

**NEWBERRY COUNTY COUNCIL
MINUTES
December 17, 2025**

Newberry County Council met on Wednesday, December 17, 2025, at 6:00 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a regular scheduled meeting.

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

PRESENT: Robert Shealy, Chairman
Karl Sease, Vice-Chairman
Todd Johnson, Council Member
Travis Reeder, Council Member
Johnny Mack Scurry, Council Member
Stuart Smith, Council Member
Jeff Shacker, County Administrator
Joanie Winters, County Attorney
Karen Brehmer, Deputy County Administrator
Captain Ben Chapman, NCSO
Rick Farmer, Economic Development Director
Eric Nieto, IT Director
Andrew Wigger, Clerk to Council/PIO

ABSENT: Leon Fulmer Jr., Council Member

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

Mr. Sease led the invocation and Pledge of Allegiance

1. Adoption of Consent Agenda:

- a. Newberry County Council Special Called Meeting – November 10, 2025.
- b. Newberry County Council Work Session Minutes – November 19, 2025.
- c. Newberry County Council Meeting Minutes – November 19, 2025.
- d. Newberry County Economic Development Committee – December 1, 2025
- e. Newberry County Council Special Called Meeting – December 10, 2025.

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

2. Additions, Deletions & Adoption of the Agenda.

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

3. Special Recognition:

a. Employee Recognitions:

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|--------------------------|------------|---------------|
| • Crystal Houseal | 10 years | Corrections. |
| • Ron Halfacre | 20 years | Magistrate. |
| • Joseph “Les” Bickley | Retirement | Public Works. |
| • William “Pete” Johnson | Retirement | NCSO. |

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

4. Ordinance 11-01-2025. An Ordinance to amend the text of the Official Zoning Ordinance of Newberry County, South Carolina, as codified in Chapter 153 of the Code of Ordinances of Newberry County, South Carolina, to establish new landscape, buffer and open space requirements.

a. Third Reading.

- Mr. Shacker said there were no changes to the ordinance since the previous reading, and this is providing consistency with other ordinances.
- Mr. Reeder made the motion to accept third reading; Mr. Smith provided the second and the motion carried 6-0.

5. Ordinance 11-02-2025. An Ordinance adopting the requirements of the South Carolina Local Government Development Agreement Act; creating uniform requirements for the execution and delivery of development agreements by Newberry County Council; And Other Related Matters.

a. Third Reading.

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

6. Ordinance 11-03-2025. An Ordinance authorizing the County of Newberry, by Newberry County Council, to enter into an Option and Purchase Agreement to evaluate the sale of real property to be determined through negotiations of all purchase terms and conditions, for economic development purposes with Project Altair.

a. Third Reading.

- Mr. Shacker said this is allowing the county to enter an agreement with the prospect, and this ordinance will allow the prospect to do an electrical load study to see if there is enough electrical capacity to serve the project.
- Mr. Johnson made a motion to accept third reading; Mr. Scurry provided the second and the motion carried 6-0.

7. Ordinance 11-04-2025. An Ordinance to enter into an agreement between Newberry Electric Cooperative, Inc. and Newberry County to exchange property known as Tax Map Number 576-11 for a portion of the property known as Tax Map Number 576-12 as described full herein.

a. Third Reading

- Mr. Shealy turned the meeting over to Mr. Sease as Mr. Shealy recused himself due to his connection with the Newberry Electric Cooperative.
- Mr. Shacker said there were no changes to the ordinance since the last reading.
- Mr. Reeder made a motion to accept third reading; Mr. Johnson provided the second and the motion carried 5-0.
- Mr. Sease turned the meeting over to Mr. Shealy.

8. Resolution No. 08-25. An Inducement Resolution committing to negotiate a fee in lieu of tax agreement between Newberry County And Duke Energy Carolinas, LLC; identifying the Project; and other related matters.

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

9. Ordinance No. 11-05-2025. An Ordinance authorizing the execution and delivery of a fee agreement by and between Newberry County, South Carolina and Duke Energy Carolinas, LLC, providing for a payment of a fee in lieu of taxes, providing special source revenue credits, and addressing other matters related thereto.

a. Second Reading.

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

10. Resolution No. 09-25. An Inducement Resolution committing to negotiate a fee in lieu of tax agreement between Newberry County and Project Nova; identifying the Project; and other related matters.

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

11. Ordinance 12-01-2025. 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 eighty hundredths (.80) acres designated as TMS No. 640-88 from RS-Single Family to R2-Rural.

a. First Reading.

- This request is to rezone .80 acres located on Mt. Tabor Road, Little Mountain, from RS-Single Family Residential to R2-Rural. The proposed use of the property is residential with a manufactured home. The Joint Planning commission recommended the rezoning request.

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

12. Consideration of a motion to adopt the proposed 2026 County Council Meeting Schedule.

- Apart from the first Wednesday in April and the first Wednesday in December, Newberry County Council will meet on the first and third Wednesday of every month in 2026.
- Mr. Reeder made a motion to approve the 2026 County Council Meeting Schedule; Mr. Smith provided the second and the motion carried 6-0.

13. County Council may take action on matters discussed during executive session of the 5:00 p.m. meeting.

- Mr. Smith made a motion to approve the following members of a Grievance Committee: Brian Smith (NCSO, 3-year term), Judy Sanders (Central Court, 2-year term), Kenny Shealy (Assessor's Office, 1-year term), Stacey Zobel (Clerk to Court, 3-year term, alternate), Mac Bartley (Facilities, 2-year term, alternate); Mr. Scurry provided the second and the motion carried 6-0.
- Mr. Johnson made a motion to authorize the county attorney to contact the preferred candidate for the Newberry County Administrator position; Mr. Sease provided the second and the motion carried 6-0.

14. Appointments.

- Building, Fire and Nuisance Codes Board of Appeals – District 4.
 - Mr. Shealy made a motion to nominate Mr. Austin Willingham; Mr. Johnson provided the second and the motion carried 6-0.
- Board of Rural Fire Control – Consolidated 5.
 - Mr. Sease made a motion to nominate Mr. Jay Harley; Mr. Johnson provided the second and the motion carried 6-0.
- Newberry County Disabilities and Special Needs Board – District 7.
 - Mr. Reeder made a motion to nominate Ms. Engle Thompson; Mr. Johnson provided the second and the motion carried 6-0.

15. Public Comments (Three Minutes).

- Ms. Liesha Huffstetler thanked Newberry County Council for what they did so that developments can be properly developed, and this was the best Christmas gift they could give Newberry County. She encouraged council to look into how many developers have already purchased land in the area. She said the council are the guardians of their areas and if they do not like what is being submitted, say no. She said once the woodlands are gone, they cannot get them back.

16. Comments/Requests from County Administrator.

- Mr. Shacker said they did a lot of heavy lifting during the moratorium period, with council getting a lot done during that period. He said the budget season is beginning and instructions will be going out to department heads at the beginning of 2026.

17. Comments/Requests from Council.

- Mr. Reeder said it was good to see everyone out and wished everyone a Merry Christmas and Happy New Year.
- Mr. Shealy said there is a lot of sickness going on and he is praying for everyone dealing with illness and hospitalization. He said it has been a great year, and staff have done a good job and thanked them for their hard work.

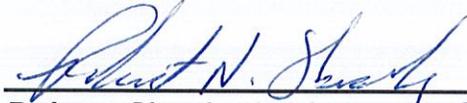
18. Future meetings:

- a. Christmas Holiday – December 24-26 – Offices Closed.
- b. New Years Day Holiday – January 1, 2026 – Offices Closed.

19. Adjournment.

- Mr. Reeder made a motion to adjourn; Mr. Scurry provided the second and the motion carried 6-0.
- Newberry County Council adjourned at 6:35 p.m.

NEWBERRY COUNTY COUNCIL



Robert Shealy, Chairman



Andrew Wigger, Clerk to Council

Minutes Approved: 1-7-2026