



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

1. Call to order: Robert Shealy, Chairman.
2. Invocation and Pledge of Allegiance: Leon Fulmer, Council Member.
3. Adoption of Minutes:
  - a. Newberry County Council Work Session Minutes – April 15, 2026.
  - b. Newberry County Council Minutes – April 15, 2026.
4. Approval of Agenda.
5. Proclamations/Resolutions:
  - a. Proclamation recognizing National Small Business Week in Newberry County.
  - b. Resolution 03-2026. Recognizing Newberry County Sheriff's Office law enforcement officers, telecommunicators, correctional officers and employees.
6. Administrator's Report
7. Chairman's Comments.
8. Public Hearings:
  - a. Ordinance 04-01-2026, Providing Appropriations for the Fiscal Year 26/27 Budget.
9. Public Comments Regarding Items on the Agenda (three minutes).
10. Old Business:
  - a. Third 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.
  - b. Third Reading – Ordinance 03-03-2026. A text amendment section 151.04 to the Zoning Ordinance (Chapter 153) establishing a penalty to building permit fees.
  - c. Third 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).

- d. Third 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).
- e. Second Reading – Ordinance 04-01-2026, Providing Appropriations for the Fiscal Year 26/27 Budget.

11. New Business:

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

13. Appointments:

14. Adjournment.

Future Meetings:

- a. Newberry County Council Work Session – May 20 at 5 p.m.
- b. Newberry County Council – May 20 at 6 p.m.
- c. Newberry County Council Work Session – June 3 at 5 p.m.
- d. Newberry County Council – June 3 at 6 p.m.

**NEWBERRY COUNTY COUNCIL WORK SESSION  
MINUTES  
April 15, 2026**

Newberry County Council met on Wednesday, April 15, 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:** Karl Sease, Vice-Chairman  
Leon Fulmer, Council Member  
Todd Johnson, Council Member (virtual)  
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  
Jessie Long, Economic Development Coordinator  
Tommy Long, Emergency Services Director  
Eric Nieto, IT Director  
Andrew Wigger, Clerk to Council/PIO

**ABSENT:** Robert Shealy, Chairman

1. Call to order: Karl Sease, Vice-Chairman.
  - Mr. Sease called the meeting to order at 5:00 p.m.
  
2. Discussion of the purchase of 800 MHz radios with remaining 2025-26 Lease Purchase Funds.

- Mr. Luckadoo said Newberry County had lease purchase, for \$2.1 million, that bought the fire truck and two ambulances, there was \$60,000 remaining after said purchases. After speaking to the bond attorney, the county decided to utilize that money toward other needs, in order to do that, the county has to pass a Resolution because they are adding new equipment that was not in the original ordinance.
- Staff went back through the budget, specifically emergency services, to see what was cut out of the budget. Mr. Long requested new 800 MHz radios that were not funded, the county received a quote for 12 new radios at just a little over \$59,000 and it is staff's recommendation to pass the Resolution to purchase those radios.

### 3. Discussion of the proposed 2026-27 Newberry County Budget.

- Mr. Luckadoo said following the Budget Work Sessions, some questions were raised regarding increases in fees for physicals. At that time, it was a total of \$125,000 -- for clarification it was a total increase of \$160,000 in the upcoming budget when you combine fire and rescue.
- Staff discussed the increase, right now OSHA does not mandate that physicals have to be done, but it is anticipated down the road physicals will be mandated. Mr. Long went to Newberry Health to work with them to see if there is another tier of physicals that can be done that is not as extensive.
- With that, staff still wanted to increase that budgeted amount, so they are prepared when the mandate comes, but they took out \$100,000 and put it toward other budgetary uses.
- Those funds were reallocated as follows: \$30,000 will go to give a raise to the recycling attendants from the Council on Aging, \$27,670 will go to make a part-time position full time, \$42,933 would go to go capital for fire control for more air packs.

4. Executive Session:

- i. Receipt of Legal Advice and Discussion related to Mediation for Economic Development Projects in M CCP. Rick Farmer, Economic Development Director.
- ii. 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. Reeder made a motion to go into Executive Session; Mr. Scurry provided the second and the motion carried 6-0.
- Newberry County Council went into Executive Session at 5:07 p.m.
- Mr. Johnson left the meeting during Executive Session.
- Mr. Reeder made a motion to come out of Executive Session; Mr. Fulmer provided the second and the motion carried 5-0.
- Newberry County Council came out of Executive Session at 5:42 p.m.

5. Adjournment.

- Mr. Reeder made a motion to adjourn; Mr. Smith provided the second and the motion carried 5-0.
- The Newberry County Council Work Session adjourned at 5:43 p.m.

**NEWBERRY COUNTY COUNCIL**

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**Karl Sease, Vice-Chairman**

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**Andrew Wigger, Clerk to Council**

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

**NEWBERRY COUNTY COUNCIL  
MINUTES  
April 15, 2026**

Newberry County Council met on Wednesday, April 15, 2026, at 6:00 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a regular scheduled meeting.

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

**PRESENT:** Karl Sease, Vice-Chairman  
Leon Fulmer Jr., 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  
Rick Farmer, Economic Development Director  
Beth Folk, Clerk to Court  
Sheriff Lee Foster, NCSO  
Jessie Long, Economic Development Coordinator  
Eric Nieto, IT Director  
Josh Rowe, Public Works Director  
Katie Werts, Director of Planning and Development  
Andrew Wigger, Clerk to Council/PIO

**ABSENT:** Robert Shealy, Chairman  
Todd Johnson, Council Member

1. Call to order: Karl Sease, Vice-Chairman.
  - Mr. Sease called the meeting to order at 6:00 p.m.
2. Invocation and Pledge of Allegiance: Stuart Smith, Council Member.

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

### 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.
- Mr. Reeder made a motion to accept the minutes as presented; Mr. Smith provided the second and the motion carried 5-0.

### 4. Approval of Agenda.

- Mr. Fulmer made a motion to accept the agenda as presented; Mr. Scurry provided the second and the motion carried 5-0.

### 5. Special Recognition: Pomaria Fire Station 4 and Pomaria Rescue Station 13.

- Chief Barry Richardson recognized the stations listed above for their accomplishments, history and other accolades, as well as highlighting the work they do throughout the year.

### 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).
- Mr. Luckadoo, with the help of Mr. Rowe and Sheriff Foster, 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 recognized artwork in the Newberry County Courthouse Annex that was done by the students of Boundary Street Elementary School. Newberry County Public Works and Recycling recently participated in their Equipment and Career Day where they passed out the coloring pages for display.
- The Mason's Way Road project is substantially completed, and the final inspection is set to occur following this meeting.
- A pre-bid meeting was held for the Public Safety Complex (CPST) project with over 20 potential bidders; bids are due on May 13.
- Little Mountain Reunion Park and the Whitmire Gym CPST projects are projected to be completed in April, and the Pomaria Community Center CPST project is now complete. The Newberry Museum project is well underway with new tiles being installed.

#### 7. Chairman's Comments.

- Mr. Sease thanked everyone for coming out and thanked the volunteers that were recognized, and those employees recognized.

#### 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.
  - Mr. Gary Ginn presented a mediation agreement he has with the Zoning Board and county attorney, which he said they have breached.
    - Ms. Winters interjected and informed council that mediation in South Carolina is confidential, and everyone at the mediation agreed to the confidentiality of the proceedings, and she made mention the document itself on the last page states the parties understand the mediation is not concluded, but rather recessed. She added that this matter is under litigation and has not been adjudicated. She stated that she feels the conversation being held right now is inappropriate and slightly unethical.
    - Mr. Sease advised Mr. Ginn to continue but to address the issues with the ordinance.

- Mr. Ginn said his mediation addresses everything in the change, and in fact this change did not come before Newberry County Council until after the February 3 BZA meeting. He said he does not know how he can speak to them on this, except to include the mediation that county attorney will not call his attorney back.
    - Ms. Winters interjected and said Mr. Ginn has signed up to discuss what he is to discuss, but he is not going to demean employees, including herself, and that is inappropriate.
    - Mr. Sease informed Mr. Ginn he cannot discuss the county employees just his own property.
  - Mr. Ginn said the zoning change they are initiating discusses the setback for 50 feet from the 360 contour which a fence was put down the property line, and that fence violated the now ordinance. Now this council is getting ready to change the ordinance, but this ordinance change was initiated after the fact he protested it at BZA, and they would not take it up. He said the law states the fence had to be 50 feet from the 360 contour of Lake Murray. He said a fence is a structure in every state in the Union, and in every county surrounding Lake Murray. He said it is his belief that this ordinance is changing because he protested it.
- b. Ordinance 03-01-2026, allowing Newberry County to enter into an option and purchase agreement with Project Altair for Economic Development Purposes.
- Prior to the Public Hearing, Mr. Sease read a statement that said if this Ordinance passes, it will allow Newberry County to option the remaining acres in Mid-Carolina Commerce Park II to a developer who has the intentions to lease the facility to a data center tenant. If the plans are successful, the project would buy the remaining acres and construct several buildings, which would constitute a small to medium data center. Santee Cooper is currently performing a study to make sure the electrical grid in that area can support a facility. Newberry County Council is only exploring this opportunity and if the Ordinance passes, it does not necessarily mean the data center would be constructed. What is happening today is creating ground conditions for a due diligence process to occur. If these plans do not come to fruition the land will revert back to Newberry County for future economic development.

- No members of the public spoke.
- 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.
- No members of the public spoke.
- d. Ordinance 03-03-2026. A text amendment section 151.04 to the Zoning Ordinance (Chapter 153) establishing a penalty to building permit fees.
- No members of the public spoke,
- 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).
- No members of the public spoke.
- 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).

- No members of the public spoke.

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

- Mr. Gary Ginn started out by saying that this mediation agreement has been filed in State Court and is therefore public knowledge and is also under FOIA. He said it was given to the BZA and is written on their website for their agenda and minutes and therefore he would like to speak on it.
  - Ms. Winters renewed her objections; Mr. Ginn said Council was persecuting his civil rights to speak.
  - Ms. Winters said in the interest of moving the meeting along, she asked her objection to be noted and let Mr. Ginn speak for three minutes, but she objects.

- Mr. Ginn said on this new ordinance he protests that they are putting this ordinance about when he has an ongoing discussion on why the BZA would not hear and would not recognize this. He said it is an ordinance and it states you cannot build a structure, principal or otherwise, within 50 feet of the 360 contour. He said this zoning ordinance was put by the zoning administrator and BZA to basically try and forfeit the mediation agreement that he has. He said it looks like he'll have to go to court over this, and if Council changes the zoning that it will look like they changed it to counteract his motions, and it will not look good for Council. He said this fence impedes his view from his house, he said if this ordinance passes, he doesn't think Council would want someone to put a fence down their properties.

#### 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.
  - Mr. Fulmer made a motion to accept third reading; Mr. Scurry provided the second and the motion carried 5-0.
- 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.
  - Mr. Reeder made a motion to accept second reading; Mr. Scurry provided the second and the motion carried 5-0.
- 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.
  - Mr. Smith made a motion to accept second reading; Mr. Fulmer provided the second and the motion carried 5-0.

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).

- Mr. Reeder made a motion to accept second reading; Mr. Scurry provided the second and the motion carried 5-0.

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).

- Mr. Reeder made a motion to accept second reading; Mr. Smith provided the second and the motion carried 5-0.

#### 11. New Business:

a. Proclamation recognizing Soil and Water Stewardship Week in Newberry County.

- A copy of the Proclamation was presented to Ms. Toni Warran of the Newberry Soil and Water Conservation District. Ms. Warren stated, “soil is where it all starts.”

b. First Reading – Ordinance 04-01-2026, Providing Appropriations for the Fiscal Year 26/27 Budget.

- Mr. Luckadoo said there were some changes, as discussed in the 5:00 p.m. Work Session, but the total amount did not change.
- Mr. Reeder made a motion to accept first reading; Mr. Scurry provided the second and the motion carried 5-0.

c. Resolution 02-2026 – Approval to Purchase 800 MHz Radios and Equipment with Remaining Funds from 2025/2026 Lease Purchase.

- Mr. Luckadoo said following the purchase of the fire truck and the two ambulances on the \$2.1 million lease purchase, there were funds left over of a bit over \$60,000 and after speaking to bond council, they

asked if they could utilize those funds on another need, in this case 12 800 MHz radios.

- Mr. Reeder made a motion to accept the Resolution; Mr. Scurry provided the second.
- Mr. Sease thanked Mr. Luckadoo for looking into this in order to fund those radios for the rescue squads. Mr. Luckadoo thanked staff for working on this.
- The motion carried 5-0.

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

- No action was taken.

#### 13. Appointments:

##### a. Building, Fire, Nuisance Board – District 2.

- Mr. Fulmer nominated Mr. Andrew Moore, and Mr. Reeder made a motion to accept; Mr. Smith provided the second and the motion carried 5-0.

##### b. Board of Zoning Appeals – District 6.

- Mr. Scurry nominated Chauncey Hardrick, and Mr. Fulmer made a motion to accept; Mr. Smith provided the second and the motion carried 5-0.

#### 14. Adjournment.

- Mr. Reeder made a motion to adjourn; Mr. Scurry provided the second and the motion carried 5-0.
- Newberry County Council adjourned at 6:54 p.m.

**NEWBERRY COUNTY COUNCIL**

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**Karl Sease, Vice-Chairman**

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**Andrew Wigger, Clerk to Council**

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

DRAFT

STATE OF SOUTH CAROLINA        )  
COUNTY OF NEWBERRY            )

**PROCLAMATION  
NATIONAL SMALL  
BUSINESS WEEK**

**WHEREAS**, small businesses are the backbone of the American economy and play a vital role in the economic vitality of Newberry County; and

**WHEREAS**, small businesses generate employment opportunities, foster entrepreneurship and innovation, and contribute significantly to local tax bases and community development; and

**WHEREAS**, the diverse array of small businesses in Newberry County, ranging from family-owned enterprises and farms to service providers and emerging entrepreneurs, enhances the quality of life for residents and strengthens the County’s sense of place; and

**WHEREAS**, beyond their economic impact, small businesses in Newberry County play a critical role in supporting and enriching the community through sponsorships of youth and adult recreation teams, school programs, civic events, charitable initiatives, and other activities that promote community well-being and connection; and

**WHEREAS**, the dedication, determination, and resilience demonstrated by small business owners, particularly during times of economic challenge and change, reflect a deep commitment not only to their customers, but also to the communities they serve; and

**WHEREAS**, National Small Business Week, recognized annually across the United States, provides an opportunity to acknowledge the contributions of small businesses and to encourage continued support for policies and programs that promote their growth, sustainability, and success;

**NOW, THEREFORE**, be it proclaimed that the Newberry County Council hereby declares May 3-9, 2026, as National Small Business Week in Newberry County, and encourages all citizens to recognize and support the contributions of small businesses to our local economy and community.

**PROCLAIMED AND APPROVED** this 6<sup>th</sup> day of May 2026.

**NEWBERRY COUNTY COUNCIL**

**SEAL**

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

**ATTEST:**

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



May 15, 2026, as Peace Officers Memorial Day; and encourages all citizens to acknowledge and express their gratitude for the vital role these individuals play in maintaining the safety and well-being of our community.

**ADOPTED** by the Newberry County Council in a meeting duly assembled on the 6<sup>th</sup> Day of May 2026, at which a quorum was present and voting.

**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  
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

STATE OF SOUTH CAROLINA )  
 )  
COUNTY OF NEWBERRY )

ORDINANCE NO. 03-03-2026

**AN ORDINANCE AMENDING THE TEXT OF THE OFFICIAL CODE OF  
ORDINANCES OF NEWBERRY COUNTY, SOUTH CAROLINA, AS CODIFIED IN  
CHAPTER 151 OF THE CODE OF ORDINANCES OF NEWBERRY COUNTY, SOUTH  
CAROLINA BY AMENDING SECTION 151.04, FEES**

**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 Code of Ordinances 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 151, Building Regulations, Section 151.04, Fees is amended as follows:

**§ 151.04 FEES.**

- (B) Any work requiring a permit that is started or continued prior to obtaining the required permit shall be subject to a penalty. The total permit fee shall be doubled, consisting of the standard permit fee plus an additional penalty equal to one hundred percent (100%) of the usual permit fee.

**SECTION 2.** 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 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



# 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.



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