

**NEWBERRY COUNTY COUNCIL  
MINUTES  
March 18, 2026**

Newberry County Council met on Wednesday, March 18, 2026, at 6:07 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a regular scheduled meeting.

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

PRESENT: Robert Shealy, Chairman  
Karl Sease, Vice-Chairman  
Leon Fulmer Jr., Council Member  
Todd Johnson, Council Member  
Travis Reeder, Council Member  
Johnny Mack Scurry, Council Member  
Stuart Smith, Council Member  
Ted Luckadoo, County Administrator  
Joanie Winters, County Attorney  
Karen Brehmer, Deputy County Administrator  
Captain Ben Chapman, NCSO  
Debbie Cromer, Finance Director  
Jessie Long, Economic Development Coordinator  
Eric Nieto, IT Director  
Josh Rowe, Public Works Director  
Crystal Waldrop, Purchasing Director  
Katie Werts, Director of Planning and Development  
Andrew Wigger, Clerk to Council/PIO

1. Call to order: Robert Shealy, Chairman.

- Mr. Shealy called the meeting to order at 6:07 p.m.

2. Invocation and Pledge of Allegiance: Karl Sease, Vice Chairman.

- Mr. Sease led the invocation and Pledge of Allegiance. With a flag from the 117<sup>th</sup> Engineer Brigade (stationed in Newberry County) being

presented by Sergeant Major Peter Heggie and Master Sergeant Ashely Smith.

3. Adoption of Minutes:

- a. Newberry County Council Work Session Minutes – March 4, 2026.
- b. Newberry County Council Meeting Minutes – March 4, 2026.

- Mr. Sease made a motion to accept the minutes as presented; Mr. Reeder provided the second and the motion carried 7-0.

4. Approval of Agenda.

- Mr. Smith made a motion to accept the agenda as presented; Mr. Sease provided the second and the motion carried 7-0.

5. Special Appearance: Danielle Himsey, Newberry Soil and Water Conservation District.

- Not present.

6. Administrator's Report:

- a. Employee Recognition: Sheena Owens (5 years, NCSO), Deanna Wilbanks (15 years, NCSO), Janeen Toby (20 years Clerk of Court).

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

- b. Project Updates.

- Mr. Luckadoo reminded council of the upcoming Budget Work Sessions, the deadline for the economic interest was March 31, and that the Economic Development meeting being pushed back.

7. Chairman's Comments.

- Mr. Shealy said he appreciates all employees for their service, and they are a backbone for Newberry County. He also thanked the soldiers in attendance for their service and all they do to keep residents safe.

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

- Mr. Rudy DeWalt spoke on zoning that some of his inherited family property he has been over the last 15-20 years. He has found out the zoning and permits have changed, and they had a trailer on the property, and water and sewage, and since then the zoning has changed, and they are trying to seek hardship to find the details to get a mobile home back on the property.
- Mr. Forrest Byrd said Mr. DeWalt is one of his neighbors, he said they had a mobile home on the property, and they just wanted to put one back. He said it is just a big mess, and he gets family land is complicated.

9. Old Business:

- a. Second Reading – Ordinance 01-01-2026, a text amendment to the Zoning Ordinance, Sections 153.033, 153.168, 153.170, and 153.231; allowing fences and walls within the setback area.

- With there being no changes, Mr. Reeder made a motion to accept second reading; Mr. Scurry provided the second and the motion carried 7-0.

- b. Second Reading – Ordinance 03-01-2026, allowing Newberry County to enter into an option and purchase agreement with Project Altair for Economic Development Purposes.

- With there being no changes, Mr. Sease made a motion to accept second reading; Mr. Scurry provided the second and the motion carried 7-0.

10. New Business:

- a. Resolution 01-2026 - Designating the Month of April 2026 as Fair Housing Month.

- Mr. Smith made a motion to accept the Resolution; Mr. Sease provided the second and the motion carried 7-0.

b. Approval of the 2024-25 Audit by Mauldin & Jenkins, LLC.

- Mr. Reeder made a motion to approve the audit; Mr. Scurry provided the second and the motion carried 7-0.

c. Approval of a bid for Plum Nelly Road Repaving, funded by FEMA (2026-04).

- Ms. Waldrop said this repaving is due to Hurricane Helene in 2024 as there was a significant amount of trees that were down, about 60 plus. The damages to the road were incurred due to the vehicles clearing the trees off the road. This means reimbursement from FEMA public assistance program was approved.
- FEMA is funding 75% of the project, and the state of South Carolina is funding the remaining 25%.
- The county received four responses for the project as follows: Integrated Site Solutions (\$216,483), R&T Grading (\$84,230.80), Satterfield Construction (124,859), and Steed Paving \$(84,628.90). The lowest most responsive bidder, R&T Grading, is the recommendation from staff.
- Mr. Fulmer asked what was going to be put back (the road); Mr. Rowe said they are going to go back to hot mix asphalt, meaning road quality will improve.
- Mr. Sease asked what the length of the repair will be; Mr. Rowe said it will be the whole road, and that it is about a half mile.
- Mr. Fulmer made a motion to accept the low bid from R&T Grading; Mr. Reeder provided the second and the motion carried 7-0.

d. First Reading – Ordinance 03-02-2026. A text amendment of section 153.073 to the Zoning Ordinance (Chapter 153) which will allow for Outdoor Retail Sales.

- Ms. Werts said this is a text amendment to businesses selling transit items, like counter tops, right now all items have to be within the setback, 50 feet from the road right away. This text amendment would allow those items to be five feet from the property line.
- Mr. Fulmer made a motion to accept first reading; Mr. Smith provided the second and the motion carried 7-0.

- e. First Reading – Ordinance 03-03-2026. A text amendment section 151.04 to the Zoning Ordinance (Chapter 153) establishing a penalty to building permit fees.
- Ms. Werts said this is a text amendment to put in writing that Newberry County Building and Zoning staff will have the ability to double a permit fee for anyone that is caught building before obtaining the correct permits within the county.
  - Mr. Sease made a motion to accept first reading; Mr. Scurry provided the second and the motion carried 7-0.
- f. First Reading – Ordinance 03-04-2026. Rezoning property located at Folk Road and Calvary Church Road, Newberry, consisting of 8.34 acres, from LC-Limited Commercial to R2-Rural. (TMS 335-24).
- Ms. Werts said this request was made by the property owner as he is at the point to possibly having a residential dwelling and he'd like to rezone the property. This change does fit within the Comprehensive Plan. The Joint Planning Commission voted unanimously to send it to council for approval.
  - Mr. Sease made a motion to accept first reading; Mr. Reeder provided the second and the motion carried 7-0.
- g. First Reading – Ordinance 03-05-2026. Rezoning property located at the corner of Lindler Field Road and US Hwy 76, Little Mountain, consisting of 3.04 acres, from RS-Single Family Residential to R2-Rural. (TMS 640-83).
- Ms. Werts said this request was made by the property owner. The request is so he could potentially put a manufactured home on the property. This request does fit within the Comprehensive Plan. The Joint Planning Commission voted unanimously to send it to council for approval.
  - Mr. Sease made a motion to accept first reading; Mr. Fulmer provided the second and the motion carried 7-0.

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

- There was no action taken.

12. Appointments:

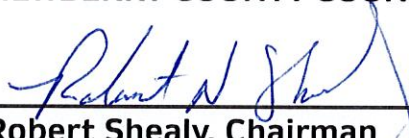
a. Building, Fire, Nuisance Board – District 5.

- Mr. Smith made a motion to appoint Mr. Kevin Whitesides; Mr. Johnson provided the second and the motion carried 7-0.

13. Adjournment.

- Mr. Scurry made a motion to adjourn; Mr. Smith provided the second and the motion carried 7-0.
- Newberry County Council adjourned at 6:42 p.m.

**NEWBERRY COUNTY COUNCIL**

  
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**Robert Shealy, Chairman**

  
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**Andrew Wigger, Clerk to Council**

Minutes Approved: 4-15-20