

**NEWBERRY COUNTY COUNCIL
MINUTES
October 1, 2025**

Newberry County Council met on Wednesday, October 1, 2025, at 6:00 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
Todd Johnson, Council Member
Travis Reeder, Council Member
Johnny Mack Scurry, Council Member
Stuart Smith, Council Member
Jeff Shacker, County Administrator
Joanie Winters, County Attorney
Karen Brehmer, Deputy County Administrator
Captain Ben Chapman, NCSO
Rick Farmer, Economic Development Director
Donna Lominack, Auditor
Melinda Long, Deputy Auditor
Eric Nieto, IT Director
Brandon Wicker, Emergency Services Coordinator
Andrew Wigger, Clerk to Council/PIO

ABSENT: Leon Fulmer Jr., Council Member

Mr. Shealy called the meeting to order at 6:00 p.m.

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

1. Adoption of Consent Agenda:

- a. Newberry County Council Work Session Minutes – September 17, 2025.

- b. Newberry County Council Meeting Minutes – September 17, 2025.
 - Mr. Scurry made a motion to accept the minutes as presented; Mr. Smith provided the second and the motion carried 6-0.

2. Additions, Deletions & Adoption of the Agenda.

- Mr. Sease made a motion to accept the agenda as presented; Mr. Scurry provided the second and the motion carried 6-0.

3. Public Appearances:

a. Newberry County Auditor Donna Lominack – Setting of Fiscal Year 2025-2026 Tax Levy.

- Ms. Lominack said normally they would have done this at the first of September, but due to reassessment, they needed to wait until all the figures were in to determine what the rollback would be for each municipality, school district, and the county. That information was sent to each entity and each one responded with what they were going to do.
- Ms. Lominack read the following:
 - As Newberry County Auditor, I am officially setting the 2025 Tax Levy for all County and School Bonded Indebtedness Purposes as authorized by "Sections 4-15-150 and 59-71-150" of the 1976 Code of Laws of South Carolina. I am presenting the 2025 Tax Levy for School Ordinary Purposes as set by the Newberry County Board of Education per letter dated September 23, 2025, which stated in part, "the 2025 School Ordinary Tax Levy be set at 180.0 mills". Per County of Newberry Budget Ordinance No. 05-02-2025, I am recommending County Council levy 122.6 mills for County Ordinary Purposes; County General Obligation Bonds of 2020 A – I am levying 0.7 mill; County General Obligation Bonds of 2020 B – I am levying 0.3 mill; County General Obligation Bonds of 2018 C – I am levying 0.4 mill; I am recommending the County Council levy 6.0 mills for Community Services: for a total 2025 levy for County Purposes of 130.0 mills. For School

Purposes - the Newberry County Board of Education has levied 180.0 mills for School Ordinary Purposes for the 2025-2026 Fiscal Year. For School General Obligation Bonds of 2025, I am levying 53.0 mills for a total 2025 levy for School Purposes of 233.0 mills. The total levy for County Purposes is 130.0 mills and for School Purposes is 233.0 mills. The total 2025 Tax Levy for both County and School Purposes is 363.0 mills. The anticipated value of one mill for the 2025-2026 Fiscal Year for County Purposes is \$200,108 for School Purposes (Bonds) is \$217,516 and for School Purposes (School Operating) is \$149,483.

- This year, the county has cut seven mills from the millage.
- Mr. Johnson said he knows a lot of concern was had about this and said they could not force the school district to rollback and stayed the same, but this council is governed by rollback and committed to do that, so the county is seeing a seven mill decrease. He asked Mr. Shacker to discuss the difference that would make on a \$100,000 house.
 - Mr. Shacker said most of what they deal with are 4% properties (owner-occupied) and 6% properties (commercial or absentee owned residential). The seven mills decrease equates to a \$28 per \$100,000 value reduction for 4% property and \$42 per \$100,000 for 6%.

4. Special Recognition:

a. Chappells Fire and Rescue.

- Mr. Wicker recognized Chappells Fire and Rescue for their accomplishments, history and other accolades as well as highlighting the work they do throughout the year.

5. A Proclamation recognizing October 3, 2025, as National Manufacturing Day and October 3-10, 2025, as National Manufacturing Week in Newberry County.

- Mr. Smith made a motion to accept the Proclamation; Mr. Reeder provided the second and the motion carried 6-0.

- Mr. Farmer accepted a copy of the Proclamation.

6. Ordinance No. 09-01-2025. An Ordinance to provide for the issuance and sale of a general obligation bond of Newberry County, South Carolina not exceeding \$405,000 in principal amount, to prescribe the purposes for which the proceeds of said bond shall be expended, to provide for the payment of said bond, and other matters relating thereto.

a. Third Reading.

- Mr. Smith made a motion to accept third reading; Mr. Sease provided the second and the motion carried 6-0.

7. Ordinance No. 09-02-2025. An Ordinance authorizing the execution of an equipment lease-purchase agreement in an amount not exceeding \$2,100,000 relating to the purchase of certain equipment by Newberry County, authorizing the execution of other necessary documents and papers, and other matters relating thereto.

a. Third Reading.

- Mr. Sease made a motion to accept third reading; Mr. Smith provided the second and the motion carried 6-0.

8. Ordinance 09-03-2025. An Ordinance to amend the text of the official Zoning Ordinance of Newberry County, South Carolina, as codified in Chapter 153 of the Code of Ordinances of Newberry County, South Carolina, to repeal §153.090 Cluster Development, Single Family Residential.

a. Public Hearing.

- Mr. Shealy declared the Public Hearing open.
- Mr. Forrest Byrd said he likes this proposal and thinks it is a good thing. He said he likes growth, even though he does not like growth in traffic, taxes, and pollution, but he likes the right kind of growth. He said the denser you put people into a population, the quicker it goes badly. He said he likes growth but needs to be the right kind of growth and limiting the small breakup stuff is good.

- Mr. Shealy declared the Public Hearing closed.

b. Second Reading.

- Mr. Sease made a motion to accept second reading; Mr. Smith provided the second and the motion carried 6-0.

9. Ordinance 09-04-2025. 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. 6-11-16 and codified in Chapter 153 of the Newberry County Code of Ordinances, establishes zoning classification and districts so as to rezone one (1) real estate parcel totaling twenty-nine and ten hundredths (29.10) acres designated as TMS No. 340-3-2-111 from RG-General Residential to R2-Rural.

a. Public Hearing.

- Mr. Shealy declared the public hearing open. With no one signed up, Mr. Shealy declared the public hearing closed.

b. Second Reading.

- Mr. Johnson made a motion to accept second reading; Mr. Sease provided the second and the motion carried 6-0.

10. Ordinance 10-01-2025. An Ordinance amending the Newberry County Code Of Ordinances, Chapter 154, Newberry County Land Development Regulations, adopting updated standards for the subdivision and development of land in Newberry County, and providing for the repeal of all ordinances and parts of ordinances in conflict herewith to the extent necessary to give this Chapter full force and effect.

a. First Reading.

- Mr. Shacker the current regulations date back to 1998, and these are standards that apply countywide when property is subdivided. This also specifies how the process works for subdividing land, etc.
- Mr. Reeder made a motion to accept first reading; Mr. Smith provided the second and the motion carried 6-0.

11. Ordinance 10-02-2025. An Ordinance to amend the text of the Official Zoning Ordinance of Newberry County, South Carolina, as codified in Chapter 153 of the Code of Ordinances of Newberry County, South Carolina, to establish a new zoning district, RMPD – Residential Master Planned Districts.

a. First Reading.

- Mr. Shacker said what this ordinance proposes to do, and it has gone to the Joint Planning Commission, and reviewed by council previously. This will establish a new zoning classification, and no property will be rezoned. This will make this zoning available to an applicant. This will put planned development standards to potential residential development if that zoning classification was requested. The county needed an option that was not mixed use, but the goal is to preserve the character of the county.
- Mr. Johnson makes a motion to accept first reading; Mr. Smith provided the second and the motion carried 6-0.

12. County Council may take action on matters discussed in Executive Session during the 4:00 p.m. special meeting.

- There was no action taken.

13. Appointments.

- There were no appointments.

14. Public Comments (Three Minutes).

- Mr. Forrest Byrd said he has a friend in Richland County, had about six acres with a pond in the back and a creek that ran behind it. He said the

developers came and they were going to build a development upstream from him, this meant they needed to run sewer somewhere, and they followed creek lines, so the natural flow of water is down the hill through the creek. This led to the property getting taken over because of the development. He said when we are looking at development and bringing people from the outside, need to look at what we are doing downstream.

- Ms. Liesha Wessinger Heffstetler said she thinks the council is doing a good job, they are listening to what the residents want and that is really good. She said if you want to know what six zero lot lines or four zero lot lines looks like, Google can help demonstrate. That can help the council determine if they want that for the county. Regarding the county administrator job, she said Mr. Shacker has done a great job. She said a county job needs county skills, county experience and she encourages council to go through all the applications and highlight the ones with county experience and education and pick from those. She said Newberry County deserves that.

15. Comments/Requests from County Administrator.

- Mr. Shacker said they have a lot of projects going on and they can see them happening, from Mawson's Way to the CPST projects. He said the next project that will come before council will be the Town of Prosperity's parks project.
 - Mr. Shealy asked if they are making progress toward the new financial software; Mr. Shacker answered in the affirmative and said they had two all day sessions the rest of the week.

16. Comments/Requests from Council.

- Mr. Johnson said the sidewalk project the council and Whitmire Town Council has worked so hard on has died on the vine, at this point. He said they made every offer they could make and every property owner except one has signed a construction easement and that one property owner has refused to sign. He said they made every consideration trying to get that project done, he said that owner is not only going to stand in the way of sidewalks running from the low-

income apartments up to town hall but will negatively impact the council's ability to get grant funding in the future.

- Mr. Shealy thanked everyone for coming out, thanked fire and rescue volunteers and all they do, he also thanked Ms. Donna for her hard work and the great job staff does.

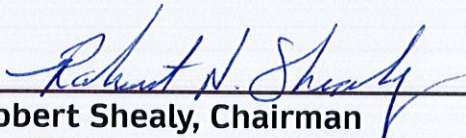
17. Future meetings:

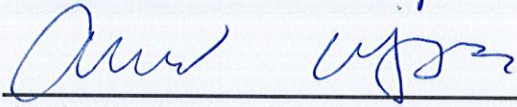
- a. Newberry County Public Safety Committee – October 20 October 13 at 5 p.m.
- b. Newberry County Council Work Session – October 15 at 5 p.m.
- c. Newberry County Council – October 15 at 6 p.m.
- d. Newberry County Executive Committee – October 27 at 5 p.m.

18. Adjournment.

- Mr. Scurry made a motion to adjourn; Mr. Johnson provided the second and the motion carried 6-0.
- Newberry County Council adjourned at 6:38 p.m.

NEWBERRY COUNTY COUNCIL


Robert Shealy, Chairman


Andrew Wigger, Clerk to Council

Minutes Approved: 10-15-2025