

NEWBERRY COUNTY COUNCIL WORK SESSION
MINUTES
March 18, 2026

Newberry County Council met on Wednesday, March 18, 2026, at 5:00 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a Work Session.

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

PRESENT: Robert Shealy, Chairman
Karl Sease, Vice-Chairman
Leon Fulmer, Council Member
Todd Johnson, Council Member
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
Rick Farmer, Economic Development Director
Eric Nieto, IT 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 5:00 p.m.
2. Special Appearance:
 - a. David Usefara, Maulding & Jenkins, LLC: Presentation of the 2024-25 Audit.

- Mr. Usefara presented the audit virtually.
- Mr. Usefara said they have issued an unmodified, clean opinion for the county except for one component. The one component was the Newberry County Library, which did not have their audit ready in time.
- One of the few issues that was identified was that of the general ledger; however, Mr. Usefara said with the new software being implemented, ideally that should come off in the next year or so. Another issue was that of the segregation of duties, due to a lack of people on staff.
- Mr. Usefara said they had the full cooperation of county staff, and Ms. Cromer was a pleasure to work with. He added that there were no disagreements with staff, and everything requested was provided with no issues.

3. New Business:

a. Katie Werts, Building and Zoning Director: Discussion of two Text Amendments to the Zoning Ordinance Addressing Outdoor Retail Sales and Building Fees.

- Ms. Werts said that, regarding outdoor retail sales, this ordinance would allow businesses that sell transient services, like countertops, to have them five feet from the property line. At present, they can only place them 50 feet from the road.
- Regarding Building Fees, Ms. Werts said Newberry County does not have anything in writing where they can penalize someone for starting construction prior to getting their permits, an issue they've been seeing a lot lately. She said Newberry County is one of the few counties without a penalty. This ordinance would make the building fee double if they are caught doing so without a permit.
 - Mr. Shealy said this sounds very reasonable.

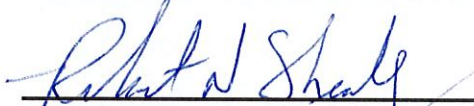
4. Executive Session:

- i. Discussion of matters related to *Project Red* pursuant to S.C. Code of Laws Section 30-4-70(a)(5). Rick Farmer, Economic Development Director.
- ii. Receipt of Legal Advice and Discussion related to Mediation for Economic Development Projects in MCCP. Rick Farmer, Economic Development Director.
- iii. Discussion of matter related to *Project Altair* pursuant to S.C. Code of Laws Section 30-4-70(a)(5). Rick Farmer, Economic Development Director.
 - Mr. Sease made a motion to go into Executive Session; Mr. Smith provided the second and the motion carried 7-0.
 - Newberry County Council went into Executive Session at 5:20 p.m.
 - Mr. Smith made a motion to come out of Executive Session; Mr. Fulmer provided the second and the motion carried 7-0.
 - Newberry County Council came out of Executive Session at 6:07 p.m.

5. Adjournment.

- Mr. Sease made a motion to adjourn; Mr. Reeder provided the second and the motion carried 7-0.
- The Newberry County Council Work Session adjourned at 6:07 p.m.

NEWBERRY COUNTY COUNCIL



Robert Shealy, Chairman



Andrew Wigger, Clerk to Council

Minutes Approved: 4-15-26