

**NEWBERRY COUNTY COUNCIL
COUNTY COUNCIL AGENDA**

**April 6, 2022
6:00 P.M.**

Call to order: Todd Johnson, Chairman
Invocation and Pledge of Allegiance: Les Hipp, Vice-Chairman Council

1. Additions, Deletions & Adoption of the Agenda
2. Public Appearances – FY 22-23 Budget
 - a. Beth Folk, Clerk of Court
 - b. Laura Kneece, Coroner
 - c. Solicitor David M. Stumbo
 - d. Charles Verner, Public Defender
 - e. Mike Pisano, Public Works Director
3. Ordinance No. 3-04-2022 – An ordinance amending the zoning ordinance of the County of Newberry adopted June 30, 2016, so as to amend the zoning map acting on a request to amend the official zoning map established, codified in Chapter 153 of the County of Newberry Code of Ordinances, as to rezone three (3) real estate parcels totaling thirteen and ninety-one hundredths (13.91) acres designated as TMS Parcels No. 639-8, 639-87, and 639-88 from RS-Single family residential to R2 Rural
 - a. Public Hearing
 - b. Third and Final Reading
4. Ordinance No. 03-05-2022 – An ordinance amending the zoning ordinance of the County of Newberry adopted June 30, 2016, so as to amend the zoning map acting on a request to amend the official zoning map established, codified in Chapter 153 of the County of Newberry Code of Ordinances, so as to rezone one (1) real estate parcel totaling one and forty-nine hundredths (1.49) acres designated as TMS Parcels No. 340-2-21 from RS-Single family residential to R2-Rural
 - a. Public Hearing
 - b. Third and Final Reading
5. Ordinance No.4-06-2022– An ordinance amending the zoning ordinance of the County of Newberry adopted June 30, 2016, so as to amend the zoning map acting on a request to amend the official zoning map established, codified in Chapter 153 of the County of Newberry Code of Ordinances, so as to rezone one real estate parcel totaling nineteen and

Doc Fulmer Road and Living Inn Road. Applicant has asked to rezone to R2-Rural from RS – Single Family Residential. Tax Map No. 653-61.

6. Executive Session

§30-4-70 (a) of the Code of Laws of SC, as amended, 1976

- (1) Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim.
- (2) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body.
 - a. Project Viking
 - b. Project PB & J

7. Adoption of Consent Agenda

- a. Committee report and approval of minutes 2-28-2022– Economic Development
- b. Approval of Central SC Alliance invoice
- c. County Council minutes March 2, 2022

8. Public Comments

9. Comments/Request from County Administrator

10. Comments/Request from Council Members

11. Future Meetings

- | | | |
|--------------------------------|-----------|---------------------------------|
| a. Budget work session | 4-12-2022 | Moved to 4-20-2022 |
| b. Budget work session | 4-20-2022 | 4:00 P.M. |
| c. County Council meeting | 4-20-2022 | 6:00 P.M. *Budget First Reading |
| d. Executive Committee meeting | 4-25-2022 | 6:00 P.M. |
| e. Budget work session | 4-26-2022 | 6:00 P.M. |

12. Adjournment



**Newberry County
Administration**
1309 College Street
Newberry, SC 29108
803-321-2100

Agenda Briefing

Prepared By: Michael Pisano	Title: Public Works Director
Department: Public Works	Division:
Date Prepared: 3-30-2022	Meeting Date: 4-6-2022
Legal Review	Date:
Budget Review:	Date:
Approved for Consideration:	Date:
Request / County Council	
Subject: Consideration of increase in Tipping Fees at Transfer station (including City of Newberry)	

STAFF'S RECOMMENDED ACTION: The Newberry County Transfer Station operated at a deficit of \$1,033,043 in FY 20/21. Staff has examined the shortfall and has identified several possible options to close the gap.

- Increase tipping fees from \$49/ton to \$51/ton for all users
- Charge \$53/ton for any user dropping more than 1,000 tons (this would apply after the initial 1,000 tons are charged at the base rate of \$51/ton)
- Charging the City of Newberry (for commercial waste only) based upon the above fee schedule

FIDUCIARY:

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

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER: Fee Schedule would be set & approved during the budget process

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

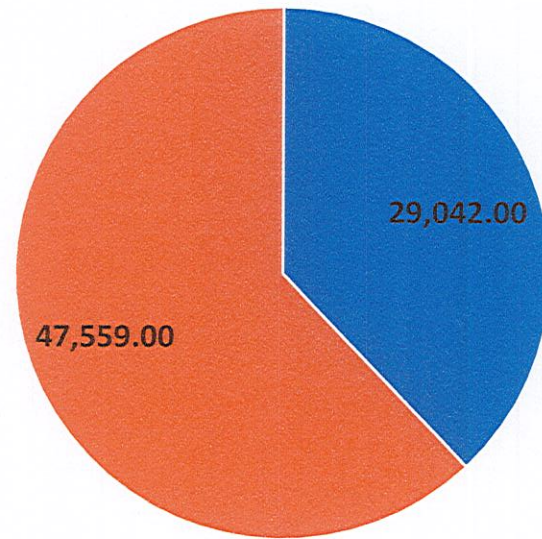
SUMMARY DISCUSSION: Based on FY 20/21 tonnage, these measures would increase revenues at the Transfer Station by \$ 607,894.

ADDITIONAL COMMENTS FOR CONSIDERATION:

ATTACHMENTS: PowerPoint Slides



Newberry County Transfer Station Tonnage



■ Commercial Tonnage ■ Residential Tonnage

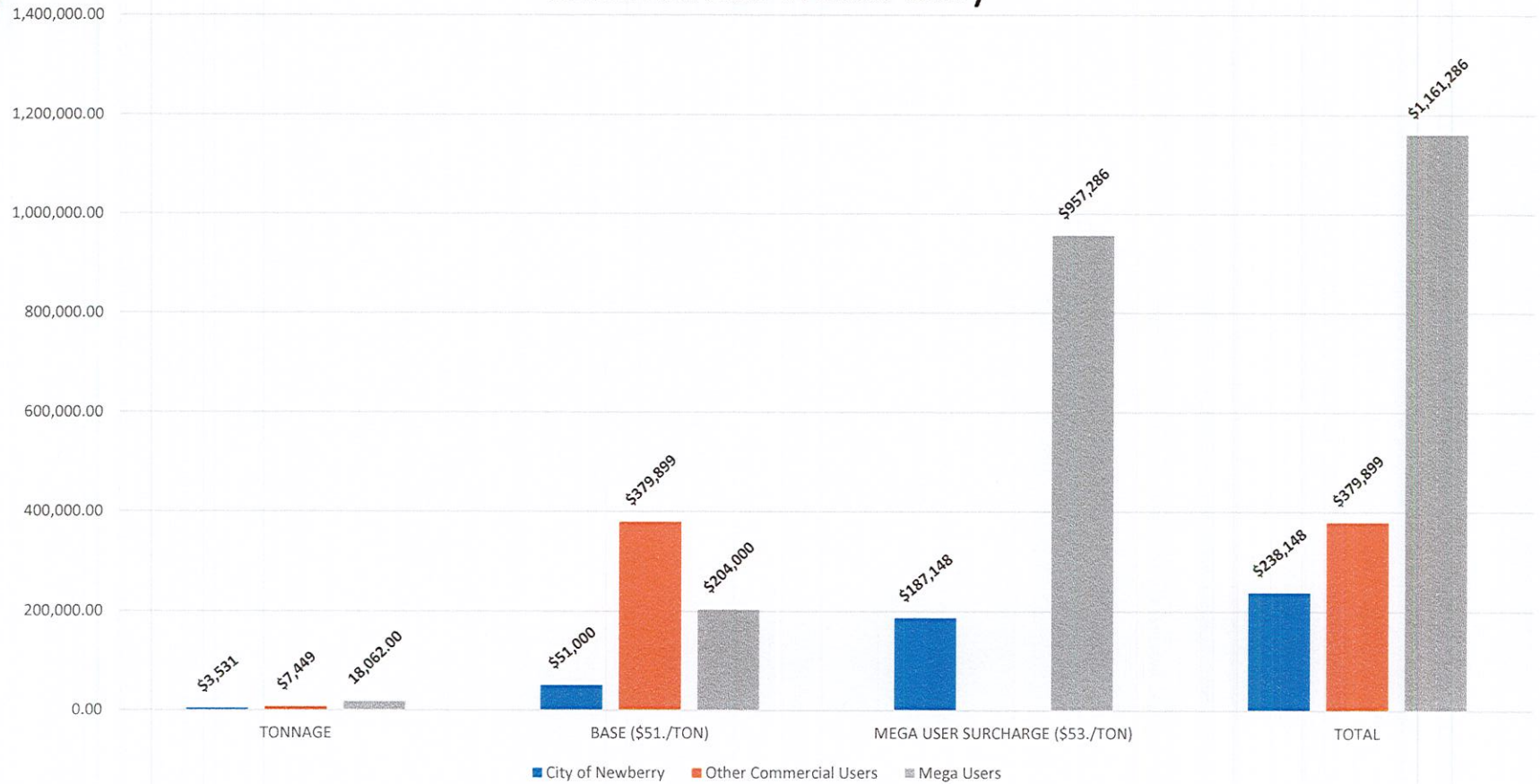


Newberry County Transfer Station

- Costs to county at landfill FY 20/21 \$2,204,481
- FY 20/21 Tipping Fee Revenue -\$1,171,438
- Shortfall **(\$1,033,043)**
- Currently, City of Newberry Pays no tipping fees for commercial trash
- We have identified users who dump over 1,000 tons (Mega users) at the Transfer Station. Our consultant has recommended a surcharge for Mega users. Staff recommends a \$2./ton surcharge for anything over 1,000 tons and increasing the base fee from \$49/ton to \$51/ton.
- Projected revenue for FY 23 including charging City of Newberry for Commercial trash, implementing a surcharge Mega users, and increasing the base fee will generate a total of \$1,779,333
- Projected shortfall FY 23 **(\$425,149)**. Likely to be more due to fuel costs



PROPOSED INCREASE WITH MEGA USER SURCHARGE
Commercial Waste Only



STATE OF SOUTH CAROLINA)
)
NEWBERRY COUNTY)

ORDINANCE NO. 03-04-2022

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE COUNTY OF NEWBERRY ADOPTED JUNE 20, 2016, SO AS TO AMEND THE ZONING MAP ACTING ON A REQUEST TO AMEND THE OFFICIAL ZONING MAP ESTABLISHED, CODIFIED IN CHAPTER 153 OF THE COUNTY OF NEWBERRY CODE OF ORDINANCES, SO AS TO REZONE THREE (3) REAL ESTATE PARCEL TOTALING THIRTEEN AND NINETY-ONE HUNDREDTHS (13.91) ACRES DESIGNATED AS TMS PARCELS NO. 639-8, 639-87, AND 639-88 FROM RS – SINGLE FAMILY RESIDENTIAL TO R2-RURAL.

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

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

WHEREAS, pursuant to the procedures established by the Zoning Ordinance, application was made for a map amendment to rezone three (3) real estate parcels totaling thirteen and ninety-one hundredths (13.91) acres located at 1420 Mt. Tabor Road, between US Highway 76 and Old Dutch Road to R2-Rural from RS – Single Family Residential. Tax Map No. 639-87 has a site-built house on the parcel. Tax Map No. 639-8 and 639-88 are currently wooded and vacant. The Comprehensive Plan shows the future land use for this area to be within the economic development projected area. There should be no traffic problems with this real estate parcel being placed into R2-Rural zoning district since Mt. Tabor Road has a 50-foot right-of-way. 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 MA02-02-15-22, 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 concurs 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 along this portion of Mt. Tabor Road;

NOW, THEREFORE, Newberry County Council makes the following findings of fact and law as to the merits of the rezoning request concerning Tax Map No. 639-8, 639-87, and 639-88 totaling thirteen and ninety-one hundredths (13.91) acres located at 1420 Mt. Tabor Road, 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 TMS No. 639-8, 639-87, and 639-88 totaling thirteen and ninety-one (13.91) 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 _____, 2022 in meeting duly assembled at Newberry, South Carolina.

NEWBERRY COUNTY COUNCIL

(SEAL)

By: _____
Chairman

Attest:

Susan C. Fellers, Clerk to Council

1st reading: March 2, 2022
2nd reading: March 16, 2022
Public Hearing: April 6, 2022
3rd reading: April 6, 2022

Reviewed and approved as to form:

Attorney

County Administrator

STATE OF SOUTH CAROLINA)

ORDINANCE NO. 03-05-2022

NEWBERRY COUNTY)

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE COUNTY OF NEWBERRY ADOPTED JUNE 20, 2016, SO AS TO AMEND THE ZONING MAP ACTING ON A REQUEST TO AMEND THE OFFICIAL ZONING MAP ESTABLISHED, CODIFIED IN CHAPTER 153 OF THE COUNTY OF NEWBERRY CODE OF ORDINANCES, SO AS TO REZONE ONE (1) REAL ESTATE PARCEL TOTALING ONE AND FORTY-NINE HUNDREDTHS (1.49) ACRES DESIGNATED AS TMS PARCEL NO. 340-2-21 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 one and forty-nine hundredths (1.49) acres located at 119 Pender Ridge Road, between Apple Orchard Lane and Grace’s Lane, to R2-Rural from RS – Single Family Residential. Tax Map No. 340-2-21 has an existing vacant commercial use building on the parcel. The Comprehensive Plan shows the future land use for this area to be within the economic development projected area. There should be no traffic problems with this real estate parcel being placed into R2-Rural zoning district since Pender Ridge Road has a 40-foot right-of-way. 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 MA03-02-15-22, 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 concurs 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 along this portion of Pender Ridge Road;

NOW, THEREFORE, Newberry County Council makes the following findings of fact and law as to the merits of the rezoning request concerning Tax Map No. 340-2-21 totaling one and forty-nine hundredths (1.49) acres located at 119 Pender Ridge Road, 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 TMS No. 340-2-21 totaling one and forty-nine (1.49) 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 _____, 2022 in meeting duly assembled at Newberry, South Carolina.

NEWBERRY COUNTY COUNCIL

(SEAL)

By: _____
Chairman

Attest:

Susan C. Fellers, Clerk to Council

1st reading: 3-2-2022
2nd reading: 3-16-2022
Public Hearing: 4-6-2022
3rd reading: 4-6-2022

Reviewed and approved as to form:

Attorney

County Administrator

5. Ordinance No.4-6-2022– An ordinance amending the zoning ordinance of the County of Newberry adopted June 30, 2016, so as to amend the zoning map acting on a request to amend the official zoning map established, codified in Chapter 153 of the County of Newberry Code of Ordinances, so as to rezone one real estate parcel totaling nineteen and seventy-two hundredths (19.72) acres located at 1001 Macedonia Church Road, between Doc Fulmer Road and Living Inn Road. Applicant has asked to rezone to R2-Rural from RS – Single Family Residential. Tax Map No. 653-61.

a. First Reading

6. Executive Session

§30-4-70 (a) of the Code of Laws of SC, as amended, 1976

(1) Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim.

(2) Discussion of matters relating to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other businesses in the area served by the public body.

- a. Project Viking
- b. Project PB & J

7. Adoption of Consent Agenda

- a. Committee report and approval of minutes – Economic Development –
- b. Approval of Central SC Alliance invoice
- c. Council minutes March 2, 2022

8. Public Comments

9. Comments/Request from County Administrator

10. Comments/Request from Council Members

11. Future Meetings

- | | | |
|--------------------------------|-----------|---------------------------------|
| a. Budget work session | 4-12-2022 | Moved to 4-20-2022 |
| b. Budget work session | 4-20-2022 | 4:00 P.M. |
| c. County Council meeting | 4-20-2022 | 6:00 P.M. *Budget First Reading |
| d. Executive Committee meeting | 4-25-2022 | 6:00 P.M. |
| e. Budget work session | 4-26-2022 | 6:00 P.M. |

12. Adjournment



**Newberry County
Administration**
1309 College Street
Newberry, SC 29108
803-321-2100

Agenda Briefing

Prepared By: Katie Werts	Title: Zoning Administrator
Department: Planning & Zoning	Division: N/A
Date Prepared: March 24, 2022	Meeting Date: April 6, 2022
Legal Review: Jay, County Attorney	Date: February 21, 2022
Budget Review: N/A	Date: N/A
Approved for Consideration: Joint Planning Commission	Date: March 15, 2022
Request Consideration by Committee / County Council: County Council	
Subject: Ordinance 04-06-2022	

STAFF'S RECOMMENDED ACTION:

This ordinance is for the rezoning of one real estate parcel totaling nineteen and seventy-two hundredths (19.72) acres located at 1001 Macedonia Church Road, between Doc Fulmer Road and Living Inn Road. Applicant has asked to rezone to R2-Rural from RS – Single Family Residential. Tax Map No. 653-61. The Joint Planning Commission did recommend that this real estate parcel be rezoned to R2- Rural.

FIDUCIARY:

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

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER:

N/A

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

Ordinance has been reviewed by the County Attorney.

SUMMARY DISCUSSION:

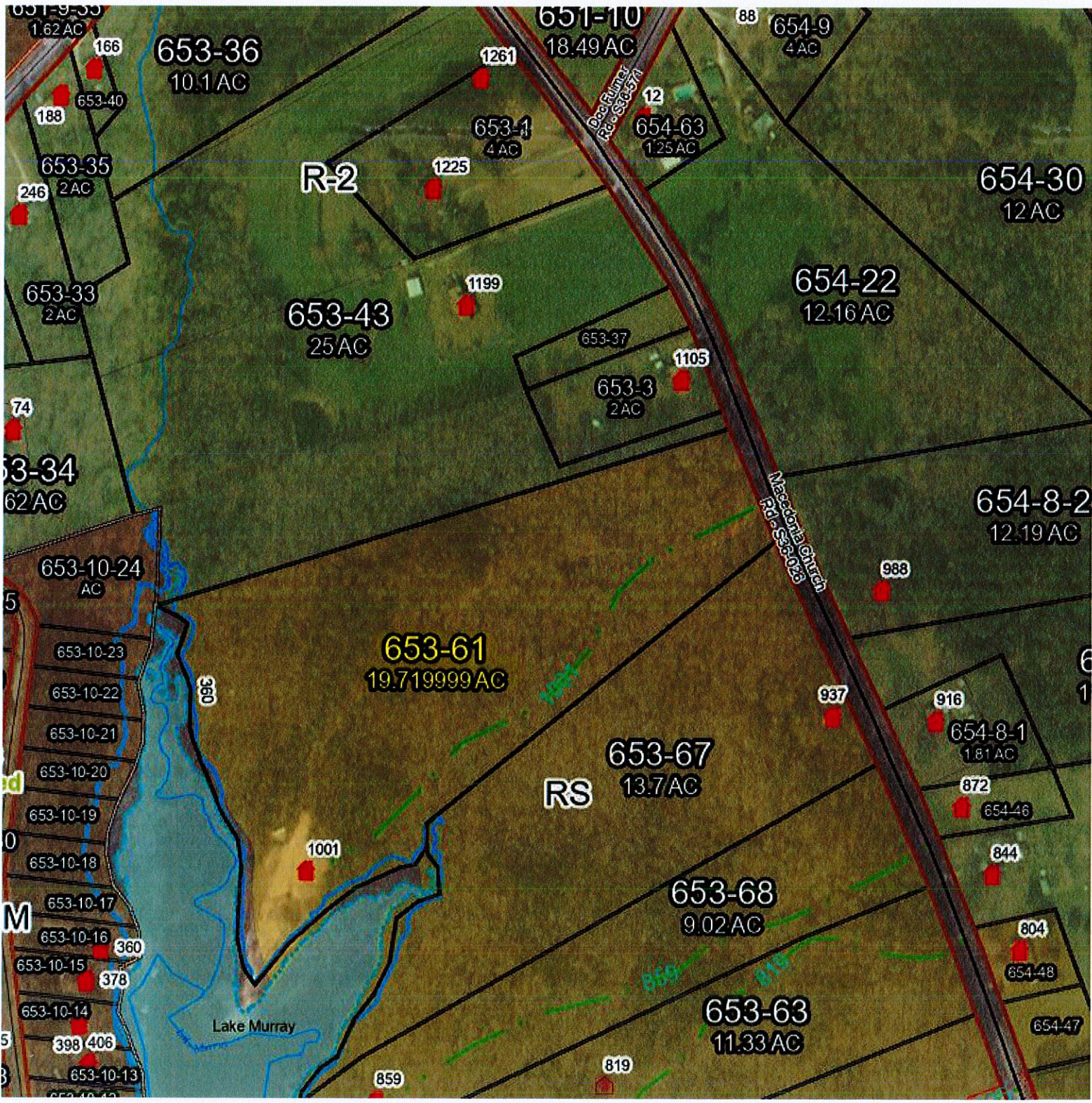
This ordinance is for the rezoning of one real estate parcel totaling nineteen and seventy-two hundredths (19.72) acres located at 1001 Macedonia Church Road, between Doc Fulmer Road and Living Inn Road. Applicant has asked to rezone to R2-Rural from RS – Single Family Residential. Tax Map No. 653-61. The proposed use is a residential structure and a small hobby farm with chickens.

ADDITIONAL COMMENTS FOR CONSIDERATION:

None

ATTACHMENTS:

Ordinance No. 04-06-2022



STATE OF SOUTH CAROLINA)

)

ORDINANCE NO. 04-06-2022

NEWBERRY COUNTY)

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE COUNTY OF NEWBERRY ADOPTED JUNE 20, 2016, SO AS TO AMEND THE ZONING MAP ACTING ON A REQUEST TO AMEND THE OFFICIAL ZONING MAP ESTABLISHED, CODIFIED IN CHAPTER 153 OF THE COUNTY OF NEWBERRY CODE OF ORDINANCES, SO AS TO REZONE ONE (1) REAL ESTATE PARCEL TOTALING NINETEEN AND SEVENTY-TWO HUNDREDTHS (19.72) ACRES DESIGNATED AS TMS PARCEL NO. 653-61 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 nineteen and seventy-two hundredths (19.72) acres located at 1001 Macedonia Church Road, between Doc Fulmer Road and Living Inn Road, to R2-Rural from RS–Single Family Residential. Tax Map No. 653-61 is currently undeveloped. The Comprehensive Plan shows the future land use for this area to be within the lake development projected area. There should be no traffic problems with this real estate parcel being placed into R2-Rural zoning district since Macedonia Church Road has a 66-foot right-of-way. The Planning Staff does recommend that this real estate parcel be rezoned to R2-Rural.

WHEREAS, the Newberry County Joint Planning Commission, in case number MA02-03-15-22, 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 concurs 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 along this portion of Macedonia Church Road;

NOW, THEREFORE, Newberry County Council makes the following findings of fact and law as to the merits of the rezoning request concerning Tax Map No. 653-61 totaling nineteen and seventy-two hundredths (19.72) acres located at 1001 Macedonia Church Road, 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 TMS No. 653-61 totaling nineteen and seventy-two (19.72) 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 _____, 2022 in meeting duly assembled at Newberry, South Carolina.

(SEAL)

NEWBERRY COUNTY COUNCIL

By: _____
Chairman

Attest:

Susan C. Fellers, Clerk to Council

1st reading: _____
2nd reading: _____
Public Hearing: _____
3rd reading: _____

Reviewed and approved as to form:

Attorney

County Administrator



**Newberry County
Administration**
1309 College Street
Newberry, SC 29108
803-321-2100

Agenda Briefing

Prepared By: Rick Farmer	Title: Director
Department: Economic Development	Division:
Date Prepared: 3/24/22	Meeting Date: 4/6/22
Legal Review	Date:
Budget Review:	Date:
Approved for Consideration:	Date:
Request Consideration by Committee / County Council	
Subject: Economic Development Committee Report	

REPORT OF THE ECONOMIC DEVELOPMENT COMMITTEE: Council’s Economic Development Committee met on 2/28/22. Council Member Livingston was elected E.D. Committee chair for 2022. We discussed current project activity, existing industries, ongoing product development initiatives, the Capital Projects Sales Tax, and a potential economic development strategic plan in open session. We also discussed confidential economic development projects in executive session. Please see the draft minutes from that meeting for additional context.

FIDUCIARY:

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

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER: None; there are no costs to this request.

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

SUMMARY DISCUSSION:

ADDITIONAL COMMENTS FOR CONSIDERATION:

ATTACHMENTS: Draft Minutes from the 2/28/22 meeting of the Economic Development Committee

**NEWBERRY COUNTY COUNCIL
ECONOMIC DEVELOPMENT COMMITTEE
MINUTES
FEBRUARY 28, 2022**

The Newberry County Council Economic Development Committee met on Monday, February 28, 2022, at 6:00 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for its regularly scheduled meeting.

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

PRESENT: Henry H. Livingston, III, Committee Chair
Robert N. Shealy, Council Member
Travis Reeder, Council Member (via ZOOM)
Christopher Inglese, County Administrator
Rick Farmer, Economic Development Director
Susan C. Fellers, Clerk to Council

1. Call to Order

Mr. Livingston called the meeting to order at 6:00 p.m. and determined a quorum to be present.

2. Election of Chair for 2022

Mr. Livingston turned the meeting over to Mr. Inglese for election of the Chair for 2022.

Mr. Inglese opened the floor for nominations. Mr. Reeder nominated Mr. Livingston to continue serving as Chair; seconded by Mr. Shealy. There being no further nominations, Mr. Inglese called for the vote. Vote was unanimous.

Meeting was turned back over to Mr. Livingston.

3. Additions, Deletions and Adoption of Agenda

Mr. Shealy moved to adopt the Agenda, as presented; seconded by Mr. Reeder. Vote was unanimous.

4. Approval of December 6, 2021 Meeting Minutes

Mr. Shealy moved to approve the December 6, 2021 Minutes, as presented; seconded by Mr. Reeder. Vote was unanimous.

5. Public Comments

No comments from the public

6. Staff Report - Rick Farmer, Economic Development Director

a. Project Activity - Activity is high with 6 new projects this quarter in which Newberry County is participating. There are several potential expansions in the works.

b. Product Development

i. Mid-Carolina Commerce Park Expansion Update - Construction continues and is on time with an estimated completion date in late spring of 2022. This construction will open up 7 or 8 new sites to development. In the past year Newberry County has gone from 1.5 Class A sites to 10.5 Class A sites.

ii. Mid-Carolina Commerce Park II Update - Construction on Daeyoung continues and this company should be up and running by August. This is a \$51 million dollar company with 224 jobs. Hiring will start in a few months.

iii. CPST Update - Two Economic Development projects will be presented:

1. Mawsons Way Extension and Repairs - Extension at a cost of \$2.8 Million and repairs/resurfacing of existing road at a cost of \$1.6 Million.
2. New elevated water tank for I-26/SC 773 Intersection with an estimated cost of \$4.9 Million.

c. Prospect Development

- i. **State of SC Korea Mission** - This has been rescheduled from July to October and staff will be participating in person. Mr. Farmer will represent Newberry County and the Central SC Alliance at this Mission.
- ii. **SC Auto Summit** - This will be held on March 1-3 in Greenville and is the first in-person summit in 2 years. BMW, Mercedes and Volvo will all participate, along with many automotive suppliers.

d. Other

- i. **Economic Development Strategic Planning** - Mr. Inglese addressed this issue. Newberry County needs policy document guidance on spending County time and resources. Newberry County would like to hire an expert to assist with this. There is funding in this year's budget and the County would like to get started as soon as possible, as this will take approximately 9 months to a year to complete.

Mr. Inglese presented 3 options for the process:

1. Staff intensive process
2. Council intensive process in which the Council would act as the Economic Development Task Force. This would require meeting several times in various parts of the County.
3. Each Council Member would appoint to a 7 member task force with 3 ex officio members appointed by Administration. The Council would approve the final product of this task force. Staff recommends this option.

The consensus of the Committee was to recommend Option 3 to the full Council for action. Accordingly, Mr. Shealy moved to present to full Council with the recommendation of option 3; seconded by Mr. Reeder. Vote was unanimous.

- ii. **Central SC Invoice** - Mr. Shealy moved to present consideration of payment of the quarterly \$18,000 invoice to full Council; seconded by Mr. Reeder. Vote was unanimous.
- iii. **Recent Existing Industry Contacts with Georgia Pacific, West Fraser, Big Gun Robotics, KRA, MM Technics, Pioneer, Kiswire, Comfort Care, KT Manufacturing, Samsung and Others** - Mr. Farmer's goal is to visit each industry at least once per year.
- iv. **Economic Development Review (SC Power Team)** - Mr. Farmer will attend this meeting to be held in Hilton Head on March 16-18.

7. Comments by and discussion items from Committee Members

The committee expressed appreciation to Mr. Farmer for his work.

- 8. **Executive Session: Section 30-4-70(a)(2) and (a)(5): Discussion of matters incident to proposed contractual arrangements, and related to the proposed location, expansion, or the provision of services encouraging location or expansion of industries or other business in the area served by the public body, including Projects Titan, Harmony, Green, Joe Firefly, Viking and others.**

Mr. Shealy moved to go into Executive Session for the above-stated reasons; seconded by Mr. Reeder. Vote was unanimous.

EXECUTIVE SESSION 6:40 P.M. - 7:15 P.M.

Upon returning to open session, Mr. Livingston advised the committee met in Executive Session for the above-stated reasons, and no action was taken.

9. Adjourn

Mr. Shealy moved to adjourn; seconded by Mr. Reeder. Vote was unanimous.

Mr. Livingston declared the meeting adjourned at 7:15 p.m.

**NEWBERRY COUNTY COUNCIL
ECONOMIC DEVELOPMENT COMMITTEE**

Henry H. Livingston, III, Chair

Susan C. Fellers, Clerk to Council

Minutes Approved: _____



**Newberry County
Administration**

1309 College Street
Newberry, SC 29108
803-321-2100

Agenda Briefing

Prepared By: Rick Farmer	Title: Director
Department: Economic Development	Division:
Date Prepared: 3/24/22	Meeting Date: 4/6/22
Legal Review	Date:
Budget Review:	Date:
Approved for Consideration:	Date:
Request Consideration by Committee / County Council	
Subject: Central SC Invoice	

STAFF'S RECOMMENDED ACTION: At the 2/28/22 meeting of Council's Economic Development Committee, the committee unanimously passed a motion to forward the Central SC Alliance invoice with a recommendation for approval. The quarterly cost is \$18,000, and the annual cost is \$72,000. These funds are in the current budget.

FIDUCIARY:

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

ADDITIONAL FISCAL/BUDGETARY MATTERS TO CONSIDER: None

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

SUMMARY DISCUSSION:

ADDITIONAL COMMENTS FOR CONSIDERATION:

ATTACHMENTS: Draft Minutes from the 2/28/22 meeting of the Economic Development Committee; Central SC Invoice for \$18,000.



1201 Main Street, Suite 100
Columbia, SC 29201-3225

Invoice	
Invoice #	7-4719
Date:	1/1/2022
Terms:	Due Upon Receipt

EIN 57-1003750

County of Newberry
Administrator
P. O. Box 156
Newberry, SC 29108

Make checks payable to:
Central SC Alliance

010-005-09310-02012 - Regional Marketing Org. - RF

DESCRIPTION	AMOUNT
Quarterly Appropriation 2021-2022	18,000.00
Total	\$18,000.00

**NEWBERRY COUNTY COUNCIL
MINUTES
MARCH 2, 2022**

The Newberry County Council met on Wednesday, March 2, 2022, 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: Todd Johnson, Chair (District 1)
Les Hipp, Vice-Chair (District 5)
Mary Arrowood, Council Member (District 2)
Henry H. Livingston, III, Council Member (District 3)
Robert N. Shealy, Council Member (District 4)
Johnny Mack Scurry, Council Member (District 6)
Travis Reeder, Council Member (District 7)
Christopher Inglese, County Administrator
A.J. Tothacer, Jr., County Attorney
Karen Brehmer, Deputy Administrator
Debbie S. Cromer, Finance Director
Susan C. Fellers, Clerk to Council

MEDIA: Andrew Wigger, Newberry Observer

Mr. Johnson called the meeting to order and determined a quorum to be present.

Mr. Scurry had the invocation followed by the Pledge of Allegiance.

1. Adoption of the Consent Agenda

Mr. Scurry moved to adopt the Consent Agenda consisting of the Minutes of the February 2, 2022 meeting, as presented; seconded by Mr. Reeder. Vote was unanimous.

2. Additions, Deletions and Adoption of the Agenda

There being no additions or deletions to the Agenda, Mr. Shealy moved to adopt the Agenda, as presented; seconded by Mrs. Arrowood. Vote was unanimous.

3. Public Appearance:

- a. Voices for Pride Officers (NCDSN) - Presentation of Proclamation declaring March 2022 as Disabilities Awareness Month in Newberry County.**

Connie Gallman appeared on behalf of the Voices for Pride Officers and thanked Council for its continued support of the Newberry County Disabilities and Special Needs.

Mr. Johnson read the Resolution into the record:

**PROCLAMATION BY NEWBERRY COUNTY
DECLARING MARCH 2022
DISABILITIES AWARENESS MONTH**

WHEREAS, more than 500,000 South Carolina citizens and families are impacted by severe lifelong disabilities, with no distinction as to race, culture, geography, age, sex or economic class; and

WHEREAS, the South Carolina Department of Disabilities and Special Needs serves people with severe lifelong physical and intellectual disabilities, including autism, traumatic brain injury, and spinal cord injury; and

WHEREAS, the Newberry County Disabilities and Special Needs Board works with families to provide support services to promote economic self-sufficiency and independence; and

WHEREAS, people with lifelong disabilities are productive citizens, neighbors, and family members deserving of respect and opportunities for economic self-sufficiency, independence and personal growth; and

WHEREAS, the 2021 statewide observance of Disabilities Awareness Month celebrates the successful partnership between people with and without disabilities and the increasing involvement of people with disabilities in education, employment and community activities.

NOW, THEREFORE, NEWBERRY COUNTY COUNCIL, does hereby proclaim March 2022 as

DISABILITIES AWARENESS MONTH IN NEWBERRY COUNTY and encourages our citizens to work together to promote increased opportunities for people with disabilities; to recognize the many contributions they make to our community; and to honor the dedication of the caregivers who bring support and hope to their fellow citizens.

ADOPTED by Newberry County Council in meeting duly assembled in Newberry County, this the 2nd day of March, 2022.

AND IT IS SO PROCLAIMED THIS 2ND DAY OF MARCH, 2022, AT NEWBERRY, S.C.

After reading the Resolution, Mr. Johnson then presented a framed Resolution to Ms. Gallman.

4. **Ordinance #03-04-22: An Ordinance amending the Zoning Ordinance of the County of Newberry adopted June 30, 2016, so as to amend the zoning map acting on a request to amend the official zoning map established, codified in Chapter 153 of the County of Newberry Code of Ordinances, so as to rezone three (3) real estate parcels totaling thirteen and ninety-one hundredths (13.91) acres designated as TMS Parcel No. 639-8, 639-87, and 639-88 from RS-Single Family Residential to R2-Rural.**

a. First Reading

Katie Werts, Zoning Administrator, advised this request, if approved, would allow the placement of a manufactured home on property located at 1420 Mt.

Tabor Road, Little Mountain, SC. The Joint Planning Commission recommended rezoning of this real estate parcel to R2-Rural.

Mr. Hipp moved to adopt first reading; seconded by Mr. Shealy. There being no discussion, Mr. Johnson called for the vote. Vote was unanimous.

5. **Ordinance #03-05-22: An Ordinance amending the Zoning Ordinance of the County of Newberry adopted June 30, 2016, so as to amend the zoning map acting on a request to amend the official zoning map established, codified in Chapter 153 of the County of Newberry Code of Ordinances, so as to rezone one (1) real estate parcel totaling one and forty-nine hundredths (1.49) acres designated as TMS Parcel No. 340-2-21 from RS-Single Family Residential to R2-Rural.**

- a. **First Reading**

Mrs. Werts advised if rezoning of this property is approved it would allow for placement of mini-storage units at 119 Pender Ridge Road. The Joint Planning Commission recommended approval of this rezoning request to R2-Rural.

Mr. Shealy moved to adopt first reading; seconded by Mr. Scurry. There being no discussion, Mr. Johnson called for the vote. Vote was unanimous.

6. **Council to consider MOUs for CPST co-sponsorship:**

- a. **Amphitheater**

There was concern that the document was general and broad in nature and referenced a subsequent agreement. It says the two parties are ready to move forward as partners and pursue this project.

The City owns the property on which the proposed Amphitheater would be located, and the County has an option for adjacent property.

b. Gallman School

This Agreement does not commit county or city staff in the future. The County would account for all CPST funds, and the City would provide support.

Staff is comfortable with both of the Agreements as they are.

As to Item (a), Mr. Hipp moved to approve the MOU; seconded by Mr. Reeder. Vote was unanimous.

As to Item (b), Mr. Hipp moved to approve the MOU; seconded by Mrs. Arrowood. Vote was unanimous.

7. Executive Session

- a. Code Section 30-4-70(a)(2): Discussion of negotiations incident to proposed contractual arrangements and proposed sale or purchase of property, the receipt of legal advice where the legal advice relates to a pending, threatened, or potential claim or other matters covered by attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim.**
- b. Code Section 30-4-0(a)(1): Discussion of employment, appointment, compensation, promotion, demotion, discipline, or release of an employee, a student, or a person regulated by a public body or the appointment of a person to a public body; however, if an adversary hearing involving the employee or client is held, the employee or client has the right to demand that the hearing be conducted publicly. Nothing contained in this item shall prevent the public body, in its discretion, from deleting the names of the other employees or clients whose records are submitted for use at the hearing.**

Mr. Reeder moved for Council to go into Executive Session for the reasons set forth above; seconded by Mr. Shealy. Vote was unanimous.

EXECUTIVE SESSION
6:16 P.M. - 7:55 P.M.

Mr. Shealy moved to return to open session; seconded by Mr. Reeder. Vote was unanimous.

Mr. Johnson stated Council went into Executive Session for the reasons as stated above, and no action was taken in Executive Session.

8. Ordinance #02-03-22: An Ordinance to declare surplus and approve the sale and transfer of a parcel of real estate property owned by Newberry County.

a. Second Reading

Mrs. Arrowood moved to adopt second reading; seconded by Mr. Reeder. There being no discussion, Mr. Johnson called for the vote. Vote was unanimous.

9. Public Comments

Both **Karol Kunkle** and **Misty West** spoke regarding Item #8. Neither of them had any opposition to the County selling the property but both were opposed to the proposed use of the property by a paper company. They felt this property would be better used for housing.

10. Comments/Requests from County Administrator

Mr. Inglese has directed that both Community Hall and the Helena Center be re-opened for rental to the public.

He had the following report regarding the Animal Shelter:

- A. Euthanasia in the year 2021 was only 51.
- B. Sterilization has increased by 40%.
- C. Adoption event was held in February.
- D. Shelter will try to do Saturday adoptions once a month.
- E. Leslie has been there 14 years, and he was proud of the hard work of the staff.

District boundary maps are now available and have been uploaded to the County website. Copies of the map will be posted in the hallway as soon as possible.

He reminded Council of the special meeting on Monday and urged them to turn in their scoring sheets to the administrative staff prior to Monday. The meeting Monday will be at 4:30 p.m.

11. Comments/Requests from Council Members

Council thanked Mr. Inglese and the county employees for their hard work.

12. Future Meetings (All meetings are at 6:00 pm unless otherwise noted):

- a. Finance Committee on March 7 has been canceled**
- b. Special Called County Council CPST on March 7 at 4:30 p.m.**
- c. County Council Regular Meeting on March 16**
- d. Finance Committee on March 28.**

13. Adjournment

There being no further business to come before Council, Mr. Shealy moved to adjourn; seconded by Mrs. Arrowood. Vote was unanimous.

Mr. Johnson declared the meeting adjourned at 8:10 p.m.

NEWBERRY COUNTY COUNCIL

Todd Johnson, Chairman

Susan C. Fellers, Clerk to Council

Minutes Approved: _____