

NEWBERRY COUNTY COUNCIL WORK SESSION
MINUTES
August 19, 2026

Newberry County Council met on Wednesday, August 19, 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
Coroner Laura Kneece, NCCO
Eric Nieto, IT Director
Katie Werts, Planning and Development Director
Andrew Wigger, Clerk to Council/PIO

1. Call to order: Robert Shealy, Chairman.
 - Mr. Shealy called the meeting to order at 5 p.m.
2. Discussion regarding Resolution 05-2026 to update Newberry County's Hazard Mitigation Plan, Tommy Long, Emergency Manager.
 - Mr. Luckadoo spoke in place of Mr. Long who could not attend the meeting.
 - Mr. Luckadoo said the county currently has a Regional All Hazard Mitigation Plan that has to be updated every five years. Newberry County does theirs

regionally with Fairfield, Richland and Lexington counties, through Central Midlands Council of Governments.

- Over the past year, officials from those four counties have been working with the consultants on this update. The State EMD is requesting that the counties adopt this.
- The update is 712 pages, for Newberry County it was an update on the demographics, any significant weather events that caused significant damage were listed, and two items were labeled as hazardous threats, pandemics and cyber-attacks.

3. Updates on Ordinance 08-02-2026 regarding Single Site Burial. – Katie Werts, Building and Planning Director.

- Ms. Werts reviewed what was added to the ordinance since the previous meeting. This included the addition that it will be required for the personal representative of the deceased to have a certificate of appointment, language from state code about removing the body was added, and it was added that the issuance of a zoning permit approved by Newberry County does not override state and other local laws dealing with the burial.
- Mr. Smith asked what would happen if the property was owned by multiple people. Ms. Werts said they handle that instance with other issuance of permits by requiring all noted owners have to give permission by affidavit.
- Mr. Fulmer asked if there was input from residents; Ms. Werts said when Joint Planning Commission heard this there was no input, but Coroner Laura Kneece has provided input.

4. Discussion of 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). – Katie Werts, Building and Planning Director.

- Ms. Werts said the owner is requesting the change to put a manufactured home on the property. This change does fit within the transitional definition in the Future Land Use Map.
- The Joint Planning Commission did hear this request and unanimously approved it.

5. Discussion of 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). – Katie Werts, Building and Planning Director.
 - Ms. Werts said the owner is requesting the change so they can subdivide the three acres into two one and a half acre parcels and put a single-family dwelling on each parcel. This is within the lake development Future Land Use Map and does fall within that definition.
 - The Joint Planning Commission did hear this request and unanimously approved it.
 - Mr. Fulmer asked if there was any opposition; Ms. Werts said no, but they did have a neighbor attend to ask questions to see what it was.

6. Presentation and discussion regarding Newberry Opera House's request for use county owned facility.
 - Ms. Anne Pinckney Smith, executive director of the Newberry Opera House, said as an organization, decided they need to create a space for their outreach, Newberry Arts for All.
 - Ms. Smith they would like to open a black box theater, and they are requesting the county to lease the old Market Basket (1107 Harrington Street, Newberry) as part of that program. This building has been vacant for a few years.
 - The Newberry Opera House runs off a lease with the City of Newberry, and they are looking to do the same with Newberry County.
 - This would be a collaboration with the Newberry County School District, Newberry Opera House, Newberry Downtown Association and Newberry College. This would be a community building with a black box theater, after school programming, farmers market, etc.
 - Ms. Smith added that the Market Basket was a natural choice due to the location of the future amphitheater (which is behind the Market Basket), creating an art district.
 - If the Newberry County Council agrees, Ms. Smith says they will take on the cost to renovate the building.

7. Executive Session:

- a. Discussion of contractual matters regarding county owned facility.
- b. Discussion of matters related to *Project Pearl Dust* pursuant to S.C. Code of Laws Section 30-4-70(a)(5).
 - Mr. Sease made a motion to go into Executive Session; Mr. Reeder provided the second.
 - Mr. Shealy said they would be inviting Ms. Smith and her team to join them in Executive Session.
 - The motion carried 7-0.
 - Newberry County Council went into Executive Session at 5:17 p.m.
 - Mr. Johnson made a motion to come out of Executive Session; Mr. Reeder provided the second and the motion carried 6-0. Mr. Scurry did not yet return to the dais for the vote.
 - Newberry County Council came out of Executive Session at 6:02 p.m.
 - No action was taken.

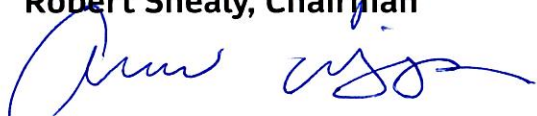
8. Adjournment.

- Mr. Johnson made a motion to adjourn; Mr. Reeder provided the second and the motion carried 6-0. Mr. Scurry did not yet return to the dais for the vote.
- The Newberry County Council Work Session adjourned at 6:02 p.m.

NEWBERRY COUNTY COUNCIL



Robert Shealy, Chairman



Andrew Wigger, Clerk to Council

Minutes Approved: 9-2-2026