



**NEWBERRY COUNTY COUNCIL
COUNTY COUNCIL AGENDA
NEWBERRY COURTHOUSE ANNEX
1309 COLLEGE STREET, NEWBERRY, SC 29108
September 16, 2026
6:00 P.M.**

1. Call to order: Robert Shealy, Chairman.
2. Invocation and Pledge of Allegiance: Todd Johnson, Councilman.
3. Adoption of Minutes:
 - a. Newberry County Council Work Session Minutes – September 2, 2026.
 - b. Newberry County Council Minutes – September 2, 2026.
4. Approval of Agenda.
5. Proclamations/Resolutions:
 - a. Hispanic Heritage Month.
 - b. National Adult Education and Family Literacy Week.
6. Administrator's Report:
 - a. Employee Recognitions: Betty Boulware (15 years, Treasurer's Office), Alyson Jenkins (10 years, Probate Court), Zenda McClurkin (Retirement, Public Safety)
 - b. Project Updates.
7. Chairman's Comments.
8. Presentation by Newberry Soil and Water Conservation District -- Commissioner Toni Warren.
9. Public Hearings:
 - a. Ordinance 08-05-2026. An ordinance authorizing a multi-county industrial/business park agreement between Newberry County and Greenwood County for property owned by Project Pearl Dust or its affiliates or assigns, and other matters related thereto
10. Public Comments Regarding Items on the Agenda (three minutes).

11. Old Business:

- a. Third Reading - Ordinance 08-03-2026. Rezoning property at US Highway 76, Little Mountain consisting of 6.33 acres from RS-Single Family Residential to R2-Rural. (TMS No. 640-87).
- b. Third Reading - Ordinance 08-04-2026. Rezoning property at 79 Rader Road, Prosperity consisting of 3.025 acres from GC-General Commercial to R2-Rural. (TMS No. 651-43).
- c. Third Reading – Ordinance 08-05-2026. An ordinance authorizing a multi-county industrial/business park agreement between Newberry County and Greenwood County for property owned by Project Pearl Dust or its affiliates or assigns, and other matters related thereto.

12. New Business:

- a. Approval of bid for Gallman Place Interior Renovations a 2022 CPST Project (2026-10).
- b. Approval of bid for Mid-Carolina Commerce Park Spec Building Pad and Roadway Improvements (2026-13).

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

14. Appointments:

15. Adjournment.

Future Meetings:

- a. Newberry County Council Work Session – October 7 at 5 p.m.
- b. Newberry County Council – October 7 at 6 p.m.
- c. Public Safety and Courts Committee – October 12 at 5 p.m.
- d. Newberry County Council Work Session – October 21 at 5 p.m.
- e. Newberry County Council – October 21 at 6 p.m.

**NEWBERRY COUNTY COUNCIL WORK SESSION
MINUTES
September 2, 2026**

Newberry County Council met on Wednesday, September 2, 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
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
Donna Lominack, Auditor
Melissa Mote, Assessor
Eric Nieto, IT Director
Josh Rowe, Public Works Director
Scott Sawyer, Special Projects Coordinator
Crystal Waldrop, Purchasing 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 p.m.

2. Discussion regarding Board of Assessment Appeals.

- Mr. Luckadoo said there are a number of vacancies on the Board of Assessment Appeals and a number of members who have not been attending the meetings. This was first mentioned that this is a legislative delegation appointment, but they said it was done by council.
 - Ms. Winters then explained that prior to Home Rule, there were a lot of acts passed, but Home Rule did not repeal those acts. Act 333 specifically says that the legislative delegation appoints these members. She further stated that there have been attempts made to revisit Act 333, but that has not taken place.
 - Ms. Winters said Newberry County Council does not have the authority to appoint to this board.
 - Mr. Luckadoo said they will need to work with the legislative delegation to get this resolved.
 - Mr. Fulmer asked how critical is this issue, and can the board function or does council need to make more phone calls. Ms. Mote said they had a meeting about a month ago with only two members appearing, they have another for September 15, and they are hoping they will have a quorum.
 - Mr. Fulmer asked if the members are appointed by district; Ms. Mote answered in the affirmative. Mr. Fulmer requested that Mr. Wigger provide the list of board members to council.
 - Mr. Smith asked how the information is given to the members about meeting times and dates; Ms. Mote said they are emailed by the board liaison.
 - Ms. Winters suggested, if council have recommendations for potential board members in their district, she will provide that information to the legislative delegation for consideration.
3. Discussion of Resolution 06-2026 establishing a vision Zero Policy for Newberry County and committing to the elimination of traffic fatalities and serious injuries on the County's Roadway System.
- Mr. Luckadoo said as everyone is aware, the county received a Safe Streets for All grant, with that they have been going through the process of community engagement and involvement. This process is

about creating a Safety Action Plan for the county, which will move them to the next step of implementation.

- A requirement of the grant is the adoption of a Safety Action Plan and a Vision Zero Policy that is required as a condition of future grant funding for mitigation projects.
- This is a requirement of the grant to allow the county access to funding.

4. Discussion Regarding Newberry County Taxiway Rehabilitation Project and Parking Lot Project. – Update by Ardurra Consultants.

- Mr. Luckadoo said a couple of months ago the county put out a bid for a taxiway rehabilitation project, they awarded the contract, adding the parking lot project. Satterfield was given the notice to award as they were the lowest bidder.
- The next step was to apply for FAA funding, but the county was not funded by the FAA.
- Mr. Luke Funderburk, with Ardurra Consultants, said the cost of the taxiway project was \$1.6 million, and the parking lot was about \$250,000. The portion the FAA did not provide was API funding, discretionary funding you have to compete with. They applied for the grant, and Newberry County was not chosen.
- The funding the county did get was from the Building Infrastructure Legislation Grants would not be enough to cover the project. At this time, the plan is to re-bid the project again in Spring 2027 and it is highly likely to get the funding then.
- Mr. Fulmer asked if the building grant the county did get, if there is a timeline. Mr. Funderburk said it will roll over and the county can use it next year.
- Mr. Fulmer asked if the money for this project is funding the airport already has and grant funding; Mr. Funderburk answered in the affirmative.

5. Executive Session

a. Receipt of Legal Advice Regarding a Capital Project Sales Tax Project Contract.

- Mr. Johnson 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 5:14 p.m.
- Mr. Scurry made a motion to come out of Executive Session; Mr. Johnson provided the second and the motion carried 6-0. No action was taken.
- Newberry County Council came out of Executive Session at 5:41 p.m.

6. Adjournment.

- Mr. Reeder made a motion to adjourn; Mr. Scurry provided the second and the motion carried 6-0.
- The Newberry County Council Work Session adjourned at 5:42 p.m.

NEWBERRY COUNTY COUNCIL

Karl Sease, Vice-Chairman

Andrew Wigger, Clerk to Council

Minutes Approved: _____

**NEWBERRY COUNTY COUNCIL
MINUTES
September 2, 2026**

Newberry County Council met on Wednesday, September 2, 2026, at 6:00 p.m. at the Newberry County Council Chambers at 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, Council Member
Todd Johnson, Council Member
Travis Reeder, Council Member
Johnny Mack Scurry, Council Member
Stuart Smith, Council Member
Ted Luckadoo, County Administrator
Joanie Winters, County Attorney
Karen Brehmer, Deputy County Administrator
Major Ben Chapman, NCSO
Debbie Cromer, Finance Director
Sheriff Lee Foster, NCSO
Donna Lominack, Auditor
Melinda Long, Deputy Auditor
Melissa Mote, Assessor
Eric Nieto, IT Director
Karen Lindler Smith, Treasurer
Katie Werts, Director of Planning and Zoning
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 6:00 p.m.
- Mr. Sease announced that Mr. Shealy was out of town for a family trip.

2. Invocation and Pledge of Allegiance: Leon Fulmer, Councilman.

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

3. Adoption of Minutes:

- a. Newberry County Council Work Session Minutes – August 19, 2026.
- b. Newberry County Council Minutes – August 19, 2026.
- c. Newberry County Economic Development Committee – August 24, 2026.
- Mr. Reeder made a motion to accept the minutes as presented; Mr. Scurry provided the second and the motion carried 6-0.

4. Approval of Agenda.

- Mr. Luckadoo said there was a scrivener's error in regard to the agenda regarding item 8D, as that public hearing was advertised to take place on September 16.
- Mr. Reeder made a motion to amend the agenda and remove item 8D; Mr. Scurry provided the second and the motion carried 6-0.

5. Administrator's Report:

- a. Project Updates.
- Mr. Luckadoo reminded everyone that Monday, September 7, 2026, is Labor Day and Newberry County offices would be closed.
- Mr. Luckadoo reported that Senator Ronnie Cromer put in a number of earmarks for Newberry County (in the State Budget). This included a \$787,000 earmark for the engineering and design for the future joint city and county public safety facility that is being proposed on 219 near the interstate. The second earmark was for \$500,000 for the Newberry County Sheriff's Office toward the new record management system. The final earmark was a local Rosenwald School receiving \$20,000.
- Mr. Luckadoo thanked Senator Cromer for entering those earmarks into the State Budget. Sheriff Foster also recognized Sally Foster, with the S.C. Sheriff's Association, and Cindy Konduras, with the Internal Order of the Police of South Carolina, worked hard to make sure the public safety side received the funds.

6. Chairman's Comments.

- No comments.

7. Public Appearances: Newberry County Auditor Donna Lominack – Setting of Fiscal Year 2026-2027 Tax Levy.

- Ms. Lominack recommended the levy as follows: County Council levy 122.6 mills for County Ordinary Purposes; County General Obligation Bonds of 2020 A – 0.5 mill; County General Obligation Bonds of 2020 B – 0.2 mill; County General Obligation Bonds of 2018 C – 0.3 mill; Lease Purchase- 1.2 mills; the County Council levy 6.2 mills for Community Services: for a total 2026 levy for County Purposes of 131.0 mills.
- For School Purposes - the Newberry County Board of Education has levied 180.0 mills for School Ordinary Purposes for the 2026-2027 Fiscal Year. For School General Obligation Bonds of 2026, 53.0 mills for a total 2026 levy for School Purposes of 233.0 mills.
- The total levy for County Purposes is 131.0 mills and for School Purposes is 233.0 mills. The total 2026 Tax Levy for both County and School Purposes is 364.0 mills.
- The anticipated value of one mill for the 2026-2027 Fiscal Year for County Purposes is \$201,710 for School Purposes (Bonds) is \$209,064 and for School Purposes (School Operating) is \$132,587.
- Mr. Reeder said he applauds her and the county for all they do every year. He said she comes up with these millages, and they don't raise things much. Ms. Lominack said she applauds Newberry County Council for holding the tax rate like it is by doing the budget.
- Mr. Johnson said this council made a decision last year, with reassessment going on, to hold the line on taxes even though things were increasing. He said they made the decision, but the auditor and staff made it happen.

8. Public Hearings:

- a. Ordinance 08-01-2026. Authorizing the Execution of an Equipment Lease-Purchase Agreement in an Amount Not Exceeding \$2,475,000 for the Purchase of 1 Fire Truck, 2 Ambulances, 1 Dump Truck, One Trailer, and One Patching Machine.
- No comments.

b. Ordinance 08-03-2026. Rezoning property at US Highway 76, Little Mountain consisting of 6.33 acres from RS-Single Family Residential to R2-Rural. (TMS No. 640-87).

- No comments.

c. Ordinance 08-04-2026. Rezoning property at 79 Rader Road, Prosperity consisting of 3.025 acres from GC-General Commercial to R2-Rural. (TMS No. 651-43).

- No comments.

~~d. Ordinance 08-05-2026. An ordinance authorizing a multi-county industrial/business park agreement between Newberry County and Greenwood County for property owned by Project Pearl Dust or its affiliates or assigns, and other matters related thereto.~~

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

- Mr. Jim Heilman spoke on item 11, Resolution 06-2026, a vision Zero Policy for Newberry County committing to the elimination of traffic fatalities and serious injuries on the County's Roadway System.
- Mr. Heilman made note of some of the items within the policy: "Building and sustaining leadership, collaboration, and accountability – especially among a diverse group of stakeholders to include transportation professionals, policy makers, public health officials, police and community members; Prioritizing equity and community engagement." Mr. Heilman asked does the county not have leadership now, like Newberry County Council.
- He asked about the portion addressing "managing safe speed limits" and asked if that is not done so already.
- The part of the Resolution regarding achieving "zero traffic deaths and serious injury," he asked if that is even probable.
- Regarding the portion of the Resolution of "prioritizing equity and community engagement," he asked if they actually had to have people from various races to actually be part of this to make it work.

- He said what the Vision Zero Policy really is, a long-complicated document from Sweden back in 1997, and yes, they have lower traffic fatalities than they did in 1998. However, he said he does not know how you can make that work in this county.

10. Old Business:

- a. Third Reading – Ordinance 08-01-2026. Authorizing the Execution of an Equipment Lease-Purchase Agreement in an Amount Not Exceeding \$2,475,000 for the Purchase of 1 Fire Truck, 2 Ambulances, 1 Dump Truck, One Trailer, and One Patching Machine.
- Mr. Johnson made a motion to accept third reading; Mr. Smith provided the second and the motion carried 6-0.
- b. Third Reading – Ordinance 08-02-2026 Amending the Text of Newberry County Code of Ordinances Relating to Single Site Burials.
- Mr. Reeder made a motion to accept third reading; Mr. Smith provided the second and the motion carried 6-0.
- c. Second Reading - Ordinance 08-03-2026. Rezoning property at US Highway 76, Little Mountain consisting of 6.33 acres from RS-Single Family Residential to R2-Rural. (TMS No. 640-87).
- Mr. Fulmer made a motion to accept second reading; Mr. Scurry provided the second and the motion carried 6-0.
- d. Second Reading - Ordinance 08-04-2026. Rezoning property at 79 Rader Road, Prosperity consisting of 3.025 acres from GC-General Commercial to R2-Rural. (TMS No. 651-43).
- Mr. Reeder made a motion to accept second reading; Mr. Scurry provided the second and the motion carried 6-0.
- e. Second Reading – Ordinance 08-05-2026. An ordinance authorizing a multi-county industrial/business park agreement between Newberry County and

Greenwood County for property owned by Project Pearl Dust or its affiliates or assigns, and other matters related thereto.

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

11. New Business:

a. Resolution 06-2026. A Resolution establishing a Vision Zero Policy for Newberry County and committing to the elimination of traffic fatalities and serious injuries on the County's Roadway System.

- Mr. Luckadoo said to be eligible for implementation funding for the Safe Streets for All, an adoption of this Resolution is a requirement.
- Mr. Johnson made a motion to accept the Resolution; Mr. Smith provided the second and the motion carried 6-0.

12. County Council may take action on matters discussed during executive session during the 5 p.m. meeting.

- No action was taken.

13. Appointments:

a. Library Board – District 5.

- Mr. Smith nominated Ms. Karen Johnson; Mr. Johnson provided the second and the motion carried 6-0.

b. GLEAMNS Human Resources Commission:

- Mr. Reeder recused himself from both votes as he is the recommendation to be appointed to the "Private Sector" seat.

a. Low-Income Sector.

- Mr. Johnson made motion to accept the recommendation of Carlton Kinard; Mr. Scurry provided the second and the motion carried 5-0. (Mr. Reeder recused himself).

b. Private Sector.

- Mr. Johnson made a motion to accept the recommendation of Councilman Travis Reeder; Mr. Scurry provided the second and the motion carried 5-0. (Mr. Reeder recused himself).

14. Adjournment.

- Mr. Johnson made a motion to adjourn; Mr. Scurry provided the second and the motion carried 6-0.
- Newberry County Council adjourned at 6:24 p.m.

NEWBERRY COUNTY COUNCIL

Karl Sease, Vice-Chairman

Andrew Wigger, Clerk to Council

Minutes Approved: _____

COUNTY OF NEWBERRY)
)
STATE OF SOUTH CAROLINA)

**PROCLAMATION
HISPANIC HERITAGE MONTH**

WHEREAS, the County of Newberry encourages and promotes strong and inclusive communities that recognize and celebrate efforts to bring people together for a greater good; and,

WHEREAS, the County of Newberry commemorates the strong and visible roots of Hispanic and Latino heritage in the national, regional, and local landscape of the nation; and,

WHEREAS, September 15th to October 15th is National Hispanic Heritage Month and in which many federal agencies, such as the Library of Congress, National Park Service and Smithsonian Institution, join in paying tribute to the generations of Hispanic Americans who have positively influenced and enriched our nation and society; and,

WHEREAS, the date September 15th is significant because it is the anniversary of independence for the Latin American countries of Costa Rica, El Salvador, Guatemala, Honduras and Nicaragua and additionally Mexico and Chile celebrate their independence days on September 16th and 18th respectively; and,

WHEREAS, Newberry County has many families representing different Hispanic cultures and traditions from Puerto Rico, Mexico, Guatemala, Honduras, Nicaragua, El Salvador, Chile, and other South American countries; and,

WHEREAS, National Hispanic Heritage Month has been celebrated since 1989; and

WHEREAS, the Hispanic community in Newberry County makes significant contributions to the cultural, educational, and economic vitality of Newberry County.

NOW, THEREFORE, BE IT PROCLAIMED by the County Council of the County of Newberry that September 15th through October 15, 2026, shall be National Hispanic Heritage Month in Newberry County in recognition of the many important and positive contributions of Hispanic culture to our nation, state, and county.

NEWBERRY COUNTY COUNCIL

SEAL

By _____
Robert Shealy, Chairman

ATTEST:

Andrew Wigger, Clerk of Council

STATE OF SOUTH CAROLINA)
)
COUNTY OF NEWBERRY)

**PROCLAMATION
NATIONAL ADULT EDUCATION
& FAMILY LITERACY WEEK**

WHEREAS, more than 43 million American adults struggle with foundational literacy skills, more than 62 million lack basic numeracy skills, more than 28 million lack basic digital skills, and millions more seek the education, credentials, and workforce training needed to fully participate in today's economy; and

WHEREAS, already, 69 percent of American employers' report challenges in finding the skilled talent they need; and

WHEREAS, illiteracy costs the U.S. economy over \$300 billion per year in lost earnings, lower productivity, less innovation, and increased need for government assistance; and

WHEREAS, adult education and family literacy programs open doors to opportunity by helping adults earn high school equivalency diplomas, improve English language skills, prepare for college and careers, strengthen digital literacy and the ability to use AI and emerging technologies, and build the skills needed for lifelong success; and

WHEREAS, a strong adult education system strengthens our workforce, helps employers meet growing talent needs, increases economic mobility, and builds healthier, more resilient families and communities; and

WHEREAS, adult education providers—including community colleges, school districts, literacy organizations, correctional education programs, workforce partners, libraries, and community-based organizations—deliver high-quality educational opportunities that transform lives every day; and

WHEREAS, as our nation commemorates America's 250th anniversary, expanding access to adult education honors the promise of opportunity by empowering more Americans to participate fully in civic life, contribute to their communities, and help shape the nation's next 250 years; and

WHEREAS, National Adult Education & Family Literacy Week recognizes the achievements of adult learners, honors the educators, volunteers, and partners who support them, and raises awareness of the essential role adult education plays in strengthening families, communities, and the nation; and

WHEREAS, the National Association for the Transformation of Adult Education (NAFTAE) serves as the nation's leading advocacy organization dedicated to advancing public policy, strengthening grassroots advocacy, and elevating the voices of adult learners and educators to ensure adult education remains a cornerstone of America's workforce and future prosperity;

NOW, THEREFORE, Newberry County Council, does hereby proclaim September 13-19, 2026, as National Adult Education & Family Literacy Week throughout Newberry County and encourage all residents to recognize the value of adult education, celebrate the achievements of adult learners, and support the programs and educators who create pathways to opportunity for individuals, families, employers, and our community.

PROCLAIMED AND APPROVED this 16th day of September 2026.

SEAL

NEWBERRY COUNTY COUNCIL

BY: _____
Robert Shealy, Chairman

ATTEST:

Andrew Wigger, Clerk to Council

STATE OF SOUTH CAROLINA)
)
NEWBERRY COUNTY)

ORDINANCE NO. 08-03-2026

AN ORDINANCE ACTING ON A REQUEST TO AMEND THE OFFICIAL ZONING MAP ESTABLISHED PURSUANT TO ZONING ORDINANCE NO. 12-24-01 AS REVISED AND AMENDED BY ZONING ORDINANCE NO. 6-11-16 AND CODIFIED IN CHAPTER 153 OF THE NEWBERRY COUNTY CODE OF ORDINANCES, ESTABLISHES ZONING CLASSIFICATION AND DISTRICTS SO AS TO REZONE ONE (1) REAL ESTATE PARCEL TOTALING SIX AND THIRTY-THREE HUNDREDTHS (6.33) ACRES DESIGNATED AS TMS NO. 640-87 FROM RS-SINGLE FAMILY RESIDENTIAL TO R2-RURAL.

WHEREAS, Zoning Ordinance, codified in Chapter 153 of the Newberry County Code of Ordinances, establishes zoning classifications and districts, as well as an Official Zoning Map; and

WHEREAS, said Zoning Ordinance provides procedures for the amendment of both the text of the Ordinance and the district boundaries shown on the Official Zoning Map; and

WHEREAS, pursuant to the procedures established by the Zoning Ordinance, application was made for a map amendment to rezone one (1) real estate parcel totaling six and thirty-three hundredths (6.33) acres located on US Highway 76, to R2-Rural from RS- Single Family Residential. Tax Map No. 640-87 is currently vacant land. The Comprehensive Plan shows the future land use for this area to be within the transitional projected area. The Planning Staff does recommend that this real estate parcel be rezoned to R2-Rural.

WHEREAS, the Newberry County Joint Planning Commission, in case number MA01-07-21-26, had this matter on its agenda and considered this request and received comments as to both the existing and intended uses of the property.

The Joint Planning Commission determined that it does concur with the recommendation of the Planning Staff. The Planning Commission has now forwarded its report on the rezoning request to Newberry County Council, as required by law, for consideration of its actions by Newberry County Council.

WHEREAS, Newberry County Council is familiar with the site and the existing use of the property located on 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. 640-87 totaling six and thirty-three hundredths (6.33) acres located on 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. 640-87

totaling six and thirty-three hundredths (6.33) 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 MA01-07-21-26 by property owner Randy Lindler. This request is to rezone one (1) property totaling six and thirty-three hundredths (6.33) acres located on US Highway 76, Little Mountain, Newberry, from RS-Single Family Residential to R2-Rural.

Application Number: MA01-07-21-26

Applicant: Randy Lindler

Property Owner: Barbara Lindler Life Estate and Randy Lindler

Location Address: US Highway 76, Little Mountain

Tax Map Number(s): 640-87

Lot Size: 6.33 acres

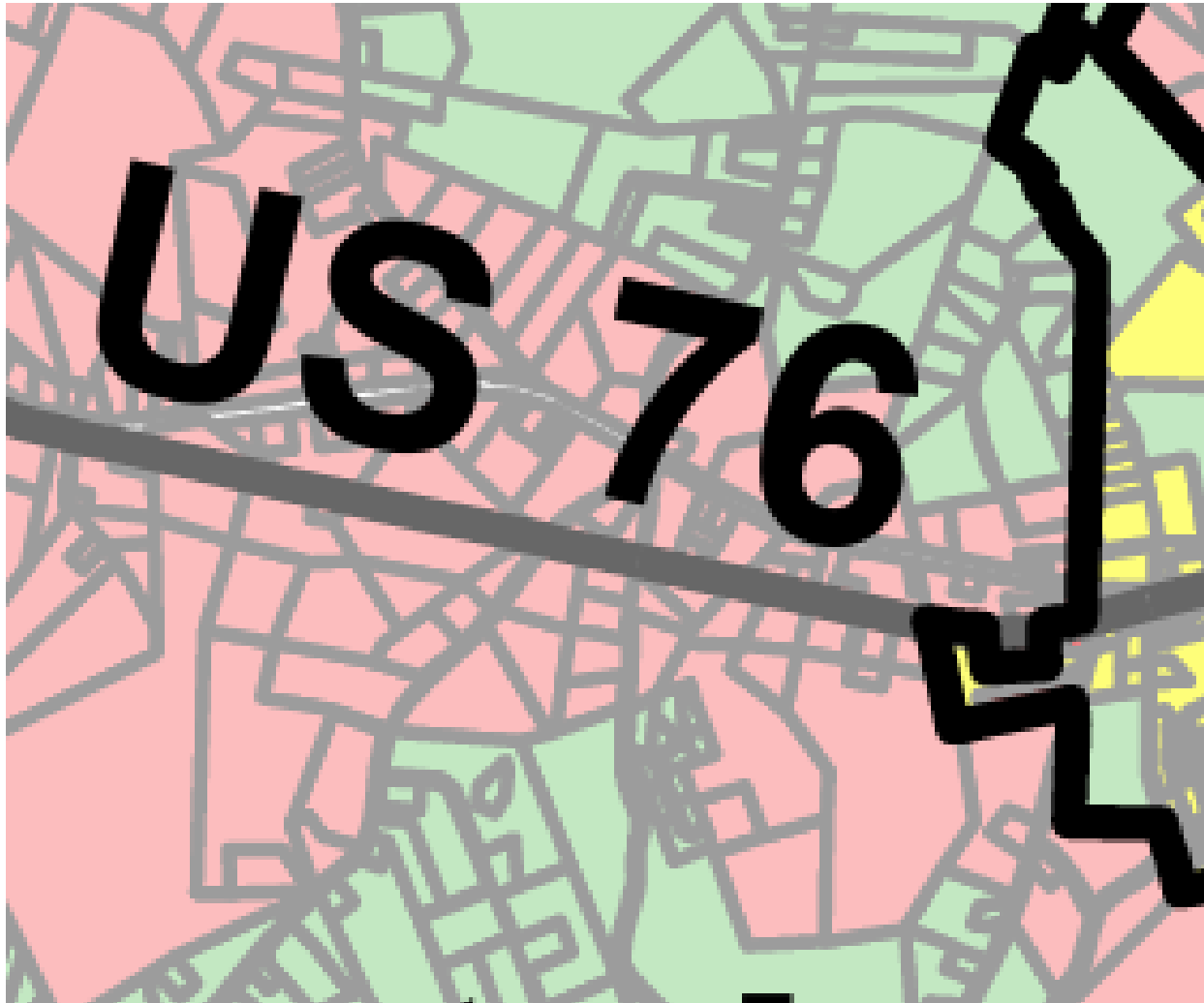
Current Land Use: Vacant

Proposed Land Use: Residential (Manufactured Home)

Current Zoning District: RS-Single Family Residential

Proposed Zoning District: R2-Rural

Comprehensive Plan Designation: Transitional

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 MA01-07-21-26 by property owner Randy Lindler. This request is to rezone one (1) property totaling six and thirty-three hundredths (6.33) acres located on US Highway 76, Little Mountain, from RS-Single Family Residential to R2-Rural. The proposed use of this property is residential with a manufactured home.

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

STATE OF SOUTH CAROLINA)
)
NEWBERRY COUNTY)

ORDINANCE NO. 08-04-2026

AN ORDINANCE ACTING ON A REQUEST TO AMEND THE OFFICIAL ZONING MAP ESTABLISHED PURSUANT TO ZONING ORDINANCE NO. 12-24-01 AS REVISED AND AMENDED BY ZONING ORDINANCE NO. 6-11-16 AND CODIFIED IN CHAPTER 153 OF THE NEWBERRY COUNTY CODE OF ORDINANCES, ESTABLISHES ZONING CLASSIFICATION AND DISTRICTS SO AS TO REZONE ONE (1) REAL ESTATE PARCEL TOTALING THREE AND TWENTY-FIVE THOUSANDTHS (3.025) ACRES DESIGNATED AS TMS NO. 651-43 FROM GC-GENERAL COMMERCIAL TO R2-RURAL.

WHEREAS, Zoning Ordinance, codified in Chapter 153 of the Newberry County Code of Ordinances, establishes zoning classifications and districts, as well as an Official Zoning Map; and

WHEREAS, said Zoning Ordinance provides procedures for the amendment of both the text of the Ordinance and the district boundaries shown on the Official Zoning Map; and

WHEREAS, pursuant to the procedures established by the Zoning Ordinance, application was made for a map amendment to rezone one (1) real estate parcel totaling three and twenty-five thousandths (3.025) acres located at 79 Rader Road, Prosperity, to R2-Rural from GC-General Commercial. Tax Map No. 651-43 is currently vacant land. The Comprehensive Plan shows the future land use for this area to be within the lake development projected area. The Planning Staff does recommend that this real estate parcel be rezoned to R2-Rural.

WHEREAS, the Newberry County Joint Planning Commission, in case number MA02-07-21-26, had this matter on its agenda and considered this request and received comments as to both the existing and intended uses of the property.

The Joint Planning Commission determined that it does concur with the recommendation of the Planning Staff. The Planning Commission has now forwarded its report on the rezoning request to Newberry County Council, as required by law, for consideration of its actions by Newberry County Council.

WHEREAS, Newberry County Council is familiar with the site and the existing use of the property located at 79 Rader Road, Prosperity.

NOW, THEREFORE, Newberry County Council makes the following findings of fact and law as to the merits of the rezoning request concerning Tax Map No. 651-43 totaling three and twenty-five thousandths (3.025) acres located at 79 Rader Road, Prosperity, as more particularly shown on the plat accompanying the submitted "Official Zoning Map Amendment Application" included in the submitted Planning Commission report attached hereto, R2-Rural from GC-General Commercial.

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

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

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

NOW, THEREFORE, BE IT ORDAINED that:

Newberry County Council hereby determines, based on the findings set forth above, that the attached rezoning request for a map amendment for Tax Map No. 651-43

totaling three and twenty-five thousandths (3.025) acres real estate parcel as acted
on by the Planning Commission, be:

_____ disapproved;

_____ approved; or

_____ approved with the following modifications: _____

_____.

AND IT IS SO ORDAINED by Newberry County Council this _____ day of
_____, 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 MA02-07-21-26 by applicant Justin Middleton. This request is to rezone one (1) property totaling three and twenty-five thousandths (3.025) acres located at 79 Rader Road, Prosperity, from GC-General Commercial to R2-Rural.

Application Number: MA02-07-22-26

Applicant: Justin Middleton

Property Owner: Prosperous Realty, LLC

Location Address: 79 Rader Road, Prosperity

Tax Map Number(s): 651-43

Lot Size: 3.025 acres

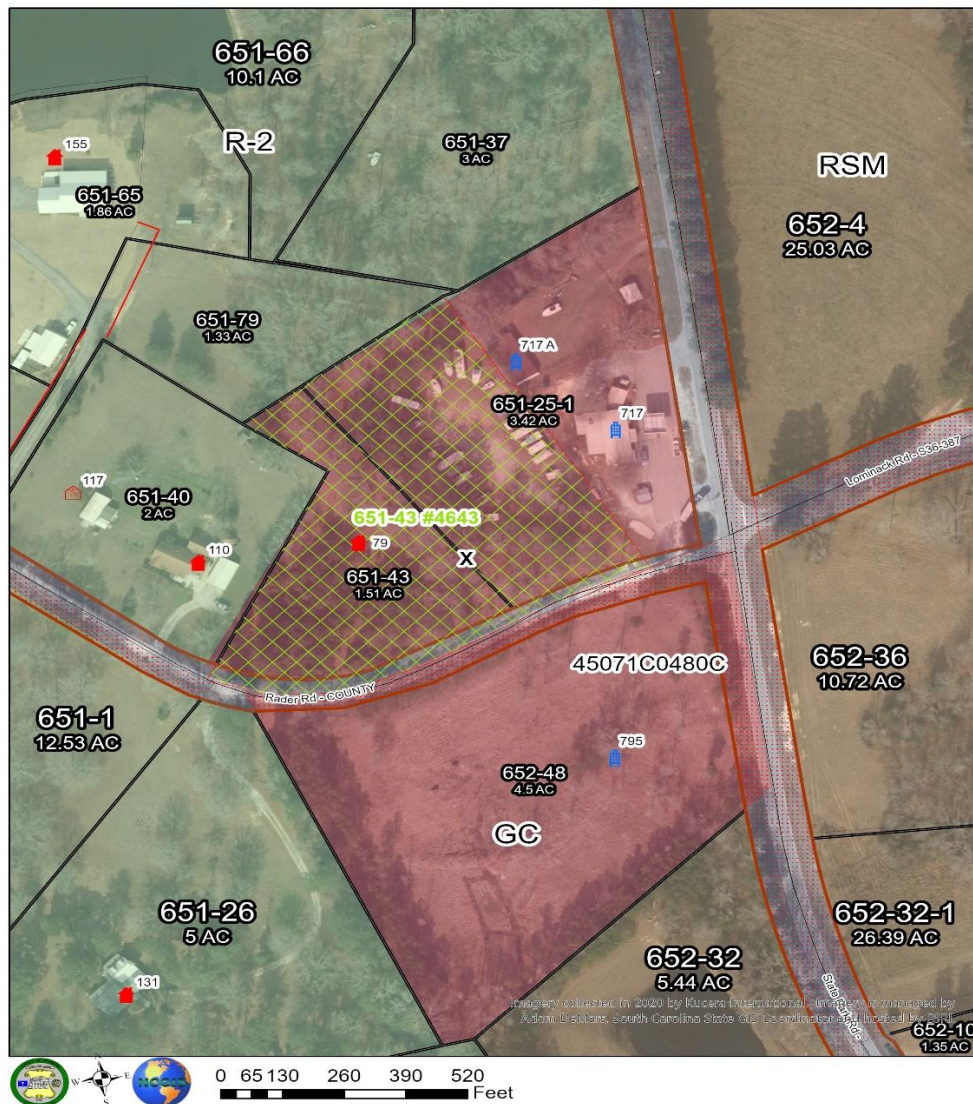
Current Land Use: Previously used as commercial storage.

Proposed Land Use: Single Family Residential

Current Zoning District: GC-General Commercial

Proposed Zoning District: R2-Rural

Comprehensive Plan Designation: Lake Development

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 Designation Definition

Lake Development (LD) – Land areas in close proximity to Lake Murray and Lake Greenwood, principally used for residential structures, but may include other complementary and associated uses such as agriculture, forestry, and public and institutional uses such as churches and schools. Where adequate road access is available, land in the Lake District may also include more intense uses such as marinas, commercial activities, and personal services that are compatible with the surrounding area.



Analysis:

Rezoning request MA02-07-22-26 by applicant Justin Middleton. This request is to rezone one (1) property totaling three and twenty-five thousandths (3.025) acres located at 79 Rader Road, Prosperity, from GC-General Commercial to R2-Rural. The proposed use of this property is for single family residential.

The Comprehensive Plan identifies this property and the surrounding area as Lake 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 the County Council for review and approval.

STATE OF SOUTH CAROLINA)
)
COUNTY OF NEWBERRY)

ORDINANCE NO. 08-05-2026

AN ORDINANCE AUTHORIZING A MULTI-COUNTY INDUSTRIAL/BUSINESS PARK AGREEMENT BY AND BETWEEN NEWBERRY COUNTY, SOUTH CAROLINA AND GREENWOOD COUNTY, SOUTH CAROLINA TO INCLUDE CERTAIN PROPERTY OWNED BY PROJECT PEARL DUST, OR ITS AFFILIATES OR ASSIGNS, AND OTHER MATTERS RELATED THERETO.

WHEREAS, Newberry County, South Carolina (“Newberry”) and Greenwood County, South Carolina (“Greenwood”) (collectively, “Counties”) as authorized under Article VIII, Section 13(D) of the South Carolina Constitution and Section 4-1-170 of the Code of Laws of South Carolina, 1976, as amended (“Act”), have jointly developed a Multi-County Industrial/Business Park (“Park”); and

WHEREAS, pursuant to the Title 4, Section 1 of the Code of Laws of South Carolina, 1976, as amended (“Park Act”), the County and Greenwood County entered into that certain Master Agreement Governing the Greenwood-Newberry Industrial Park between Greenwood County, South Carolina, and Newberry County, South Carolina, effective _____ (as amended, modified, and supplemented, collectively, “Master Park Agreement”) whereby the County and Greenwood County agreed to develop a joint county industrial or business park eligible to include property located in either the County or Greenwood County (“Park”).

WHEREAS, in response to requests from Project Pearl Dust, the request has been made that the Multi-County Industrial/Business Park include Project Pearl Dust by and through a Multi-County Industrial Park Agreement with the Counties; and

WHEREAS, the County having determined that an enlargement of the boundaries of the Park would promote economic development and thus provide additional employment and investment opportunities within said Newberry and Greenwood counties, desires to enlarge the boundaries of the Park to include therein certain property, as described in greater detail on the attached Exhibit A and located in Newberry County (“Project Pearl Dust 2026 Property”).

NOW, THEREFORE, BE IT ORDAINED BY THE NEWBERRY COUNTY COUNCIL:

Section 1. Statutory Findings. Based solely on information provided to the County by the Company, it is hereby found, determined, and declared by the County Council as follows:

- (a) The Project will constitute a “project” as that term is referred to and defined in the Act, and the County’s actions herein will subserve the

purposes and in all respects conform to the provisions and requirements of the Act;

- (b) The Project is anticipated to benefit the general public welfare of the County by providing services, employment, recreation, or other public benefits not otherwise adequately provided locally;
- (c) The Project gives rise to no pecuniary liability of the County or any incorporated municipality or a charge against the general credit or taxing power of either;
- (d) The purposes to be accomplished by the Project, i.e., economic development, creation of jobs, and addition to the tax base of the County, are proper governmental and public purposes;
- (e) The inducement of the location or expansion of the Project within the County and State is of paramount importance, and
- (f) The anticipated benefits of the Project to the public will be greater than the costs.

Section 2. Inclusion of Project and Enlargement of the Park. This ordinance does hereby authorize and grant inclusion of Project Pearl Dust 2026 Property into the Multi-County Industrial Park of the Counties. The County Council Chair, or the Vice Chair in the event that the Chair is absent, and the Clerk to the County Council are authorized to execute any documents and take any further actions as may be reasonably necessary to complete the inclusion into the Park boundaries. This will be pursuant to the terms of the Master Park Agreement and a companion Ordinance passed by the Greenwood County Council.

Section 3. Removal of Property from the Park. The Company may request, from time to time, that a portion of the Property be removed from the Park. In each case, the Counties authorize removal of that portion of the Property upon receipt of a written request from the Company. No further action by either the Newberry County Council or the Greenwood County Council is required.

Section 4. Savings Clause. If any portion of this Ordinance is deemed unlawful, unconstitutional or otherwise invalid, the validity and binding effect of the remaining portions are not affected.

Section 5. Authorization for County Officials to Execute Documents. The County Council Chair, or the Vice Chair, in the event the Chair is absent, and the Clerk to the County Council are authorized to execute any documents and take any further actions as may be reasonably necessary to complete removal of a portion of the Property from the Park.

Section 6. General Repealer. Any prior ordinance, resolution or other act of Newberry County Council, the terms of which are in conflict with this Ordinance, is, only to the extent of that conflict, repealed.

Section 7. Effectiveness. This ordinance takes and remains in effect after third and final reading and public hearing.

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

1st Reading:

2nd Reading:

Public Hearing:

3rd Reading:

EXHIBIT A
Legal Description of the Property

EXHIBIT B
Master Park Agreement

Recommendation of Award

Date: 27 August 2026

Agency: Newberry County

Project: Gallman Place Renovations
ID Number: 23234-B
Newberry County RFP Number: 2026-10

Bids were received and opened on this project on July 29th, 2026, at 3:00 PM EST.
Bids were received from seven contractors.

The apparent low bidder is as follows:

Name of Bidder: Cinderella Partners, Inc.
Monroe, NC

Amount of Base Bid: \$1,929,330.00

Alternates Accepted: \$33,125.00

Total Amount of Base Bid
Plus Accepted Alternates: \$1,962,455.00

DP3 Architects has reviewed the bid and the contractor license information and has determined that the above-named bidder is responsible in accordance with the requirements of the bidding documents and has submitted the lowest responsive bid.

We hereby recommend award to Cinderella Partners, Inc. in the amount of \$1,962,455.00.

Right to Protest:

Any actual bidder, offeror, contractor, or subcontractor who is aggrieved in connection with the intended award or award of this contract may protest in writing to the purchasing director of Newberry County within 10 calendar days of the notification of intent to award or statement of award. Such protest must be in writing and must state the reasons for which the protest is being made.

DP3 Architects, Ltd.
15 South Main Street
Suite 400
Greenville, SC 29601
864.232.8200

www.DP3architects.com



Signature of Architect:

A handwritten signature in black ink, appearing to read "M. Pry", with a stylized, looping flourish at the end.

Michael T. Pry, AIA
Principal
DP3 Architects, Ltd.

Attachments: Bid Tabulation Form
Schedule of Values Comparison
LLR License Lookup

DP3 Architects, Ltd.
15 South Main Street
Suite 400
Greenville, SC 29601
864.232.6200

www.DP3architects.com

BID TABULATION FORM

BID DUE DATE: 29-Jul-26 3:00 PM		BID OPENING Newberry County Gallinan Place Renovation Newberry, SC		BID TABULATION FOR:										CONTRACTOR: CINDERELLA PARTNERS, INC.	
ARCHITECT: DP3 Architects, Ltd.		ADDITIONAL DATES: 7/29/2026 7/30/2026 7/31/2026 7/24/2026		YES X NO										PROJECT MGR:	
OWNER PROJECT NO: 2025-10 23234-B		DOCUMENTS DATE: 28-May-26		CONTRACT COMPLETION DATE: 300 Days										BASE BID AMOUNT: \$1,929,330	
CONTRACTOR	BASE BID	ALTERNATE 1: KITCHEN EQUIPMENT AND RELOCATION OF EXTENDED MEP WATER SERVICE SCOPE	ALTERNATE 2: RELOCATION OF WATER SERVICE	ALTERNATE 3: ACCESSIBLE PARKING UPGRADES	ALTERNATE 4: CORRIDOR AND CLASSROOM FINISH	ALTERNATE 5: KITCHEN FLOOR FINISH	BID BOND (Y/N)	ADDITIONAL ACKNOWLEDGED (Y/N)	PAYMENT PERFORMANCE BOND (Y/N)	LIABILITY INSURANCE INCLUDED (Y/N)	(LICENSE NUMBER INCLUDED) (Y/N)	TOTAL			
CINDERELLA PARTNERS, INC.	\$1,929,330.00	\$234,403.00	\$15,625.00	\$33,125.00	\$30,525.00	\$23,853.00	Y	Y	Y	Y	Y				
WE BAKER AND SONS	\$2,105,795.00	\$272,166.00	\$16,850.00	\$19,300.00	\$51,185.00	\$26,150.00	Y	Y	Y	Y	Y				
TYLER CONSTRUCTION GROUP, INC. (w/ Schedule of Values)	\$2,289,505.00	\$318,832.00	\$50,000.00	\$15,790.00	\$48,772.00	\$26,240.00	Y	Y	Y	Y	Y				
SPRINGHILL CONSTRUCTION COMPANY, LLC	\$1,950,000.00	\$244,200.00	\$4,100.00	\$24,200.00	\$16,500.00	\$20,800.00	Y	Y	Y		Y				
CELEY CONSTRUCTION, INC. (w/ Schedule of Values)	\$2,242,910.00	\$313,629.00	\$16,837.00	\$31,748.00	\$13,092.00	\$24,168.00	Y	Y		Y	Y				
CONTRACT MANAGEMENT, INC.	\$2,121,000.00	\$350,000.00	\$124,000.00	\$25,688.00	\$54,105.00	\$33,745.00	Y	Y	Y		Y				
SOLID STRUCTURES	\$2,185,000.00	\$258,000.00	\$38,200.00	\$37,000.00	\$19,750.00	\$25,000.00	Y	Y			Y				
BIDS OPENED AND READ BY: Laurel Gelly															
BIDS WITNESSED BY: Crystal Watson															



September 10, 2026

Mr. Rick Farmer, SCCED
Director
Newberry County Economic Development
Post Office Box 381
Newberry, South Carolina 29108

RE: ± 1,250-LF Phase IIIB Roadway
Improvements on Commerce Park Road and
± 300,000-SF Building Pad on Parcel 6 at
the Mid-Carolina Commerce Park in
Newberry County, South Carolina
Newberry County Project No.: 2026-13
Project No.: 26115-0036

Dear Rick:

On September 1, 2026 at 3:00 PM, Newberry County received eleven (11) Responsive Bids from potential contractors for the ± 1,250-LF Phase IIIB Roadway Improvements on Commerce Park Road and ± 300,000-SF Building Pad on Parcel 6 at the Mid-Carolina Commerce Park in Newberry County. Alliance Consulting Engineers, Inc. has reviewed the bids received and prepared the enclosed Certified Bid Tabulation, Bid Comparison Sheet, Bid Opening Proceedings and Bid Opening Sign-In Sheet for the referenced project for your consideration.

Based on a review of the bids submitted, review of the Contractor/Subcontractor Qualifications, interviews with references from previous work experience and direct past experience and confirmation the bid received is within the available budget, Alliance Consulting Engineers, Inc. recommends that the contract for the ± 1,250-LF Phase IIIB Roadway Improvements on Commerce Park Road and ± 300,000-SF Building Pad on Parcel 6 at the Mid-Carolina Commerce Park in Newberry County be awarded to the low bidder, Contractor Services of Kershaw, LLC of Kershaw, South Carolina for the project Base Bid in the amount of \$2,041,726.64. Alliance Consulting Engineers, Inc. wanted to note the apparent low bidder has a history of failing to meet contract completion dates, close attention to the contractor's progress and schedule will be required throughout construction.

Mr. Rick Farmer, SCCED, Director
Newberry County Economic Development County
September 10, 2026 – Page 2 of 2

If Newberry County is in agreement with the recommendation outlined above, please sign and date the five (5) enclosed copies of the Notice of Award and return all five (5) copies to our office at your earliest convenience.

If you have any questions or comments regarding the above information, please contact our office at (803) 779-2078.

Very truly yours,

ALLIANCE CONSULTING ENGINEERS, INC.



Kyle M. Clampitt, P.E.
Senior Vice President

Enclosures

cc: Mr. Ted Luckadoo, Newberry County
Ms. Crystal Waldrop, Newberry County
Mr. Deepal S. Eliatamby, P.E., SCCED, Alliance Consulting Engineers, Inc.
Mr. David N. Novotny, P.E., Alliance Consulting Engineers, Inc.
Mr. Benjamin S. Whaley, P.E., LEED Green Associate, Alliance Consulting Engineers, Inc.
Mr. Jesse A. Mefford, P.E., LEED Green Associate, Alliance Consulting Engineers, Inc.

**CERTIFIED AS A TRUE AND CORRECT
TABULATION OF BIDS RECEIVED**



Kyle M. Clampitt, P.E.
Senior Vice President

BIDS RECEIVED

PROJECT: ± 1,250-LF Phase IIIB Roadway Improvements on Commerce Park Road
 ± 300,000-SF Building Pad on Parcel 6 at the Mid-Carolina Commerce Park
 Newberry County, South Carolina

NEWBERRY COUNTY PROJECT NO.: 2026-13
PROJECT NO.: 26115-0036

PLACE: Newberry County
 Newberry County Courthouse Annex Conference Room
 1309 College Street
 Newberry, South Carolina 29108

DATE: Tuesday, September 1, 2026 at 3:00 PM

CONTRACTOR	AMOUNT OF BID	ORDER OF BIDS
Contractor Services of Kershaw, LLC Kershaw, South Carolina	\$2,041,726.64	1
Lindler's Construction of South Carolina, LLC Newberry, South Carolina	\$2,398,938.95	2
McClam & Associates, Inc. Little Mountain, South Carolina	\$2,612,588.40	3
Sox Civil Construction, LLC West Columbia, South Carolina	\$2,621,654.81	4
Green Acres Farm & Construction Company, Inc. Pomaria, South Carolina	\$2,730,164.55	5
J. C. Wilkie Construction, LLC ¹ Lexington, South Carolina	\$2,781,936.16	6
Richardson Construction Company of Columbia, South Carolina, Inc. Columbia, South Carolina	\$2,997,785.00	7



OF Construction, LLC Lexington, South Carolina	\$3,107,850.50	8
Contour Mining & Construction, LLC Columbia, South Carolina	\$3,231,841.06	9
Coogler Construction, Inc. Ballentine, South Carolina	\$3,991,066.00	10
Driggers Construction, LLC Hamer, South Carolina	\$5,422,386.50	11

Note: Please see error notation below.

1. J. C. Wilkie Construction, LLC submitted the Total Base Bid as \$2,781,876.16. An error was noted in their calculations as the Total Base Bid should be \$2,781,936.16. This error results in an increase to the Total Base Bid in the amount of \$60.00 and has no effect on the order of the bids.



Bid Comparison Sheet
± 1,250-LF Phase IIIB Roadway Improvements
Commerce Park Road
± 300,000-SF Building Pad Parcel 6
Mid-Carolina Commerce Park
Newberry County, South Carolina

				Contractor Services of Kershaw, LLC Kershaw, South Carolina		Lindler's Construction of South Carolina, LLC Newberry, South Carolina		McClam & Associates, Inc. Little Mountain, South Carolina		Sox Civil Construction, LLC West Columbia, South Carolina		Green Acres Farm & Construction Company, Inc. Pomaria, South Carolina		J. C. Wilkie Construction, LLC Lexington, South Carolina	
No.	Quantity	Unit	Item Description	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1	1	LS	Mobilization/Bonds	\$74,163.82	\$74,163.82	\$60,000.00	\$60,000.00	\$80,850.00	\$80,850.00	\$108,743.67	\$108,743.67	\$115,000.00	\$115,000.00	\$124,327.14	\$124,327.14
2	4,850	LF	Silt Fencing	\$3.56	\$17,266.00	\$4.00	\$19,400.00	\$3.70	\$17,945.00	\$6.00	\$29,100.00	\$5.25	\$25,462.50	\$3.22	\$15,617.00
3	3	EA	Skimmer	\$1,695.00	\$5,085.00	\$3,192.00	\$9,576.00	\$6,050.00	\$18,150.00	\$3,333.33	\$9,999.99	\$6,700.00	\$20,100.00	\$4,127.12	\$12,381.36
4	550	LF	Silt Baffle	\$6.10	\$3,355.00	\$8.80	\$4,840.00	\$6.30	\$3,465.00	\$10.00	\$5,500.00	\$11.00	\$6,050.00	\$8.37	\$4,603.50
5	1	EA	Construction Entrance/Exit	\$10,925.00	\$10,925.00	\$5,000.00	\$5,000.00	\$4,650.00	\$4,650.00	\$5,000.00	\$5,000.00	\$4,000.00	\$4,000.00	\$5,981.36	\$5,981.36
6	33,850	SY	Erosion Control Slope Matting (SC 150)	\$3.00	\$101,550.00	\$1.60	\$54,160.00	\$2.00	\$67,700.00	\$1.67	\$56,529.50	\$3.00	\$101,550.00	\$2.75	\$93,087.50
7	3	EA	U-shaped Rip Rap Berm	\$1,695.00	\$5,085.00	\$3,225.00	\$9,675.00	\$1,430.00	\$4,290.00	\$6,000.00	\$18,000.00	\$1,000.00	\$3,000.00	\$10,666.11	\$31,998.33
8	11	EA	Sediment Tube	\$565.00	\$6,215.00	\$115.00	\$1,265.00	\$137.50	\$1,512.50	\$110.00	\$1,210.00	\$150.00	\$1,650.00	\$205.59	\$2,261.49
9	28	AC	Clearing and Grubbing	\$11,108.30	\$311,032.40	\$7,350.00	\$205,800.00	\$7,700.00	\$215,600.00	\$8,250.00	\$231,000.00	\$7,500.00	\$210,000.00	\$6,717.80	\$188,098.40
10	1	LS	Earthwork (Excavation/Backfill/Compaction) - Unclassified	\$925,649.82	\$925,649.82	\$1,561,390.10	\$1,561,390.10	\$1,662,377.00	\$1,662,377.00	\$1,691,000.00	\$1,691,000.00	\$1,671,286.05	\$1,671,286.05	\$1,824,288.53	\$1,824,288.53
11	--	--	Omitted												
12	250	SY	Rip-Rap	\$97.94	\$24,485.00	\$31.50	\$7,875.00	\$73.70	\$18,425.00	\$44.00	\$11,000.00	\$115.00	\$28,750.00	\$78.50	\$19,625.00
13	32	LF	15-Inch RCP Pipe (for Sediment Basin Outlet Pipes)	\$262.48	\$8,399.36	\$70.00	\$2,240.00	\$77.00	\$2,464.00	\$125.00	\$4,000.00	\$55.00	\$1,760.00	\$61.09	\$1,954.88
14	900	SY	6-Inch Graded Aggregate Base Course (Cul-De-Sac and Pad Access)	\$21.84	\$19,656.00	\$15.90	\$14,310.00	\$17.10	\$15,390.00	\$14.33	\$12,897.00	\$23.75	\$21,375.00	\$12.15	\$10,935.00
15	4,250	SY	8-Inch Graded Aggregate Base Course	\$27.99	\$118,957.50	\$21.25	\$90,312.50	\$20.90	\$88,825.00	\$18.79	\$79,857.50	\$24.50	\$104,125.00	\$15.20	\$64,600.00
16	4,000	SY	4-Inch Asphalt Binder Course (Type B)	\$34.47	\$137,880.00	\$31.00	\$124,000.00	\$33.55	\$134,200.00	\$29.70	\$118,800.00	\$34.71	\$138,840.00	\$31.86	\$127,440.00
17	4,000	SY	2-Inch Asphalt Surface Course (Type C)	\$17.23	\$68,920.00	\$16.00	\$64,000.00	\$16.80	\$67,200.00	\$14.85	\$59,400.00	\$18.50	\$74,000.00	\$16.37	\$65,480.00
18	1	LS	Pavement Markings	\$14,238.00	\$14,238.00	\$9,500.00	\$9,500.00	\$8,250.00	\$8,250.00	\$11,100.00	\$11,100.00	\$9,000.00	\$9,000.00	\$10,999.90	\$10,999.90
19	15	EA	Pavement Reflectors	\$39.55	\$593.25	\$12.00	\$180.00	\$11.00	\$165.00	\$66.67	\$1,000.05	\$14.00	\$210.00	\$27.50	\$412.50
20	1	LS	Signage	\$8,136.00	\$8,136.00	\$7,150.00	\$7,150.00	\$7,865.00	\$7,865.00	\$1,000.00	\$1,000.00	\$8,000.00	\$8,000.00	\$549.99	\$549.99
21	470	LF	12-Inch HDPE (Slope Drains)	\$53.19	\$24,999.30	\$42.55	\$19,998.50	\$42.25	\$19,857.50	\$42.13	\$19,801.10	\$42.50	\$19,975.00	\$59.58	\$28,002.60
22	345	LF	24-Inch RCP	\$109.93	\$37,925.85	\$93.85	\$32,378.25	\$130.10	\$44,884.50	\$96.80	\$33,396.00	\$105.00	\$36,225.00	\$89.45	\$30,860.25
23	1	EA	24-Inch Flared End Section	\$3,391.00	\$3,391.00	\$1,200.00	\$1,200.00	\$1,980.00	\$1,980.00	\$1,400.00	\$1,400.00	\$1,932.00	\$1,932.00	\$1,696.66	\$1,696.66
24	48	LF	30-Inch RCP	\$237.54	\$11,401.92	\$111.95	\$5,373.60	\$132.80	\$6,374.40	\$150.00	\$7,200.00	\$135.00	\$6,480.00	\$113.12	\$5,429.76
25	1	EA	30-Inch Flared End Section	\$1,017.00	\$1,017.00	\$1,700.00	\$1,700.00	\$2,420.00	\$2,420.00	\$1,700.00	\$1,700.00	\$2,194.00	\$2,194.00	\$2,165.91	\$2,165.91
26	2	EA	5-Foot x 5-Foot Inside Dimension Outlet Structure	\$3,748.21	\$7,496.42	\$5,045.00	\$10,090.00	\$15,218.00	\$30,436.00	\$8,760.00	\$17,520.00	\$8,500.00	\$17,000.00	\$8,512.29	\$17,024.58
27	27	AC	Grassing	\$2,938.00	\$79,326.00	\$2,475.00	\$66,825.00	\$2,337.50	\$63,112.50	\$2,500.00	\$67,500.00	\$3,100.00	\$83,700.00	\$2,397.98	\$64,745.46
28	1	LS	Pressure Test Existing Waterline	\$7,684.00	\$7,684.00	\$1,500.00	\$1,500.00	\$4,400.00	\$4,400.00	\$2,000.00	\$2,000.00	\$8,500.00	\$8,500.00	\$6,379.14	\$6,379.14
29	4	EA	24-Inch Concrete Headwall for Dual Culverts	\$1,723.25	\$6,893.00	\$2,300.00	\$9,200.00	\$4,950.00	\$19,800.00	\$4,000.00	\$16,000.00	\$2,500.00	\$10,000.00	\$5,247.48	\$20,989.92
TOTAL BASE BID				\$2,041,726.64		\$2,398,938.95		\$2,612,588.40		\$2,621,654.81		\$2,730,164.55		\$2,781,936.16	



Bid Comparison Sheet
± 1,250-LF Phase IIIB Roadway Improvements
Commerce Park Road
± 300,000-SF Building Pad Parcel 6
Mid-Carolina Commerce Park
Newberry County, South Carolina

				Richardson Construction Company of Columbia, South Carolina, Inc. Columbia, South Carolina		OF Construction, LLC Lexington, South Carolina		Contour Mining & Construction, LLC Columbia, South Carolina		Coogler Construction, Inc. Ballentine, South Carolina		Driggers Construction, LLC Hamer, South Carolina	
No.	Quantity	Unit	Item Description	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total	Unit Cost	Total
1	1	LS	Mobilization/Bonds	\$87,000.00	\$87,000.00	\$50,000.00	\$50,000.00	\$158,989.12	\$158,989.12	\$79,683.00	\$79,683.00	\$121,665.00	\$121,665.00
2	4,850	LF	Silt Fencing	\$3.50	\$16,975.00	\$8.00	\$38,800.00	\$4.55	\$22,067.50	\$4.75	\$23,037.50	\$6.50	\$31,525.00
3	3	EA	Skimmer	\$5,000.00	\$15,000.00	\$13,000.00	\$39,000.00	\$4,364.20	\$13,092.60	\$6,728.00	\$20,184.00	\$5,766.00	\$17,298.00
4	550	LF	Silt Baffle	\$10.00	\$5,500.00	\$10.00	\$5,500.00	\$11.21	\$6,165.50	\$9.50	\$5,225.00	\$14.00	\$7,700.00
5	1	EA	Construction Entrance/Exit	\$8,000.00	\$8,000.00	\$8,500.00	\$8,500.00	\$7,907.92	\$7,907.92	\$7,500.00	\$7,500.00	\$6,527.50	\$6,527.50
6	33,850	SY	Erosion Control Slope Matting (SC 150)	\$2.50	\$84,625.00	\$3.00	\$101,550.00	\$2.59	\$87,671.50	\$4.50	\$152,325.00	\$4.50	\$152,325.00
7	3	EA	U-shaped Rip Rap Berm	\$3,500.00	\$10,500.00	\$3,400.00	\$10,200.00	\$11,518.30	\$34,554.90	\$4,180.00	\$12,540.00	\$5,919.00	\$17,757.00
8	11	EA	Sediment Tube	\$150.00	\$1,650.00	\$425.00	\$4,675.00	\$562.52	\$6,187.72	\$20.00	\$220.00	\$487.00	\$5,357.00
9	28	AC	Clearing and Grubbing	\$8,000.00	\$224,000.00	\$10,000.00	\$280,000.00	\$7,986.83	\$223,631.24	\$7,500.00	\$210,000.00	\$10,076.50	\$282,142.00
10	1	LS	Earthwork (Excavation/Backfill/Compaction) - Unclassified	\$1,985,000.00	\$1,985,000.00	\$1,997,779.00	\$1,997,779.00	\$1,909,752.84	\$1,909,752.84	\$2,928,524.40	\$2,928,524.40	\$3,868,501.00	\$3,868,501.00
11	--	--	Omitted										
12	250	SY	Rip-Rap	\$65.00	\$16,250.00	\$151.00	\$37,750.00	\$111.51	\$27,877.50	\$40.66	\$10,165.00	\$312.00	\$78,000.00
13	32	LF	15-Inch RCP Pipe (for Sediment Basin Outlet Pipes)	\$110.00	\$3,520.00	\$125.00	\$4,000.00	\$263.14	\$8,420.48	\$68.00	\$2,176.00	\$156.50	\$5,008.00
14	900	SY	6-Inch Graded Aggregate Base Course (Cul-De-Sac and Pad Access)	\$18.00	\$16,200.00	\$19.00	\$17,100.00	\$32.92	\$29,628.00	\$16.00	\$14,400.00	\$30.50	\$27,450.00
15	4,250	SY	8-Inch Graded Aggregate Base Course	\$20.00	\$85,000.00	\$23.30	\$99,025.00	\$29.58	\$125,715.00	\$24.00	\$102,000.00	\$39.00	\$165,750.00
16	4,000	SY	4-Inch Asphalt Binder Course (Type B)	\$32.00	\$128,000.00	\$33.00	\$132,000.00	\$48.87	\$195,480.00	\$29.00	\$116,000.00	\$41.50	\$166,000.00
17	4,000	SY	2-Inch Asphalt Surface Course (Type C)	\$16.00	\$64,000.00	\$16.50	\$66,000.00	\$24.44	\$97,760.00	\$19.00	\$76,000.00	\$20.50	\$82,000.00
18	1	LS	Pavement Markings	\$12,000.00	\$12,000.00	\$8,247.50	\$8,247.50	\$12,638.81	\$12,638.81	\$9,000.00	\$9,000.00	\$14,256.00	\$14,256.00
19	15	EA	Pavement Reflectors	\$40.00	\$600.00	\$35.00	\$525.00	\$35.03	\$525.45	\$9.50	\$142.50	\$35.50	\$532.50
20	1	LS	Signage	\$8,000.00	\$8,000.00	\$3,390.00	\$3,390.00	\$1,401.20	\$1,401.20	\$2,500.00	\$2,500.00	\$2,970.00	\$2,970.00
21	470	LF	12-Inch HDPE (Slope Drains)	\$90.00	\$42,300.00	\$46.00	\$21,620.00	\$54.06	\$25,408.20	\$52.28	\$24,571.60	\$44.50	\$20,915.00
22	345	LF	24-Inch RCP	\$125.00	\$43,125.00	\$130.00	\$44,850.00	\$156.46	\$53,978.70	\$98.72	\$34,058.40	\$195.50	\$67,447.50
23	1	EA	24-Inch Flared End Section	\$2,300.00	\$2,300.00	\$1,750.00	\$1,750.00	\$4,926.67	\$4,926.67	\$1,364.00	\$1,364.00	\$3,060.00	\$3,060.00
24	48	LF	30-Inch RCP	\$155.00	\$7,440.00	\$145.00	\$6,960.00	\$276.70	\$13,281.60	\$110.20	\$5,289.60	\$232.50	\$11,160.00
25	1	EA	30-Inch Flared End Section	\$3,000.00	\$3,000.00	\$8,025.00	\$8,025.00	\$5,342.83	\$5,342.83	\$2,474.00	\$2,474.00	\$4,038.50	\$4,038.50
26	2	EA	5-Foot x 5-Foot Inside Dimension Outlet Structure	\$13,000.00	\$26,000.00	\$8,602.00	\$17,204.00	\$11,711.18	\$23,422.36	\$15,363.00	\$30,726.00	\$9,883.00	\$19,766.00
27	27	AC	Grassing	\$2,400.00	\$64,800.00	\$3,200.00	\$86,400.00	\$3,923.36	\$105,930.72	\$3,500.00	\$94,500.00	\$7,017.00	\$189,459.00
28	1	LS	Pressure Test Existing Waterline	\$5,000.00	\$5,000.00	\$7,000.00	\$7,000.00	\$8,120.34	\$8,120.34	\$2,500.00	\$2,500.00	\$17,806.50	\$17,806.50
29	4	EA	24-Inch Concrete Headwall for Dual Culverts	\$8,000.00	\$32,000.00	\$2,500.00	\$10,000.00	\$5,490.59	\$21,962.36	\$5,990.00	\$23,960.00	\$8,992.50	\$35,970.00
TOTAL BASE BID				\$2,997,785.00		\$3,107,850.50		\$3,231,841.06		\$3,991,066.00		\$5,422,386.50	

NOTE: Please see error notation below.

1. J. C. Wilkie Construction, LLC submitted the Total Base Bid as \$2,781,876.16. An error was noted in their calculations as the Total Base Bid should be \$2,781,936.16. This error results in an increase to the Total Base Bid in the amount of \$60.00 and has no effect on the order of the bids.



Bid Opening Proceedings

Date/Time: Tuesday, September 1, 2026 at 3:00 PM

Place: Newberry County
Newberry County Courthouse Annex Conference Room
1309 College Street
Newberry, South Carolina 29108

Reference: ± 1,250-LF Phase IIIB Roadway Improvements on Commerce Park Road
± 300,000-SF Building Pad on Parcel 6 at the Mid-Carolina Commerce Park
Newberry County, South Carolina

Newberry County Project No.: 2026-13
Project No.: 26115-0036

Attendees:	Mr. Rick Farmer	Newberry County
	Ms. Crystal Waldrop	Newberry County
	Mr. Lehe Fender	Contour Mining & Construction, LLC
	Mr. Will Reeves	Contractor Services of Kershaw, LLC
	Ms. Sydney Demery	Coogler Construction, Inc.
	Mr. Eric Driggers	Driggers Construction, LLC
	Mr. Jacob Graham	Green Acres Farm & Construction Co., Inc.
	Mr. Jordan Gray	J.C. Wilkie Construction, LLC
	Mr. Oneal Lindler	Lindler's Construction of South Carolina, LLC
	Mr. Scott Nolff	McClam & Associates, Inc.
	Mr. Wyatt Still	McClam & Associates, Inc.
	Mr. Darren Koon	Owens Fisher Construction
	Mr. Scott Simmons	Richardson Construction Co. of Columbia, SC, Inc.
	Mr. Chris Peeples	Sox Civil Construction, LLC
	Mr. Jesse A. Mefford, P.E.	Alliance Consulting Engineers, Inc.
	Mr. Benjamin S. Whaley, P.E.	Alliance Consulting Engineers, Inc.

At 3:00 P.M. Mr. Jesse Mefford with Alliance Consulting Engineers, Inc. called time in the Newberry County Courthouse Annex Conference Room and closed receiving bids and commenced the Bid Opening. Mr. Mefford introduced representatives of Newberry County and welcomed those in attendance. The Sign-in Sheet and the Bids Received Sheet were provided to all attendees.

Mr. Mefford began the proceedings by discussing the improvements for the ± 1,250-Linear Foot (LF) Phase IIIB Roadway Improvements on Commerce Park Road and ± 300,000-Square Foot (SF) Building Pad on Parcel 6 at the Mid-Carolina Commerce Park in Newberry County, South Carolina. Mr. Mefford stated that the bid packages submitted would be reviewed to ensure that all the pertinent information required was submitted. Newberry County received eleven (11) bids from contractors, and the bids were announced aloud in no particular order. As each bid package was



opened, Mr. Mefford verified that the hard copy of the Bid Security was present, Project Bid Forms from each prospective contractor were signed and sealed, and Addendum No. 1 and Addendum No. 2 were acknowledged. Mr. Mefford read each bid total aloud both in word and number format for clarity.

Mr. Mefford stated that the apparent low bidder for the $\pm$ 1,250-LF Phase IIIB Roadway Improvements on Commerce Park Road and $\pm$ 300,000-SF Building Pad on Parcel 6 at the Mid-Carolina Commerce Park in Newberry County, South Carolina was Contractor Services of Kershaw, LLC, of Kershaw, South Carolina. The bids would be reviewed and confirmed by Alliance Consulting Engineers, Inc. to verify quantities, unit price, and confirm the bid received is within the available funding budget and review qualifications of the apparent low bidder. Mr. Mefford with Alliance Consulting Engineers, Inc. stated that a Recommendation of Award, Certified Bid Tabulation, Bid Comparison Sheet, and Bid Opening Proceedings would be provided to Newberry County and the bidders. Mr. Mefford inquired if there were questions, comments or if any of the bidders would like any of the submitted bids reread aloud. Upon receiving no feedback, Mr. Mefford stated that on behalf of Newberry County and Alliance Consulting Engineers, Inc., we appreciate everyone's participation in preparing bids for the project. The Bid Opening was adjourned.

Mr. Mefford provided Specification Section 00 45 13 – Contractor Subcontractor Qualification to Contractor Services of Kershaw, LLC, as the apparent low bidder, and requested the referenced section be forwarded with five (5) days or as soon as possible to allow confirmation as part of the recommendation package.

