REVENUE: \$ 1,028,813

<u>EXPENDITURES</u>	<u>AMOUNT</u>
2018 C - GENERAL OBLIGATION BOND	\$ 92,394
2020 A - GENERAL OBLIGATION BOND	\$ 198,891
2020 B - GENERAL OBLIGATION BOND	\$ 83,815
2026 - GENERAL OBLIGATION BOND	\$ <u>653,713</u>

DEBT SERVICE FUND EXPENDITURES: \$ 1,028,813

**SECTION V: CAPITAL PROJECTS FUND**

There is hereby appropriated for the fiscal year beginning July 1, 2026 and ending June 30, 2027 the following sums of money in the amounts and for the purposes set forth as follows:

<b><u>REVENUES</u></b>	<b><u>AMOUNT</u></b>
<b><u>CAPITAL PROJECTS</u></b>	
TRF FROM GENERAL FUND	\$ 14,000
SC COORDINATING COUNCIL FOR ECON DEV	\$ 2,000,000
USE OF FUND BALANCE	\$ -745,745
UTILITY TAX CREDITS - GRANT	\$ 469,414
CDBG – WHITMIRE SIDEWALK	\$ 475,000
SC POWER TEAM GRANT	\$ 1,000,000
CDBG – WHITMIRE STREETScape	\$ 750,000
SS4A PLANNING GRANT	\$ 240,000
SCDOC SITE ENHANCEMENT INITIATIVE	\$ 3,000,000
SCRIA – MCCP IIIB	\$ 466,092
C-FUNDS – NEWBERRY CTC	\$ 1,096,709
CAPITAL PROJECT SALES TAX	\$ 40,790,994
USE OF FUND BALANCE	\$ 2,062,113
GALLMAN PLACE – STATE FUNDING	\$ <u>650,000</u>

CAPITAL PROJECTS: \$ 52,268,577

**TOTAL CAPITAL PROJECTS FUND REVENUE: \$ 52,268,577**

<b><u>EXPENDITURES</u></b>	<b><u>AMOUNT</u></b>
<b><u>CAPITAL PROJECTS</u></b>	
SAFE STREETS FOR ALL PROJECT	\$ 300,000
MAWSON'S WAY ROADWAY	\$ 1,953,741
NEWBERRY IND PARK SOUTH	\$ 14,000
MCCP – WATER/WASTEWATER III-B	\$ 735,506
MCCP – ROAD EXT III-B/BLDG PAD	\$ 4,400,000
WHITMIRE SIDEWALK PROJECT (CDBG)	\$ 538,900
WHITMIRE STREETScape PROJECT	\$ <u>823,323</u>

CAPITAL PROJECTS: \$ 8,765,470

CPST PROJECTS (2022)

COUNTY DETENTION CENTER	\$ 11,062,113
PUBLIC SAFETY COMPLEX	\$ 7,907,847
COURTHOUSE IT IMPROVEMENTS	\$ 151,266
MUSEUM ROOF / HVAC	\$ 1,445,616
NEWBERRY RECREATION COMPLEX	\$ 3,788,612
PROSPERITY PARKS IMPROVEMENTS	\$ 2,447,351
WHITMIRE TOWN GYM	\$ 1,004,314
POMARIA SCHOOL COMMUNITY CENTER	\$ 219,879
LITTLE MOUNTAIN REUNION PARK	\$ 1,216,651
NCWSA CANNONS CREEK WWTP	\$ 7,983,718
NEWBERRY DOWNTOWN AMPHITHEATER	\$ 4,160,319
GALLMAN PLACE	\$ <u>2,115,421</u>

CPST PROJECTS (2022): \$ 43,503,107

**TOTAL CAPITAL PROJECTS FUND EXPENDITURES: \$ 52,268,577**

**SECTION VI. COST OF LIVING INCREASES FOR ELECTED OFFICIALS AND OFFICIALS APPOINTED BY AUTHORITY OTHER THAN THE COUNTY ADMINISTRATOR**

(A) County Council:

In order to increase the salaries of its members, County Council must comply with the statutory restrictions contained in Section 4-9-100 of the South Carolina Code of Laws 1976, as amended.

(B) Other Elected Officials and Officials Appointed by authority shall receive a cost-of living-adjustment in FY2026-2027 equal to the cost-of-living adjustment authorized by County Council for county employees.

**SECTION VII. TRANSFERRING OF FUNDS**

The County Administrator may, if he deems it in the best interest of the County, and within the appropriations provided by this ordinance, transfer funds or any portion thereof from any fund, department, activity, or purpose to another fund, department, activity, or purpose. Neither the Administrator, nor any Department Head, may establish or fund any additional position(s) without the knowledge and consent of the County Council.

**SECTION VIII. BUDGET PROVISOS**

The Budget Provisos attached hereto are incorporated herein by reference and shall be published in the County Operating and Capital Budgets for the Fiscal Year 2026-2027. Unless otherwise directed by this Ordinance, these Provisos shall govern the expenditures made by the County and the conduct of those recipients of such funds with regard to the matters mentioned therein.

**SECTION IX. TAX ANTICIPATION BORROWING**

In the event that County Council determines that it is necessary to borrow money in order to meet the operational cash flow needs of the County for this fiscal year until sufficient tax revenues have been collected, the County, as authorized by subsequent Resolution or Resolutions of Newberry County Council, may borrow sufficient funds to meet such operational cash flow needs, by executing one or more tax anticipation notes, in a total amount outstanding not to exceed Four Million (\$4,000,000) dollars, said sums to be repaid on such terms as County Council may negotiate from tax collections for the Fiscal Year 2026-2027, with all amounts borrowed to be repaid prior to the end of such fiscal year.

**SECTION X. SEVERABILITY**

If any clause, phrase, sentence, paragraph, appropriation, or section of this Ordinance shall be held invalid, it shall not affect the validity of the remainder of this Ordinance or of the remaining phrases, clauses, sentences, paragraphs, appropriations, or sections not affected by such invalidity.

**SECTION XI. EFFECTIVE DATE**

This Ordinance shall become effective when adopted and shall govern the revenues and expenditures for the Fiscal Year 2026-2027, which commences on July 1, 2026, including the disposition of funds carried forward from the prior fiscal year, unless otherwise encumbered.

**AND IT IS SO ORDAINED** by Newberry County Council this    day June of 2026, in meeting duly assembled at Newberry, South Carolina.

**NEWBERRY COUNTY COUNCIL**

**(SEAL)**

By: \_\_\_\_\_  
**Robert N. Shealy, Chairman**

**Attest:**

\_\_\_\_\_  
**Andrew Wigger, Clerk to Council**

**Reviewed and approved as to form:**

\_\_\_\_\_  
**Joanie Winters, County Attorney**

**FIRST READING:     April 15, 2026**  
**SECOND READING:**  
**PUBLIC HEARING:**  
**THIRD READING:**

**NEWBERRY COUNTY FY ~~2025-2026~~ 2026-2027**  
**UNIFORM FEE SCHEDULE**  
**(Fees and Charges by County Department)**

**\*Basic cost for copies Countywide \$.35 per page.**

**ANIMAL CONTROL**

<b>Adoptions:</b>	Cats & Kittens	\$	75.00	
	Dogs & Puppies	\$	100.00	
<b>Redemptions:</b>		\$	25.00	for first day per animal
		\$	10.00	each additional day per animal
<b>Microchip Fee:</b>		\$	20.00	
<b>DHEC Quarantine Fee:</b>		\$	100.00	for 10 days
<b>Low-Cost Pet Sterilization:</b>		\$	30.00	

**BUILDING AND ZONING DEPARTMENT**

**Building Fees:**

\$1,000 or less	\$	50.00	
\$1,001 to \$5,000	\$	50.00	for the first \$1,000, plus
	\$	10.00	for each additional \$1,000 or fraction thereof
\$5,001 to \$50,000	\$	50.00	for the first \$5,000, plus
	\$	10.00	for each additional \$1,000 or fraction thereof
\$50,001 to \$100,000	\$	270.00	for the first \$50,000, plus
	\$	5.00	for each additional \$1,000 or fraction thereof
\$100,001 to \$500,000	\$	470.00	for the first \$100,000, plus
	\$	5.00	for each additional \$1,000 or Fraction thereof
\$500,001 and up	\$	1,670.00	for the first \$500,000, plus
	\$	5.00	for each additional \$1,000 or fraction thereof

Building permit fees are based on building valuation data as published by the ICC (International Code Council) and will be calculated by staff at the time of permit issuance.

Re-inspection Fee	\$	75.00	for first re-inspection; doubles each inspection thereafter
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Plan Review Fee		$\frac{1}{4}$	the cost of permit fee for Residential / $\frac{1}{2}$ for Commercial
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**Manufactured Home Fees:**

Single-Wide Manufactured Home:	\$	100.00	
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Double-Wide Manufactured Home:	\$	200.00	
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Manufactured Home Moving Fee:	\$	100.00	
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Manufactured Home Decal:	\$	5.00	
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**Flood Management Fees:**

Flood Permit Fee	\$	75.00	
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**Planning And Zoning Fees:**

New Sign	\$	200.00	
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Re-facing Fee	\$	75.00	
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Tower Permit Fee	\$	500.00	
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Co-Location Tower Permit Fee	\$	200.00	
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Zoning Permit Fee	\$	75.00	
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Demo Fee	\$	50.00	
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Re-inspection Fee	\$	75.00	
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Zoning Map Amendment /	\$	200.00	for 1 <sup>st</sup> acre
Rezoning Request	\$	200.00	for 2 <sup>nd</sup> acre
	\$	25.00	per acre thereafter

Manufactured Home Park/ Application Fee	\$	200.00	plus \$20 per lot
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Variance Request	\$	150.00	
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Notice of Appeal	\$	200.00	
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Special Exception Request	\$	200.00	
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**Land Development (Subdivision) Fees:**

Application Fee	\$	100.00	plus \$20.00 per lot or dwelling unit up to 4
Traditional Subdivision	\$	5.00	per lot above 4 lots
Residential Group Developments:	\$	300.00	plus \$20.00 per lot for more than 4 units or lots

Traditional Subdivision and Residential Group Developments:

1-5 Lots/Units	\$	100.00	application fee plus \$20 per lot/unit
More than 5 Lots/Units	\$	300.00	application fee plus \$20 per lot/unit
Plat Revisions	\$	25.00	
Commercial or Industrial Group Developments:	\$	500.00	application fees plus \$0.01 per sq. ft of building space
Gross Square footage:			
1-5 buildings	\$	25.00	per building
Above 5 buildings	\$	125.00	plus \$10.00 per building above 5

(Fees set by ordinances. Subject to change with amendments to ordinances.)

**Stormwater Management:**

Level I Permit	\$	120.00	per acre of disturbed land
Level II Permit	\$	150.00	per acre of disturbed land
Level III Permit	\$	200.00	per acre of disturbed land
Plan Review Fee			half cost of Level I -III Permit
Concentrated Animal Feeding Operation (CAFO) Permit Fee	\$	200.00	per acre of disturbed land to maximum of \$3,000.00 per permit

**CLERK OF COURT**

Circuit Court filing fees are set by statute.

Family Court filing fees are set by statute.

Real Estate document filing fees are set by statute.

Circuit and Family Court fines imposed by Judges.

Family Court cost for child support are set by statute.

**Copies:** \$ .35 per page \*

**License Online Search:** \$ 5.00 a day  
\$ 30.00 a month

### **DELINQUENT TAX COLLECTOR**

Fees set by statute.

### **DETENTION CENTER**

Medical Co-Pay for inmates,  
except for indigents \$ 5.00

### **SHERIFF**

Incident Report \$ 5.00  
Except for victims,  
who are entitled to a free report

Sex Offender Registration \$ 150.00  
(\$75.00 to SLED and \$75.00 to County)  
with no charge for indigent

Criminal Record Check \$ 15.00

Fingerprints \$ 5.00  
(except for arrestees and  
teachers, who are free)

Service of Summons and Complaints \$ 15.00

Service of Subpoenas \$ 10.00

Service of Judgment \$ 25.00

Service of Executions \$ 25.00

### **PROBATE JUDGE**

Copies \$ .35 per page \*

Other fees charged according to state statute.

## **PUBLIC WORKS**

Driveways

Newberry County will install one driveway per lot on County maintained roads free of charge with the following limitations: 24-foot width.

Apron installed to match roadway (crusher run or asphalt), only to limit of the Right of Way.

MSW and C&D Trash  
Mega users

\$ ~~70.00~~ **73.00** per ton at Transfer Station  
\$ ~~72.00~~ **75.00** per ton after the first 1000 tons  
in any one year period

\$ ~~11.00~~ **12.00** Fuel Surcharge will be added to  
to MSW, C&D Trash and Mega  
Users

Tires

\$ 150.00 per ton (~~county residents may  
dispose of 4 tires per month at no charge~~)

Yard Debris

No charge for residential dumping of the  
individual's personal yard debris at the Transfer  
Station

\$ 40.00 per ton for commercial dumping of  
yard debris

## **TAX ASSESSOR**

Copies

\$ .35

B/W 8 1/2 X11 Property Cards

\$ .35

Color Property  
cards/Information sheet 8 1/2 X 11

\$ 5.00

Color Maps 8 1/2 X 11

\$ 10.00

Tax Map Index Maps 24X24 Color

\$ 12.00

Tax Map without Aerial 24X34 Color

\$ 15.00

Tax Map with Aerial 24X34 Color

\$ 25.00

Custom Maps	\$	50.00
Digital Data		
Digital Orthos whole county	\$	1,500.00
Digital Layers parcel w #s only	\$	500.00
Digital parcel layer w owner attributes	\$	750.00
Zoning	\$	200.00
Digital other layers each	\$	110.00
Tiles sold at various prices each	\$	25.00-110.00
Tapes/disc must be supplied by customer		

**TREASURER**

Fees set by statute.

Decals – Vehicles	\$	1.00
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**CORONER**

Cremation Permits	\$	25.00
Reports – Insurance Companies	\$	60.00
Records Invoice	\$	25.00

## **BUDGET ORDINANCE PROVISOS**

### **FOR FISCAL YEAR 2026-2027**

#### **RESCUE SERVICES**

**PROVIDED** that seven (7) rescue squads shall be operated throughout the County and shall provide rescue services to all citizens in the County, under the supervision of the Board of Rescue Squads. These rescue squads may operate ambulances.

**PROVIDED FURTHER** that each rescue squad shall submit to the Emergency Services Coordinator on July 1 and January 1 of each fiscal year a complete list of its equipment, together with a statement of the values and condition of such equipment. All vehicles, regardless of value, must be listed, and the licensing and insurance status of each must be reported. If this list is not furnished on those dates, funds shall be withheld until this information is provided.

**PROVIDED FURTHER** that each rescue squad shall report to the Emergency Services Coordinator call data, as to their numbers of call responses, response times, transports made, dates and times of each service provided, and any other criteria necessary for Newberry County to evaluate the provision of rescue services.

**PROVIDED FURTHER** that each rescue squad shall submit to the Emergency Services Coordinator a roster of all members and the level of training attained by such members. This shall be provided on July 1 of each fiscal year and again on January 1 of each fiscal year, and any changes or updates throughout the year shall be reported in a timely manner.

**PROVIDED FURTHER** that the Emergency Services Coordinator shall submit annually to the County Administrator a budget request containing proposed rescue squad-related needs for vehicles, equipment, supplies, grant match funding, and construction.

**PROVIDED FURTHER** that the division of current-year appropriations for capital purchases among rescue squads will be recommended to County Council by the Board of Rescue Squads; Council will consider the Board's recommendations in making the final determination.

#### **FIRE PROTECTION SERVICES**

**PROVIDED** that eleven (11) rural fire departments shall be operated throughout the County under the supervision of the Board of Rural Fire Control and shall provide fire protection services to all citizens of Newberry County utilizing eleven (11) primary locations and any respective sub-stations that may have been established.

**PROVIDED FURTHER** that each volunteer fire department shall submit to the Emergency Services Coordinator on July 1 and January 1 of each fiscal year a list of all of its equipment, together with a statement of the values and condition of such equipment. All vehicles, regardless of value, must be listed, and the licensing and insurance status of each must be reported. If this list is not furnished on those dates, funds shall be withheld until this information is received.

**PROVIDED FURTHER** that the County of Newberry will share tax funds collected on a countywide basis with municipal fire departments, pursuant to Section 4-9-30 (5), SC Code of Laws 1976, as amended. The amounts distributed to the municipalities are based on the percentage of taxable basis in the County for the most current tax year, with appropriated proportions and amounts being calculated as follows for ~~(FY24-25)~~ **FY25-26** City of Newberry, ~~17.33% (\$111,254.27)~~ **16.80% (\$156,093.67)** ; Town of Prosperity, ~~1.83% (\$11,901.92)~~ **1.20% (\$11,149.55)**; Town of Whitmire, ~~1.27% \$7,446.65~~ **\$15,795.19**. This funding will be allocated to the municipalities quarterly, based upon the receipt of tax revenues.

**PROVIDED FURTHER** that each volunteer fire department shall submit to the Emergency Services Coordinator on July 1 and January 1 of each fiscal year a complete list of its equipment, together with a statement of the values and condition of such equipment. All vehicles, regardless of value, must be listed, and the licensing and insurance status of each must be reported. If this list is not furnished on those dates, funds shall be withheld until this information is provided.

**PROVIDED FURTHER** that each volunteer fire department shall submit to the Emergency Services Coordinator a roster of all members and the level of training attained by such members. This shall be provided on July 1 of each fiscal year and again on January 1 of each fiscal year, and any changes through the year shall be reported in a timely manner.

**PROVIDED FURTHER**, that each volunteer fire department shall report to the Emergency Services Coordinator call data as to their numbers of call responses, response times, dates and times of each service provided, and any other criteria necessary for Newberry County to evaluate the services provided to its citizens by the various departments.

#### **EMERGENCY SERVICES – GENERAL**

**PROVIDED** that the Emergency Services Coordinator shall be responsible for coordinating purchases of rescue squad and fire department related vehicles and equipment through the County's central purchasing system, whenever such purchases involve the use of County funding. By a recorded vote, duly assembled, County Council may waive this requirement.

**PROVIDED FURTHER** that all fire and rescue departments must provide the Newberry County Finance Director with required financial reporting information by January 15 and July 15 of each year. Such information will include **monthly** statements for all bank and other financial accounts, including those for checking, savings, cash, investment, and certificates of deposit **and credit card accounts**. Each department must also provide reports detailing cash and checks on hand, expenditure receipts, deposit receipts, receipts issued for donations, and all records related to the receipt and expenditure of grant funding/governmental appropriations.

**PROVIDED FURTHER** that the Emergency Services Coordinator will coordinate maintenance for all fire and rescue equipment and ~~help~~ verify that all vehicles have proper insurance.

**PROVIDED FURTHER** that when a new fire, rescue or EMS vehicle is purchased, the squad or department receiving the new vehicle must remove from service a vehicle of similar kind, unless otherwise authorized by the County Administrator, upon recommendation by Council's Public Safety and Courts Committee.

**PROVIDED FURTHER** that the Emergency Services Coordinator will ensure adherence by all fire and rescue departments to training requirements, as well as those requirements pertaining to occupational health and safety.

**APPROPRIATIONS TO COUNTY AND NON-COUNTY  
COMMISSIONS, BOARDS AND AGENCIES**

**PROVIDED** that all agencies, commissions, and boards, whether directly appointed by County Council or not, which receive funds from Newberry County and/or in-kind benefits from the use/operation of County-owned property, shall submit a brief quarterly report demonstrating the entity's benefit to Newberry County. The County may require the use of designated forms for these reports, and for agency funding requests. Such entities must submit an audit report or certified financial statement to the County Administrator's office within six months following the end of the fiscal year. Where entities cannot provide an audit report or certified financial statement, their appropriations may be withheld, or paid directly to vendors selected through the County's central purchasing system.

**PROVIDED** that the Soil and Water Conservation District must give an update to the Finance Committee.

**ACCOMMODATIONS TAX**

**PROVIDED** that accommodations tax revenue shall be allocated as follows: the first \$25,000 shall be deposited into the General Fund and appropriated to the Newberry Opera House; five (5) percent of the balance shall also be deposited into the General Fund; thirty (30) percent of the remaining balance shall be allocated for Tourism Promotion; sixty-five (65) percent of the remaining balance shall be allocated for Tourism Related expenditures.

**PROVIDED FURTHER** that all these funds shall be kept in a separate fund account.

**E911**

**PROVIDED** that funds in this account shall be accounted for separately from any other fund and, as required by State statute, shall not be a part of the General Fund of the County. Unexpended funds are carried forward in a Reserve Fund to be used for E911 purposes as required by law.

**DEBT SERVICE**

**PROVIDED** that these funds shall be allocated to pay for the general debt service of the County's bonded indebtedness and other legal debts by the County Treasurer as certified by the County Auditor.

**JAIL USER FEE**

**PROVIDED** that this fee is generated from use of the inmate commissary and from a fee assessed to any person being booked into the Newberry County Detention Center.

**PROVIDED FURTHER** that these funds may be disbursed for special inmate needs, pursuant to state law and the County Ordinance imposing the Detention Center ~~user~~ Jail User Fee.

## NON-DEPARTMENTAL

**PROVIDED** that the County Administrator may approve the use of funding appropriated for non-departmental purposes to meet capital, maintenance, or personnel needs.

### GENERAL

**PROVIDED** that the County shall develop a mission-driven budget and implementation of same that would seek to provide services that are customer-driven, constantly looking for ways to cut cost and increase the quality of services.

**PROVIDED FURTHER** that monies are appropriated to departments by codes. A department head is hereby authorized to request a transfer of funds between objects of expenditures within their department, on a per-occurrence basis.

**PROVIDED FURTHER** that transfers pertaining to specific wages and salaries are permitted in accordance with the County's Classification and Compensation Plan.

**PROVIDED FURTHER** that incentive pay for performance/merit and/or job descriptions amended to include additional duties and responsibilities will be distributed as directed by County Council and within the guidelines of the County's Classification and Compensation Plan.

**PROVIDED FURTHER** that all line-item transfers within the ~~FY 25-26~~ **FY 26-27** Operating and other budgets must be approved by the County Administrator or his designee.

~~**PROVIDED FURTHER** that, as information for Council's second monthly meeting each month, the Finance Director will provide a complete listing of all line-item transfers that have occurred in the preceding thirty (30) days.~~

**PROVIDED FURTHER** that actual miles traveled and submitted by County employees on the appropriate travel voucher shall be reimbursed at the same rate established by the Internal Revenue Service for federal employees.

**PROVIDED FURTHER** that, unless otherwise approved by Council, the per diem allowance for meals for County personnel traveling on official County business shall be fixed at the following rates, which are based on the Meals & Incidentals (M&IE) rates of the U.S. General Services Administration in effect on July 1, 2024, averaged for destinations of travel within South Carolina and rounded up to the nearest dollar:

Breakfast	Lunch	Dinner	Incidental Expenses	M&EI Total	First & Last Day of Travel
<del>\$16</del> \$20	<del>\$17</del> \$22	<del>\$31</del> \$34	\$5	\$69	\$52

Personnel staying for a period of 24 hours or more shall be paid on the per diem rate less any meals that may be provided as a part of the conference/meeting. Meeting/Conference agenda must be attached to reimbursement request. **Detailed** receipts for meals ~~must be provided~~. **On first day before the conference of travel dinner is allowed/last day lunch is allowed.** Reference Newberry County Employee Handbook, "Travel and Subsistence Allowance."

**PROVIDED FURTHER** that allowable lodging costs for required overnight travel shall be determined by Council or by the County Administrator from time to time.

**PROVIDED FURTHER** that without the approval of the Administrator, no employee may draw advanced funds before travel, and any funds advanced must be strictly accounted for at the conclusion of the trip.

**PROVIDED FURTHER** that employees assigned cell phones and/or smart phones by Newberry County must reimburse the County for any charges above those included in monthly voice and data plans regarding personal usage.

**PROVIDED FURTHER** that all service charges, fees, fines, and other monies received by the County departments shall be deposited with the County Treasurer's Office on a daily basis.

**PROVIDED FURTHER** that the County Administrator is authorized to establish fees for the various departments and agencies for miscellaneous services and items such as copies, maps, books, etc. produced in response to requests under the Freedom of Information Act.

**PROVIDED FURTHER** that if the County is a partner in any contract requiring copies to be made for the completion of the contract there shall be no charge(s) levied from the department or elected official's office (in which the copies are made).

**PROVIDED FURTHER** that all boards and commissions shall submit to the County Administrator's Office annually reports indicating attendance by their respective memberships.

**PROVIDED FURTHER** that any agency funded in whole or in part by the County must submit a copy of that agency's annual audit to the Finance Director. All agencies funded by the County in amounts over \$10,000 must provide the County with an audit report performed by an independent external auditor. In the event, that an agency so funded does not have an external audit report, this requirement may be

waived upon a letter of request to the County Council explaining the situation and detailing the cost of said audit in the relationship to the amount of County funds received.

**PROVIDED FURTHER** that Funds appropriated in any fiscal year but not requested or encumbered prior to the end of that fiscal year shall become part of the County's fund balances. Revenues received but not appropriated and expended will likewise become part of the County's fund balances.

**PROVIDED FURTHER** any unexpended special source revenue funds which are required by state or federal statute to be carried forward from fiscal year to fiscal year shall be considered as being carried forward, and the Finance Director and the County Treasurer are directed to make the necessary budget adjustments to reflect these matters.

~~Explanation:~~

**PROVIDE FURTHER** During the budget consideration process, capital projects are typically moving toward completion. However, this progress might not reflect progress estimates made early in the budget cycle. Prior to publication of the final budget, staff would assign more accurate revenue and expenditure numbers among the two budget years (~~FY 2023-2024~~ **FY 2024 - 2024** and ~~FY 2024-2025~~ **FY 2025-2026**) based on the most up-to-date invoice payments and outstanding contract amounts. This process would not change project budgets or ~~FY 25-26~~ **25-26** property tax revenue needs.

**RESOLUTION 02-2026**

**SPECIFYING ADDITIONAL EQUIPMENT TO BE FINANCED  
PURSUANT TO A LEASE AGREEMENT BETWEEN NEWBERRY  
COUNTY AND SOUTH STATE BANK, N.A. AND  
SUPPLEMENTING NEWBERRY COUNTY ORDINANCE NO. 09-  
02-2025.**

WHEREAS, pursuant to Newberry County Ordinance No. 09-02-2025 (the “Ordinance”), enacted by the Newberry County Council (the “Council”) on October 1, 2025, Newberry County, South Carolina (the “County”) entered into a Lease Agreement with South State Bank, N.A. on April 10, 2026 (the “Agreement”), for the acquisition of certain personal property specified in the Ordinance and in the Lease Agreement (the “Equipment”); and

WHEREAS, after paying all costs of the Equipment and costs of issuance of the Agreement, there will remain available to the County under the Lease Agreement approximately \$60,355; and

WHEREAS, finding a need exists therefor, the County has requested a quote from Motorola Solutions, the vendor of the 800 MHz radio systems used in County emergency preparedness and response operations, for the provision of 12 additional 800 MHz radio systems; and

WHEREAS, Motorola Solutions have provided a quote for 12 800 MHz radio systems at a total price of \$59,746.27; and

WHEREAS, Section 2.01 of the Ordinance provides that “(s)ould the proceeds of the Agreement allow, additional equipment may be acquired therewith as approved by resolution of Council supplemental hereto”; and

WHEREAS, the County has inquired of and confirmed with South State Bank, N.A. (the “Bank”) that the latter is amenable to amending the list of Equipment set forth in the Lease Agreement to include 12 800 MHz radio systems; and

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. In accordance with Section 2.01 of the Ordinance, Council authorizes the supplementation of the Equipment list therein and in the Agreement to include 12 800 MHz radio systems.

Section 3. The County Administrator and staff are authorized to undertake all such actions and execute and deliver all such actions reasonably necessary to accomplish the purposes of this Resolution.

DONE IN MEETING DULY ASSEMBLED THIS \_\_\_ DAY OF \_\_\_\_\_, 2026.

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 \_\_\_\_\_, 2026, 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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
Clerk to the County Council of  
Newberry County, South Carolina