



**NEWBERRY COUNTY COUNCIL
COUNTY COUNCIL AGENDA
Newberry Courthouse Annex
1309 College Street, Newberry, SC 29108
May 20, 2026
6:00 P.M.**

1. Call to order: Robert Shealy, Chairman.
2. Invocation and Pledge of Allegiance: Todd Johnson, Council Member.
3. Adoption of Minutes:
 - a. Newberry County Council Work Session Minutes – May 6, 2026.
 - b. Newberry County Council Minutes – May 6, 2026.
4. Approval of Agenda.
5. Special Appearance:
 - a. Newberry Soil and Water Conservation District - Ben Setzler and Daniel Nicholson.
6. Administrator's Report:
 - a. Employee Recognitions: Katie Werts (5 years, Building and Zoning), Jessica Osborne (5 years, NCSO), Edward Knowles (5 years, NCSO), Michael Stribble (25 years, NCSO), Shannon Murphy (30 years, Auditor's Office).
 - b. Project Updates.
7. Chairman's Comments.
8. Public Comments Regarding Items on the Agenda (three minutes).
9. Old Business:
 - a. Third Reading – Ordinance 04-01-2026, Providing Appropriations for the Fiscal Year 26/27 Budget.
10. New Business:
 - a. First Reading – Ordinance 05-01-2026. Rezoning property at 7372 US Hwy 76, Prosperity, consisting of two acres from IND-Industrial to GC-General Commercial. (TMS No. 577-18).

- b. First Reading – Ordinance 05-02-2026. Rezoning property at the corner of Wise Street and Wilson Road, consisting of one acre from GC-General Commercial to R2-Rural. (TMS No. 399-56).
- c. First Reading – Ordinance 05-03-2026. Rezoning property on Koon Trestle Road, consisting of 36.07 acres from R2-Rural to GC-General Commercial. (TMS No. 635-1).
- d. First Reading – Ordinance 05-04-2026. Rezoning property at 5576 SC Hwy 121-34, Newberry, consisting of 10 acres from R2-Rural to RS-Single Family Residential. (TMS No. 295-39).
- e. First Reading – Ordinance 05-05-2026. Acceptance of Goggans Court and Fawn Court into the Newberry County Roads System.

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

12. Appointments:

13. Adjournment.

Future Meetings:

- a. Newberry County Council Work Session – June 3 at 5 p.m.
- b. Newberry County Council – June 3 at 6 p.m.
- c. Newberry County Council Work Session – June 17 at 5 p.m.
- d. Newberry County Council – June 17 at 6 p.m.
- e. Newberry County Council Economic Development Committee – June 22 at 5 p.m.

NEWBERRY COUNTY COUNCIL WORK SESSION
MINUTES
May 6, 2026

Newberry County Council met on Wednesday, May 6, 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 (virtual)
Travis Reeder, Council Member
Johnny Mack Scurry, Council Member
Ted Luckadoo, County Administrator
Joanie Winters, County Attorney
Debbie Cromer, Finance Director
Rick Farmer, Economic Development Director
Jessie Long, Economic Development Coordinator
Eric Nieto, IT Director
Andrew Wigger, Clerk to Council/PIO

ABSENT: Stuart Smith, Council Member

1. Call to order: Robert Shealy, Chairman.
 - Mr. Shealy called the meeting to order at 5:00 p.m.
2. Discussion Related to Ownership and Paving of Goggans Court and Fawn Court.

- Ms. Vicki Sanders, one of the original board members of the South Point Harbor Subdivision HOA, provided council with a folder with various documents regarding the paving of Goggans Court and Fawn Court.
- One document was a letter from Mr. Scott Shirley (developer) to Mr. Ed Lominack (former county administrator), during that time they were getting the property ready and every person who bought a lot was told there was approval from Newberry County Council that the road would be paved. Another document from Tommy Whitehead, former Public Works director, to Mr. Roc Caldwell, estate agent for Mr. Shirley, that letter states that an agreement was reached and Mr. Shirley paid \$5,000 to pay the cost that was said to be done, Mr. Shirley also put concrete culvert in. Another document, an email from Mr. Whitehead to Ms. Susan Fellers, former clerk to council, where he said he feels these two roads will need to be grandfathered into the County Road Maintenance System upon them meeting the final inspection.
- Ms. Sanders said Mr. Jerry Rino has done a lot of leg work doing FOIA requests.
- Ms. Sanders said they really need Newberry County Council's help, she said when she was acting as an HOA person, there was a dispute between a Public Works employee and a neighbor, which led to the road not being paved. She said it doesn't make sense for developers to come in and have all the roads paved, except two.
- Mr. Jerry Rino said he wanted to come in with a golden ticket with minutes showing the roads were going to be paved; however, when they came with their FOIA request they didn't find anything about their roads. He said in 2016, Mr. Wayne Adams brought in crush and run, he said they seem to be in the system in some way.
- Mr. Fulmer asked about two road out there when he went down there; Mr. Rino said those were Goggans Drive and Goggans Court. Mr. Rino added he has a map that shows that the roads are paved, but they are not.
- Mr. Reeder asked if this issue has gone before the County Transportation Committee; Mr. Luckadoo said it is his understanding that it is unclear if Newberry County owns the road and CTC won't take up the matter without verification.
- Ms. Sanders asked what the chances of getting the roads paved are; Mr. Luckadoo said this was to allow them to read through this, follow up as

needed, but they do plan to bring it back to council for discussion. He said the goal was to bring it back to council on May 20, 2026.

3. Executive Session:

a. Discussion of Contractual Matters Relating to Mid-Carolina Commerce Park Phase IIIB Expansion.

- Mr. Fulmer made a motion to go into Executive Session; Mr. Reeder provided the second and the motion carried 6-0.
- Newberry County Council went into Executive Session at 5:15 p.m.
- Mr. Fulmer made a motion to come out of Executive Session; Mr. Reeder provided the second and the motion carried 6-0.
- Newberry County Council came out of Executive Session at 5:39 p.m.

4. Discussion Regarding the Expansion of Mid-Carolina Commerce Park Phase IIIB.

- Mr. Farmer presented a Master Development Plan for Mid-Carolina Commerce Park, he said about three or four years ago the county first got across the creek to the other side of the property but had to cut the project in half due to budget runs.
- Mr. Farmer said they got the road built a few years ago and this past year they added water and sewer. The next step would be to pave about 1500 linear feet, allowing access to developable sites.
- The cost is about \$4.25 million and would add new asphalt and install a 300,000 square foot pad on lot six at the commerce park.
- Mr. Luckadoo said they received the \$3 million enhancement grant for this expansion and leaves \$1.25 million that Newberry County is responsible for. In talking with the engineering firm, the engineering and design has already been handled and that is about \$250,000 that can be taken off of what Newberry County's responsibility would be. Leaving about \$1 million left.
- Mr. Luckadoo said they currently have \$622,571 that is in an interest-bearing account for the commerce park, additionally they have \$212,658 in a holding account earmarked for economic development. This leaves about \$165,000 remaining. The county also has a number of rural infrastructure authority reimbursements coming back from a grant the county just had, and staff would

like to take the amounts previously listed and put into an account and then take the remaining \$165,000 from those reimbursements and tie those together.

5. Adjournment.

- Mr. Sease made a motion to adjourn; Mr. Fulmer provided the second and the motion carried 6-0.
- The Newberry County Council Work Session adjourned at 5:46 p.m.

NEWBERRY COUNTY COUNCIL

Robert Shealy, Chairman

Andrew Wigger, Clerk to Council

Minutes Approved: _____

**NEWBERRY COUNTY COUNCIL
MINUTES
May 6, 2026**

Newberry County Council met on Wednesday, May 6, 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: Robert Shealy, Chairman
Karl Sease, Vice-Chairman
Leon Fulmer Jr., Council Member
Todd Johnson, Council Member (virtual)
Travis Reeder, Council Member
Johnny Mack Scurry, 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
Sheriff Lee Foster, NCSO
Jessie Long, Economic Development Coordinator
Eric Nieto, IT Director
Katie Werts, Director of Planning and Development
Andrew Wigger, Clerk to Council/PIO

ABSENT: Stuart Smith, Council Member

1. Call to order: Robert Shealy, Chairman.

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

2. Invocation and Pledge of Allegiance: Leon Fulmer, Council Member.

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

3. Adoption of Minutes:

- a. Newberry County Council Work Session Minutes – April 15, 2026.
- b. Newberry County Council Minutes – April 15, 2026.

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

4. Approval of Agenda.

- Mr. Scurry made a motion to approve the agenda as presented; Mr. Reeder provided the second and the motion carried 6-0.

5. Proclamations/Resolutions:

- a. Proclamation recognizing National Small Business Week in Newberry County.

- Mr. Reeder made a motion to accept the Proclamation; Mr. Fulmer provided the second and the motion carried 6-0.
- Representatives from the Newberry County Chamber of Commerce, Hamm Hardware and Building Supplies (which is celebrating 100 years in business), and the Small Business Development Center accepted a copy of the Proclamation.

- b. Resolution 03-2026. Recognizing Newberry County Sheriff's Office law enforcement officers, telecommunicators, correctional officers and employees.

- Mr. Sease made a motion to accept the Resolution; Mr. Fulmer provided the second and the motion carried 6-0.
- Members of the Newberry County Sheriff's Office accepted a copy of the Resolution.

6. Administrator's Report.

- Mr. Luckadoo said staff is moving forward with the implementation of a new online tax estimator that will be on the Newberry County website, under the Auditor and Assessor's office. This will allow residents to go on and project new vehicle taxes, see what high mileage impact will have on the tax bill, and will

allow people looking to relocate to Newberry County to see the taxes on a house.

- There will be a Community Information Session related to data centers on May 18 at 6:00 p.m. with two panelist who specialize in data centers and utility financial impacts related to them. Several questions have already been received, and people will be able to write and submit questions the night of the session via the moderator Jimmie Coggins.
- A pre-bid meeting was held at the Newberry County Airport on April 28 for the taxi way rehabilitation project with three contractors in attendance. The projected cost is \$2.4 million; the county only has an obligation of \$57,000 due to FAA and state funding. The bid opening will be May 21.
- The county will be opening bids for the new Public Safety Complex on May 13 at 3:00 p.m.

7. Chairman's Comments.

- Mr. Shealy told staff good work on keeping everyone informed and making good progress with the projects.
- Mr. Shealy said as everyone is concerned about data centers, he is as well and he plans on being at the Newberry Opera House to educate himself, as well.

8. Public Hearings:

- a. Ordinance 04-01-2026, Providing Appropriations for the Fiscal Year 26/27 Budget.
 - Mr. Tyler Johnson said this past December when developer fees were voted in, the discussion stated that during the next budget, they'd be readdressed because they'd be a part of the fee schedule. He said he is bringing this up because to date, they have not been brought up, and he wanted to make sure that did not slip through the cracks.
 - Mr. Luckadoo said he appreciated that, and it was brought to their attention, and they would get those in before third and final reading. He also said that if the Ordinance regarding building permit fees penalties passes, that will need to be put into the Ordinance as well.

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

- Mr. Steve McKean said this county provides the resources that make agriculture possible. He said they want to look at the protection of water rights for the residents and farming community. He said the farming community has carried this county for a long time. He said that Newberry County Water and Sewer Authority has about 5,000 customers, City of Newberry Utilities has a little less than 10,000, and Whitmire produces for about 1,000 customers. The remaining residents are all working off of well water, including the farming and agriculture communities. He said while speaking about Project Altair, the biggest component to consider is where the water is coming from and who hurts the most from taking from it.
- Mr. Jamie Johnson wanted to discuss the information meeting on May 18. He said he was at a meeting on Saturday, along with a few council members and Mr. Luckadoo, where this information meeting was discussed. He said the two panelist, Mr. Christopher Lloyd and Mr. Cole Price, Mr. Lloyd being an economic development consultant and Mr. Price works for a utility service that sells to Newberry Coop. He said they are both pro data centers, but that is not necessarily a group of people they want commenting only. He said the written questions were going to be given to a mediator and they need to give pro and con information and they need to know the downside of a data center.
- Mr. Charlie Stuck said talking to people in the community and looking at statistics, that 75% of people don't like speaking in public. He said 47% of people in the United States are against building new data centers, with 38% of people being for them. He said he has the same concerns as Mr. Johnson as they need to see the cons, not just the pros. He said in the past, 87% of data centers were in urban areas, moving forward 67% are being pushed into rural areas because of water sources and noise.
- Ms. Julia Pinckney echoed the prior speakers regarding the May 18 meeting, she recommended having an environmental element, what happens to the water, what happens to the electricity, not only will it be consumed but how will it be distributed afterwards, particularly water. She said often times they are described as a closed loop system but that is not entirely the case, and she is interested in the economic impact, tax advantages or tax breaks and how many people will be employed, understanding construction brings jobs for a time. She said if the infrastructure is not here today, how much of that burden can be put back on the AI center.
- Ms. Gerdi Lake said she cares deeply about Newberry County and the rural character that defines who they are. She said a significant number of

constituents believe data centers do not have a place in the community. She said there have been hearings in the Senate and the House with utility companies that many data center proposals are speculative, and they often drop out and communities are left with dealing with consequences. She said several county residents only recently learned about projects (in other counties) where NDAs were signed and that is not transparency. She said data centers put drains on resources that will require major grid upgrades. She said water use is also a concern. She said when a project is good for the community, it does not hide its numbers. She said the May 18 meeting is just the next step in a process that's already moved too far without the public's full knowledge or involvement. She is asking council not to sign any NDAs as that limits what the public could know. She also asked not to risk the power and water supplies for a project that brings few permanent jobs.

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

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).

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

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

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

11. New Business:

- There was no new business.

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

- There was no action taken.

13. Appointments:

- There were no appointments.

14. Adjournment.

- Mr. Fulmer made a motion to adjourn; Mr. Scurry provided the second and the motion carried 6-0.
- Newberry County Council adjourned at 6:44 p.m.

NEWBERRY COUNTY COUNCIL

Robert Shealy, Chairman

Andrew Wigger, Clerk to Council

Minutes Approved: _____

DRAFT

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:

<u>REVENUES</u>	<u>AMOUNT</u>
<u>PROPERTY TAXES</u>	
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:

<u>REVENUES</u>	<u>AMOUNT</u>
<u>CAPITAL PROJECTS</u>	
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

<u>EXPENDITURES</u>	<u>AMOUNT</u>
<u>CAPITAL PROJECTS</u>	
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: May 6, 2026
PUBLIC HEARING: May 6, 2026
THIRD READING: May 20, 2026

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 FY25-26 City of Newberry, 16.80% (\$156,093.67) ; Town of Prosperity, 1.70% (\$15,795.19); Town of Whitmire, 1.20% (11,149.55). 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 26-27 Operating and other budgets must be approved by the County Administrator or his designee.

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
\$20	\$22	\$34

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. 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 2025 - 2026 and FY 2026-2027 based on the most up-to-date invoice payments and outstanding contract amounts. This process would not change project budgets or FY 2026-2027 property tax revenue needs.

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

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

ANIMAL CONTROL

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

Notice of Appeal	\$	200.00
Special Exception Request	\$	200.00

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

Single-family fee (\$5,000/unit) or multi-family fee (\$4,250/unit) applied as appropriate.

(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
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SHERIFF

Incident Report Except for victims, who are entitled to a free report	\$	5.00
Sex Offender Registration (\$75.00 to SLED and \$75.00 to County) with no charge for indigent	\$	150.00
Criminal Record Check	\$	15.00
Fingerprints (except for arrestees and teachers, who are free)	\$	5.00
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 *
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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

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

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

Tires

\$ 150.00 per ton

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 Tapes/disc must be supplied by customer	\$	25.00-110.00

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

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 7372 US Highway 76, Prosperity

NOW, THEREFORE, Newberry County Council makes the following findings of fact and law as to the merits of the rezoning request concerning Tax Map No. 577-18 totaling two (2) acres located at 7372 US Highway 76, Prosperity, as more particularly shown on the plat accompanying the submitted “Official Zoning Map Amendment Application” included in the submitted Planning Commission report attached hereto, GC-General Commercial from IND-Industrial.

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. 577-18 totaling two (2) 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

1st reading: _____

2nd reading: _____

Public Hearing: _____

3rd reading: _____

Reviewed and approved as to form:

Attorney

County Administrator



Newberry County

Planning Commission Staff Report

Request: Rezoning request MA02-05-19-26 by applicant Derek Bergeson. This request is to rezone one (1) property totaling two (2) acres from IND-Industrial to GC-General Commercial for a convenience store/gas station.

Application Number : MA02-05-19-26

Applicant: Derek Bergeson

Property Owner: Lourdes Arely Betanzos Solis

Location Address: 7372 US Highway 76, Prosperity, SC 29127

Tax Map Number(s): 577-18

Lot Size: 2 acres

Current Land Use: Vacant

Proposed Land Use: Convenience Store/Gas Station

Current Zoning District: IND-Industrial

Proposed Zoning District: GC-General Commercial

Comprehensive Plan Designation: Development

Current Zoning Map:**Current Zoning District**

IND – Industrial: This district is to accommodate a wide variety of industrial uses involving research, manufacturing, processing, assembly, warehouses, and mining.

Proposed Zoning District

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

Future Land Use Map:**Future Land Use Designation Definition**

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

Analysis:

Rezoning request MA02-05-19-26 by applicant Derek Bergeson. This request is to rezone one (1) property totaling two (2) acres located at 7372 US Highway 76, Prosperity, from IND-Industrial to GC-General Commercial. The proposed use of this property is for a convenience store/gas station.

The Comprehensive Plan identifies this property and the surrounding area as 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 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 Wise Street and Wilson Road, Newberry.

NOW, THEREFORE, Newberry County Council makes the following findings of fact and law as to the merits of the rezoning request concerning Tax Map No. 399-56 totaling one (1) acre located at the corner of Wise Street and Wilson Road, Newberry, as more particularly shown on the plat accompanying the submitted “Official Zoning Map Amendment Application” included in the submitted Planning Commission report attached hereto, R2-Rural from GC-General Commercial.

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

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

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

NOW, THEREFORE, BE IT ORDAINED that:

Newberry County Council hereby determines, based on the findings set forth above, that the attached rezoning request for a map amendment for Tax Map No. 399-56 totaling one (1) acre real estate parcel as acted on by the Planning Commission, be:

_____ disapproved;

_____ approved; or

_____ approved with the following modifications: _____

_____.

AND IT IS SO ORDAINED by Newberry County Council this _____ day of

_____, 2026 in meeting duly assembled at Newberry, South Carolina.

NEWBERRY COUNTY COUNCIL

(SEAL)

By: _____
Robert Shealy, Chairman

Attest:

Andrew Wigger, Clerk to Council

1st reading: _____

2nd reading: _____

Public Hearing: _____

3rd reading: _____

Reviewed and approved as to form:

Attorney

County Administrator



Newberry County

Planning Commission Staff Report

Request: Rezoning request MA03-05-19-26 by owner Antonio Alvarez. This request is to rezone one (1) property totaling one (1) acre from GC-General Commercial to R2 - Rural for a residence.

Application Number : MA03-05-19-26

Property Owner: Antonio Alvarez

Location Address: Corner of Wise Street & Wilson Road

Tax Map Number(s): 399-56

Lot Size: 1 acre

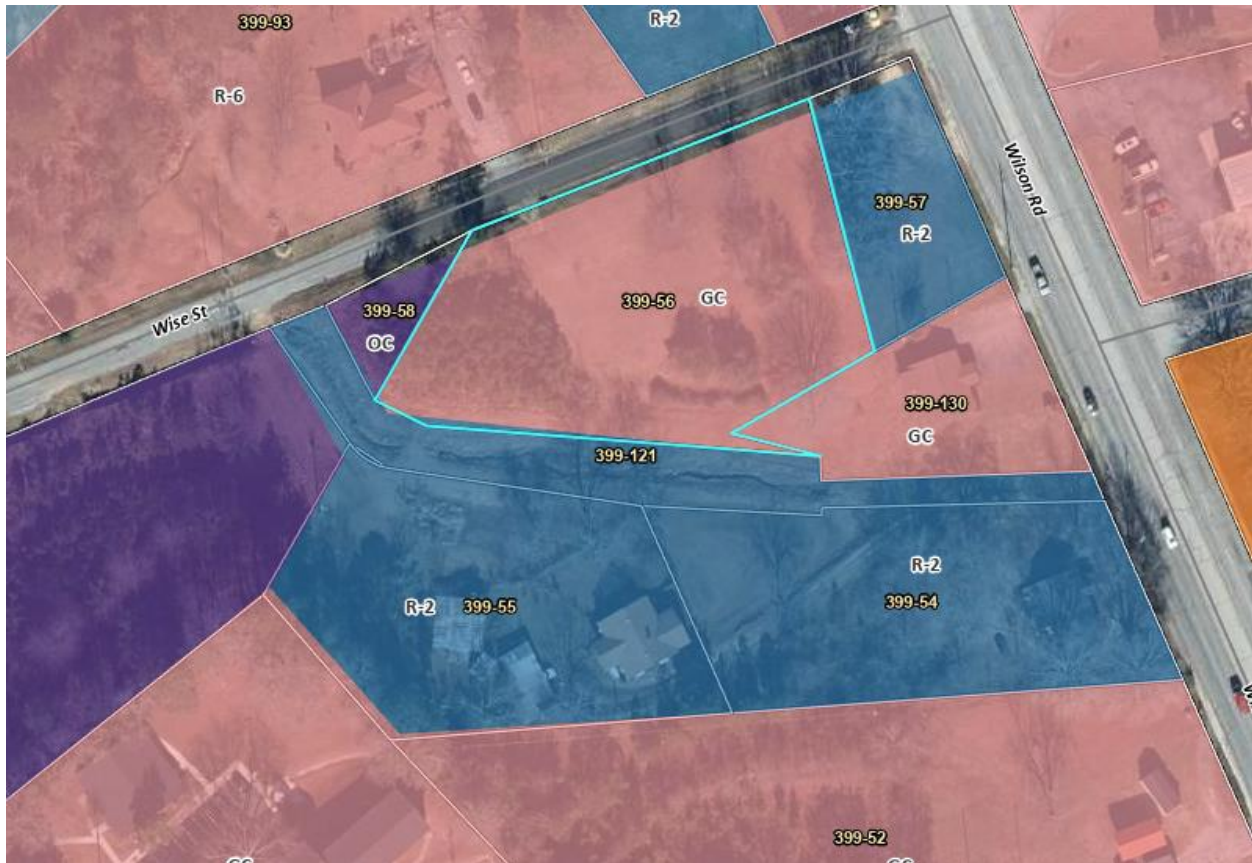
Current Land Use: Vacant

Proposed Land Use: Residential

Current Zoning District: GC-General Commercial

Proposed Zoning District: R2-Rural

Comprehensive Plan Designation: Transitional

Current Zoning Map:**Current Zoning District**

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

Proposed Zoning District

R2-Rural: The R2-Rural district is intended to be rural in nature, allowing low density residential uses including manufactured housing on individual properties, as well as home occupations, family day care, agriculture, forestry, hunting, and religious uses, but also accommodating complementary and associated uses such as recreation, government services, and appropriate service, commercial and industrial uses.

Future Land Use Map:**Future Land Use Designation Definition**

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

Analysis:

Rezoning request MA03-05-19-26 by property owner Antonio Alvarez. This request is to rezone one (1) property totaling one (1) acre located at the corner of Wise Street & Wilson Road, from GC-General Commercial to R2-Rural. The proposed use of this property is for residential.

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

The Joint Planning Commission determined that it **does/does not** 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 Koon Trestle Road, Prosperity.

NOW, THEREFORE, Newberry County Council makes the following findings of fact and law as to the merits of the rezoning request concerning Tax Map No. 635-1 totaling thirty-six and seven hundredths (36.07) acres located on Koon Trestle Road, Prosperity, as more particularly shown on the plat accompanying the submitted "Official Zoning Map Amendment Application" included in the submitted Planning Commission report attached hereto, GC-General Commercial from R2-Rural.

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. 635-1

totaling thirty-six and seven hundredths (36.07) 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

1st reading: _____

2nd reading: _____

Public Hearing: _____

3rd reading: _____

Reviewed and approved as to form:

Attorney

County Administrator



Newberry County

Planning Commission Staff Report

Request: Rezoning request MA04-05-19-26 by applicant Mark Taylor. This request is to rezone one (1) property totaling thirty-six and seven hundredths (36.7) acres from R2 – Rural to GC-General Commercial for a construction laydown yard.

Application Number : MA04-05-19-26

Applicant: Mark Taylor

Property Owner: Neeley Farms & Services, LLC

Location Address: Koon Trestle Road

Tax Map Number(s): 635-1

Lot Size: 36.7 acres

Current Land Use: Vacant

Proposed Land Use: Commercial Construction

Current Zoning District: R2-Rural

Proposed Zoning District: GC-General Commercial

Comprehensive Plan Designation: Transitional

Current Zoning Map:**Current 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.

Proposed Zoning District

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

Future Land Use Map:**Future Land Use Designation Definition**

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

Analysis:

Rezoning request MA04-05-19-26 by applicant Mark Taylor. This request is to rezone one (1) property totaling thirty-six and seven hundredths (36.7) acres located on Koon Trestle Road, from R2-Rural to GC-General Commercial. The proposed use of this property is for commercial construction laydown yard.

The Comprehensive Plan identifies this property and the surrounding area as transitional, 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 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 5576 SC Highway 34-121, Newberry.

NOW, THEREFORE, Newberry County Council makes the following findings of fact and law as to the merits of the rezoning request concerning Tax Map No. 295-39 totaling ten (10) acres located 5576 SC Highway 34-121, 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, RS-Single Family Residential from R2-Rural.

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. 295-39 totaling ten (10) 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

1st reading: _____

2nd reading: _____

Public Hearing: _____

3rd reading: _____

Reviewed and approved as to form:

Attorney

County Administrator



Newberry County

Planning Commission Staff Report

Request: Rezoning request MA05-05-19-26 by property owner Michael Burnside. This request is to rezone one (1) property totaling ten (10) acres from R2 – Rural to RS-Single Family Residential for a residential development.

Application Number : MA05-05-19-26

Applicant: Michael Burnside

Property Owner: Michael Burnside and Willie Davis

Location Address: 5576 SC Highway 34-121, Newberry

Tax Map Number(s): 295-39

Lot Size: 10 acres

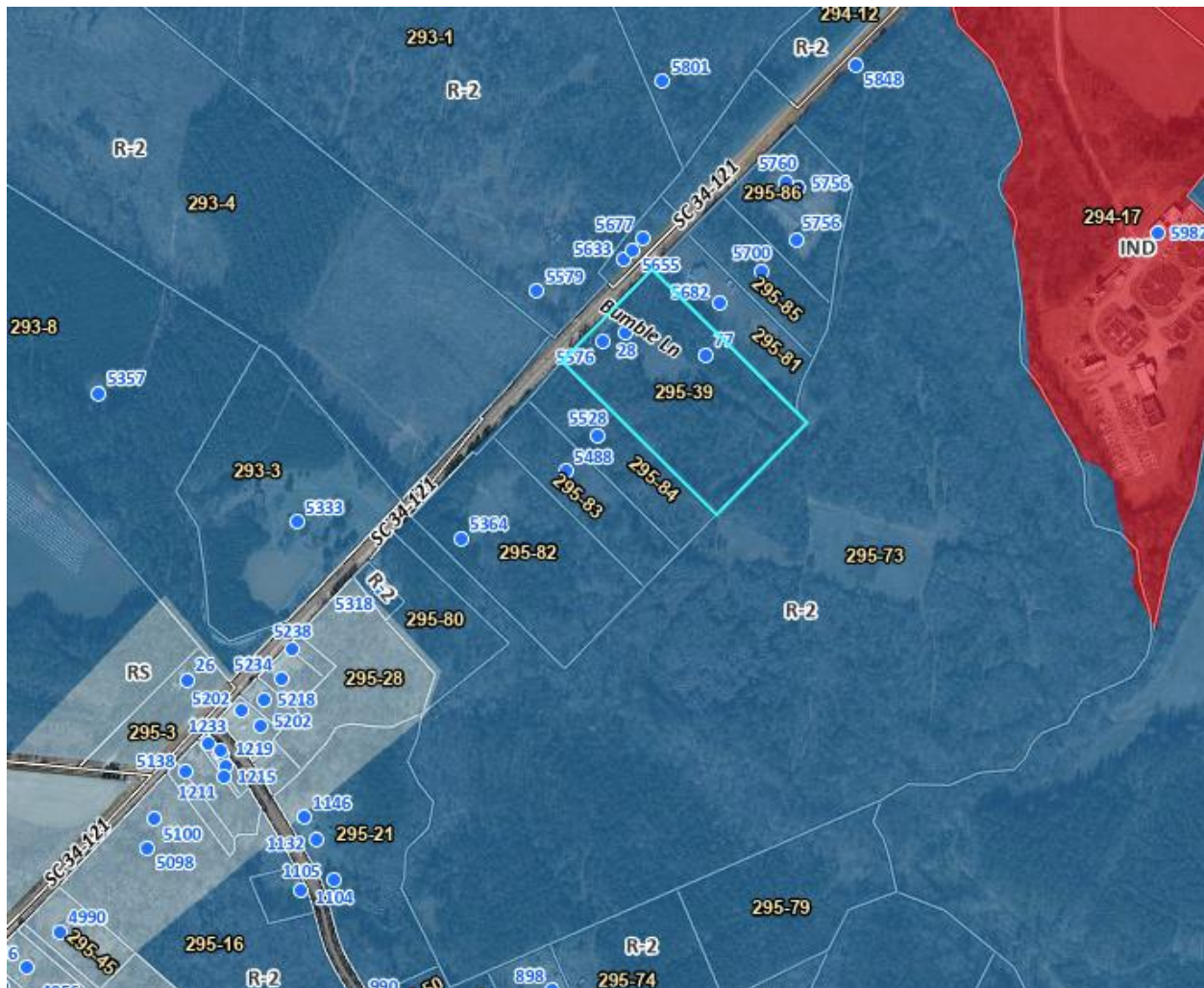
Current Land Use: Residential

Proposed Land Use: Higher Density Residential

Current Zoning District: R2-Rural

Proposed Zoning District: RS-Single Family Residential

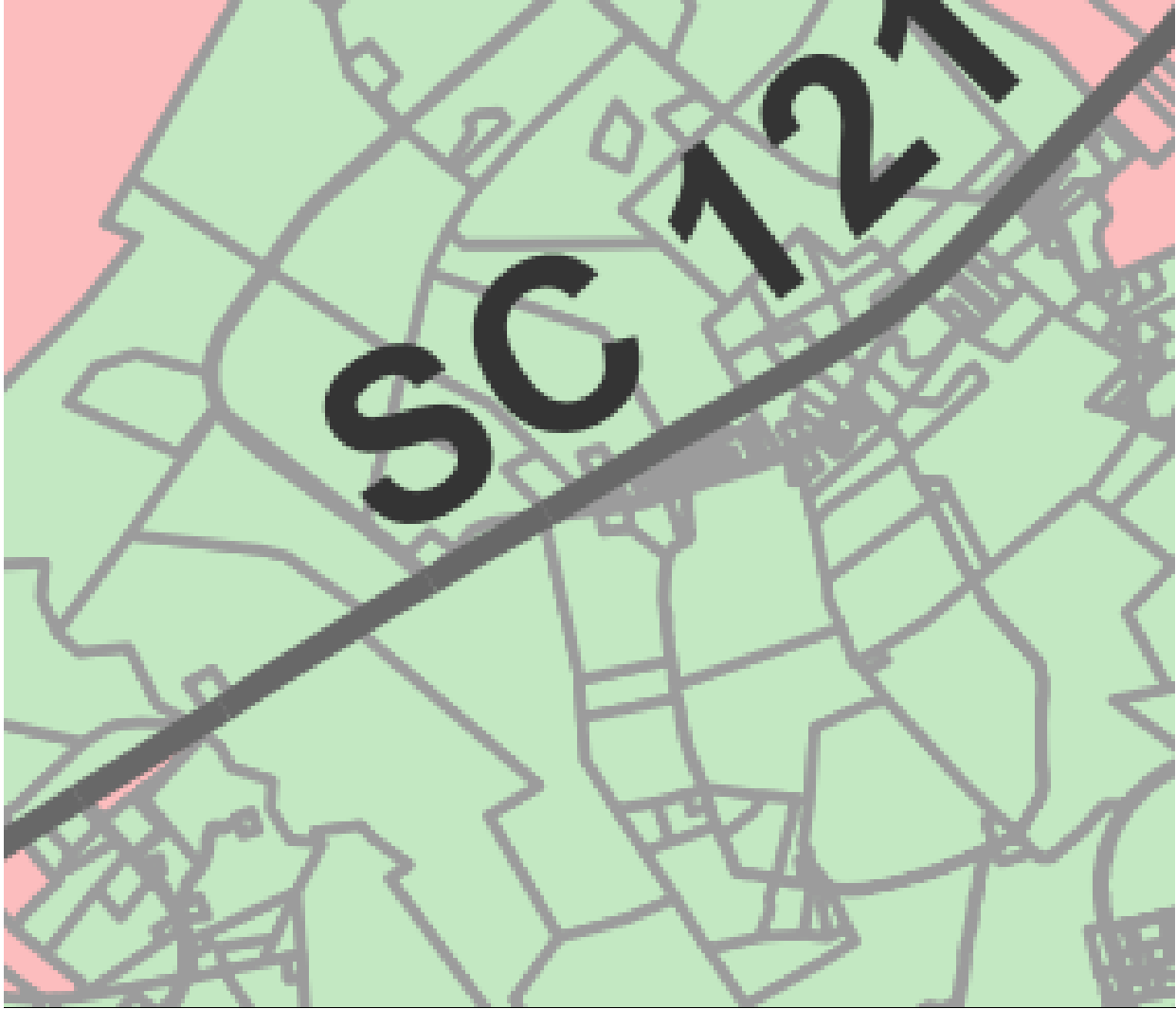
Comprehensive Plan Designation: Rural Development

Current Zoning Map:**Current 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.

Proposed 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.

Future Land Use Map:**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 MA05-05-19-26 by property owner Michael Burnside. This request is to rezone one (1) property totaling ten (10) acres located at 5576 SC Highway 34-121, Newberry, from R2-Rural to RS-Single Family Residential. The proposed use of this property is for higher density residential development.

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

STATE OF SOUTH CAROLINA)
)
COUNTY OF NEWBERRY)

ORDINANCE NO. 05-05-2026

**AN ORDINANCE AUTHORIZING THE ACCEPTANCE OF ROADS WITHIN
SOUTHPOINT HARBOR - GOGGANS ROAD AND FAWN COURT - INTO
THE NEWBERRY COUNTY PUBLIC ROAD SYSTEM**

WHEREAS, Scott Shirley, dba Lake and Farm Properties, made application to the Newberry County Planning and Zoning Department for approval of a subdivision known as Southpoint Harbor, located within the planning jurisdiction of Newberry County, South Carolina; and

WHEREAS, the Newberry County Public Works Department has inspected the roads within Southpoint Harbor subdivision for maintenance purposes and confirmed that they are constructed to the standards set forth in the Newberry County Road Ordinance and codified in Chapter 91 of the Newberry County Code of Ordinances; and

NOW, THEREFORE BE IT ORDAINED by the County Council of the County of Newberry, in Council duly assembled this 20TH day of May 2026 that:

1. Goggans Road and Fawn Court, as described on plat recorded in Plat Book _____ at pages _____ in the office of the Clerk of Court for Newberry County, is accepted into the Newberry County Public Road System as a public road of the County of Newberry.
2. The County of Newberry is hereby responsible for the maintenance and upkeep of Goggans Road and Fawn Court.
3. Goggans Road and Fawn Court are hereby under the jurisdiction of the County of Newberry for purposes of law enforcement and regulation of use, including the issuance of encroachment permits for installation of utility easements in the road rights of way.

NEWBERRY COUNTY COUNCIL

(SEAL)

BY: _____
Robert Shealy, Chairman

ATTEST:

Andrew Wigger, Clerk to Council

Approved as to form:

Joanie Winters, County Attorney

Ted Luckadoo, County Administrator

1st Reading: May 20, 2026
2nd Reading: June 3, 2026
Public Hearing: June 17, 2026
3rd Reading: June 17, 2026