

**NEWBERRY COUNTY COUNCIL
MINUTES
June 17, 2026**

Newberry County Council met on Wednesday, June 17, 2026, at 6:00 p.m. at the Newberry County Council Chambers at 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
Ted Luckadoo, County Administrator
Joanie Winters, County Attorney
Karen Brehemer, Deputy County Administrator
Rick Farmer, Economic Development Director
Sheriff Lee Foster, NCSO
Eric Nieto, IT Director
Josh Rowe, Public Works Director
Crystal Waldrop, Purchasing Director
Katie Werts, Planning and Zoning Director
Andrew Wigger, Clerk to Council/PIO

ABSENT: Leon Fulmer, Council Member

1. Call to order: Robert Shealy, Chairman.

- Mr. Shealy called the meeting to order at 6 p.m.
- Mr. Shealy said Mr. Fulmer was absent so he could attend his son's Beta Club Convention in Tennessee.

2. Invocation and Pledge of Allegiance: Johnny Mack Scurry, Council Member.

- Mr. Scurry led the Invocation and Pledge of Allegiance.
3. Adoption of Minutes:
- a. Newberry County Council Minutes – June 3, 2026.
- Mr. Scurry made a motion to accept the minutes as presented; Mr. Sease provided the second and the motion carried 6-0.
4. Approval of Agenda.
- Mr. Reeder made a motion to accept the agenda as presented; Mr. Scurry provided the second and the motion carried 6-0.
5. Special Appearance:
- a. Presentation of American Flag and Commemorative Flag – WoodmenLife.
- In recognition and celebration of the 250th anniversary of the country, WoodmenLife presented a commemorative 250th Flag and an American Flag.
6. Proclamations/Resolutions:
- a. Proclamation recognizing Juneteenth in Newberry County.
- Mr. Smith made a motion to approve the Juneteenth Proclamation; Mr. Sease provided the second and the motion carried 6-0.
 - A copy of the Proclamation was presented to Ms. Barbara Chapman, Ms. Jackie Holmes, and Mr. Carlton Kinard.
7. Administrator's Report:
- a. Employee Recognition: Keith Suber (20 years, Public Works).
- Mr. Luckadoo recognized Mr. Suber for his 20 years of service to Newberry County, highlighting his accomplishments and pivotal moments.
- b. Project Updates.

- Mr. Luckadoo reviewed upcoming projects including renovations to the Old Gallman School and the construction of the Newberry Amphitheater, with bid selection upcoming for both. The Newberry Detention Center projected completion date is April 2027. The Prosperity parks project is on schedule.
- Mr. Luckadoo reminded everyone that offices will be closed on July 3, 2026, for the Independence Day holiday, and the monument dedication for the new American Revolution Monument will take place that day.

8. Chairman's Comments.

- Mr. Shealy thanked everyone for coming out and thanked WoodmenLife for their presentation. He also thanked Ms. Holmes and Mr. Kinard for coming and accepting the Proclamation.
- He also thanked Mr. Suber for his 20 years of dedicated service to Newberry County.

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

- The following residents spoke in favor of item 10B (rezoning property at 5576 SC Hwy 121-34, Newberry from R2-Rural to RS-Single Family Residential): Willie Davis, Jackie Hawkins, Michael Burnside, Curtis Goudelock, Renee Bates.
- The following residents spoke regarding item 10C (temporary moratorium on data centers) with many requesting a ban on data centers: Leslie Lander Orr, Karen Johnson, Vicki Bilka, James Zybrick, William Dupuis, Debra Dupuis, Constance Lovell.

10. Old Business:

- a. Third Reading – Ordinance 05-02-2026. Rezoning property at the corner of Wise Street and Wilson Road, consisting of one acre from GC-General Commercial to R2-Rural. (TMS No. 399-56).
- Mr. Reeder made a motion to accept third reading; Mr. Scurry provided the second and the motion carried 6-0.
- b. Third Reading – Ordinance 05-04-2026. Rezoning property at 5576 SC Hwy 121-34, Newberry, consisting of 10 acres from R2-Rural to RS-Single Family Residential. (TMS No. 295-39).

- Mr. Reeder made a motion to accept third reading; Mr. Scurry provided the second and the motion carried 5-1 with Mr. Smith voting against.
- c. Second Reading – Ordinance 06-01-2026 to provide for a limited and temporary moratorium on Data Centers in Newberry County and invoking application of the Pending Ordinance Doctrine.
- Mr. Sease made a motion to accept second reading; Mr. Smith provided the second.
- Prior to the vote, Ms. Winters addressed some of the items within the Ordinance. The moratorium by law cannot be permanent, it has to be temporary as it is a pause, but it is also a halt. This means for 12 months there cannot be any application, discussion, anything from the Department of Commerce, any conversation about construction or development of a data center.
- Ms. Winters said that there are 46 counties in South Carolina and not all of them have zoning laws, those counties that do have to abide by what the state legislature put in front of the county. This means Newberry County does not have the authority to completely ban data centers, unless the state grants that authority to all 46 counties.
- The Ordinance requires the county to do an independent study of all the statistical data the county does not have. The county then can severely restrict them, and that is what the county is looking at, what regulations are needed to address concerns.
- Mr. Shealy said the moratorium has to have an end date, but that can be extended.
- The motion carried 6-0.
- Ms. Winters also clarified that the Pending Ordinance Doctrine states once you have first reading, it is like the Ordinance has already passed.

11. New Business:

- a. Consideration and approval for consulting services at the Newberry County Airport (RFP 2026-05).
- Mr. Johnson made a motion to approve Ardurra as the consulting service; Mr. Sease provided the second and the motion carried 6-0.
- b. Consideration and approval for a bid for Gallman Place roof replacement (RFP 2026-02).

- Mr. Reeder made a motion to accept the bid from Summer Roofing in the amount of \$361,500; Mr. Smith provided the second and the motion carried 6-0.
- c. Consideration and approval of a bid for the Public Safety Complex (2022 CPST) (RFP 2026-06).
- Mr. Smith made a motion to accept the bid from Dunbar in the amount of \$6,914,423; Mr. Johnson provided the second and the motion carried 6-0.
- d. Consideration and approval of a bid for the Newberry County Airport Taxiway A rehabilitation (RFP 2026-08).
- Mr. Sease made a motion to accept the bid from Satterfield Construction in the amount of \$1,267,425; Mr. Reeder provided the second and the motion carried 6-0.
- e. Consideration and approval of a bid for Scurry Church Road and Henry Longshore Road improvements (RFP 2026-07).
- Mr. Scurry made a motion to accept the bid from Satterfield Construction in the amount of \$274,300; Mr. Smith provided the second and the motion carried 6-0.
- f. Consideration and approval for HVAC maintenance for Newberry County Facilities (RFP 2026-09).
- Mr. Johnson made a motion to accept Fulmer Heating and Cooling for HVAC maintenance services; Mr. Sease provided the second and the motion carried 6-0.

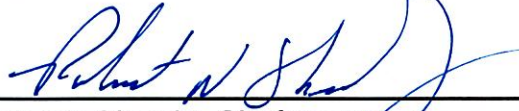
12. Appointments:

- Mr. Johnson made a motion to appoint Dr. Alan Paysinger to the Newberry Hospital Board; Mr. Sease provided the second and the motion carried 6-0.

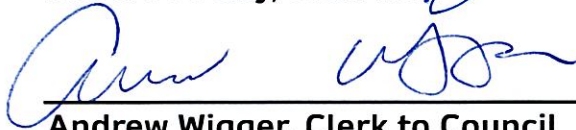
13. Adjournment.

- Mr. Scurry made a motion to adjourn; Mr. Smith provided the second and the motion carried 6-0.
- Newberry County Council adjourned at 6:59 p.m.

NEWBERRY COUNTY COUNCIL



Robert Shealy, Chairman



Andrew Wigger, Clerk to Council

Minutes Approved: 7-15-26