

**NEWBERRY COUNTY COUNCIL
MINUTES
June 18, 2025**

Newberry County Council met on Wednesday, June 18, 2025, at 6:01 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
Travis Reeder, Council Member
Johnny Mack Scurry, Council Member
Stuart Smith, Council Member
Jeff Shacker, County Administrator
Joanie Winters, County Attorney
Sheriff Lee Foster, NCSO
Liz McDonald, Assessor
Eric Nieto, I.T. Director
Andrew Wigger, Clerk to Council/PIO

ABSENT: Leon Fulmer Jr., Council Member
Todd Johnson, Council Member

Mr. Shealy called the meeting to order at 6:01 p.m.

Mr. Scurry led the invocation and Pledge of Allegiance in place of Mr. Johnson.

1. Adoption of Consent Agenda:

- a. Newberry County Council Work Session – June 4, 2025.
- b. Newberry County Council Meeting – June 4, 2025.

- Mr. Sease made a motion to accept the minutes as presented; Mr. Smith provided the second and the motion carried 5-0.

2. Additions, Deletions & Adoption of the Agenda.

- Mr. Scurry made a motion to accept the minutes as presented; Mr. Reeder provided the second and the motion carried 5-0.

3. Special Recognition:

a. Virginia Atkins Retirement Building/Zoning.

- Mr. Shacker recognized Ms. Atkins for her service to Newberry County, highlighting her accomplishments and pivotal moments while working for Newberry County.

4. A Proclamation declaring June 19, 2025, Juneteenth in Newberry County in recognition of the abolition of slavery in the United States of America.

- Mr. Sease made a motion to accept the Proclamation; Mr. Smith provided the second and the motion carried 5-0.
- Mr. Reeder presented a copy of the Proclamation to City of Newberry Councilwoman Jackie Holmes.

5. Resolution 06-2025. A resolution declaring the intention of Newberry County, South Carolina to reimburse itself for certain expenditures with the proceeds of a General Obligation Bond to be incurred by Newberry County, South Carolina.

- Mr. Shacker said what this Resolution declares the county's intention to purchase equipment that Newberry County Council approved in the FY 2025-26 budget, and to potentially reimburse the county from the proceeds from the issuance of a general obligation bond. He said it enables the county to be

nimble if they have opportunities to purchase this budgeted equipment, and the fact that they will have to go through three readings and a public hearing of an ordinance to issue the bond, not get in the way of purchasing those items.

- Mr. Shacker further stated they can purchase the equipment and then Newberry County Council will likely issue a bond in December, and they can reimburse themselves from the proceeds of that bond. If the equipment is purchased in the last two quarters of the fiscal year, the issuance of the bond may occur before the equipment.
- The equipment includes a dump truck, a trailer, and a 5500 series truck that is adaptable.
- Mr. Smith made a motion to accept the Resolution; Mr. Sease provided the second and the motion carried 5-0.

6. Resolution 07-2025. A resolution declaring the intention of Newberry County, South Carolina to reimburse itself for certain expenditures with the proceeds of a Lease-Purchase to be incurred by Newberry County, South Carolina.

- Mr. Shacker said in this case, the vehicle for borrowing the money is a lease purchase, a form of financing which is not considered long-term debt. With the goal of the lease purchase being the same as above.
- In this case, the items are a fire engine and two ambulances. The order for the two ambulances was placed last calendar year and they will take delivery in July, more than likely.
- Mr. Reeder made a motion to accept the Resolution; Mr. Scurry provided the second and the motion carried 5-0.

7. Ordinance 06-01-2025. An Ordinance acting on a request to amend the official Zoning Map established pursuant to Zoning Ordinance No. 12-24-01 as revised and amended by Zoning Ordinance No. 06-11-16 and codified in Chapter 153 of the Newberry County Code of Ordinances, establishes Zoning Classifications and Districts as to rezone one (1) real

estate parcel totaling three and twenty-five thousand (3.025) acres designated as TMS No. 651-43 from GC-General Commercial to R2-Rural.

a. First Reading.

- Mr. Sease made a motion to accept first reading; Mr. Smith provided the second.
- Mr. Shacker said this parcel has only recently been platted, as it recently consolidated a portion of an adjoining parcel. The property owner has asked to downzone it from General Commercial to R2-Residential. This would allow for residential uses on the property and the rezoning has been recommended by the Joint Planning Commission.
- The motion carried 5-0.

8. County Council may take action on matters discussed during the 5:00 pm executive session.

- No action was taken.

9. Appointments.

- Newberry County Board of Rescue Squads – District 3.
 - Mr. Sease nominated Ms. Malorie Hipp. Mr. Smith made a motion to accept the nomination; Mr. Reeder provided the second and the motion carried 5-0.
- Newberry County Disabilities and Special Needs – District 2.
 - Mr. Fulmer requested that Mr. Shealy reappoint Ms. Debra Kelly. Mr. Sease made a motion to accept the reappointment; Mr. Reeder provided the second and the motion carried 5-0.

10. Public Comments (Three Minutes).

- Rep. Walt McLeod thanked Newberry County Council for recognizing his services to the Central Midlands Council of Governments. He said it has been his pleasure to work with Mr. Sease, Ms. Vina Abrams, and Mayor Foster Senn (City of Newberry). He also complimented the author of the Resolution that thanked him for his service. He said he regretted that he could not be here during the last meeting, but his nephew was in the hospital and requested he come to see him. He said the Central Midlands Council of Governments work well to protect and further the best interest of the County of Newberry, City of Newberry, and every resident of the county.
- Mr. John Rodriguez said he has a situation in his development, a gated community of 88 owners, mostly seniors. He said it is residential, not commercial, but they have one individual in the community who has an Airbnb, which he started in 2018. They said he was given a 90-day window, but now it is a weekly thing. He said it presents a problem; they have people coming in and they don't have a clue. They have no control over the speeding, partying, drinking, etc. He said they do not have power in their covenant, but now it is out of control. Mr. Rodriguez said the City of Columbia recently put a temporary ban on Airbnbs because of a shooting. This prompted him to decide they need to do something and maybe Newberry County Council can help. He said they need some guidance, maybe not now, but in the near future this could be addressed on an agenda.
- Mr. Darrell Shull said he is behind the station that goes from General Commercial to R2. He said he spoke at the Joint Planning Commission and his concern is Rader Road, he said an impact study of how much water is going to push on that road, and that road is only designed for, at max, one and a half vehicles. You have to pull over in the ditch to let others pass, and if you're going to bring out RVs, bass boats with trailers. We need some

speed watches on that road because it is 15 MPH. He said his concern is public safety.

11. Comments/Requests from County Administrator.

- Mr. Shacker said they had a bid opening for the Little Mountain Reunion Park improvements (CPST project) and the results are being tabulated, but hopefully they will do as well with that project as they did the others. He said they also had a pre-bid on the HVAC improvements to the museum (CPST project).

12. Comments/Requests from Council.

- Mr. Reeder said he wasn't here at the last meeting, but thanked Administration and everyone who contributed to the finishing of the new budget, and they did an excellent job. He also thanked Councilwoman Holmes at the excellent showing on Saturday for the Juneteenth Festival and everyone enjoyed themselves.
- Mr. Smith thanked everyone for coming and participating in local government. He said he hears their concerns, and they will look into them. He thanked Rep. McLeod for his years of service for Newberry. He also thanked Councilwoman Holmes for her hard work.
- Mr. Scurry thanked everyone for coming and participating. He asked that everyone keep Mr. Johnson in their prayers.
- Mr. Sease thanked everyone for coming out and said they like input. He said he's been seeing in the news that Airbnbs have had issues, he said in the past they've discussed doing an ordinance, but they need to discuss it some more. He said he knows the rezoning issue is a concern, and going back to R2, which the parcel is surrounded by R2, if they want to put RVs they will have to

get that approved. Mr. Sease also thanked Councilwoman Holmes, Sheriff Foster, and Rep. McLoed for their service.

- Mr. Shealy thanked everyone for coming out and participating, he said they have heard their concerns, and they will see what they can do. He wished his wife of 31 years a happy anniversary.

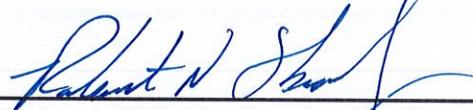
13. Future meetings:

- a. Newberry County Economic Development Committee – June 23 at 5 p.m.
- b. Newberry County Council Work Session – July 2 at 5 p.m.
- c. Newberry County Council – July 2 at 6 p.m.
- d. Independence Day – July 4th – Offices Closed.
- e. Newberry County Council Work Session – July 16 at 5 p.m.
- f. Newberry County Council – July 16 at 6 p.m.
- g. Newberry County Public Safety and Courts Committee – July 21 at 5 p.m.

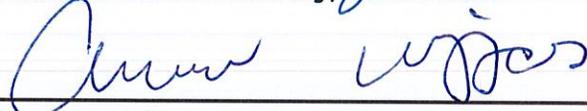
14. Adjournment.

- Mr. Scurry made a motion to adjourn the meeting; Mr. Smith provided the second and the motion carried 6-0.
- Newberry County Council adjourned at 6:30 p.m.

NEWBERRY COUNTY COUNCIL



Robert "Nick" Shealy, Chairman



Andrew Wigger, Clerk to Council

Minutes Approved: 7-2-2025