

MINUTES OF MEETING
Newberry County Joint Planning Commission
Tuesday, July 21, 2026, at 5:45 p.m.
Newberry County Annex
County Council Chambers

APPROVED

Members Present:

Daniel Boland
Tom Crowe
Bennett Garnder
Alan Jenkins
Tyler Johnson
Mike Meetze
Jack Shields
Lisa Toland
Johnny Wicker
Ann Ward

Members Absent:

Anthony Stanley

Other Attendees:

Katie Werts, Director of Building & Zoning
Laurel Keen, Administrative Support
C. Lohrey
Justin Middleton
Other Concerned Citizens

- 1. Call to Order and Determination of Quorum:** Chairman Jack Shields called the meeting to order at 5:45 p.m. and determined there was a quorum.
- 2. Invocation:** Ann Ward gave the invocation.
- 3. Approval of Minutes of Meeting:** The minutes from the May 19, 2026, meeting was reviewed. Tyler Johnson made a motion to approve the minutes as written, seconded by Ann Ward. The vote was unanimous to approve the minutes as written.
- 4. New Business:**
 - a. Text Amendment: Single Site Burial requirements in Chapter 153 of the Code of Ordinances of Newberry County.

Katie Werts, Director of Building & Zoning, presented the text amendment to the Planning Commission as presented in the agenda packet regarding single site burial requirements. After much discussion and various pertinent questions from the Planning Commissioners, Tom Crowe made a motion to approve the text amendment. Daniel Boland seconded the motion. Daniel Boland, Tom Crowe, Alan Jenkins, Tyler Johnson, Mike Meetze, Jack Shields, Lisa Toland Ann Ward and Johnny Wicker voted to approve the motion. Bennett Garner voted to deny the motion. Motion passed.

- b. Town of Prosperity Text Amendment: §154.004 Jurisdiction (B).

Katie Werts, Director of Building & Zoning, presented the Town of Prosperity text amendment to the Planning Commission as presented in the agenda packet the Town of Prosperity's Subdivision Ordinance. After much discussion and various pertinent questions from the Planning Commissioners, Ann Ward made a motion to approve the text amendment. Daniel Boland seconded the motion. The vote was unanimous to approve the text amendment request.

- c. MA01-07-21-26: A rezoning request for one (1) property totaling six and thirty-three hundredths (6.33) acres located on US Highway 76, Little Mountain, from RS-Single Family Residential to R2-Rural. TMS No. 640-87

Katie Werts, Director of Building & Zoning, presented the case to the Planning Commission as outlined in the Staff Report. She advised the Commissioners of the location of the parcel in question by using the GIS aerial map. She stated that the property owner is requesting this rezoning to R2-Rural for a manufactured home. After much discussion and various pertinent questions from the Planning Commissioners and community members, Daniel Boland made a motion to approve the rezoning request. Lisa Toland seconded the motion. The vote was unanimous to approve the rezoning request.

- d. MA02-07-21-26: A rezoning request for one (1) property totaling three and twenty-five thousandths (3.025) acres located at 79 Rader Road, Prosperity, from GC-General Commercial to R2-Rural. TMS No. 651-43

Katie Werts, Director of Building & Zoning, presented the case to the Planning Commission as outlined in the Staff Report. She advised the Commissioners of the location of the parcel in question by using the GIS aerial map. She stated that the property owner is requesting this rezoning to R2-Rural for single family residential. After much discussion and various pertinent questions from the Planning Commissioners and community members, Mike Meetze made a motion to approve the rezoning request. Daniel Boland seconded the motion. The vote was unanimous to approve the rezoning request.

5. Old Business:

- a. Approval of the preliminary plat for Crims Estates Development pursuant to Chapter 154: Land Development Regulations.

Katie Werts, Director of Building & Zoning, presented the preliminary plat for Crims Estates to the Board. After much discussion, Ann Ward made a motion to postpone the decision until the August 18, 2026, meeting to allow the surveyor to correct errors on the plat. Alan Jenkins seconded the motion. The vote was unanimous to postpone the decision until the August 18, 2026, meeting.

6. Discussion and Informational Items:

- a. Next regular meeting to be held August 18, 2026, at 5:45 p.m.

- 7. **Adjourn:** Due to there being no other business, Ann Ward made a motion to adjourn the meeting, seconded by Tyler Johnson. Chairman Jack Shields adjourned the meeting at 6:18 p.m.

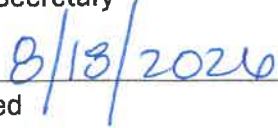
Joint Planning Commission Approval



Jack Shields, Chairman



Katie Werts, Secretary



Date Approved