NEWBERRY COUNTY COUNCIL WORK SESSION
MINUTES
October 21, 2026

Newberry County Council met on Wednesday, October 21, 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: Karl Sease, Chairman
Leon Fulmer, Council Member
Todd Johnson, Council Member
Travis Reeder, Council Member
Johnny Mack Scurry, Council Member
Robert Shealy, Council Member
Stuart Smith, Council Member
Ted Luckadoo, County Administrator
Joanie Winters, County Attorney
Karen Brehmer, Deputy County Administrator
Debbie Cromer, Finance Director
Eric Nieto, IT Director
Katie Werts, Director of Planning and Development
Andrew Wigger, Clerk to Council/PIO

1. Call to order: Karl Sease, Chairman.

   - Mr. Sease called the meeting to order at 5 p.m.

2. Discussion of Development Agreement for Key Island Estates – Katie Werts.

   - Ms. Werts said this is the first development agreement since the newly adopted land development regulations and the ordinance adopting development agreements. This agreement is with SBS Holdings for Key

Island Estates. This will be 15 single family residence on a minimum two-acre lots.

- With this development agreement, they will need to pay $5,000 per lot. That will be paid to the county once they submit their final plat or their bonded plat.
- Mr. Reeder asked the address of the development; Ms. Werts said it is located off of Key Island Road.
- Mr. Johnson asked about the impact on the schools, with this being just 15 houses; Ms. Werts said it is a minimum impact, and she sat down with the superintendent, and they were comfortable with 15 houses as they all would not have school-aged children and with the staggering, they would not have an impact.
- Mr. Johnson asked if the Joint Planning Commission has heard this; Ms. Werts answered in the affirmative, that they had approved the sketch plat.
- Mr. Fulmer asked what was the biggest lot size; Ms. Werts said about 4.5 acres.
- Ms. Winters said this is the first development agreement; they may want to pay attention to the progress of this because they have the ability to raise that fee every budget cycle. She said if they don't feel $5,000 is sufficient, they have the ability to raise those fees, and this would be a good opportunity to track.

3. Executive Session:

   a. Personnel Matter(s): Discussion regarding contractual and employee matters related to Newberry County Council employees.

- Mr. Shealy made a motion to go into Executive Session; Mr. Scurry provided the second and the motion carried 7-0.
- Newberry County Council went into Executive Session at 5:09 p.m.
- Mr. Scurry made a motion to come out of Executive Session; Mr. Reeder provided the second and the motion carried 7-0.
- Newberry County Council came out of Executive Session at 5:56 p.m.; no action was taken.

4. Adjournment.

- Mr. Shealy made a motion to adjourn; Mr. Johnson provided the second and the motion carried 7-0
- The Newberry County Council Work Session adjourned at 5:56 p.m.

NEWBERRY COUNTY COUNCIL

Karl Sease, Chairman

Andrew Wigger, Clerk to Council

Minutes Approved: 11-04-2026